

**THIS INSTRUMENT PREPARED BY  
AND SHOULD BE RETURNED TO:**

W. Christopher Browder, Esq.  
Orlando Utilities Commission  
100 West Anderson Street  
Orlando, Florida 32801  
Telephone: (407) 434-2167

Property Appraisers Parcel ID Number:

**UTILITY AND DRAINAGE EASEMENT**

**KNOW ALL MEN BY THESE PRESENTS THAT:**

**WHEREAS**, the CITY OF ORLANDO, whose address is 400 South Orange Avenue, Orlando, Florida 32801, a municipal corporation existing under the laws of the State of Florida, and the ORLANDO UTILITIES COMMISSION, whose address is 100 West Anderson Street, Orlando, Florida 32801, of the City of Orlando, (collectively called "Grantor") hold fee simple title to that certain parcel of real property located in Orange County, Florida and legally described in Exhibit "A", attached hereto and made a part hereof (the "Grantor Parcel"); and

**WHEREAS**, Meritage Homes Of Florida, Inc., a Florida corporation company (hereinafter "Property Owner") whose address is 5337 Millenia Lakes Boulevard, Suite 410, Orlando, Florida 32839, is the current owner of fee simple title to that certain parcel of real property located adjacent and/or near to the Grantor Parcel and legally described in Exhibit "B", attached hereto and made a part hereof (the "Property Owner Parcel"); and

**WHEREAS**, in connection with the development of the Property Owner Parcel, Property Owner will undertake to construct various utility and drainage improvements adjacent to and within Grantor Parcel; and

**WHEREAS**, Property Owner will create the Baldwin Cove Home Owners Association, a Florida not for profit corporation, for the purpose of being responsible for the

[This space intentionally left blank]

maintenance of the utility and drainage improvements after completion of construction of the utility and drainage; and

**WHEREAS**, the Property Owner is the Grantee under this Easement and the Property Owner may at the time of creation of the Baldwin Cove Home Owners Association convey, assign and transfer any and all rights and obligations of Property Owner as Grantee hereunder to the Baldwin Cove Home Owners Association, including but not limited to, responsibility for maintenance of the utility and drainage improvements after completion of construction of the same by the Property Owner; and

**WHEREAS**, Grantee has requested that easements be dedicated over and upon the portion of the Grantor Parcel legally described in Exhibit "C", attached hereto and made a part hereof (the "Easement Parcel") for the maintenance of the utility and drainage improvements within the Easement Parcel; and

**WHEREAS**, Grantor has agreed to execute a written instrument dedicating said easements.

**NOW, THEREFORE**, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which consideration is hereby acknowledged, the parties hereto hereby agree as follows:

1. **Recitals.** The recitals set forth in the "Whereas" clauses above are true and correct and are incorporated herein by this reference as fully as if set forth herein verbatim.

2. **Dedication of Easements.** Grantor hereby dedicates and grants to Property Owner a perpetual, non-exclusive easement for the utility and drainage structures and facilities over and through the Easement Parcel as specifically described in Exhibit C together with a perpetual, non-exclusive easement for the construction, operation and maintenance structures and facilities upon the Easement Parcel to benefit the Property Owner Parcel. The easement rights herein dedicated include the right of reasonable ingress and egress over and upon the Easement Parcel for installation of the above described structures and facilities. Grantor agrees not to cause, or allow anyone acting at the request of or on Grantor's behalf to cause, any activities to occur upon the Grantor Parcel (including the Easement Parcel) which will in any way interfere with the use and enjoyment of the easement rights dedicated herein.

3. **Persons and Parcels Benefitted, Bound and/or Burdened.** All of the easement rights dedicated herein shall run to, and be exercisable by Grantee, its successors in interest to the Grantee's rights and obligations regarding the utility and drainage improvements, and their contractors, agents and employees. Likewise, the easement rights herein dedicated shall run with, and burden, title to the Grantor Parcel. It is expressly agreed that Grantee shall have the right to assign the easement rights herein created to the State of Florida and/or its agencies if required in connection with the development of the Property Owner Parcel.

4. **Reasonable Changes for Governmental Entity.** The parties hereto acknowledge that the easements dedicated herein are dedicated in connection with the present

and/or future development of the Property Owner Parcel and acknowledge that applicable governmental entities may request that additional provisions be inserted and made a part of this easement at a later date. The parties hereto agree to reasonable cooperate to include such reasonable modifications and to execute and record such reasonable modification documents. Grantor reserves the right to reject any such changes or provisions to the extent it determines that such modifications will negatively impact its utility operations.

5. **Conditions of Easement.**

(a) Grantee hereby agrees that it shall not bring any type of waste, hazardous or otherwise toxic materials on to the Easement Parcel or store any hazardous waste or toxic materials on the Easement Parcel in excess of those amounts which are permitted as a small quantity generator status as defined under the Resource Conservation and Recovery Act, 42 U.S.C. § 6901 et seq., and applicable regulation promulgated with respect thereto.

(b) Grantee hereby agrees that Grantee shall conduct its operations on the Easement Parcel in accordance with applicable laws and permits, including any related to the safety of the public. In the event that a dangerous condition develops on the Easement Parcel, Grantor shall have the right to instruct Grantee to address any such dangerous conditions. As soon as is practicable, Grantee shall remove and/or address the dangerous condition.

6. **Grantor's Utility Drainage Reservation and Exception.** Grantor hereby reserves and excepts unto Grantor the right of Grantor to perpetually use the Easement Parcel for any legal purposes that do not prevent Grantee from utilizing easement rights and the flow of surface water and stormwater and to accommodate stormwater retention needs of Grantor upon, over, under, across and through such pipes, drains, gullies, culverts, ditches, ponds and other facilities as may be constructed on the Easement Parcel.

Grantee shall not take any action without the prior written consent and approval of design by Grantor (including, without limitation, the construction, demolition, or alteration of any improvements or the alteration of the surface or subsurface of the Easement Parcel) that shall alter or modify the Grantor's utility facilities or impact the ability of Grantor to access, operate and maintain such facilities or drainage existing as of the Effective Date of this Agreement, from, to or over the adjacent Grantor real property so as to have an adverse effect on the adjacent real property of Grantor or its permits.

7. **Miscellaneous.**

(a) **Attorneys' Fees.** In the event of any litigation between the parties hereto (or their successors in interest as described herein) with respect to enforcement of rights under this Easement, the prevailing party in such action shall be entitled to recover all costs and expenses paid or incurred by such party in connection therewith, including reasonable attorneys' fees at or before the trial level and in any appellate proceedings.

(b) **Construction.** Whenever the context of this Easement so requires or admits, words used in the neuter gender include the masculine and feminine; the singular

includes the plural and the plural the singular; the word "person" includes a corporation, partnership or unincorporated association as well as a natural person. The fact that a party may be deemed to have drafted or structured any provision hereof shall not be considered in construing the particular provisions either in favor of or against such party.

(c) Captions. The captions at the beginning of the several paragraphs of this Easement are not a part of this Easement but merely labels to assist in locating and reading the respective paragraphs hereof. They shall be ignored in construing this instrument.

(d) Severability. If any provision of this Easement is declared invalid or unenforceable, then, if reasonably possible, taking into consideration the intent and purpose of the parties in entering into this Easement, the remainder of this Easement shall continue in full force and effect.

(e) Entire Agreement. This Easement contains the entire understanding between the parties concerning the subject matter hereof and supersedes any prior understandings or agreements between them concerning the subject matter hereof. No changes, alterations, modifications, additions or qualifications to the terms of this Easement shall be binding upon the parties unless made in writing and signed by the party to be bound thereby.

(f) Governing Law; Venue. All questions concerning the meaning, execution, construction, effect and validity of this Easement shall be judged and resolved in accordance with the laws of the State of Florida. Exclusive jurisdiction and venue for any action filed to interpret or enforce the terms of this Easement shall be in the appropriate court in Orange County, Florida.

(g) No Obligation for City. The parties agree that the City of Orlando's execution of this document does not operate to impose any obligation or liability upon the City whatsoever. OUC shall indemnify and hold the City harmless against all costs and liability associated with this Easement.

IN WITNESS WHEREOF, the parties have caused this Easement to be executed  
on the 11<sup>th</sup> day of July, 2014.

Signed, sealed and delivered  
in the presence of:

[Signature]  
Print Name: Richard H. Parnes Jr.

[Signature]  
Print Name: Kathleen L. Pyszek

Approved as to Form and Legality only:

[Signature]  
OUC Legal Counsel

**GRANTOR**

**ORLANDO UTILITIES COMMISSION**, a  
statutory commission existing under the laws of the  
State of Florida

By:

[Signature]  
Kenneth P. Ksionek, General Manager  
and Chief Executive Officer

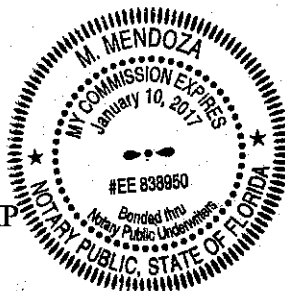
Attest:

[Signature]  
Elizabeth M. Mason, Assistant Secretary

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of July,  
2014, by Kenneth P. Ksionek, as General Manager and Chief Executive Officer, and Elizabeth  
M. Mason, as Assistant Secretary, of **ORLANDO UTILITIES COMMISSION**, a statutory  
commission existing under the laws of the State of Florida, who are ☒ personally known to me  
or ☐ produced \_\_\_\_\_ as identification.

AFFIX NOTARY STAMP



[Signature]  
Signature of Notary Public

M. Mendoza  
(Print Notary Name)

My Commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_

**GRANTOR**

**CITY OF ORLANDO**, a municipal corporation organized and existing under the laws of the State of Florida

\_\_\_\_\_  
Print Name: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Mayor or Mayor Pro Tem

Approved as to form and legality  
City of Orlando  
City Attorney Office

By: \_\_\_\_\_  
Date: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

SWORN to and subscribed freely and voluntarily for the purposes therein expressed before me by \_\_\_\_\_, as Mayor or Mayor Pro Tem, and Alana Brenner, as City Clerk, of the City of Orlando, a municipal corporation organized and existing under the laws of the State of Florida, known to me to be the persons described in and who executed the foregoing, this \_\_\_\_ day of \_\_\_\_\_, 2014, who are [ ] personally known to me or [ ] produced \_\_\_\_\_ as identification and [ ] did, [ ] did not take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this \_\_\_\_\_ day of \_\_\_\_\_, 2014.

\_\_\_\_\_  
Signature of Notary Public

\_\_\_\_\_  
(Print Notary Name)

My Commission Expires: \_\_\_\_\_

Commission No.: \_\_\_\_\_

Signed, sealed and delivered  
in the presence of:

Maria Magdalena  
Print Name: Maria Magdalena

CLINT SZUBINSKI  
Print Name: CLINT SZUBINSKI

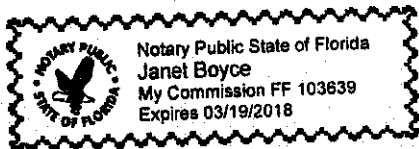
**GRANTEE**

**MERITAGE HOMES OF FLORIDA, INC.,**  
a Florida corporation

By: Lara Swanson  
Name: Lara Swanson  
Title: Vice President Land Acquisition

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27 day of June, 2014, by Clint Szubinski, in his capacity of Division President of Meritage Homes of Florida, Inc., a Florida Corporation, who is ☒ personally known to me or ☐ produced \_\_\_\_\_ as identification.



Janet Boyce  
Signature of Notary Public  
JANET BOYCE  
(Print Notary Name)  
My Commission Expires: 3/19/18  
Commission No.: FF103639

Signed, sealed and delivered  
in the presence of:

Maria Magdalena  
Print Name: Maria Magdalena

Valente Frias  
Print Name: Valente Frias

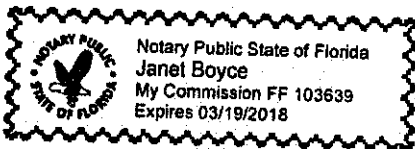
**PROPERTY OWNER**

**MERITAGE HOMES OF FLORIDA, INC.,**  
a Florida corporation

By: Lara Swanson  
Name: Lara Swanson  
Title: Vice President Land Acquisition

STATE OF FLORIDA  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27 day of June, 2014, by Clint Szubinski, in his capacity of Division President of Meritage Homes of Florida, Inc., a Florida Corporation, who is X personally known to me or [ ] produced Lara Swanson Vice as identification.



Janet Boyce  
Signature of Notary Public  
JANET BOYCE  
(Print Notary Name)  
My Commission Expires: 3/19/18  
Commission No.: FF103639



EXHIBIT "A"  
GRANTOR PARCEL

LEGAL DESCRIPTION:

LOT 7 (LESS THE WEST 25 FEET THEREOF); LOT 8 (LESS THE WEST 65 FEET THEREOF); LOT 9 (LESS BEGINNING AT THE NORTHWEST CORNER; THENCE SOUTHEASTERLY ALONG THE NORTH LINE OF SAID LOT 9, 12 FEET; THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID LOT; THENCE NORTH ALONG THE WEST LINE OF SAID LOT, 16 FEET TO THE POINT OF BEGINNING); LOTS 10, 11 AND 12, BLOCK "A", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

LOTS 1 THROUGH 5; LOT 11 (LESS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; PROCEED THENCE EAST ALONG THE NORTH LINE OF SAID LOT 11; THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID LOT; THENCE NORTH 11 FEET TO THE POINT OF BEGINNING); LOTS 12 THROUGH 14, BLOCK "B", AND LOT 15, BLOCK "B", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

LOTS 2 THROUGH 7 AND LOT 8 (LESS THE EAST 40 FEET THEREOF); LOT 14 (LESS BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 6 FEET; THENCE SOUTHWESTERLY TO THE WEST LINE OF SAID LOT; THENCE NORTH 7 FEET TO THE POINT OF BEGINNING); AND LOT 15, BLOCK "A" FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "J", PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA;

AND LOT 1, BLOCK "A", LOTS 1 THROUGH 9 AND BEGINNING AT THE NORTHEAST CORNER OF LOT 23, RUN SOUTHWESTERLY, ALONG THE SOUTH LINE OF BEACH BOULEVARD, 50 FEET; THENCE ARE 90 DEGREES TO BEACH BOULEVARD, RUN SOUTHEASTERLY TO THE EAST LINE OF LOT 23; THENCE NORTH TO THE BEGINNING, BLOCK B, FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK J, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER CONTAINING 5.82 ACRES, MORE OR LESS.

EXHIBIT "B"  
PROPERTY OWNER PARCEL



# IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33084 (954) 974-2200	2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA, 32751 (407) 660-2120	

(OUC PARCEL 1)

## DESCRIPTION: OUC ADJACENT PROPERTIES

LOTS 10, 11, 12 AND 13, BLOCK "B", FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

(OUC PARCEL 2)

LOTS 9, 10, 11, 12, 13 AND THE EAST 40 FEET OF LOT 8, BLOCK "A", FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF LOT 14, BLOCK "A", OF SAID FIRST ADDITION TO JAMAJO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 14; THENCE NORTH 89°20'46" EAST ALONG THE NORTH LINE OF SAID LOT 14, A DISTANCE OF 6.00 FEET; THENCE SOUTH 40°17'57" WEST, A DISTANCE OF 9.27 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 14; THENCE NORTH 00°02'35" WEST ALONG SAID WEST LINE, A DISTANCE OF 7.00 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH LOTS 6, 7, 8, 9, 10, BLOCK "B", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF LOT 11, BLOCK "B", OF SAID SECOND ADDITION TO JAMAJO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 11; THENCE NORTH 89°20'46" EAST ALONG THE NORTH LINE OF SAID LOT 11, A DISTANCE OF 135.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 11; THENCE SOUTH 84°41'29" WEST, A DISTANCE OF 135.44 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 11; THENCE NORTH 00°40'45" WEST ALONG SAID WEST LINE, A DISTANCE OF 11.00 TO THE POINT OF BEGINNING.

(OUC PARCEL 3)

LOTS 6, 13 AND THE WEST 65 FEET OF LOT 8, AND THE WEST 25 FEET OF LOT 7, BLOCK "A", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

TOGETHER WITH A PORTION OF LOT 9, BLOCK "A", OF SAID SECOND ADDITION TO JAMAJO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 9; THENCE SOUTH 69°17'36" EAST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 12.00 FEET; THENCE DEPARTING FROM SAID NORTH LINE RUN SOUTH 43°11'20" WEST, A DISTANCE OF 16.12 FEET TO A POINT LYING ON THE WEST LINE OF SAID LOT 9; THENCE NORTH 00°40'45" WEST ALONG SAID WEST LINE, A DISTANCE OF 16.00 TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY FLORIDA.

## NOTES:

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK "A", FIRST ADDITION TO JAMAJO, PLAT BOOK J, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°40'45" EAST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

## CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.  
PROFESSIONAL SURVEYOR and MAPPER #5998 STATE OF FLORIDA

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
			10/24/13	BF	WEW	N/A

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SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

## IBI GROUP, Inc.

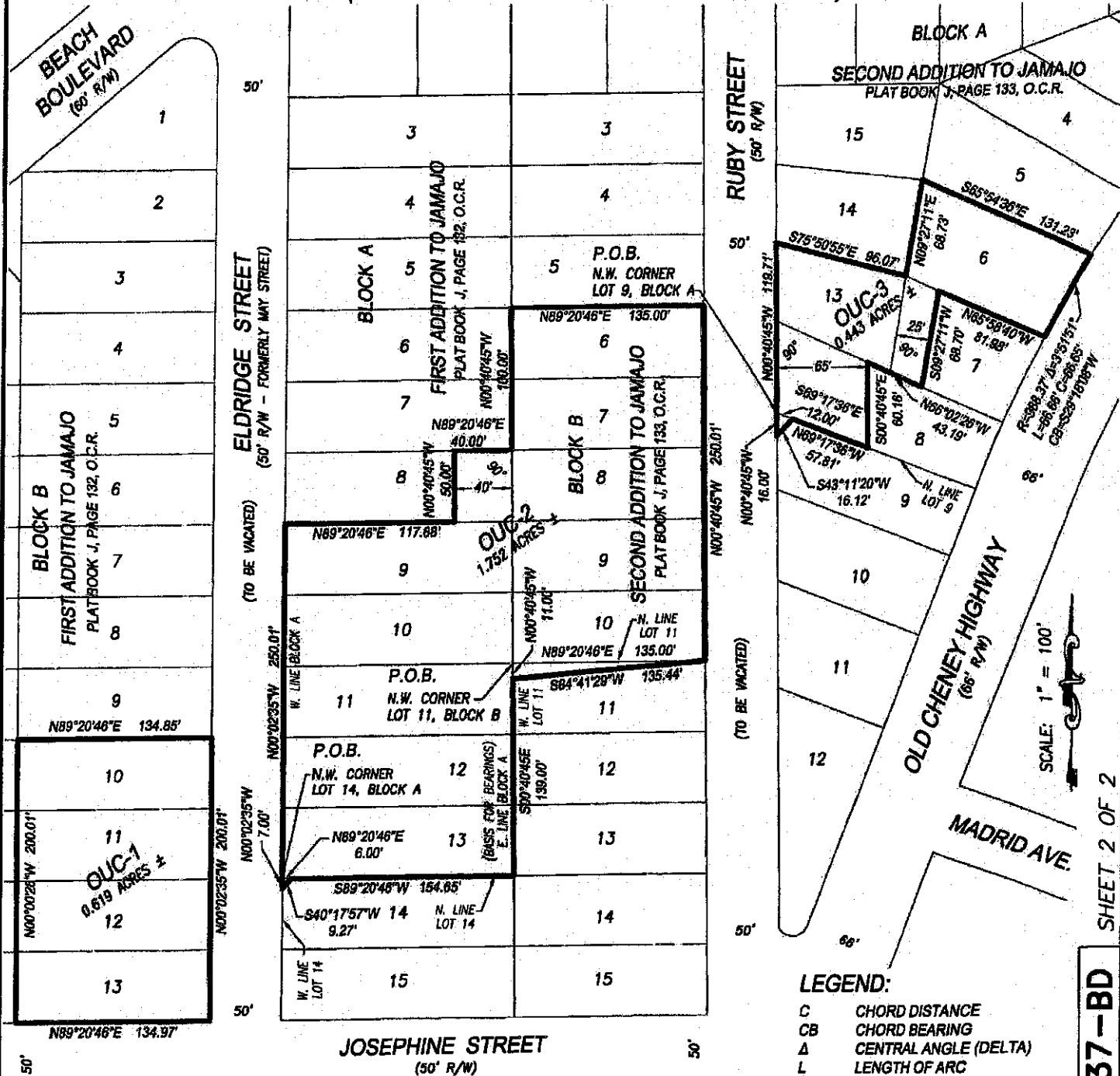
AUTHORIZATION # LB 5510

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N. SUITE 100  
POMPAHO BEACH, FLORIDA, 33064  
(954) 874-2200

2300 MATLAND CENTER PARKWAY SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 860-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)



**EXHIBIT "C"**  
**EASEMENT PARCEL**



# IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPANO BEACH, FLORIDA, 33064  
(954) 874-2200

2300 MATLAND CENTER PARKWAY  
SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 880-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

## EASEMENT 1 (OUC)

### DESCRIPTION: (5' DRAINAGE AND UTILITY EASEMENT)

PORTIONS OF LOTS 9, 10 AND 11, BLOCK "B", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 10; THENCE SOUTH 84°41'29" WEST, A DISTANCE OF 21.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 84°41'29" WEST, A DISTANCE OF 5.58 FEET; THENCE NORTH 21°05'08" EAST, A DISTANCE OF 72.57 FEET TO A POINT LYING ON THE EAST LINE OF LOT 9, BLOCK "B" OF SAID PLAT OF SECOND ADDITION TO JAMAJO; THENCE SOUTH 00°40'45" EAST ALONG THE EAST LINE OF SAID LOT 9, A DISTANCE OF 13.48 FEET; THENCE SOUTH 21°05'08" WEST, A DISTANCE OF 57.56 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY FLORIDA.

### NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK B, SECOND ADDITION TO JAMAJO, PLAT BOOK J, PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°40'45" EAST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

### CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #5899 STATE OF FLORIDA

DATE: 8/9/13

DRAWN BY BF

CHECKED BY WEW

FIELD BOOK N/A

REVISIONS

DATE

BY

C:\Bill\Orlando-work\CADY-WAY\OUC-TO-CITY-EASE-1.dwg

SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

**IBI GROUP, Inc.**

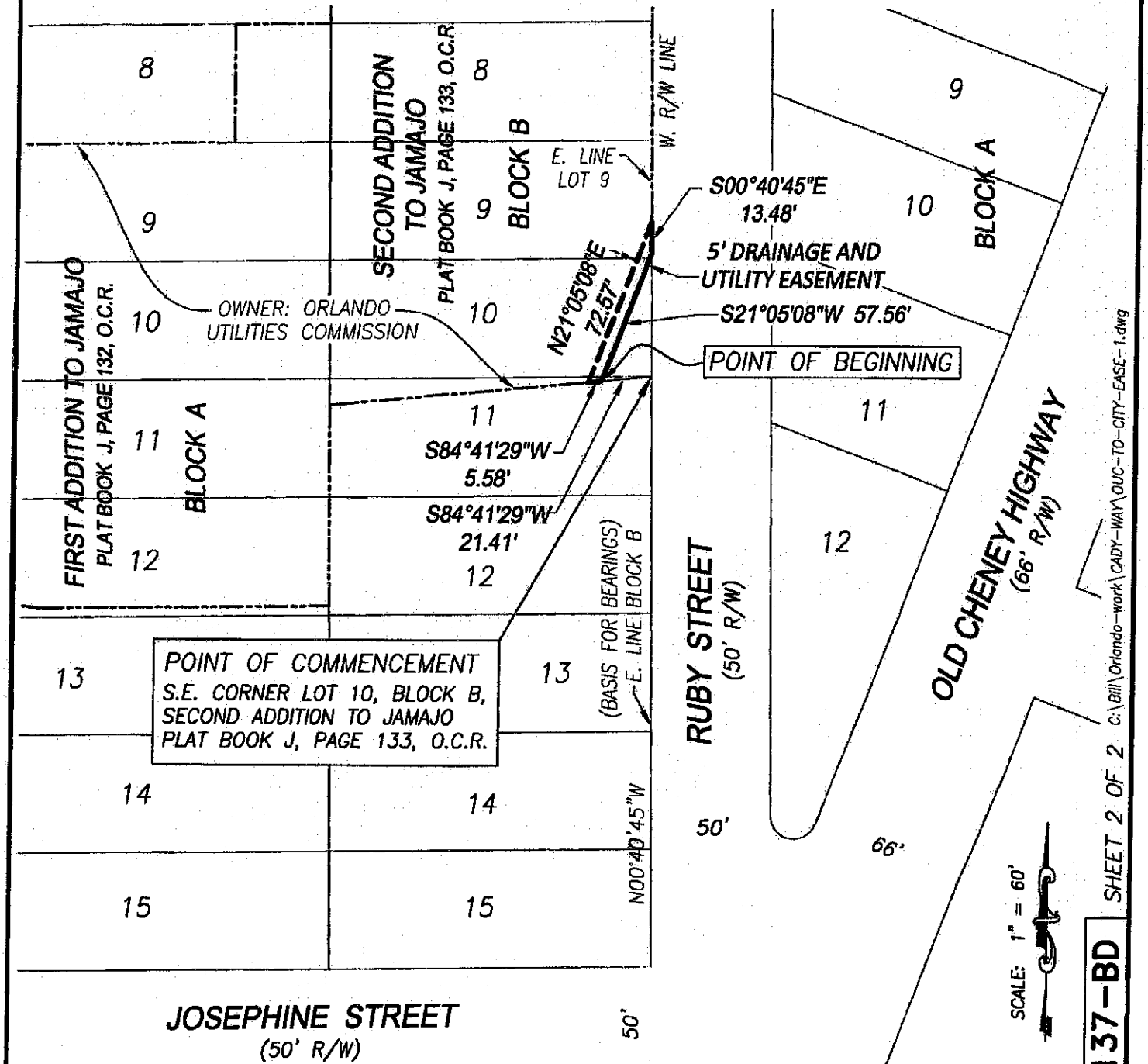
AUTHORIZATION # LB 5610

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPAHO BEACH, FLORIDA, 33064 (954) 874-2200	2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA, 32751 (407) 880-2120	

SECTION 21-22-30

(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

EASEMENT 1 (OUC)



**LEGEND:**

R/W RIGHT-OF-WAY  
O.C.R. ORANGE COUNTY RECORDS

REVISIONS	DATE	BY	DATE:	DRAWN BY:	CHECKED BY:	FIELD BOOK
			8/9/13	BF	WEW	N/A

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5137-BD

SKETCH NO.





# IBI GROUP, Inc.

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPANO BEACH, FLORIDA, 33064  
(954) 974-2200

2300 MATLAND CENTER PARKWAY  
SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 680-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

## EASEMENT 2 (OUC)

### DESCRIPTION: (5' DRAINAGE AND UTILITY EASEMENT)

A PORTION OF LOT 12, BLOCK "A", FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 12; THENCE NORTH 00°40'45" WEST ALONG THE EAST LINE OF SAID LOT 12, A DISTANCE OF 4.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID EAST LINE RUN SOUTH 89°20'46" WEST, A DISTANCE OF 119.62 FEET TO A POINT OF CURVATURE WITH A CURVE CONCAVE TO THE NORTH; THENCE WESTERLY ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 40.00 FEET, A CENTRAL ANGLE OF 8°57'18", AN ARC LENGTH OF 20.21 FEET, A CHORD LENGTH OF 20.00 FEET AND A CHORD BEARING OF NORTH 76°10'35" WEST; THENCE NORTH 89°20'46" EAST ALONG A NON-TANGENT LINE, A DISTANCE OF 138.99 FEET TO A POINT LYING ON THE EAST LINE OF SAID LOT 12; THENCE SOUTH 00°40'45" EAST ALONG THE SAID EAST LINE, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY FLORIDA.

### NOTES:

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK A, FIRST ADDITION TO JAMAJO, PLAT BOOK J, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°40'45" EAST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

### CERTIFICATION:

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

DATE:	8/12/13	DRAWN BY:	BF	CHECKED BY:	WEW	FIELD BOOK:	N/A
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REVISIONS

DATE

BY

SHEET 1 OF 2

5137-BD

SKETCH NO.

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# IBI GROUP

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5810

ENGINEERS

SURVEYORS

PLANNERS

LANDSCAPE ARCHITECTS

ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPAHO BEACH, FLORIDA, 33064  
(954) 874-2200

2300 MATLAND CENTER PARKWAY  
SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 680-2120

SECTION 21-22-30

(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

EASEMENT 2 (OUC)

SCALE: 1" = 60'

ELDRIDGE STREET  
(50' R/W - FORMERLY MAY STREET)

W. LINE BLOCK A

FIRST ADDITION TO JAMAJO  
PLAT BOOK J, PAGE 132, O.C.R.

BLOCK A

8

9

10

11

13

14

15

E. LINE  
LOT 12

SECOND ADDITION TO JAMAJO  
PLAT BOOK J, PAGE 133, O.C.R.

BLOCK B

8

9

10

11

12

13

14

15

RUBY STREET  
(50' R/W)

50'

R=40.00'  
 $\Delta=28^{\circ}57'18''$   
L=20.21'  
CB=N76°10'35"W  
C=20.00'

5' DRAINAGE AND  
UTILITY EASEMENT

E. LINE BLOCK A  
(BASIS FOR BEARINGS)

S00°40'45"E

5.00'

N00°40'45"W

4.00'

POINT OF BEGINNING

N89°20'46"E 138.99'

S89°20'46"W 119.62'

P.C.

N.T.

JOSEPHINE STREET  
(50' R/W)

50'

## LEGEND:

C CHORD LENGTH  
CB CHORD BEARING  
 $\Delta$  CENTRAL ANGLE (DELTA)  
L LENGTH OF ARC  
R RADIUS  
R/W RIGHT-OF-WAY  
O.C.R. ORANGE COUNTY RECORDS  
P.C. POINT OF CURVATURE  
N.T. NON-TANGENT

POINT OF COMMENCEMENT  
S.E. CORNER LOT 12, BLOCK A,  
FIRST ADDITION TO JAMAJO  
PLAT BOOK J, PAGE 132, O.C.R.

SHEET 2 OF 2 C:\Bill\Orlando-work\CADY-WAY\OUC-TO-CITY-EASE-2.dwg

5137-BD

SKETCH  
NO.

REVISIONS

DATE

BY

DATE:

8/12/13

DRAWN

BY

BF

CHECKED

BY

WEW

FIELD

BOOK

N/A

**IBI  
GROUP**

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS  
2200 PARK CENTRAL BLVD. N. SUITE 100 2300 MAITLAND CENTER PARKWAY SUITE 101  
POMPAHO BEACH, FLORIDA, 33084 MAITLAND, FLORIDA, 32751  
(954) 974-2200 (407) 880-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

**EASEMENT 3 (OUC)**

**DESCRIPTION: (13' DRAINAGE AND UTILITY EASEMENT)**

THE NORTH 13.00 FEET OF LOT 6, BLOCK "B", SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 6; THENCE NORTH 89°20'46" EAST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 135.00 FEET; THENCE SOUTH 00°40'45" EAST ALONG THE EAST LINE OF SAID LOT 6, A DISTANCE OF 13.00 FEET; THENCE ALONG A LINE LYING 13.00 SOUTH FROM AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID LOT 6, RUN SOUTH 89°20'46" WEST, A DISTANCE OF 135.00 FEET; THENCE NORTH 00°40'45" WEST ALONG THE WEST LINE OF SAID LOT 6, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

**NOTES:**

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK B, SECOND ADDITION TO JAMAJO, PLAT BOOK J, PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°40'45" WEST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

DATE: 8/08/13 DRAWN BY BF CHECKED BY WEW FIELD BOOK N/A

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SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5810

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

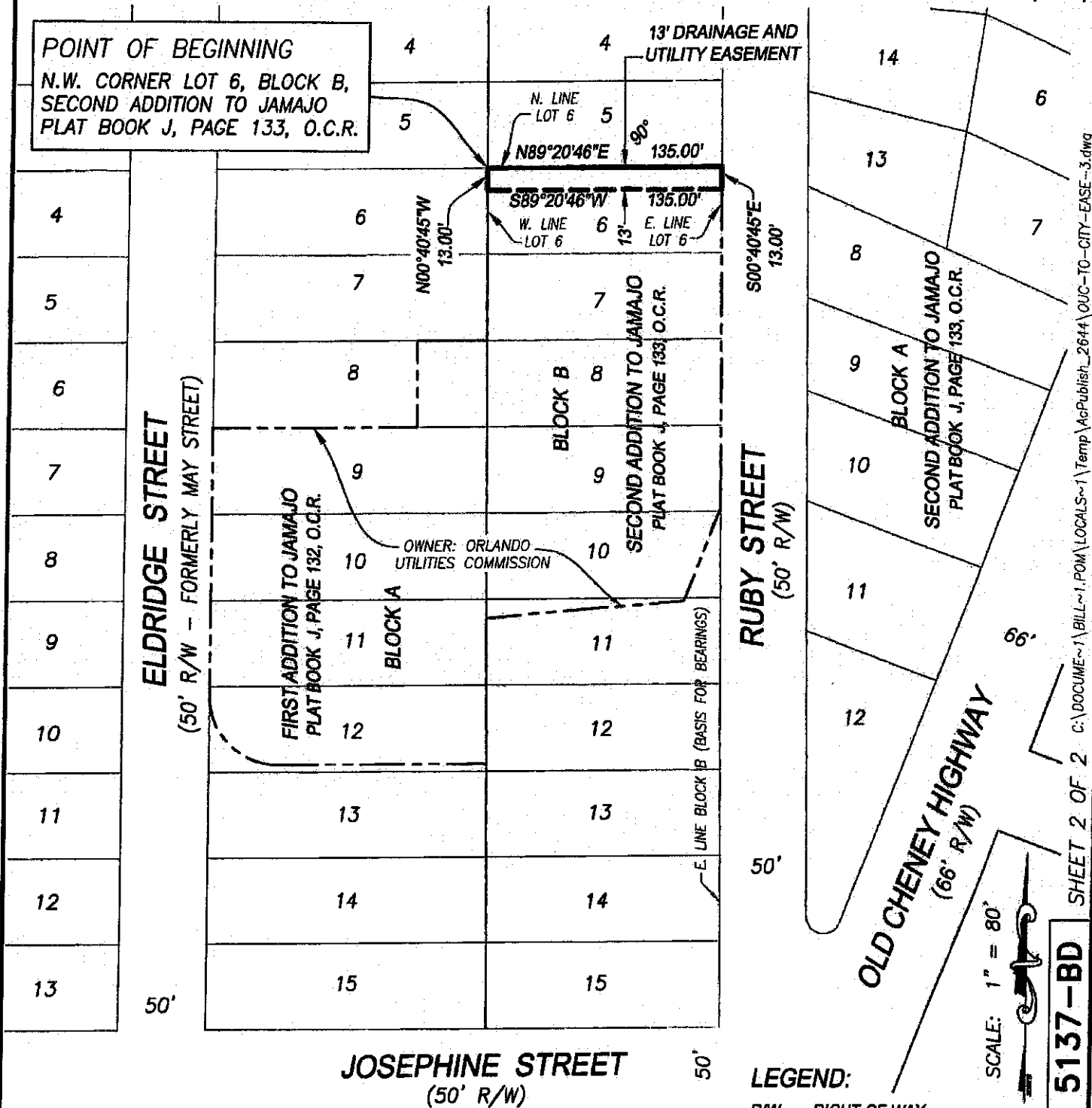
2200 PARK CENTRAL BLVD. N. SUITE 100  
POMPANO BEACH, FLORIDA, 33064  
(954) 874-2200

2300 MATLAND CENTER PARKWAY SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 860-2120

**POINT OF BEGINNING**  
N.W. CORNER LOT 6, BLOCK B,  
SECOND ADDITION TO JAMAJO  
PLAT BOOK J, PAGE 133, O.C.R.

13' DRAINAGE AND  
UTILITY EASEMENT

EASEMENT 3 (OUC)



SECTION 21-22-30

(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

REVISIONS	DATE	BY	DATE	DRAWN	CHECKED	FIELD BOOK
Revised	10/17/13	BF	8/08/13	BF	WEW	N/A

SKETCH NO. 5137-BD

SHEET 2 OF 2 C:\DOCUMENT~1\BILL~1.POM\LOCALS~1\Temp\AcPublish\_2644\OUC-TO-CITY-EASE-3.dwg

**IBI  
GROUP**

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5810

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 674-2200	2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA, 32751 (407) 680-2120	

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

**EASEMENT 4 (OUC)**

**DESCRIPTION: (25' SIDEWALK, DRAINAGE AND UTILTY EASEMENT)**

A PORTION OF THAT CERTAIN 50 FOOT WIDE RIGHT-OF-WAY FOR RUBY STREET, AS SHOWN ON SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK "B", OF SAID PLAT OF SECOND ADDITION TO JAMAJO; THENCE NORTH 89°19'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°40'45" EAST ALONG THE CENTERLINE OF SAID RUBY STREET, A DISTANCE OF 135.66 FEET; THENCE DEPARTING FROM SAID CENTERLINE RUN SOUTH 21°05'08" WEST, A DISTANCE OF 67.42 FEET TO A POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID RUBY STREET; THENCE NORTH 00°40'45" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 198.28 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

**NOTES:**

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK B, SECOND ADDITION TO JAMAJO, PLAT BOOK J, PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°40'45" WEST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors And Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

*William N. Field*  
WILLIAM N. FIELD, P.S.M.  
PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

DATE:	8/12/13	DRAWN BY:	BF	CHECKED BY:	WEW	FIELD BOOK:	N/A
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SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPANO BEACH, FLORIDA, 33064  
(954) 974-2200

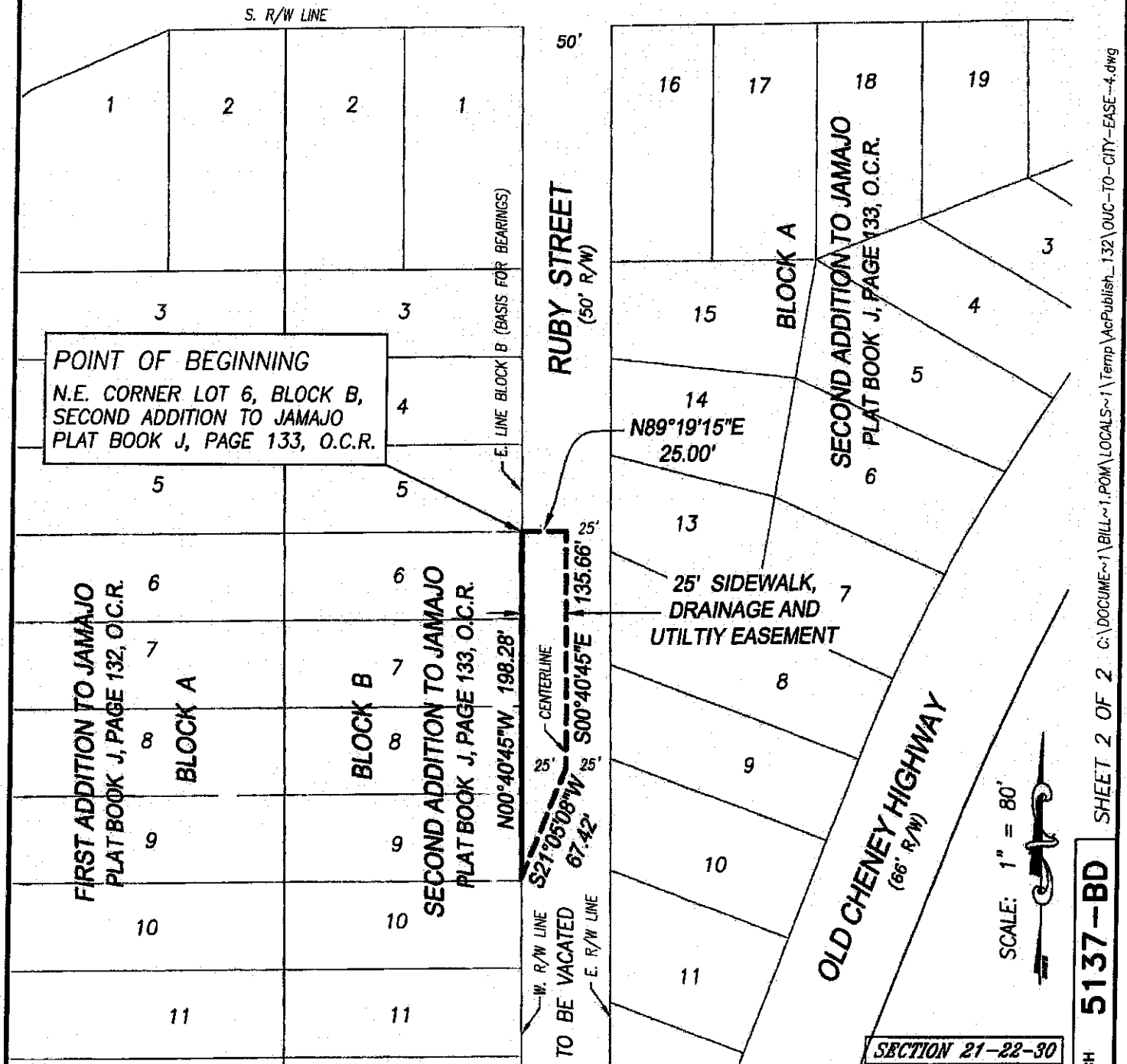
2300 MAITLAND CENTER PARKWAY  
SUITE 101  
MAITLAND, FLORIDA, 32751  
(407) 680-2120

## LEGEND:

R/W RIGHT-OF-WAY  
O.C.R. ORANGE COUNTY RECORDS

EASEMENT 4 (OUC)

BEACH BOULEVARD



SCALE: 1" = 80'



SHEET 2 OF 2 C:\DOCUMENT~1\BILL~1.POM\LOCALS~1\Temp\AcPublish\_132\OUC-TO-CITY-EASE-4.dwg

**5137-BD**

SKETCH NO.

REVISIONS	DATE	BY	DATE:	DRAWN BY	CHECKED BY	FIELD BOOK
			8/12/13	BF	WEW	N/A

(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

**IBI  
GROUP**

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

ENGINEERS

SURVEYORS

PLANNERS

LANDSCAPE ARCHITECTS

ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.

2300 MATLAND CENTER PARKWAY

SUITE 100

SUITE 101

POMPANO BEACH, FLORIDA, 33064  
(954) 974-2200

MAITLAND, FLORIDA, 32751  
(407) 680-2120

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

**EASEMENT 5 (OUC)**

**DESCRIPTION: (DRAINAGE AND UTILITY EASEMENT)**

A PORTION OF THAT CERTAIN 50 FOOT WIDE RIGHT-OF-WAY FOR RUBY STREET, AS SHOWN ON SECOND ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 133, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 6, BLOCK "B", OF SAID PLAT OF SECOND ADDITION TO JAMAJO; THENCE NORTH 89°19'15" EAST, A DISTANCE OF 25.00 FEET; THENCE SOUTH 00°40'45" EAST ALONG THE CENTERLINE OF SAID RUBY STREET, A DISTANCE OF 46.88 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID CENTERLINE RUN SOUTH 31°46'18" EAST, A DISTANCE OF 48.41 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID RUBY STREET; THENCE SOUTH 00°40'45" EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.18 FEET; THENCE DEPARTING FROM SAID EASTERLY RIGHT-OF-WAY LINE RUN SOUTH 89°19'15" WEST, A DISTANCE OF 25.00 FEET TO THE CENTERLINE OF SAID RUBY STREET; THENCE NORTH 00°40'45" WEST ALONG SAID CENTERLINE, A DISTANCE OF 45.64 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA.

**NOTES:**

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE EAST LINE OF BLOCK B, SECOND ADDITION TO JAMAJO, PLAT BOOK J, PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 00°40'45" WEST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.

PROFESSIONAL SURVEYOR and MAPPER #5999 STATE OF FLORIDA

DATE: 8/12/13 DRAWN BY BF CHECKED BY WEW FIELD BOOK N/A

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SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

ENGINEERS SURVEYORS PLANNERS  
LANDSCAPE ARCHITECTS ENVIRONMENTAL CONSULTANTS

2200 PARK CENTRAL BLVD. N.  
SUITE 100  
POMPANO BEACH, FLORIDA, 33064  
(954) 974-2200

2300 MATLAND CENTER PARKWAY  
SUITE 101  
MATLAND, FLORIDA, 32751  
(407) 680-2120

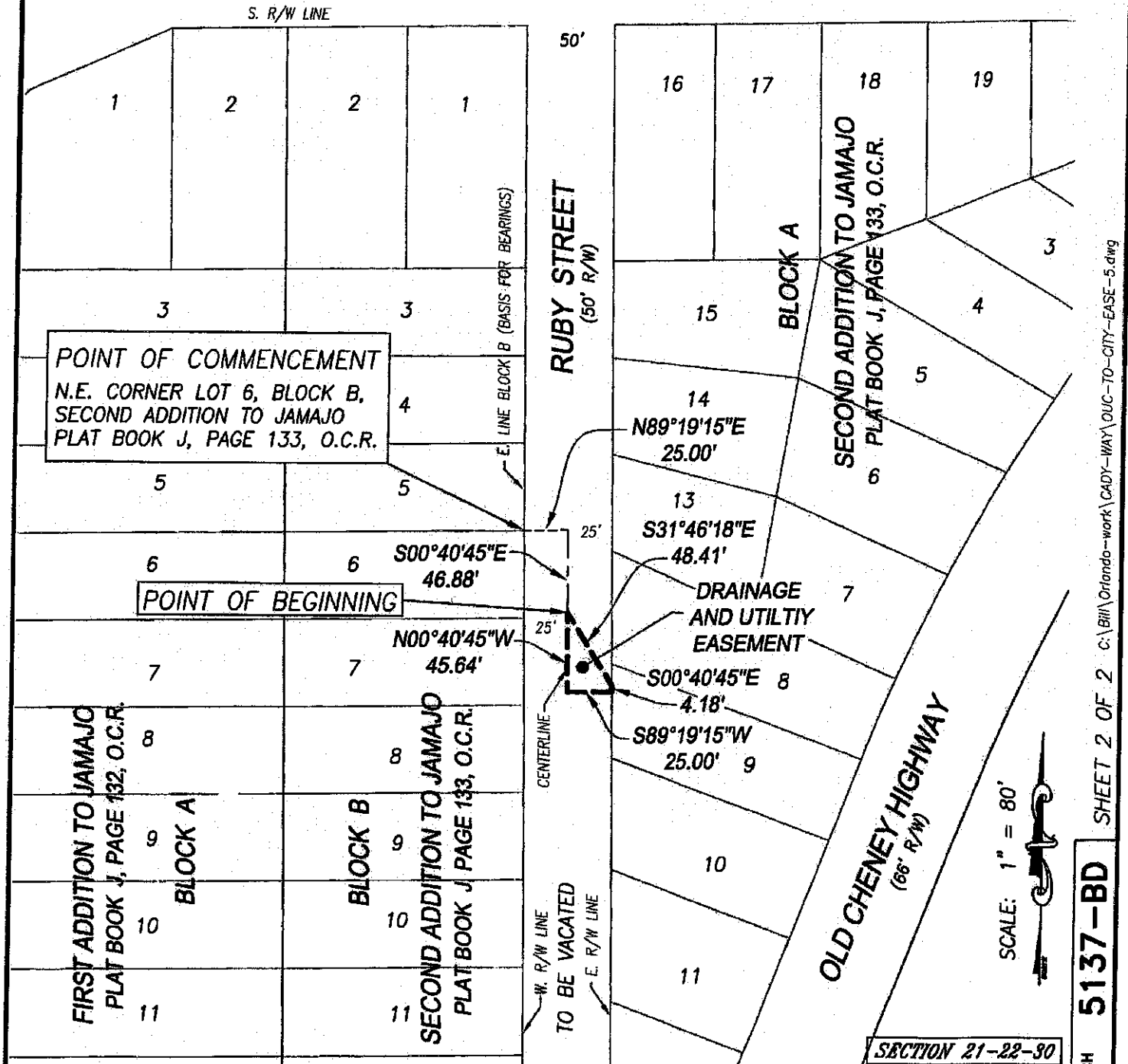
## LEGEND:

R/W RIGHT-OF-WAY

O.C.R. ORANGE COUNTY RECORDS

EASEMENT 5 (OUC)

BEACH BOULEVARD



REVISIONS	DATE	BY

DATE: 8/12/13	DRAWN BY: BF	CHECKED BY: WEW	FIELD BOOK: N/A
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(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

SKETCH NO. 5137-BD  
SHEET 2 OF 2  
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**IBI  
GROUP**

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA, 33064 (954) 974-2200	2300 MAITLAND CENTER PARKWAY SUITE 101 MAITLAND, FLORIDA, 32761 (407) 680-2120	

(SKETCH AND DESCRIPTION ONLY - NOT A SURVEY)

**EASEMENT 6 (OUC)**

**DESCRIPTION: (15' DRAINAGE AND UTILITY EASEMENT)**

PORTIONS OF LOTS 8 AND 9, BLOCK "A", FIRST ADDITION TO JAMAJO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK "J", PAGE 132, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 9; THENCE SOUTH 89°20'46" WEST ALONG THE NORTH LINE OF SAID LOT 9, A DISTANCE OF 31.44 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING FROM SAID NORTH LINE RUN SOUTH 41°53'32" EAST, A DISTANCE OF 26.21 FEET; THENCE SOUTH 48°06'28" WEST, A DISTANCE OF 15.00 FEET; THENCE NORTH 41°53'32" WEST, A DISTANCE OF 39.36 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 9; THENCE NORTH 89°20'46" EAST ALONG SAID NORTH LINE, A DISTANCE OF 11.38 FEET; THENCE DEPARTING FROM SAID NORTH LINE RUN NORTH 00°40'45" WEST, A DISTANCE OF 9.77 FEET; THENCE SOUTH 41°53'32" EAST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS SITUATE LYING AND BEING IN THE CITY OF ORLANDO, ORANGE COUNTY FLORIDA.

**NOTES:**

1. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

2. LANDS SHOWN HEREON WERE NOT ABSTRACTED BY IBI GROUP (FLORIDA) INC. FOR EASEMENTS AND RIGHTS-OF-WAY OF RECORD.

3. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS AND DOES NOT CONSTITUTE A FIELD SURVEY.

4. BEARINGS SHOWN HEREON ARE ASSUMED, THE NORTH LINE OF LOT 9, BLOCK A, FIRST ADDITION TO JAMAJO, PLAT BOOK J, PAGE 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 89°20'46" WEST.

5. IBI GROUP (FLORIDA) INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5610 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.

**CERTIFICATION:**

I HEREBY CERTIFY that the attached Sketch and Description is true and correct to the best of my knowledge and belief and that it meets the Minimum Technical Standards set forth by the Florida Board of Professional Surveyors and Mappers in Chapter 5J-17.050 through 5J-17.052, Florida Administrative Code.

For The Firm:  
IBI Group (Florida) Inc.

WILLIAM N. FIELD, P.S.M.  
PROFESSIONAL SURVEYOR and MAPPER #5990 STATE OF FLORIDA

DATE: 8/12/13	DRAWN BY BF	CHECKED BY WEW	FIELD BOOK N/A
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SHEET 1 OF 2

5137-BD

SKETCH NO.

# IBI GROUP

**IBI GROUP, Inc.**

AUTHORIZATION # LB 5610

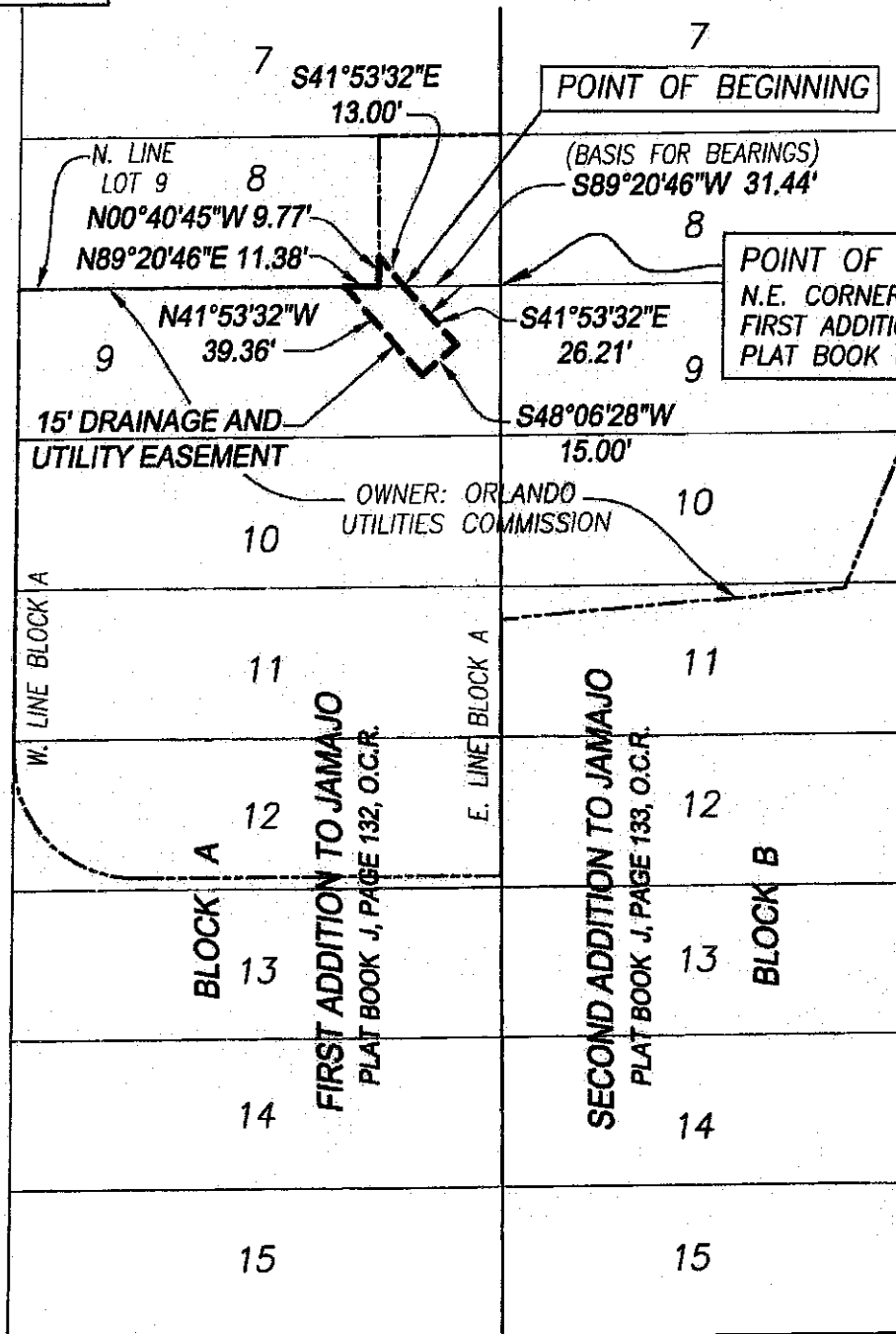
ENGINEERS	SURVEYORS	PLANNERS
LANDSCAPE ARCHITECTS	ENVIRONMENTAL CONSULTANTS	
2200 PARK CENTRAL BLVD. N. SUITE 100 POMPANO BEACH, FLORIDA 33064 (954) 874-2200	2300 MATLAND CENTER PARKWAY SUITE 101 MATLAND, FLORIDA 32751 (407) 880-2120	

**SECTION 21-22-30**

(NOT A SURVEY-SKETCH AND DESCRIPTION ONLY)

**EASEMENT 6 (OUC)**

**ELDRIDGE STREET**  
(50' R/W - FORMERLY MAY STREET)



**RUBY STREET**  
(50' R/W)

**JOSEPHINE STREET**  
(50' R/W)

**LEGEND:**

R/W RIGHT-OF-WAY  
O.C.R. ORANGE COUNTY RECORDS

SCALE: 1" = 60'

SHEET 2 OF 2 C:\DOCUMENT~1\BILL~1\POW\LOCALS~1\Temp\AcPublish\_2416\OUC-TO-CITY-EASE-6.dwg

**5137-BD**

SKETCH  
NO.

REVISIONS

DATE

BY

DATE:

8/12/13

DRAWN BY

BF

CHECKED BY

WEW

FIELD BOOK

N/A