

Instrument: 1027.3

Project: Texas Avenue RCA (Oak Ridge Road to Holden Avenue)

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and a political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a road right-of-way, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to an Electric and Water Easement and an Amended Electric and Water Easement held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances to the property rights of Orange County, to locate, construct, maintain, and/or improve said project under, through, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Encumbrances:

City of Orlando and Orlando Utilities Commission

FROM: Golf View Builders, Inc.

Electric and Water Easement filed December 17, 1973

Recorded in Official Record Book 2481, Page 1515

Amended Electric and Water Easement filed April 19, 1974

Recorded in Official Record Book 2520, Page 1726

All in the Public Records of Orange County, Florida

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

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Project: Texas Avenue RCA (Oak Ridge Road to Holden Avenue)

Signed, sealed and delivered
in our presence:

(Signature of Witness #1)

(Print name of Witness #1)

(Signature of Witness #2)

(Print name of Witness #2)

CITY OF ORLANDO, FLORIDA,
a municipal corporation existing under the laws of the State
of Florida (SEAL)

By: _____
Mayor/Mayor Pro Tem

Date: _____

Attest:

Denise Aldridge, City Clerk

STATE OF FLORIDA
COUNTY OF ORANGE

THE FOREGOING INSTRUMENT was acknowledged before me this ____ day of _____,
2018, by _____, as Mayor/Mayor Pro Tem, and Denise Aldridge, as City Clerk, of
the CITY OF ORLANDO, FLORIDA, a municipal corporation existing under the laws of the State of Florida,
who are (check one) ____ personally known to me, or ____ produced _____
as identification.

[AFFIX NOTARY SEAL]

Notary Public Signature

Print Notary Name: _____

My Commission Expires: _____

FOR THE USE AND RELIANCE OF
CITY OF ORLANDO ONLY.

Approved as to form and legality,

Assistant City Attorney
City of Orlando, Florida

Instrument: 1027.3

Project: Texas Avenue RCA (Oak Ridge Road to Holden Avenue)

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 1st day of June, A.D. 20 18.

Signed, sealed and delivered
in the presence of:

[Signature]
(sign)

Print Name: Kimberly J. Catrett

[Signature]
(sign)

Print Name: Kimberly J. Catrett

As to Orlando Utilities Commission

ORLANDO UTILITIES COMMISSION

By:

[Signature]

CLINT BULLOCK

General Manager & CEO

Attest:

[Signature]

ELIZABETH M. MASON

Assistant Secretary

(COMMISSION SEAL)

Approved by OUC as to Form

[Signature]
Attorney

STATE OF FLORIDA)

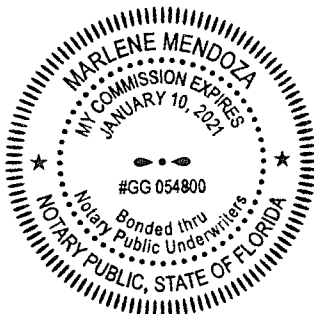
: SS

COUNTY OF ORANGE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared CLINT BULLOCK and ELIZABETH M. MASON respectively, General Manager & CEO and Assistant Secretary of the ORLANDO UTILITIES COMMISSION, a statutory commission under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument on behalf of said ORLANDO UTILITIES COMMISSION, and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of ORLANDO UTILITIES COMMISSION is duly affixed thereto and the instrument is the act and deed of said Commission.

WITNESS my hand and official seal in the county and state last aforesaid
this 1st day of June, 2018

(Notarial Seal)



[Signature]

Notary Public (sign)

Print Name:

State of Florida

My Commission Expires:

LEGAL DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1027

A PORTION OF LOT 'A', AS DEPICTED ON HUNTINGTON ON-THE-GREEN EXHIBIT 'A', RECORDED IN CONDOMINIUM BOOK 4, PAGE 108, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, WITH AN X-CUT AND NO OTHER IDENTIFICATION, MARKING THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH $00^{\circ}11'54''$ WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE PROJECTED EASTERLY FROM THE EXISTING NORTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD AS DEPICTED ON THE PLAT OF AMERICANA UNIT TWO, RECORDED IN PLAT BOOK 5, PAGE 24, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE, DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER, RUN SOUTH $89^{\circ}36'36''$ WEST, ALONG SAID PROJECTED LINE, A DISTANCE OF 40.00 FEET TO A POINT ON THE EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, SAID POINT ALSO BEING ON THE EXISTING NORTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD, AS DEPICTED ON SAID PLAT OF AMERICANA UNIT TWO, AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ}36'36''$ WEST, ALONG SAID EXISTING NORTH RIGHT OF WAY LINE OF AMERICANA BOULEVARD, A DISTANCE OF 47.18 FEET; THENCE, DEPARTING SAID NORTH RIGHT OF WAY LINE, RUN NORTH $38^{\circ}39'38''$ EAST, A DISTANCE OF 35.35 FEET TO A POINT ON A LINE PARALLEL WITH AND 25.00 FEET WESTERLY OF, WHEN MEASURED PERPENDICULAR TO, SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN NORTH $00^{\circ}11'54''$ WEST, ALONG SAID PARALLEL LINE, A DISTANCE OF 311.16 FEET; THENCE, DEPARTING SAID PARALLEL LINE, RUN NORTH $13^{\circ}26'05''$ EAST, A DISTANCE OF 60.77 FEET TO A POINT ON A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 14,350.75 FEET, A CHORD BEARING OF NORTH $00^{\circ}58'08''$ EAST, AND A CHORD DISTANCE OF 237.14 FEET; THENCE, FROM A TANGENT BEARING OF NORTH $00^{\circ}29'43''$ EAST, RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $00^{\circ}56'48''$, A DISTANCE OF 237.14 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 14,259.25 FEET, A CHORD BEARING OF NORTH $00^{\circ}52'34''$ EAST, AND A CHORD DISTANCE OF 281.75 FEET; THENCE RUN NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF $01^{\circ}07'56''$, A DISTANCE OF 281.75 FEET; THENCE, DEPARTING SAID CURVE, RUN NORTH $89^{\circ}52'20''$ EAST, A DISTANCE OF 0.56 FEET TO A POINT ON THE AFORESAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE; THENCE RUN SOUTH $00^{\circ}11'54''$ EAST, ALONG SAID EXISTING WEST RIGHT OF WAY LINE OF TEXAS AVENUE, A DISTANCE OF 916.36 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,631 SQUARE FEET
OR 0.290 ACRES, MORE OR LESS

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.


William E. Byrd

6/30/2017

WILLIAM E. BYRD
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER
LICENSE NUMBER 5442
800 NORTH MAGNOLIA AVENUE, SUITE 1000
ORLANDO, FLORIDA 32803

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION NUMBER LB 8011

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH $00^{\circ}11'54''$ WEST, ASSUMED.

WRITTEN BY: RRC	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 06/29/17	TOWNSHIP: 23S	 Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: N/A
APPROVED BY:	REV.:	RANGE: 29E		SHEET 1 OF 4
	REV.:			C.I.P. - 5027

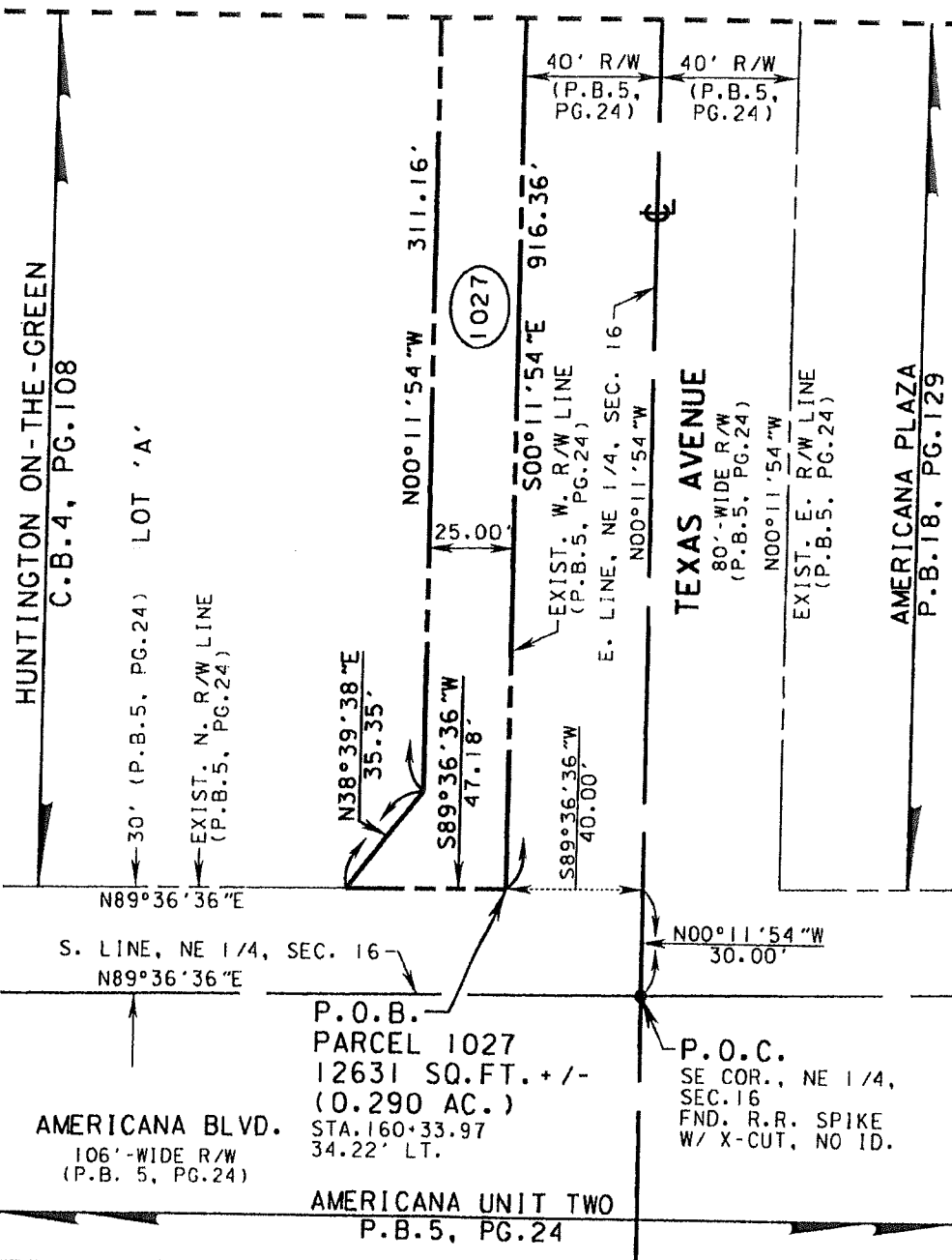
SKETCH OF DESCRIPTION
SCHEDULE "A"
PARCEL NUMBER: 1027

MATCH LINE "A"

SCALE: 1" = 50'

LEGEND & ABBREVIATIONS

- AC. - ACRE(S)
- (C) - CALCULATED
- C.B. - CONDOMINIUM BOOK
- C.D. - CHORD LENGTH
- CH.B. - CHORD BEARING
- C.M. - CONCRETE MONUMENT
- COR. - CORNER
- (D) - DEED
- D.B. - DEED BOOK
- ESMT. - EASEMENT
- EXIST. - EXISTING
- FND. - FOUND
- ID. - IDENTIFICATION
- I.P. - IRON PIPE
- I.R.C. - IRON ROD & CAP
- L - ARC LENGTH
- LT. - LEFT
- LB - CERTIFICATE OF AUTHORIZATION
- M.B. - MAP BOOK
- N/A - NOT APPLICABLE
- N.D. - NAIL & DISK
- O.R.B. - OFFICIAL RECORDS BOOK
- ORIG. - ORIGINAL
- (P) - PER PLAT
- P.B. - PLAT BOOK
- P.C. - POINT OF CURVATURE
- P.T. - POINT OF TANGENCY
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- PG. - PAGE(S)
- R - RADIUS
- R/W - RIGHT OF WAY
- RGE - RANGE
- R.R. - RAILROAD
- RT. - RIGHT
- SEC. - SECTION
- SO.FT. - SQUARE FEET
- STA. - STATION
- TB - TANGENT BEARING
- TWP - TOWNSHIP
- N'LY - NORTHERLY
- S'LY - SOUTHERLY
- E'LY - EASTERLY
- W'LY - WESTERLY
- Ø - BASE LINE
- ⊙ - CENTER LINE
- P - PROPERTY LINE
- Δ - DELTA (CENTRAL ANGLE)
- LINE BREAK



NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING NORTH 00°11'54" WEST, ASSUMED.

SEE SHEETS 16, 17 & 18, TEXAS AVE. R/W MAP, ORANGE COUNTY C.I.P. 5027, DISTRICT 6

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS SKETCH OF DESCRIPTION.

DESIGNED BY: INWOOD	DATE: 11/01/10	SECTION: 16	TEXAS AVENUE-ORANGE COUNTY, FLORIDA	
DRAWN BY: RRC	REV.: 06/29/17	TOWNSHIP: 23S	Dewberry 800 NORTH MAGNOLIA AVENUE SUITE 1000 ORLANDO, FLORIDA 32803 TELEPHONE: 407-843-5120	DRAWING SCALE: 1" = 50'
APPROVED BY:	REV.:	RANGE: 29E		SHEET 2 OF 4
	REV.:			C.I.P. 5027

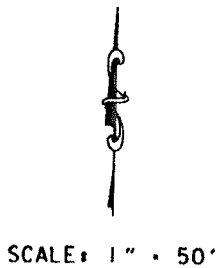
SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1027

MATCH LINE "B"

SEE SHEETS 16, 17 & 18, TEXAS AVE.
R/W MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6



HUNTINGTON ON-THE-GREEN
C.B.4, PG.108

LOT 'A'

CURVE 1027-1
Δ = 00°56'48"
L = 237.14'
R = 14350.75'
CH.B. = N00°58'08"E
C.D. = 237.14'

N00°11'54"W
311.16'
N13°26'05"E
60.77'
TB-N00°29'43"E

1027

500°11'54"E 916.36'

EXIST. W. R/W LINE
(P.B.5, PG.24)

E. LINE, NE 1/4, SEC. 16
N00°11'54"W

TEXAS AVENUE
80'-WIDE R/W
(P.B.5, PG.24)

N00°11'54"W
EXIST. E. R/W LINE
(P.B.5, PG.24)

AMERICANA PLAZA
P.B.18, PG.129

AMERICANA
UNIT TWO

P.B.5, PG.24

MATCH LINE "A"

NOTE: BEARING STRUCTURE BASED ON THE EAST LINE OF
THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23
SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA,
BEING NORTH 00°11'54" WEST, ASSUMED.

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APPROVED BY:	REV.:	RANGE: 29E		SHEET 3 OF 4
	REV.:			C.I.P. • 5027

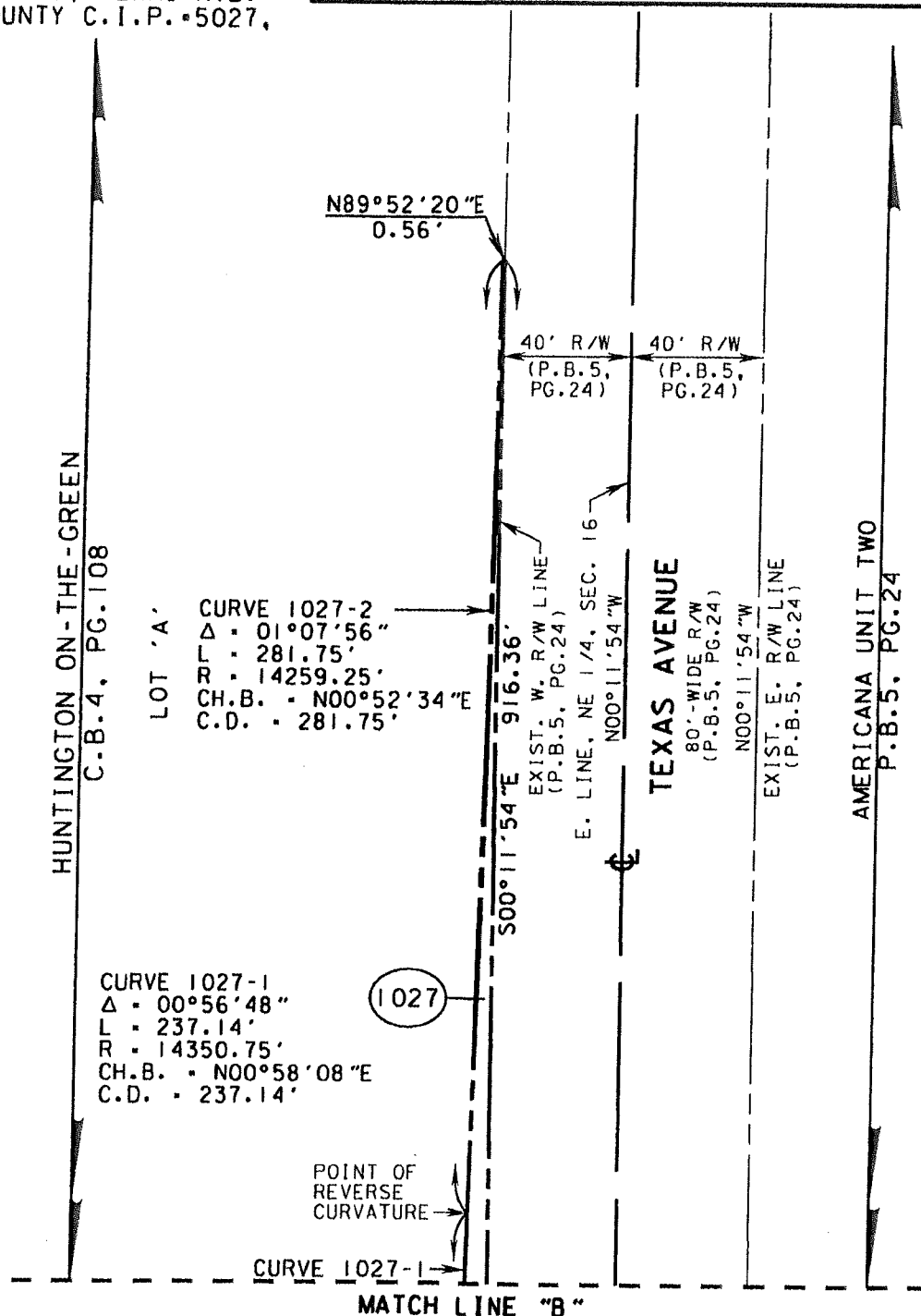
SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL NUMBER: 1027

SEE SHEETS 16, 17 & 18, TEXAS AVE.
R/W MAP, ORANGE COUNTY C.I.P. 5027,
DISTRICT 6

SCALE: 1" = 50'



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APPROVED BY:	REV.:	RANGE: 29E		SHEET 4 OF 4
	REV.:			C.I.P. = 5027