EASEMENT

THIS EASEMENT is made and granted this 13th day of August 2018, by DEERFIELD LAND CORPORATION, a Delaware corporation, whose address is 14901 S. Orange Blossom Trail, Orlando, FL 32837, hereinafter the “Grantor”, to the TOHOPEKALIGA WATER AUTHORITY, an independent special district, established and created pursuant to Chapter 189, Florida Statutes, by special act of the Florida Legislature, whose address is 951 Martin Luther King Blvd., Kissimmee, Florida 34741, hereinafter “TWA” or “Grantee”.

WITNESSETH:

For and in consideration of the sum of Ten Dollars ($10.00), and other good and valuable consideration, receipt of which is hereby acknowledged, the Grantor does hereby authorize the use of and hereby grants to TWA, its successors and assigns, a non-exclusive utility easement across a parcel of real property in Osceola County, Florida, as more particularly described in Exhibit A appended hereto and incorporated herein for the purpose of ingress and egress to and installing, maintaining, repairing, refurging, or reconstructing water and wastewater utilities and associated facilities within the easement.

Grantor may continue to use the surface of the easement areas for any lawful purposes that do not unreasonably interfere with the easement rights granted herein including the right to improve the easement areas, which improvements may include parking, paving, sidewalks, lighting, landscaping, green spaces, recreational areas, and drive aisles for motor-vehicles upon notice to and written approval from TWA.

The use of the utility easement granted herein does not run to the public and no rights hereunder are granted or approved except for the purposes and use by TWA, and its agents, successors and assigns for the uses and purposes stated herein.
Grantee will, at its sole cost and expense, restore the surface of all disturbed areas on the utility easement to its original condition as near as is reasonably practicable, the damage or disturbance to which shall have been occasioned by the maintenance, operation, repair, inspection, replacement or removal of the water and wastewater utilities and associated facilities within the easement or other exercise by the Grantee of its rights under this Easement.

Grantor shall not place any permanent structures or improvements such as buildings or foundations on, over, or across the easement. Grantee shall have the right and authority to clear the easement area of trees, limbs, vegetation, or other physical objects which endanger or interfere with the safe or efficient installation, operation, or maintenance of facilities existing within the easement.

Grantor warrants that it is the record owner of the lands, and has the power and authority to grant this easement.

By delivery and acceptance hereof, the parties and their successors intend to and shall be bound by the terms and conditions hereof.

IN WITNESS WHEREOF, the Grantor has authorized and caused the execution of this instrument as of the date first above written.

WITNESSES:  

GRANTOR:  

DEERFIELD LAND CORPORATION

By:  

Thomas M. Roehlk, Vice President

Witness #1

Witness #2
STATE OF FLORIDA
COUNTY OF OSCEOLA

The foregoing instrument was acknowledged before me this 13th day of August 2018, by Thomas M. Roehlk, Vice President of Deerfield Land Corporation. He [ X ] is personally known to me or [ ] has produced a driver’s license as identification.

(Seal)

[Signature]
Signature of Notary Public

[Name]
Name of Notary Typed, Printed or Stamped
LEGAL DESCRIPTION

A TRACT OF LAND LING IN SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST, OSCEOLA COUNTY, FLORIDA, AND AFFECTING THE FOLLOWING RECORDED PLATS: A PORTION OF LOT 2, OSCEOLA CORPORATE CENTER-REALTOR TWENTY EIGHT, AS RECORDED IN PLAT BOOK 25, PAGE 155, AND A PORTION OF LOT 2 AND LOT 3, OSCEOLA CORPORATE CENTER-REALTOR THIRTY, AS RECORDED IN PLAT BOOK 26, PAGE 26, AND A PORTION OF LOT 2 AND TRACT "A" MARY LOUIS LANE, OSCEOLA CORPORATE CENTER-REALTOR NINETEEN, AS RECORDED IN PLAT BOOK 21, PAGE 130, AND A PORTION OF LOT 1, OSCEOLA CORPORATE CENTER, AS RECORDED IN PLAT BOOK 6, PAGE 147, ALL OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 2, OSCEOLA CORPORATE CENTER-REALTOR TWENTY EIGHT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE 155 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; SAID POINT BEING ON THE WESTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 627-ORANGE AVENUE; THENCE SOUTH 18°36'58" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 648.72 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1573.35 FEET; THENCE SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 40°55'06" FOR A DISTANCE OF 1125.78 FEET TO A POINT OF TANGENCY; THENCE SOUTH 22°16'10" EAST, A DISTANCE OF 22.67 FEET; THENCE SOUTH 03°49'16" WEST, A DISTANCE OF 49.90 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, RUN NORTH 24°42'50" WEST, A DISTANCE OF 39.18 FEET; THENCE NORTH 01°28'15" WEST, A DISTANCE OF 24.29 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1591.35 FEET AND A CHORD BEARING OF NORTH 01°54'41" WEST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°07'18" FOR A DISTANCE OF 1142.12 FEET TO A POINT OF TANGENCY; THENCE NORTH 18°38'58" EAST, A DISTANCE OF 527.32 FEET; THENCE NORTH 43°45'31" WEST, A DISTANCE OF 1008.98 FEET; THENCE NORTH 02°09'13" WEST, A DISTANCE OF 63.30 FEET; THENCE NORTH 27°50'47" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 62°09'13" WEST, A DISTANCE OF 561.48 FEET; THENCE NORTH 89°10'54" WEST, A DISTANCE OF 125.61 FEET; THENCE NORTH 89°54'55" WEST, A DISTANCE OF 512.01 FEET; THENCE NORTH 89°47'56" WEST, A DISTANCE OF 10.13 FEET; THENCE NORTH 89°16'32" WEST, A DISTANCE OF 208.33 FEET; THENCE NORTH 89°54'29" WEST, A DISTANCE OF 251.67 FEET; THENCE NORTH 89°56'25" WEST, A DISTANCE OF 388.01 FEET; THENCE NORTH 89°53'31" WEST, A DISTANCE OF 506.51 FEET; THENCE SOUTH 40°20'03" WEST, A DISTANCE OF 74.02 FEET; THENCE SOUTH 84°58'31" WEST, A DISTANCE OF 13.31 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441-ORANGE BLOSSOM TRAIL; THENCE NORTH 08°51'17" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 10.01 FEET; THENCE, DEPARTING THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY No. 441, RUN NORTH 08°50'31" EAST, A DISTANCE OF 10.14 FEET; THENCE NORTH 46°28'03" EAST, A DISTANCE OF 74.53 FEET; THENCE SOUTH 80°55'31" EAST, A DISTANCE OF 510.41 FEET; THENCE SOUTH 88°56'25" EAST, A DISTANCE OF 386.00 FEET; THENCE SOUTH 89°54'29" EAST, A DISTANCE OF 252.42 FEET; THENCE SOUTH 89°18'32" EAST, A DISTANCE OF 208.34 FEET; THENCE SOUTH 89°47'56" EAST, A DISTANCE OF 9.29 FEET; THENCE SOUTH 89°54'55" EAST, A DISTANCE OF 512.06 FEET; THENCE SOUTH 89°10'54" EAST, A DISTANCE OF 150.08 FEET; THENCE SOUTH 02°09'13" EAST, A DISTANCE OF 614.56 FEET; THENCE SOUTH 43°45'31" EAST, A DISTANCE OF 894.86 FEET; THENCE NORTH 18°38'58" EAST, A DISTANCE OF 73.81 FEET; THENCE NORTH 00°02'38" EAST, A DISTANCE OF 34.94 FEET; THENCE NORTH 18°38'58" EAST, A DISTANCE OF 50.97 FEET; THENCE NORTH 18°57'29" EAST, A DISTANCE OF 250.28 FEET; THENCE NORTH 18°08'12" EAST, A DISTANCE OF 251.74 FEET; THENCE SOUTH 73°51'27" EAST, A DISTANCE OF 15.42 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 945.00 FEET AND A CHORD BEARING OF NORTH 18°35'50" EAST, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°42'25" FOR A DISTANCE OF
11.66 FEET TO A POINT OF TANGENCY, THENCE NORTH 15°12'37" EAST, A DISTANCE OF 125.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1103.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°37'31" FOR A DISTANCE OF 50.54 FEET TO A POINT OF TANGENCY, THENCE NORTH 17°50'08" EAST, A DISTANCE OF 137.85 FEET; THENCE NORTH 00°44'03" WEST, A DISTANCE OF 41.44 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF MARY LOUIS LANE, A PRIVATE RIGHT OF WAY, PER THE PLAT OF OSCEOLA CORPORATE CENTER-REPLAT NINETEEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 21, PAGE 130, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE SOUTH 89°45'34" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1.90 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 48.00 FEET AND A CHORD BEARING OF SOUTH 45°51'32" EAST; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 32°12'25" FOR A DISTANCE OF 24.17 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF STATE ROAD No.527-ORANGE AVENUE. THENCE SOUTHERLY ALONG SAID WESTERLY LINE THE FOLLOWING NINE COURSES AND DISTANCES: SOUTH 17°50'08" WEST, A DISTANCE OF 167.14 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1093.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°37'31" FOR A DISTANCE OF 50.08 FEET TO A POINT OF TANGENCY; THENCE SOUTH 15°12'37" WEST, A DISTANCE OF 125.35 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 955.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°40'49" FOR A DISTANCE OF 48.34 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 46.50 FEET AND A CHORD BEARING OF SOUTH 77°30'09" WEST; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14°45'01" FOR A DISTANCE OF 12.49 FEET; THENCE SOUTH 16°08'12" WEST, A DISTANCE OF 211.62 FEET; THENCE SOUTH 18°57'26" WEST, A DISTANCE OF 250.15 FEET; THENCE SOUTH 15°08'37" WEST, A DISTANCE OF 48.46; THENCE SOUTH 00°02'38" WEST, A DISTANCE OF 36.49 FEET TO THE POINT OF BEGINNING.

CONTAINING 115,457 SQUARE FEET, OR 2.65 ACRES, MORE OR LESS.

The above description is in accordance with the Attachment "A", prepared by American Layout & Land Surveying dated July 31, 2018

Robert W. Molino, P.S.M.
Professional Surveyor & Mapper
Florida License No. LS5980
July 31, 2018
**SKETCH OF DESCRIPTION**
**ATTACHMENT "A"**

- **NOT A SURVEY -**

**MATCH TO SHEET 3**

**LOT 1**
OSCEOLA CORPORATE CENTER
- REPLAT TWENTY EIGHT -
(PLAT BOOK 25, PAGES 155)

**LOT 3**
OSCEOLA CORPORATE CENTER
- REPLAT THIRTY -
(PLAT BOOK 26, PAGES 26)

**MATCH TO SHEET 5**

SURVEYOR'S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Adanson Street, Suite 800, Orlando, Florida 32804
Tel: No. (844) 787-8399
LICENSED BUSINESS No. 6131
Z/AMERICAN LAYOUT/1569/1569-500.00G

Scale 1"=100'
SKETCH OF DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -

LOT 1
OSCEOLA CORPORATE CENTER
- REplat Thirty -
(PLAT BOOK 26, PAGES 26)

LOT 2

R = RADIUS
D = DELTA
L = ARC LENGTH
CB = CHORD BEARING
CD = CHORD DISTANCE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY

SURVEYOR'S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Monson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 767-9399
LICENSED BUSINESS No. 8131
Z/AMERICAN LAYOUT/1569/1569-S00.DWG
SKETCH OF DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -

MARY LOUIS LANE  (PRIVATE RIGHT OF WAY)
SOUTH RIGHT OF WAY LINE

LOT 1
OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN -
(PLAT BOOK 21, PAGES 130)

LOT 2
OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN -
(PLAT BOOK 21, PAGES 130)

SURVEYOR'S NOTES
1) Bearings are based on the Florida State
   Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Adanson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 767-0999
LICENSED BUSINESS No. 8136
Z/AMERICAN LAYOUT/1569/1569~SCD.DWG
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

ORANGE COUNTY

S 89°54'55" E
512.06'

S 89°10'54" E
150.08'

NORTH LINE OF THE NORTHEAST 1/4 OF
SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST

MARY LOUIS LANE
(PRIVATE RIGHT OF WAY)
(PLAT BOOK 21, PAGES 130)

SOUTH RIGHT OF WAY LINE

N 89°10'54" W
512.01'

N 89°10'54" W
125.61'

LOT 2
OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN -
(PLAT BOOK 21, PAGES 130)

SURVEYOR'S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Adamson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 787-8399
LICENSED BUSINESS No. 8131
Z/AMERICAN LAYOUT/1569/1569-S00.DWG
SKETCH OF DESCRIPTION
ATTACHMENT "A"
- NOT A SURVEY -

NORTH 1/4 CORNER OF
SECTION 3-25-29

S 89°54'29" N
251.67'

S 80°18'32" E
208.34'

S 89°47'56" E
9.29'

MARY LOUIS' LANE

NORTH LINE OF THE
NORTHEAST 1/4 OF SECTION 3,
TOWNSHIP 25 SOUTH, RANGE 29 EAST

S 89°54'55" E
512.06'

N 89°54'55" W
512.01'

N 89°47'56" W
10.13'

LOT 1 - OSCEOLA CORPORATE CENTER
(PLAT BOOK 6, PAGES 147-149)

SURVEYOR'S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Anderson Street, Suite 800, Orlando, Florida 32804
Tel. No. (844) 767-8399
LICENSED BUSINESS No. 8131
Z/AMERICAN LAYOUT/1569/1569-SOD.DWG
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

ORANGE COUNTY

NORTH LINE OF THE NORTHWEST 1/4 OF
SECTION 3, TOWNSHIP 25 SOUTH, RANGE 29 EAST

S 89°53'31" E 510.41'

MARY LOUIS LANE
(PRIVATE RIGHT OF WAY) (PLAT BOOK 21, PAGES 130)
S 88°56'25" E 252.42'

A PORTION OF TRACT B
OSCEOLA CORPORATE CENTER
(PLAT BOOK 6, PAGES 147-149)

LOT 1 - OSCEOLA CORPORATE CENTER
(PLAT BOOK 6, PAGES 147-149)

N 89°53'31" W 506.31'

SURVEYOR'S NOTES
1) Bearings are based on the Florida State
   Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Adamson Street, Suite 100, Orlando, Florida 32804
Tel. No. (844) 787-8369
LICENSED BUSINESS No. 8131

Z/AMERICAN LAYOUT/1569/1569-S00.DWG
SKETCH OF DESCRIPTION ATTACHMENT "A"
- NOT A SURVEY -

SURVEYOR’S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.

AMERICAN LAYOUT & LAND SURVEYING
5125 Woodson Street, Suite 800, Orlando, Florida 32804
Tele. No. (844) 767-6399
LICENSED BUSINESS No. 8131
Z/AMERICAN LAYOUT/1569/1569-S00.DWG
SKETCH OF DESCRIPTION
ATTACHMENT "A"

NOT A SURVEY

MARY LOUIS LANE
(PRIVATE RIGHT OF WAY)
SOUTH RIGHT OF WAY LINE
N00°44'03"W 41.44'
N17°50'08"E 137.85'

R=1103.00'  D=02°37'31"
L=50.54'

LOT 1
OSCEOLA CORPORATE CENTER
- REPLAT NINETEEN -
(PLAT BOOK 21, PAGES 130)

R=945.00'  D=00°42'25"
L=11.66'
CB=N15°12'37"E 125.35'
CD=11.66'

S7°35'1"E 16.42'

N16°08'12"E 251.74'

S16°08'12"W 211.62'

N18°57'28"E 250.28'

MATCH TO SHEET 3

SURVEYOR'S NOTES
1) Bearings are based on the Florida State Plane Geodetic System.
2) See sheets 1 and 2 for Legal Description.