



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: December 13, 2018

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

DIVISION: **Real Estate Management**
Phone: (407) 836-7090

ACTION REQUESTED: Approval of Utility Easement from Vineland Express, LLC to Orange County and authorization to record instrument

PROJECT: Village F Parcels N-1 and N-17 Ph 1 Permit #16-S-038 OCU File # 86366
District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development.

ITEM: Utility Easement
Cost: Donation
Size: 29,788 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 08 2019

THIS IS A DONATION

Project: Village F Parcels N-1 and N-17 Ph 1 Permit #16-S-038 OCU File # 86366

UTILITY EASEMENT

THIS INDENTURE, Made this 15th day of November, A.D. 2018, between Vineland Express, LLC, a Florida limited liability company, whose address is 9030 Southern Breeze Drive, Orlando, Florida, 32836, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, That the GRANTOR, in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

33-23-27-0000-00-025

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

Project: Village F Parcels N-1 and N-17 Ph 1 Permit #16-S-038 OCU File # 86366

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered
in the presence of:

Vineland Express, LLC,
a Florida limited liability company

Laura Reynolds
Witness

BY: Vishaal Gupta
Vishaal Gupta, Manager

Laura Reynolds
Printed Name

Manda Hepler
Witness

Linda Keifer
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th of November,
2018, by Vishaal Gupta, as Manager, of Vineland Express, LLC, a Florida limited liability company, on
behalf of the limited liability company. He/She is personally known to me or has produced
as identification.



Laura N. Reynolds
Notary Signature

Laura N. Reynolds
Printed Notary Name

This instrument prepared by:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the county and state aforesaid.

My commission expires: 02/23/2021

SKETCH OF DESCRIPTION

PROJECT NAME: VILLAGE F PARCEL N-1 AND N-17 PHASE 1
OCU 16-S-038
FILE#: 86366

LEGAL DESCRIPTION: UTILITY EASEMENT

A 70.00 FOOT WIDE STRIP OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF MURCOTT BLOSSOM BOULEVARD, LAKEVIEW POINTE AT HORIZON WEST PHASE 2B, AS RECORDED IN PLAT BOOK 89, PAGES 45 THROUGH 49 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 89°49'13" WEST FOR A DISTANCE OF 255.43 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 1233.92 FEET, A CENTRAL ANGLE OF 06°36'05", THE CHORD OF WHICH BEARS SOUTH 86°31'11" WEST FOR A DISTANCE OF 142.09 FEET, FOR AN ARC LENGTH OF 142.17 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE SOUTHERLY HAVING A RADIUS OF 920.00 FEET, A CENTRAL ANGLE OF 01°44'35", THE CHORD OF WHICH BEARS SOUTH 82°20'51" WEST FOR A DISTANCE OF 27.99 FEET, FOR AN ARC LENGTH OF 27.99 FEET TO A NON-TANGENT POINT SAID POINT ALSO BEING THE SOUTHEAST CORNER MURCOTT BLOSSOM BOULEVARD ACCORDING TO SUMMERLAKE GROVES, AS RECORDED IN PLAT BOOK 85, PAGES 1 THROUGH 7 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 00°04'09" EAST ALONG THE EASTERLY LINE OF SAID MURCOTT BLOSSOM BOULEVARD FOR A DISTANCE OF 70.74 FEET TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 990.00 FEET, A CENTRAL ANGLE OF 01°07'53", THE CHORD OF WHICH BEARS NORTH 82°39'12" EAST FOR A DISTANCE OF 19.55 FEET, FOR AN ARC LENGTH OF 19.55 FEET TO A POINT OF COMPOUND CURVATURE CONCAVE SOUTHERLY HAVING A RADIUS OF 1303.92 FEET, A CENTRAL ANGLE OF 06°36'05", THE CHORD OF WHICH BEARS NORTH 86°31'11" EAST FOR A DISTANCE OF 150.15 FEET, FOR AN ARC LENGTH OF 150.23 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°49'13" EAST FOR A DISTANCE OF 255.73 FEET TO THE NORTHWEST CORNER OF MURCOTT BLOSSOM BOULEVARD ACCORDING TO SAID LAKEVIEW POINTE AT HORIZON WEST PHASE 2B ALSO BEING THE WEST LINE OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA; THENCE RUN SOUTH 00°04'19" WEST ALONG THE WESTERLY LINE OF SAID MURCOTT BLOSSOM BOULEVARD FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 29,788 SQUARE FEET OF LAND, MORE OR LESS.

SHEET 1 OF 2

Drawing name: L:\Data\20100010\SKETCHES\SKETCH 12 70UE.dwg SHEET 1



16 EAST PLANT STREET
Winter Garden, Florida 32787 * (407) 654-5355

SURVEYOR'S NOTES:

REV. 9/12/18

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 33-23-27 AS BEING N89°49'13"E FOR ANGULAR DESIGNATION ONLY.
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE
5. DELINEATION OF THE LAND SHOWN HEREON IS ACCORDING TO THE CLIENT'S INSTRUCTIONS

JOB NO. 20100010
 DATE: 8/23/18
 SCALE: 1"=100'
 FIELD BY: N/A

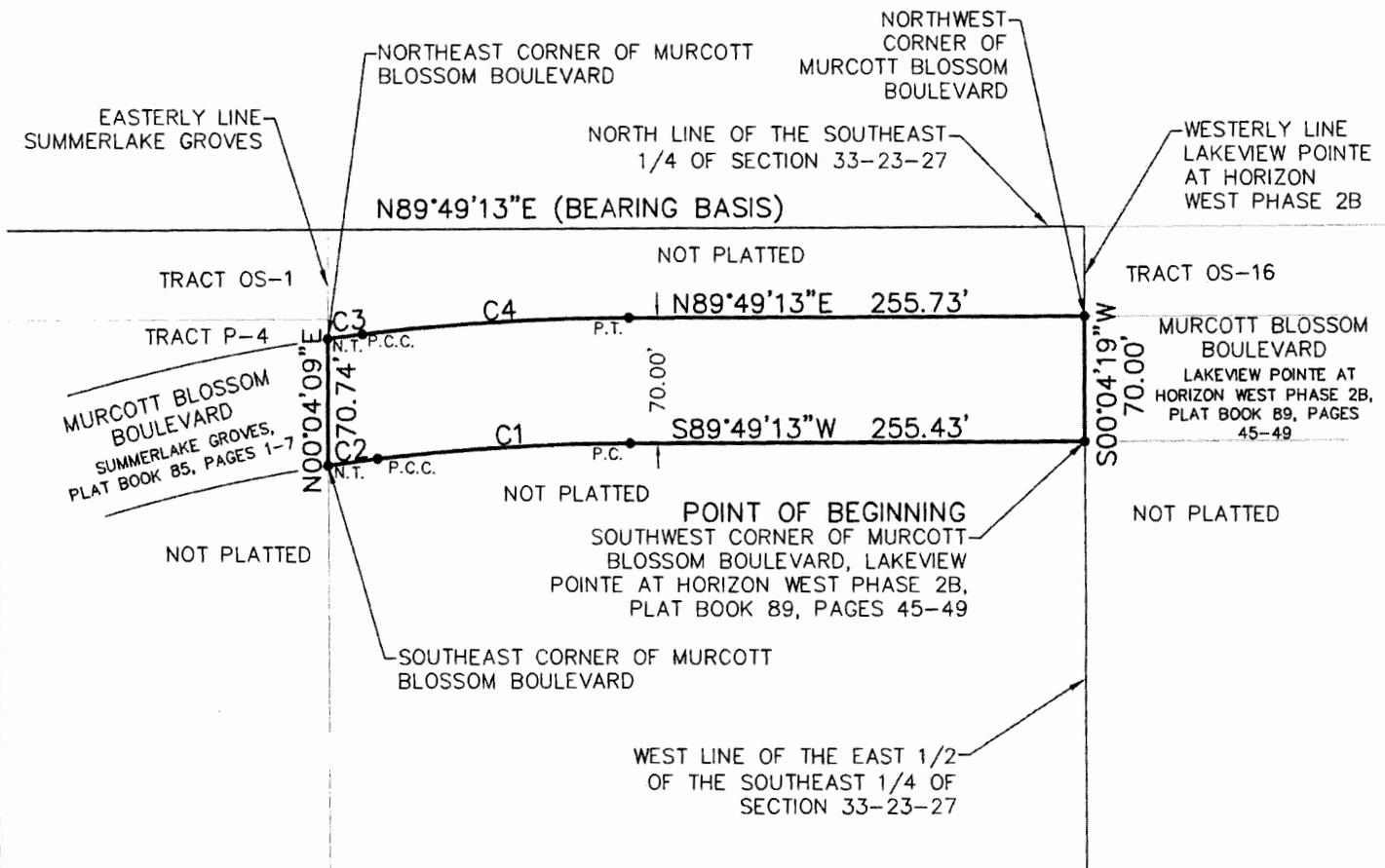
CALCULATED BY: BRH
 DRAWN BY: BRH
 CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICHMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE	CENTRAL ANGLE
C1	1233.92'	142.17'	S86°31'11"W	142.09'	06°36'05"
C2	920.00'	27.99'	S82°20'51"W	27.99'	01°44'35"
C3	990.00'	19.55'	N82°39'12"E	19.55'	01°07'53"
C4	1303.92'	150.23'	N86°31'11"E	150.15'	06°36'05"



SHEET 2 OF 2

Drawing name: L:\Data\20100010\SKETCHES\SKETCH 12 70UE.dwg SHEET 2



16 EAST PLANT STREET
Winter Garden, Florida 32787 * (407) 654-5355

LEGEND:

REV. 9/12/18

LS	LICENSED SURVEYOR	P.C.	POINT OF CURVATURE
LB	LICENSED BUSINESS	P.T.	POINT OF TANGENCY
•	CHANGE IN DIRECTION	P.C.C.	POINT OF COMPOUND CURVATURE
N.T.	NON-TANGENT		

JOB NO. 20100010

CALCULATED BY: BRH

DATE: 8/23/18

DRAWN BY: BRH

SCALE: 1"=100'

CHECKED BY: MR

FIELD BY: N/A