

# RESOLUTION

*of the*

## ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

*regarding*

### RATIFICATION OF INTEREST IN THAT CERTAIN DRAINAGE EASEMENT RECORDED ON JUNE 26, 2025, IN OFFICIAL RECORDS AS DOCUMENT NO. 20250374185 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

RESOLUTION NO. \_\_\_\_\_

**WHEREAS**, through Resolution No. 86-M-44, Orange County has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by the Board of County Commissioners of Orange County (the "Board") at a public hearing; and

**WHEREAS**, on or about the 26<sup>th</sup> day of June 2025, Mission Pointe II LLC, Vass, Inc., Wells Next Generation Financial, LLC, and Greystone Debt Acquisitions, LLC, (the "**Grantors**") recorded a Drainage Easement in favor of Orange County in Official Records as Document No. 20250374185 of the Public Records of Orange County, Florida (the "**Drainage Easement**"); and

**WHEREAS**, the Drainage Easement affects and impacts certain real property, more particularly described on **Exhibit A** attached and incorporated to said Drainage Easement; and

**WHEREAS**, the Drainage Easement was recorded without approval by the Board as required by Resolution No. 86-M-44; and

**WHEREAS**, the Board has reviewed the Drainage Easement and desires to accept the instrument by this Resolution in fulfillment of Resolution No. 86-M-44.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:**

**Section 1.** The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Drainage Easement was properly accepted by the governing board of Orange County, Florida.

**Section 2.** Although the Drainage Easement was never accepted by the Board, as required by Orange County regulations; the Board hereby accepts and ratifies the interest purportedly conveyed to Orange County by the Drainage Easement recorded on June 26, 2025, in Official Records as Document No. 20250374185, of the Public Records of Orange County, Florida.

**Section 3.** The manager of the Orange County Real Estate Management Division, or a designee, shall provide a copy of this Resolution to the Property Appraiser of Orange County, Florida for the records of that office, and shall record this Resolution in the Official Records of Orange County, Florida.

ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

ATTEST: Phil Diamond, CPA  
County Comptroller, As Clerk of the Board  
of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

By: \_\_\_\_\_  
Deputy Clerk

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

Print name: \_\_\_\_\_



Exhibit A

**SKETCH OF DESCRIPTION  
MISSION POINTE 2  
DRAINAGE EASEMENT**

SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

**LEGAL DESCRIPTION**

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE NORTH 330.00 FEET OF THE WEST 2250.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2, PIONEERS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 27-29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, ALSO BEING THE SOUTH LINE OF SAID LOT 2 AND SOUTH LINE OF LOT 3 AND TRACT C OF SAID PIONEERS REPLAT, S89°48'56"E, A DISTANCE OF 1359.23 FEET TO THE APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL; THENCE ALONG SAID APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL, S01°19'55"E, A DISTANCE OF 11.50 FEET; THENCE DEPARTING SAID APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL, N89°48'56"W, A DISTANCE OF 1359.56 FEET TO THE EAST RIGHT OF WAY OF NARCOOSSEE ROAD (COUNTY ROAD 15) VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 347, PAGE 195 AND OFFICIAL RECORDS BOOK 9838, PAGE 5903, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY OF NARCOOSSEE ROAD, N00°20'36"E, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.359 ACRES (15633 SQUARE FEET) OF LAND, MORE OR LESS.


**SURVEYOR'S NOTES**

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A DRAINAGE EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF LOT 3, PIONEERS REPLAT, P.B. 106, PGS. 27-29, WHICH BEARS S89°48'56"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.
6. REVISED ON 7/10/2024 AND 7/11/2024 FOR MAP AND DESCRIPTION.

THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Emanuel Donate, PSM

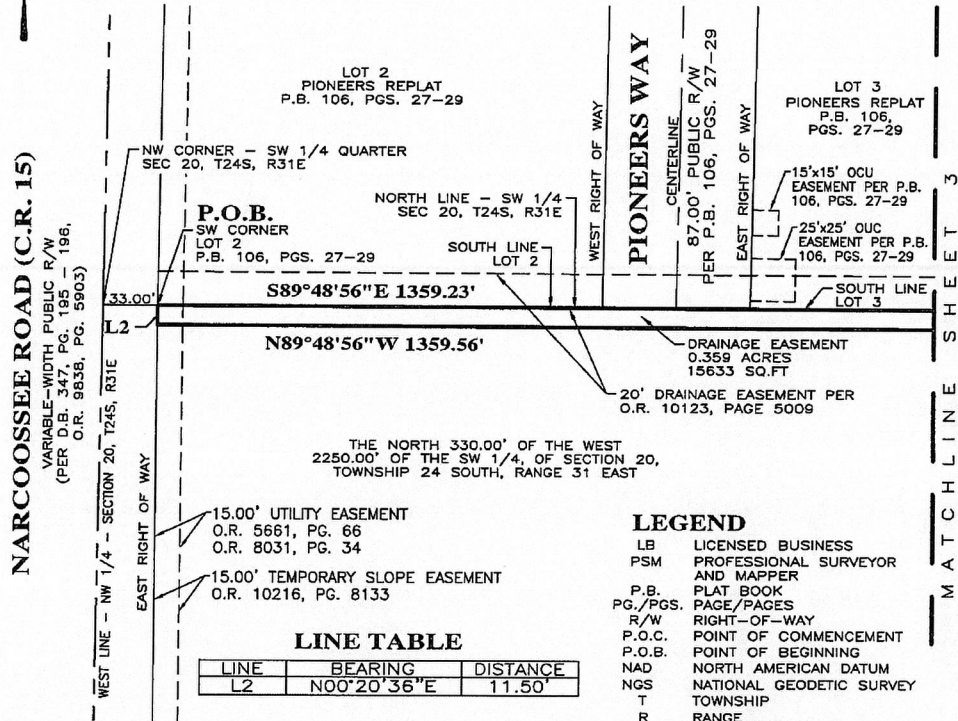
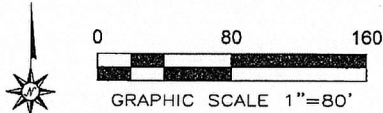
Digitally signed by Emanuel Donate, PSM  
DN: cn=US,  
c=United States of America, ou=Public Works,  
o=Florida Department of Transportation, email=Emanuel.Donate@dot.fl.us,  
date=2024.10.15 13:16:31-0400

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgefl.com FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p><b>SKETCH OF DESCRIPTION</b> FOR <b>THE BAINBRIDGE COMPANIES, LLC</b></p>	<p>DATE OF DRAWING: 17 MAY 2024 MANAGER: MB CADD: JAA PROJECT NUMBER: 984-22004 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 984004_SD4.DWG SCALE: N/A SHEET 1 OF 3</p>
	<p><b>SURVEYOR'S CERTIFICATION</b> I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p><i>Mike Baerhold</i> DATE: 7-11-2024 MIKE BAERHOLD PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575</p>	



# **SKETCH OF DESCRIPTION MISSION POINTE 2 DRAINAGE EASEMENT**

SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE  
NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A  
FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1)

**LEADING EDGE  
LAND SERVICES  
INCORPORATED**

8802 EXCHANGE DRIVE  
ORLANDO, FLORIDA 32809  
PHONE: (407) 351-6730  
FAX: (407) 351-9691  
WEB: www.leadingedge.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION  
FOR  
THE BAINBRIDGE COMPANIES, LLC

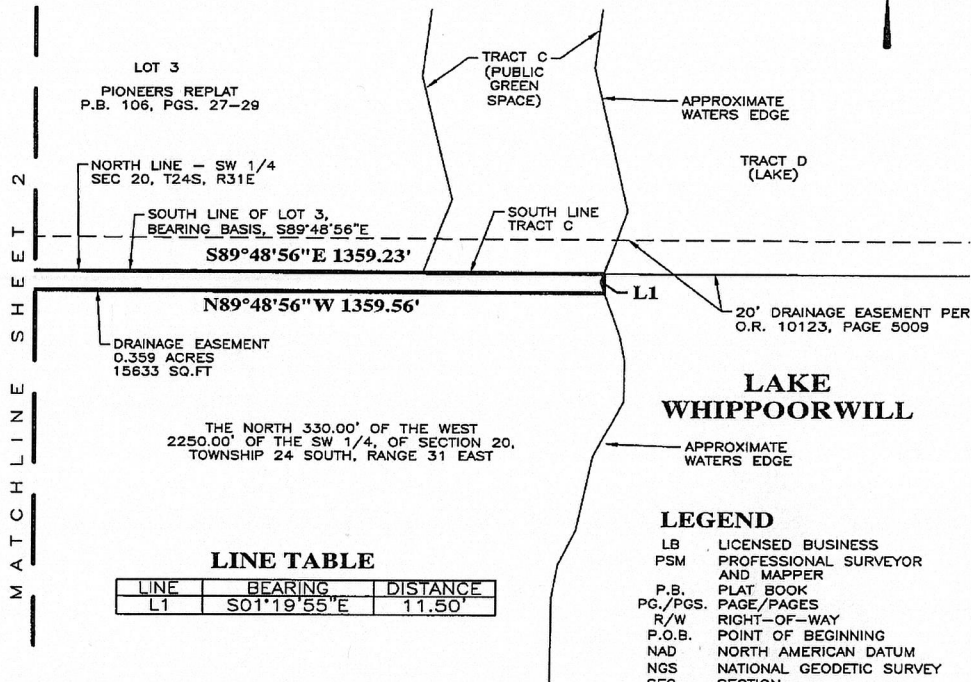
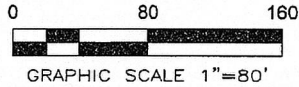
THIS SKETCH IS INCOMPLETE  
UNLESS ACCOMPANIED BY A  
LEGAL DESCRIPTION OF THE  
PROPERTY DEPICTED HEREON

THIS IS NOT A SURVEY

DATE OF DRAWING: 17 MAY 2024
MANAGER: MB CADD: JAA
PROJECT NUMBER: 984-22004
FIELD BOOK NUMBER: N/A
LAST FIELD WORK: N/A
CREW CHIEF(S): N/A
COMPUTER FILE: 984004_SD4.DWG
SCALE: 1"= 80' SHEET 2 OF 3

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SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



THE NORTH 330.00' OF THE WEST  
2250.00' OF THE SW 1/4, OF SECTION 20,  
TOWNSHIP 24 SOUTH, RANGE 31 EAST

## **LINE TABLE**

LINE	BEARING	DISTANCE
L1	S01°19'55"E	11.50'

## **LEGEND**

LB	LICENSED BUSINESS
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.B.	PLAT BOOK
PG./PGS.	PAGE/PAGES
R/W	RIGHT-OF-WAY
P.O.B.	POINT OF BEGINNING
NAD	NORTH AMERICAN DATUM
NGS	NATIONAL GEODETIC SURVEY
SEC	SECTION
T	TOWNSHIP
R	RANGE
DOC#	DOCUMENT NUMBER
SQ.FT.	SQUARE FEET
INT	INTEREST
LLC	LIMITED LIABILITY COMPANY
INC	INCORPORATED
O.R.	OFFICIAL RECORDING

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SCALE: 1"= 80' SHEET 3 OF 3