




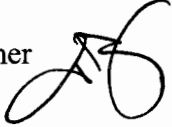
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: November 1, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior 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 D. R. HORTON, INC.
TO ORANGE COUNTY AND AUTHORIZATION TO RECORD
INSTRUMENT

PROJECT: Waterleigh Phase 2A Permit: 16-S-022 OCU File #: 84827
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: 25,908.65 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

NOV 28 2017

THIS IS A DONATION

Project: Waterleigh Phase 2A Permit: 16-S-022 OCU File #: 84827

UTILITY EASEMENT

THIS INDENTURE, Made this 12 day of October, A.D. 2017, between D. R. Horton, Inc., a Delaware corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 6200 Lee Vista Blvd, Suite 400 Orlando Florida 32822, 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, a right-of-way and 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

07-24-27-0000-00-003

TO HAVE AND TO HOLD said right-of-way and 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 right-of-way, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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 right-of-way, 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.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Dallas Austin
Printed Name

[Signature]
Witness

Jemma Markowicz
Printed Name

D. R. Horton, Inc.,
a Delaware corporation

BY: [Signature]

Christopher Wrenn
Printed Name

Assistant Secretary
Title

(Corporate Seal)

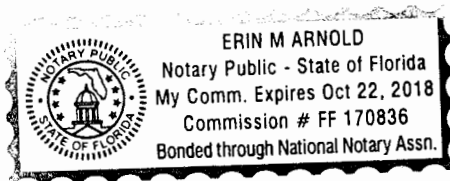
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 12 of October,
2017, by Christopher Wrenn, as Assistant Secretary
of D. R. Horton, Inc., a Delaware corporation, on behalf of the corporation. She is personally
known to me or has produced _____ as identification.

(Notary Seal)



[Signature]
Notary Signature

Erin M. Arnold
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

10/22/18

This instrument prepared by:

Theresa Avery, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

LEGAL DESCRIPTION

SHEET 1 OF 5 DESCRIPTION

SEE SHEET 2 OF 5 FOR DESCRIPTION CONTINUATION

SEE SHEET 3 THROUGH 5 OF 5 FOR SKETCH

OC PERMIT NO.: 16-S-022
 PLAN FILE NO.: 84827
 PROJECT NAME: Waterleigh Phase 2A

A 10.00 FEET WIDE STRIP OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, THE SOUTHEAST 1/4 OF SAID SECTION 7 AND THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, ALSO BEING THE WEST 1/4 CORNER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, OF SAID COUNTY, THENCE N89°54'02"E ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 8, A DISTANCE OF 1215.24 FEET; THENCE DEPARTING SAID NORTH LINE, RUN S00°05'58"E A DISTANCE OF 66.68 FEET TO THE POINT OF BEGINNING; THENCE S47°21'04"E A DISTANCE OF 12.62 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 430.00 FEET, WITH A CHORD BEARING OF S74°20'06"W, AND A CHORD DISTANCE OF 95.90 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°48'18" FOR AN ARC DISTANCE OF 96.10 FEET TO THE POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 466.00 FEET, WITH A CHORD BEARING OF S61°41'46"W, AND A CHORD DISTANCE OF 101.24 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°28'22" FOR AN ARC DISTANCE OF 101.44 FEET TO A NON-TANGENT POINT; THENCE S65°19'02"W A DISTANCE OF 47.98 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 442.50 FEET, WITH A CHORD BEARING OF S46°20'42"W, AND A CHORD DISTANCE OF 30.41 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°56'17" FOR AN ARC DISTANCE OF 30.41 FEET TO A POINT OF TANGENCY; THENCE S44°22'34"W A DISTANCE OF 263.53 FEET TO THE POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 557.50 FEET, WITH A CHORD BEARING OF S63°58'46"W, AND A CHORD DISTANCE OF 374.09 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°12'24" FOR AN ARC DISTANCE OF 381.49 FEET TO THE POINT OF TANGENCY; THENCE S83°34'58"W A DISTANCE OF 170.78 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 557.50 FEET, WITH A CHORD BEARING OF N50°58'28"W, AND A CHORD DISTANCE OF 794.49 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'09" FOR AN ARC DISTANCE OF 884.34 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N29°46'07"W, AND A CHORD DISTANCE OF 12.32 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°28'28" FOR AN ARC DISTANCE OF 12.69 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 103.00 FEET, WITH A CHORD BEARING OF N37°57'10"W, AND A CHORD DISTANCE OF 56.96 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°06'22" FOR AN ARC DISTANCE OF 57.72 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 15.00 FEET, WITH A CHORD BEARING OF N56°16'16"W, AND A CHORD DISTANCE OF 16.94 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°44'34" FOR AN ARC DISTANCE OF 18.00 FEET TO THE POINT OF TANGENCY; THENCE S89°21'27"W, PARALLEL AND 10.00 FEET NORTH OF, WHEN MEASURED PERPENDICULARLY TO, THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 7, A DISTANCE OF 531.03 FEET; THENCE N00°38'33"W DEPARTING SAID SOUTH LINE A DISTANCE OF 10.00 FEET; THENCE N89°21'27"E, PARALLEL AND 20.00 FEET NORTH OF, WHEN MEASURED
 (CONTINUED ON SHEET 2)

Revised date: 11/2/15 curve data
 Revised date: 03/27/17 county comments



16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES:

I:\data\20140340\sketches\20140340-10ue SOD-C01 (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SECTION 8-24-27 BEING A BEARING OF N89°54'02"E.

JOB NO. 20140340
 DATE: 1-31-17
 SCALE: N/A
 FIELD BY: N/A

CALCULATED BY: DH
 DRAWN BY: DH
 CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RICKMAN P.S.M. # 5633

LEGAL DESCRIPTION

SHEET 2 OF 5 DESCRIPTION

SEE SHEET 1 OF 5 FOR DESCRIPTION CONTINUATION

SEE SHEET 3 THROUGH 5 OF 5 FOR SKETCH

OC PERMIT NO.:

16-S-022

PLAN FILE NO.:

84827

PROJECT NAME:

Waterleigh Phase 2A

(CONTINUED FROM SHEET 1)

PERPENDICULARLY TO, SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 7, A DISTANCE OF 531.03 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF S56°16'16"E, AND A CHORD DISTANCE OF 28.23 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°44'34" FOR AN ARC DISTANCE OF 29.99 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 93.00 FEET, WITH A CHORD BEARING OF S37°57'10"E, AND A CHORD DISTANCE OF 51.43 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32°06'22" FOR AN ARC DISTANCE OF 52.11 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 25.00 FEET, WITH A CHORD BEARING OF S29°46'07"E, AND A CHORD DISTANCE OF 20.53 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 48°28'28" FOR AN ARC DISTANCE OF 21.15 FEET TO THE POINT OF REVERSE CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 547.50 FEET, WITH A CHORD BEARING OF S50°58'28"E, AND A CHORD DISTANCE OF 780.24 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°53'09" FOR AN ARC DISTANCE OF 868.47 FEET TO THE POINT OF TANGENCY; THENCE N83°34'58"E A DISTANCE OF 170.78 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 547.50 FEET, WITH A CHORD BEARING OF N63°58'46"E, AND A CHORD DISTANCE OF 367.38 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 39°12'24" FOR AN ARC DISTANCE OF 374.65 FEET TO THE POINT OF TANGENCY; THENCE N44°22'34"E A DISTANCE OF 263.53 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 452.50 FEET, WITH A CHORD BEARING OF N46°26'25"E, AND A CHORD DISTANCE OF 32.60 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°07'42" FOR AN ARC DISTANCE OF 32.60 FEET TO A NON-TANGENT POINT; THENCE N65°19'02"E A DISTANCE OF 48.61 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 476.00 FEET, WITH A CHORD BEARING OF N61°44'54"E, AND A CHORD DISTANCE OF 102.55 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 12°22'06" FOR AN ARC DISTANCE OF 102.75 FEET TO THE POINT OF COMPOUND CURVATURE ON A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 440.00 FEET, WITH A CHORD BEARING OF N73°49'42"E, AND A CHORD DISTANCE OF 90.39 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°47'29" FOR AN ARC DISTANCE OF 90.55 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 25,908.65 SQUARE FEET (0.59 ACRES), MORE OR LESS.



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

I:\data\20140340\sketches\20140340-10ue SOD-C01 (2)

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JOB NO. 20140340

CALCULATED BY: DH

DATE: 1-31-17

DRAWN BY: DH

SCALE: N/A

CHECKED BY: MR

FIELD BY: N/A

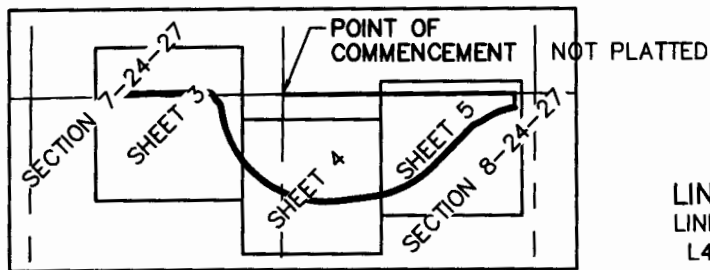
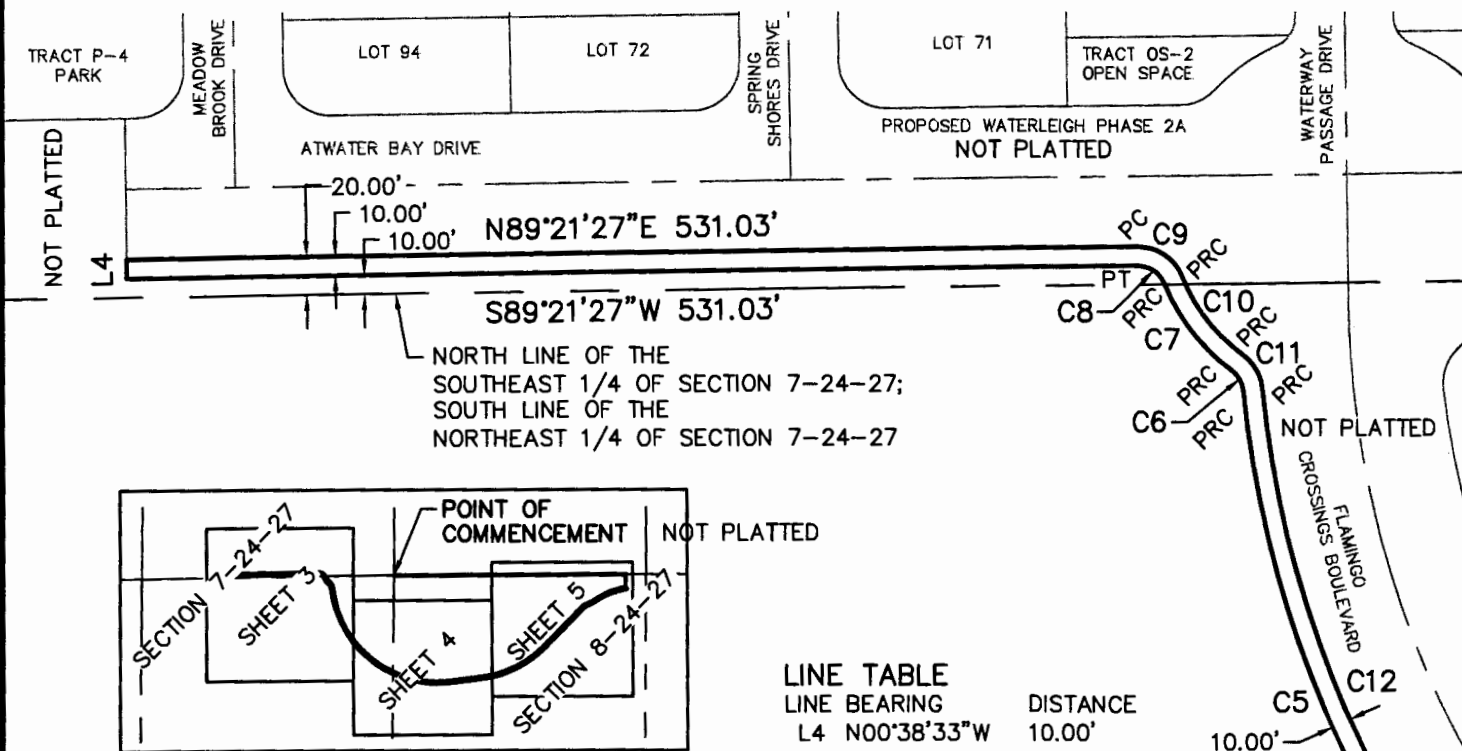
SKETCH OF DESCRIPTION

SHEET 3 OF 5 SKETCH

SEE SHEET 1 AND 2 OF 5 FOR DESCRIPTION

SEE SHEET 4 AND 5 OF 5 FOR SKETCH CONTINUATION

OC PERMIT NO.: 16-S-022
 PLAN FILE NO.: 84827
 PROJECT NAME: Waterleigh Phase 2A



SHEET INDEX
SCALE: 1" = 1000'

LINE TABLE

LINE BEARING	DISTANCE
L4 N00°38'33"W	10.00'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C5	557.50'	90°53'09"	884.34'	794.49'	N50°58'28"W
C6	15.00'	48°28'28"	12.69'	12.32'	N29°46'07"W
C7	103.00'	32°06'22"	57.72'	56.96'	N37°57'10"W
C8	15.00'	68°44'34"	18.00'	16.94'	N56°16'16"W
C9	25.00'	68°44'34"	29.99'	28.23'	S56°16'16"E
C10	93.00'	32°06'22"	52.11'	51.43'	S37°57'10"E
C11	25.00'	48°28'28"	21.15'	20.53'	S29°46'07"E
C12	547.50'	90°53'09"	868.48'	780.24'	S50°58'28"E



MATCHLINE A
SEE SHEET 4
FOR CONTINUATION



16 East Plant Street
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SURVEYOR'S NOTES:

I:\data\20140340\sketches\20140340-10ue SOD-C01 (3)

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JOB NO. 20140340
 DATE: 1-31-17
 SCALE: 1" = 100'
 FIELD BY: N/A

CALCULATED BY: DH
 DRAWN BY: DH
 CHECKED BY: MR

SKETCH OF DESCRIPTION

SHEET 4 OF 5 SKETCH

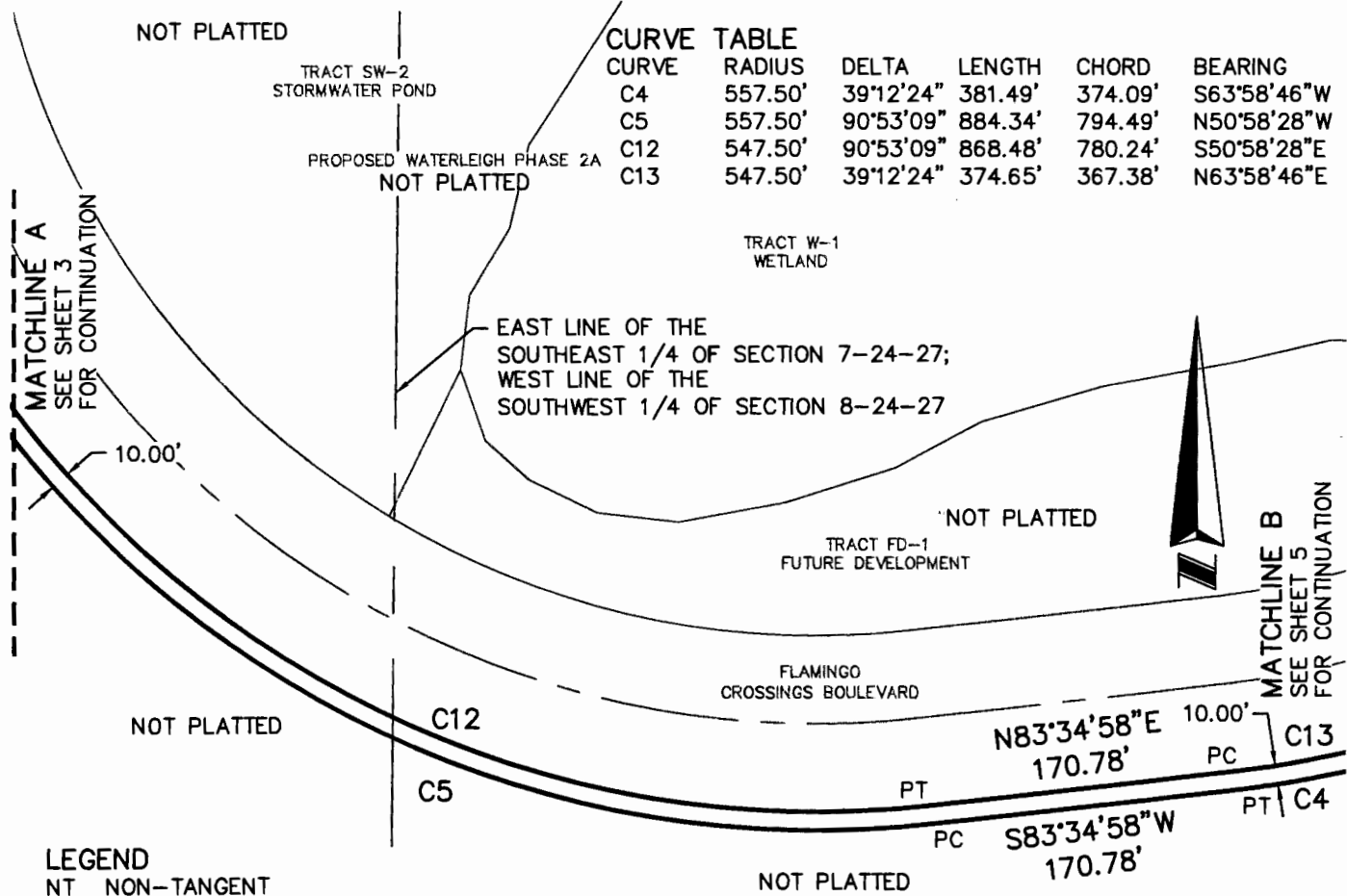
SEE SHEET 1 AND 2 OF 5 FOR DESCRIPTION

SEE SHEET 3 AND 5 OF 5 FOR SKETCH CONTINUATION

OC PERMIT NO.: 16-S-022
 PLAN FILE NO.: 84827
 PROJECT NAME: Waterleigh Phase 2A

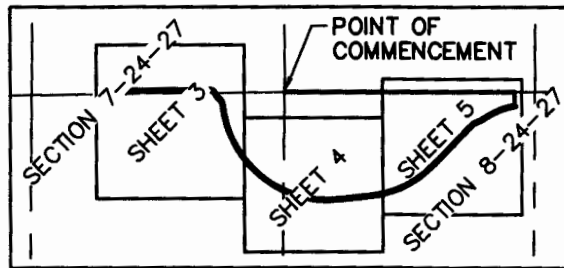
CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C4	557.50'	39°12'24"	381.49'	374.09'	S63°58'46"W
C5	557.50'	90°53'09"	884.34'	794.49'	N50°58'28"W
C12	547.50'	90°53'09"	868.48'	780.24'	S50°58'28"E
C13	547.50'	39°12'24"	374.65'	367.38'	N63°58'46"E



LEGEND

- NT NON-TANGENT
- PCC POINT OF COMPOUND CURVATURE
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY



SHEET INDEX

SCALE: 1" = 1000'

SURVEYOR'S NOTES:

I:\data\20140340\sketches\20140340-10ue SOD-C01 (4)

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SKETCH OF DESCRIPTION

SHEET 5 OF 5 SKETCH

SEE SHEET 1 AND 2 OF 5 FOR DESCRIPTION

SEE SHEET 3 AND 4 OF 5 FOR SKETCH CONTINUATION

OC PERMIT NO.: 16-S-022
 PLAN FILE NO.: 84827
 PROJECT NAME: Waterleigh Phase 2A

NORTH LINE OF THE
 SOUTHWEST 1/4 OF
 SECTION 8-24-27

PROPOSED WATERLEIGH PHASE 2A
 NOT PLATTED

TRACT LS-1
 LANDSCAPE/WALL

N89°54'02"E 1215.24'

POINT OF COMMENCEMENT

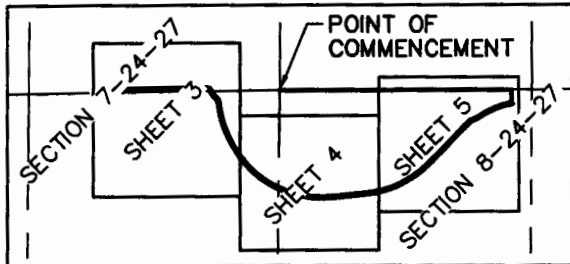
EAST 1/4 CORNER OF SECTION 7-24-27;
 WEST 1/4 CORNER OF SECTION 8-24-27

TRACT FD-1
 FUTURE DEVELOPMENT

POINT OF BEGINNING

10.00'

PCC C16



SHEET INDEX
 SCALE: 1" = 1000'

TRACT W-1
 WETLAND
 PROPOSED WATERLEIGH PHASE 2A
 NOT PLATTED

TRACT FD-1
 FUTURE DEVELOPMENT

FLAMINGO
 CROSSINGS BOULEVARD

N44°22'34"E 263.53'
 S44°22'34"W 263.53'

NOT PLATTED

LINE TABLE

LINE	BEARING	DISTANCE
L1	S00°05'58"E	66.68'
L2	S47°21'04"E	12.62'
L3	S65°19'02"W	47.98'
L5	N65°19'02"E	48.61'

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1	430.00'	12°48'18"	96.10'	95.90'	S74°20'06"W
C2	466.00'	12°28'22"	101.44'	101.24'	S61°41'46"W
C3	442.50'	03°56'17"	30.41'	30.41'	S46°20'42"W
C4	557.50'	39°12'24"	381.49'	374.09'	S63°58'46"W
C13	547.50'	39°12'24"	374.65'	367.38'	N63°58'46"E
C14	452.50'	04°07'42"	32.60'	32.60'	N46°26'25"E
C15	476.00'	12°22'06"	102.75'	102.55'	N61°44'54"E
C16	440.00'	11°47'29"	90.55'	90.39'	N73°49'42"E

MATCHLINE B
 SEE SHEET 4
 FOR CONTINUATION



SURVEYOR'S NOTES:

I:\data\20140340\sketches\20140340-10ue SOD-C01 (5)

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16 East Plant Street
 Winter Garden, Florida 34787 * (407) 654 5355

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