

**THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Sara Solomon, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 16-23-27-0000-00-031

**Project:** Horizon West Library B23906565 OCU File #101276

**NOTICE OF RESERVATION**

**THIS NOTICE OF RESERVATION** ("Notice") is made and entered into as of the date of last execution below, by and between **CITY OF ORLANDO** ("City"), a municipal corporation organized and existing under the laws of the state of Florida, whose address is 400 South Orange Avenue, Orlando, Florida 32801, and **ORANGE COUNTY** ("County") a charter county and political subdivision of the State of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393.

**WHEREAS**, City and County each own an undivided 50% (fifty percent) fee simple interest in the real property commonly known as Water Conserv II Property, described in **Exhibit A**, attached hereto and incorporated herein by this reference ("**Property**"); and

**WHEREAS**, County and City desire to reserve an easement for utility purposes in perpetuity on a portion of the property as described on the attached **Exhibit B**.

**NOW THEREFORE**, County and City hereby reserve an easement for utility purposes in perpetuity despite any further transfer of fee title.

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**IN WITNESS WHEREOF**, the said County and City have caused these presents to be executed in their names.

**“COUNTY”**

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_

Jerry L. Demings  
Orange County Mayor

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

**ATTEST:**

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

By: \_\_\_\_\_

Deputy Clerk

\_\_\_\_\_  
Print Name

Project: Horizon West Library B23906565 OCU File #101276

"CITY OF ORLANDO, FLORIDA"

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

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

ATTEST:

By: \_\_\_\_\_

Stephanie Herdocia, City Clerk

APPROVED AS TO FORM AND LEGALITY

for the use and reliance of the  
City of Orlando, Florida, only

May 5, 2025

Michael J. Jorgensen  
Assistant City Attorney

City Council Meeting: 05-19-2025

Item: 3.5.12 Documentary: 2505193512

**Exhibit A**  
**Legal Description**

Commence at the Southeast corner of the Northeast 1/4 of Section 17, Township 23 South, Range 27 East; thence South  $89^{\circ}54'25''$  West, 608.36 feet; thence South  $01^{\circ}22'42''$  East, 215.06 feet to POINT OF BEGINNING and point on a non-tangent curve concave Southeasterly having a radius of 783.5 feet a chord bearing of North  $75^{\circ}14'21''$  East, 389.37 feet; thence Northeasterly along the arc of said curve through a central angle of  $28^{\circ}46'31''$  for an arc distance of 393.49 feet; thence North  $89^{\circ}36'42''$  East, 2202.26 feet to the point of curvature of a curve concave Northwesterly having a radius of 1203.5 feet with a chord bearing of North  $68^{\circ}42'37''$  East, 858.73 feet; thence Northeasterly through a central angle of  $41^{\circ}48'11''$  an arc distance of 878.07 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 1088.5 feet with a chord bearing of North  $68^{\circ}40'20''$  East, 775.33 feet; thence Northeasterly through a central angle of  $41^{\circ}43'38''$  an arc distance of 792.73 feet; thence North  $89^{\circ}32'09''$  East, 212.08 feet; thence South  $00^{\circ}27'44''$  East, 467.82 feet; thence South  $89^{\circ}37'52''$  West, 752.4 feet; thence South  $00^{\circ}46'01''$  West, 1318.46 feet; thence South  $89^{\circ}37'52''$  West, 329.5 feet; thence South  $00^{\circ}27'44''$  East, 1651.85 feet; thence West, 500 feet; thence South, 165.234 feet; thence South  $89^{\circ}36'47''$  West, 1162.92 feet; thence South  $00^{\circ}04'23''$  East, 165.29 feet; thence South  $89^{\circ}03'04''$  West, 830.49 feet; thence North  $00^{\circ}07'51''$  West, 660.87 feet; thence South  $89^{\circ}35'57''$  West, 166.23 feet; thence North  $00^{\circ}08'32''$  West, 1321.29 feet; thence South  $89^{\circ}50'29''$  West, 806.5 feet; thence North  $00^{\circ}12'55''$  West, 658.691 feet; thence North  $74^{\circ}13'42''$  East, 219.871 feet; thence North  $01^{\circ}22'42''$  West, 389.14 feet to POINT OF BEGINNING

LEGAL DESCRIPTION:

A PORTION OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 16; THENCE RUN SOUTH 00°10'25" EAST ALONG THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 16 FOR A DISTANCE OF 115.00 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF HAMLIN GROVES TRAIL AS RECORDED IN ORANGE COUNTY INSTRUMENT NUMBER 20190068359; THENCE DEPARTING SAID WEST LINE RUN NORTH 89°36'47" EAST ALONG SAID SOUTH RIGHT OF WAY LINE FOR A DISTANCE OF 1975.28 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1203.50 FEET, WITH A CHORD BEARING OF NORTH 85°56'44" EAST, AND A CHORD DISTANCE OF 154.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°20'12" FOR AN ARC DISTANCE OF 154.11 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT OF WAY LINE RUN SOUTH 08°42'28" EAST FOR A DISTANCE OF 55.03 FEET; THENCE RUN NORTH 81°17'32" EAST FOR A DISTANCE OF 30.00 FEET; THENCE RUN NORTH 08°42'28" WEST FOR A DISTANCE OF 54.89 FEET TO AFORESAID SOUTHERLY RIGHT OF WAY LINE ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 1203.50 FEET, WITH A CHORD BEARING OF SOUTH 81°33'47" WEST, AND A CHORD DISTANCE OF 30.00 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 1°25'42" FOR AN ARC DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.038 ACRES (1,647 SF MORE OR LESS).

SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO ESTABLISH AN EASEMENT FOR THE PURPOSES STATED.
3. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
4. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
5. THE BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING SOUTH 89°54'22" WEST.

SYMBOLS AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- ▣ FOUND CONCRETE MONUMENT
- N = NORTH
- E = EAST
- S = SOUTH
- W = WEST
- PC = POINT OF CURVATURE

- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- SEC = SECTION
- C = CHORD DISTANCE
- CD = CHORD DIRECTION
- Δ = INTERNAL ANGLE
- L = ARC LENGTH
- R = RADIUS

"NOT A SURVEY"

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

CERTIFIED TO:  
1. ORANGE COUNTY UTILITIES  
2. ORANGE COUNTY LIBRARY SYSTEM  
3. BORELLI & PARTNERS  
4.



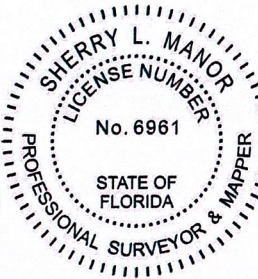
L & S

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Professional Surveyors and Mappers

489 STATE ROAD 436 | SUITE 117 | CASSELBERRY, FL | 32707  
PHONE 407.681.3836 | WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM  
PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

**SURVEYOR'S CERTIFICATION**  
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.

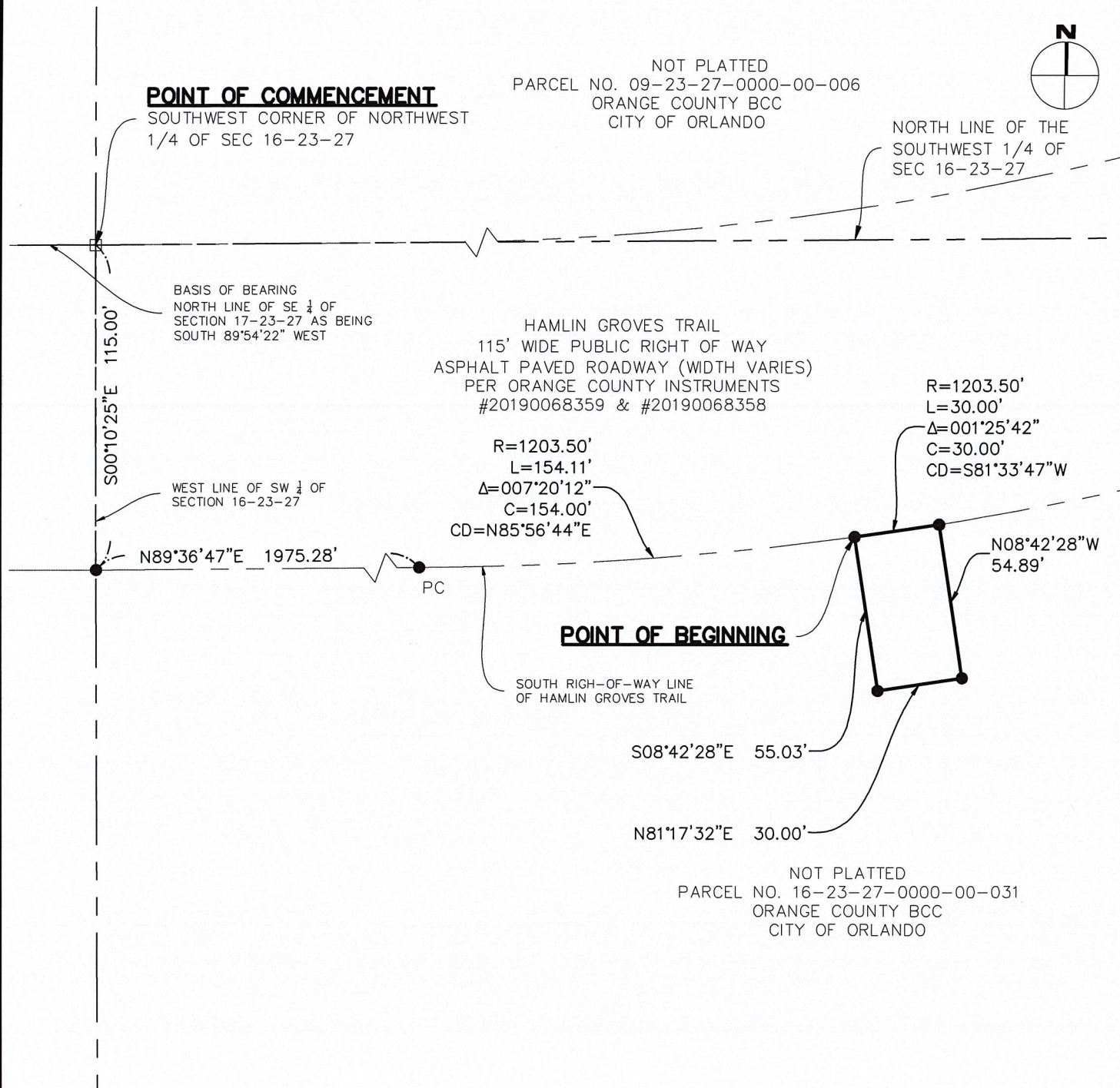


Digitally signed  
by Sherry Manor  
Date: 2024.08.12  
11:21:37 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961

HORIZON WEST OCLS			
PROJECT No.	220058	DRAWN DATE	2024.MAR.19
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A
No.	DATE	BY	DESCRIPTION
Δ1	2024.08.06	S.MANOR	COUNTY COMMENTS
Δ2	2024.08.12	B.SHINHOLSER	COUNTY COMMENTS

SKETCH OF DESCRIPTION  
UTILITY EASEMENT



"NOT A SURVEY"

SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL DESCRIPTION

HORIZON WEST OCLS

PROJECT No.	220058	DRAWN DATE	2024.MAR.19
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SURVEY DATE	N/A	APPROVED BY	S.MANOR
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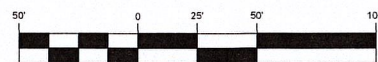
No.	DATE	BY	DESCRIPTION
Δ1	2024.08.06	S.MANOR	COUNTY COMMENTS
Δ2	2024.08.12	B.SHINHOLSER	COUNTY COMMENTS



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GRAPHIC SCALE



1 INCH = 50 FEET

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SAID PARCEL CONTAINING 150 SF MORE OR LESS.

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SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH

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3. BORELLI & PARTNERS	
4.	

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SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
Δ1	2024.05.22	L.CERNIGLIA	UPDATING ESMNT LOCATION
Δ2	2024.08.12	B.SHINHOLSER	COUNTY COMMENTS



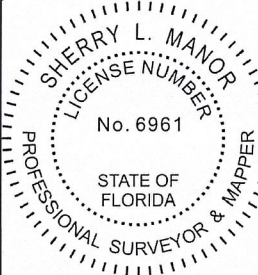
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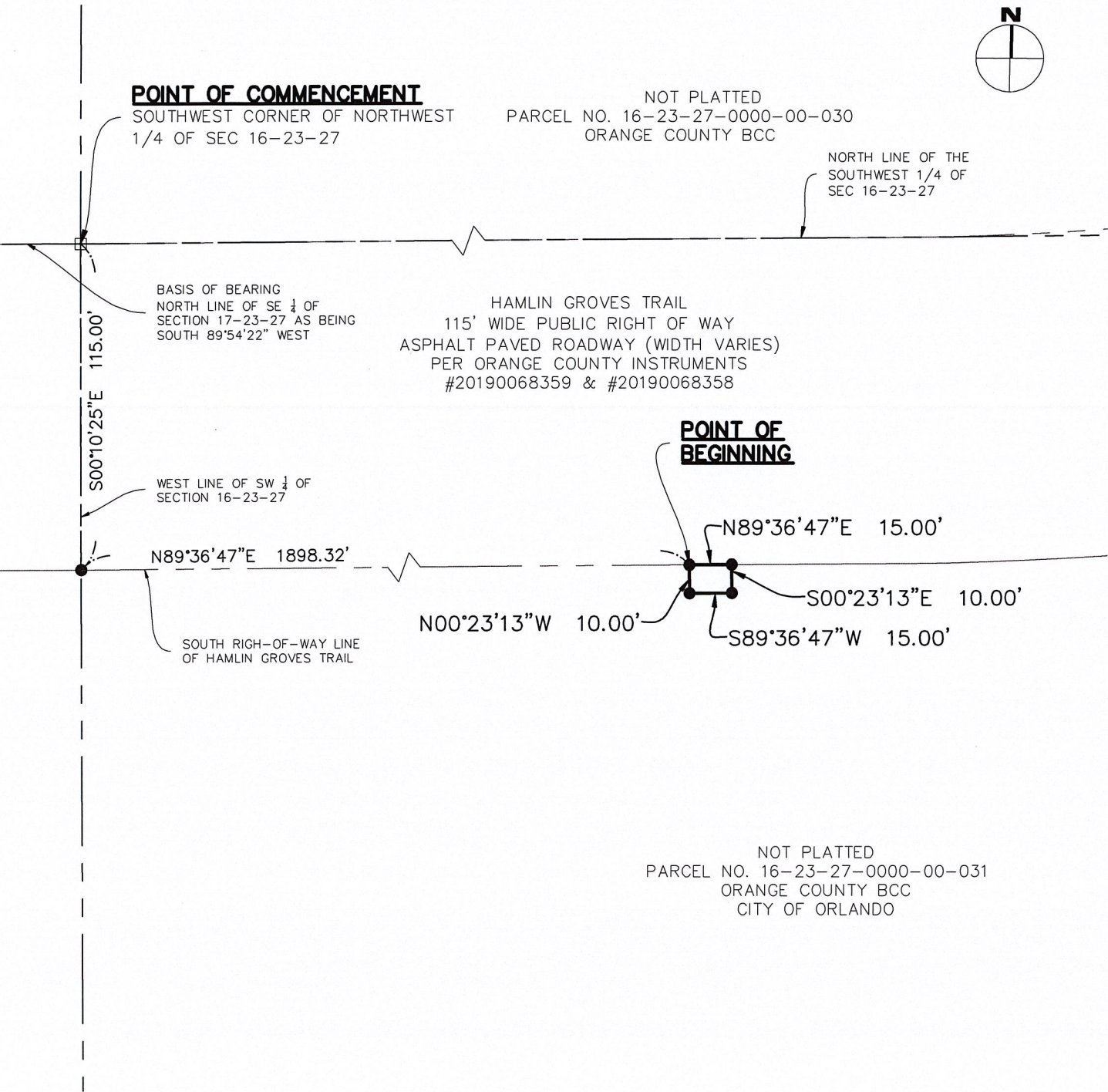
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**Digitally signed**  
by Sherry Manor  
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2024.08.12  
11:22:21 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961



"NOT A SURVEY"

SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL DESCRIPTION

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