



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: July 19, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager
Real Estate Management Division

Plc for mgr.

FROM: Peter Stanley, Title Examiner *PS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM NESHA HOLDINGS, LLC
TO ORANGE COUNTY AND AUTHORIZATION TO RECORD
INSTRUMENT

PROJECT: Elite Business Park Permit #B16903559 OCU File#: 88106

District 3

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

ITEM: Utility Easement
Cost: Donation
Size: 225 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 07 2018

THIS IS A DONATION

Project: Elite Business Park Permit #B16903559 OCU File#: 88106

UTILITY EASEMENT

THIS INDENTURE, Made this 5th day of June, A.D. 2018, between Nesha Holdings LLC, a Florida limited liability company, whose address is 6325 McCoy Road, 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, 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

14-23-30-5240-13-032

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.

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.

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]
Signature of Witness

JEFFERSON SOOKNARINE
Printed Name

[Signature]
Signature of Witness

NYLA SOOKNARINE
Printed Name

(Signature of **TWO** witnesses required by Florida law)

Nesha Holdings LLC,
a Florida limited liability company

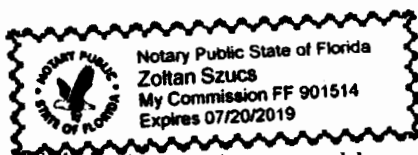
BY: [Signature]
Shara S. Sooknarine, Manager

DATE: June 5th 2018

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 6th day of
JUNE, 2018, by Shara S. Sooknarine, Manager of Nesha Holdings LLC,
a Florida limited liability company, on behalf of the limited liability company. She/he is
☒ personally known to me or [] has produced _____ as identification.

Notary Seal



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

[Signature]
Notary Signature

ZOLTAN SZUCS
Printed Notary Name
Notary Public in and for the County and State
aforesaid

My commission expires: 07/20/2019

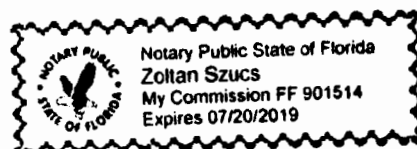


EXHIBIT A

SKETCH & LEGAL DESCRIPTION UTILITY EASEMENT ELITE BUSINESS PARK

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

PROJECT NAME: ELITE BUSINESS PARK
BUILDING DEPARTMENT NUMBER: B16903559
PURPOSE: PERMANENT UTILITY EASEMENT

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9539, PAGE 3980 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF LOT 2, ORLANDO CORPORATE CENTRE PHASE 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 60, PAGES 111-121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE WITH THE EAST LINE OF SAID LOT 2, N00°00'00"E, A DISTANCE OF 1264.66 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF HOFFNER AVENUE (VARIABLE-WIDTH RIGHT OF WAY PER RIGHT OF WAY MAP SECTION 75080); THENCE WITH SAID SOUTH RIGHT-OF-WAY LINE THE FOLLOWING TWO (2) COURSES: 1) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1550.88 FEET, A CENTRAL ANGLE OF 6°43'29" AND A CHORD BEARING AND DISTANCE OF S83°39'28"E, 181.92 FEET) FOR AN ARC DISTANCE OF 182.02 FEET; 2) SOUTHEASTERLY WITH THE ARC OF A NON-TANGENT CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1160.23 FEET, A CENTRAL ANGLE OF 4°24'20" AND A CHORD BEARING AND DISTANCE OF S78°14'55"E, 89.19 FEET) FOR AN ARC DISTANCE OF 89.21 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE WITH SAID SOUTH RIGHT-OF-WAY LINE, SOUTHEASTERLY WITH THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 1160.23 FEET, A CENTRAL ANGLE OF 0°44'27" AND A CHORD BEARING AND DISTANCE OF S75°40'31"E, 15.00 FEET) FOR AN ARC DISTANCE OF 15.00 FEET; THENCE LEAVING SAID SOUTH RIGHT-OF-WAY LINE, S14°19'29"W, A DISTANCE OF 15.00 FEET; THENCE N75°40'31"W, A DISTANCE OF 15.00 FEET; THENCE N14°19'29"E, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 225 SQUARE FEET (0.005 ACRES) OF LAND, MORE OR LESS.


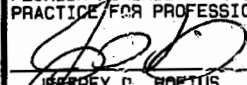
SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS THE EAST LINE OF LOT 2, ORLANDO CORPORATE CENTRE PHASE 2 AS RECORDED IN PLAT BOOK 60, PAGES 111-121 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WHICH IS ASSUMED TO BEAR N00°00'00"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.

THIS IS NOT A SURVEY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

18 MAY 2018: REVISED PER CLIENT COMMENTS
09 MAY 2018: REVISED PER CLIENT COMMENTS

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 www.leadingedgefls.com	SKETCH & LEGAL DESCRIPTION FOR SEMI-CONCRETE CONSTRUCTION	DATE OF DRAWING: 12 APR 2018	
	SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HERESY CERTIFY THAT I HAVE COMPLETED THIS SKETCH AND LEGAL DESCRIPTION IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.  JEFFREY C. HOPUIS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610	MANAGER: JDH CADD: EAC PROJECT NUMBER: 386-17012 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 386012ESMT.PRO	
FLORIDA LICENSED BUSINESS NUMBER LB 6846		SCALE: 1" = 40'	SHEET 1 OF 2

SKETCH & LEGAL DESCRIPTION UTILITY EASEMENT ELITE BUSINESS PARK

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

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

PROJECT NAME: ELITE BUSINESS PARK
BUILDING DEPARTMENT NUMBER: B16903559
PURPOSE: PERMANENT UTILITY EASEMENT

LINE TABLE

LINE	BEARING	DISTANCE
L1	S14°19'29"W	15.00'
L2	N75°40'31"W	15.00'
L3	N14°19'29"E	15.00'

HOFFNER AVENUE
VARIABLE-WIDTH RIGHT OF WAY
PER RIGHT OF WAY MAP SECTION 75080



LEGEND

P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
O.R. OFFICIAL RECORDS BOOK
P.B. PLAT BOOK
PG. PAGE
R/W RIGHT OF WAY
DEPT DEPARTMENT
OCU ORANGE COUNTY UTILITIES

NESHA HOLDINGS, LLC
O.R. 9539, PG. 3980

UTILITY
EASEMENT 1
225 SQUARE FEET
0.005 ACRES

CURVE TABLE

LINE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD	ARC
C1	1550.88'	6°43'29"	S83°39'28"E	181.92'	182.02'
C2	1160.23'	4°24'20"	S78°14'55"E	89.19'	89.21'
C3	1160.23'	0°44'27"	S75°40'31"E	15.00'	15.00'

P.O.C.

SE CORNER - LOT 2
ORLANDO CORPORATE CENTRE PHASE 2
P.B. 60, PG. 111-121

GRAPHIC SCALE 1"=40'



0 40

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER (SEE SHEET 1 OF 2)

18 MAY 2018: REVISED PER CLIENT COMMENTS
09 MAY 2018: REVISED PER CLIENT COMMENTS

LEADING EDGE
LAND SERVICES
INCORPORATED
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
www.leadingedge18.com

SKETCH & LEGAL DESCRIPTION
FOR
KEATOR CONSTRUCTION

THIS IS NOT
A SURVEY

DATE OF DRAWING: 12 APR 2018

MANAGER: JDH CADD: EAC

PROJECT NUMBER: 386-17012

FIELD BOOK NUMBER: N/A

LAST FIELD WORK: N/A

CREW CHIEF(S): N/A

COMPUTER FILE: 386012ESMT.PRC

SCALE: 1" = 40' SHEET 2 OF 2

FLORIDA LICENSED BUSINESS NUMBER LB 6846