





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: February 27, 2018

TO: Mayor Teresa Jacobs
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 LAKE NONA HOLDINGS, LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Bainbridge at Nona Place Permit: 16-E-066 OCU File #: 89007
District 4

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

ITEM: Utility Easement
Cost: Donation
Size: 351.55 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 20 2018

THIS IS A DONATION

Project: Bainbridge at Nona Place Permit: 16-E-066 OCU File #: 89007

UTILITY EASEMENT

THIS INDENTURE, Made this 12 day of February, A.D. 2018, between Lake Nona Holdings, LLC, a Florida limited liability company, whose address is 1030 Spring Villas Point, Suite 3000, Winter Springs, Florida 32708, 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

20-24-31-9025-00-001

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:

Lake Nona Holdings, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]
James Ekbatani, Managing Member

Kathleen Dehlinger
Printed Name

[Signature]
Witness

Isaias Nieves
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12th of February, 2018, by James Ekbatani, as Managing Member of Lake Nona Holdings, LLC, a Florida limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.

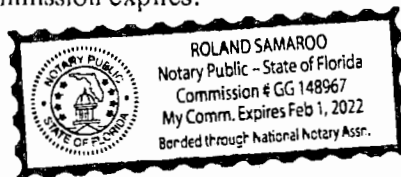
(Notary Seal)

[Signature]
Notary Signature

ROLAND SAMAROO
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:



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

LEGAL DESCRIPTION

Project Name: Bainbridge at Nona Place
Document Title: Utility Easement
Project Number: 89007
OC Project Number: 16-E-066

LEGAL DESCRIPTION:

A PORTION OF TRACT "A", TYSON'S CORNER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 90, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "A", SAID POINT LYING ON THE NORTH RIGHT-OF-WAY LINE OF TYSON ROAD PER DEED BOOK 808, PAGE 163 OF SAID PUBLIC RECORDS; THENCE RUN SOUTH 89°30'09" EAST ALONG SAID NORTH RIGHT-OF-WAY LINE, 15.00 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 00°21'06" EAST ALONG THE EASTERLY LINE OF A SHARED ACCESS EASEMENT AS RECORDED IN DOCUMENT NUMBER 20170202907 OF SAID PUBLIC RECORDS, 35.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 89°30'09" EAST, 10.09 FEET; THENCE RUN SOUTH 00°29'51" WEST, 35.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE OF TYSON ROAD; THENCE RUN NORTH 89°30'09" WEST ALONG SAID NORTH LINE, 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 351.55 SQUARE FEET OR 0.008 ACRES, MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

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 ASSUMED AND BASED ON THE WEST LINE OF TRACT "A", TYSON'S CORNER AS BEING NORTH 00°21'16" EAST.
4. THE DELINEATION OF THE LANDS SHOWN HEREON ARE PER THE CLIENT'S REQUEST.
5. THIS SKETCH OF DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.

JOB NO. 20160054
DATE: 01/18/18
SCALE: 1" = 10'
FIELD BY: N/A

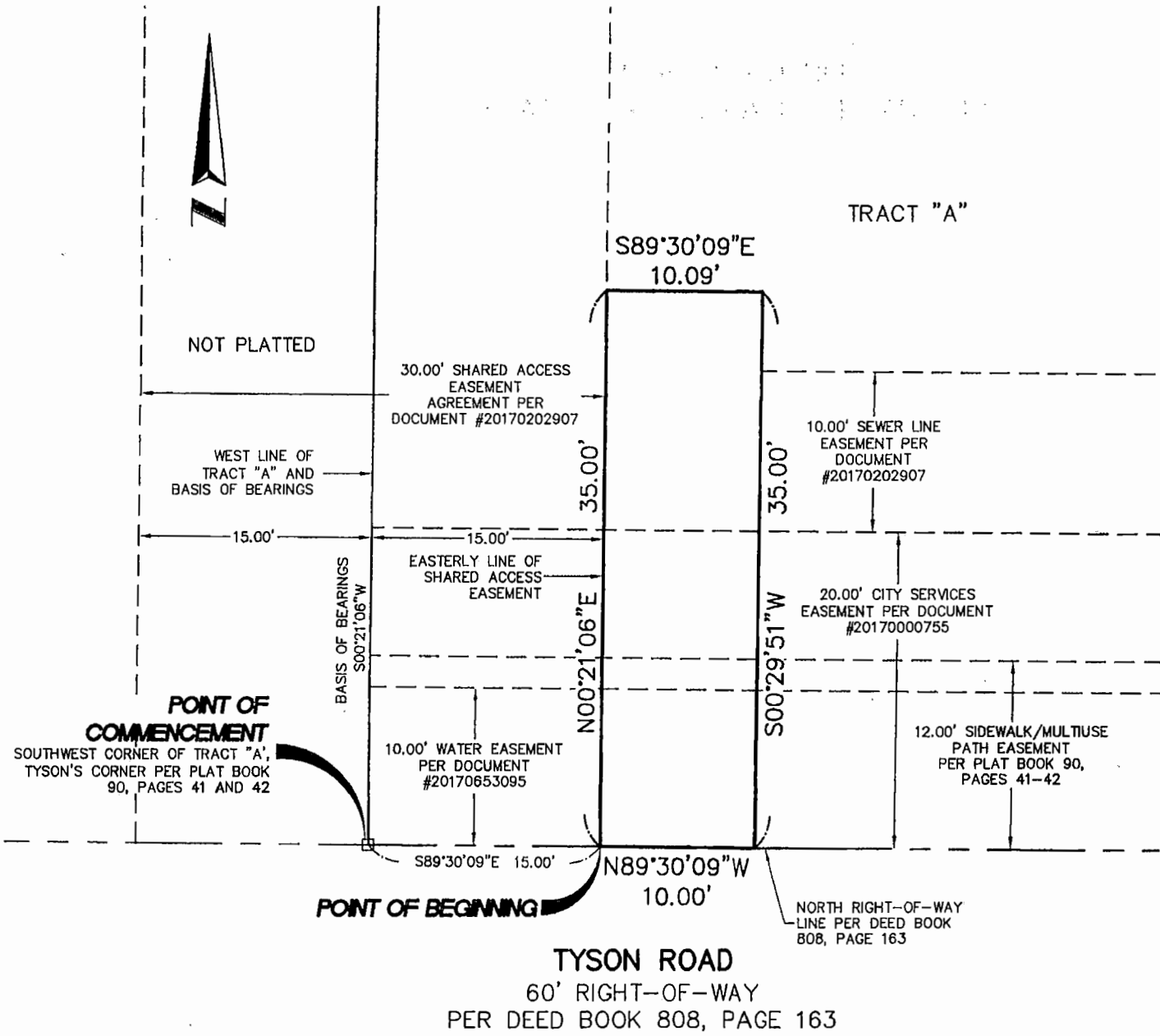
CALCULATED BY: JPC
DRAWN BY: JPC
CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

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

SKETCH OF DESCRIPTION

Project Name: Bainbridge at Nona Place
 Document Title: Utility Easement
 Project Number: 89007
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SHEET 2 OF 2
 SEE SHEET 1 FOR DESCRIPTION



16 EAST PLANT STREET
 Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

□ DENOTES 4"x4" CONCRETE MONUMENT "LB#6723"

SK20
 REVISED 01/26/18

JOB NO. 20160054
 DATE: 01/18/18
 SCALE: 1" = 10'
 DRAWN BY: JPC