



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-910, **Version:** 1

Interoffice Memorandum

DATE: June 9, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of Notice of Reservation by and between City of Orlando and Orange County, and authorization to record instrument for Horizon West Library B23906565 OCU File 101276. District 1. **(Real Estate Management Division)**

PROJECT: Horizon West Library B23906565 OCU File 101276

PURPOSE: To reserve an easement for utility purposes for the new construction of an Orange County library.

ITEM:

Notice of Reservation

Total Size: 1,797 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

Capital Projects Division

Utilities Department
City of Orlando

REMARKS: This action reserves a Utility Easement over a portion of Parcel ID: 16-23-27-0000-00-031 ("Property") in connection with Permit No. B24396565 for the construction of a new Orange County Library.

The Property is designated as a Conserv II parcel which is jointly owned 50/50 by the City of Orlando and the County. This Notice of Reservation retains an easement for utility purposes in perpetuity despite any further transfer of fee title by both the County and the City of Orlando.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 11 2025

**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.

City Council Meeting: 05-19-2025
Item: 3.5.12 Documentary: 2505193512

Project: Horizon West Library B23906565 OCU File #101276

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: *[Signature]*
for Jerry L. Demings
Orange County Mayor

Date: 1 July 2025

ATTEST:

Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

By: *[Signature]*
for Deputy Clerk
Jennifer Lara-Kimetz
Print Name



Project: Horizon West Library B23906565 OCU File #101276

"CITY OF ORLANDO, FLORIDA"

By: Buddy Dyer

Name: Buddy Dyer

Title: Mayor

Date: 5/22/25

ATTEST:

By: SMH
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°54'25" West, 608.36 feet; thence South 01°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°14'21" East, 389.37 feet; thence Northeasterly along the arc of said curve through a central angle of 28°46'31" for an arc distance of 393.49 feet; thence North 89°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°42'37" East, 858.73 feet; thence Northeasterly through a central angle of 41°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°40'20" East, 775.33 feet; thence Northeasterly through a central angle of 41°43'38" an arc distance of 792.73 feet; thence North 89°32'09" East, 212.08 feet; thence South 00°27'44" East, 467.82 feet; thence South 89°37'52" West, 752.4 feet; thence South 00°46'01" West, 1318.46 feet; thence South 89°37'52" West, 329.5 feet; thence South 00°27'44" East, 1651.85 feet; thence West, 500 feet; thence South, 165.234 feet; thence South 89°36'47" West, 1162.92 feet; thence South 00°04'23" East, 165.29 feet; thence South 89°03'04 West, 830.49 feet; thence North 00°07'51" West, 660.87 feet; thence South 89°35'57" West, 166.23 feet; thence North 00°08'32" West, 1321.29 feet; thence South 89°50'29" West, 806.5 feet; thence North 00°12'55" West, 658.691 feet; thence North 74°13'42" East, 219.871 feet; thence North 01°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.	

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

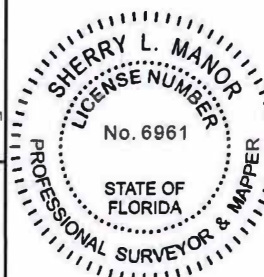


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Professional Surveyors and Mappers

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

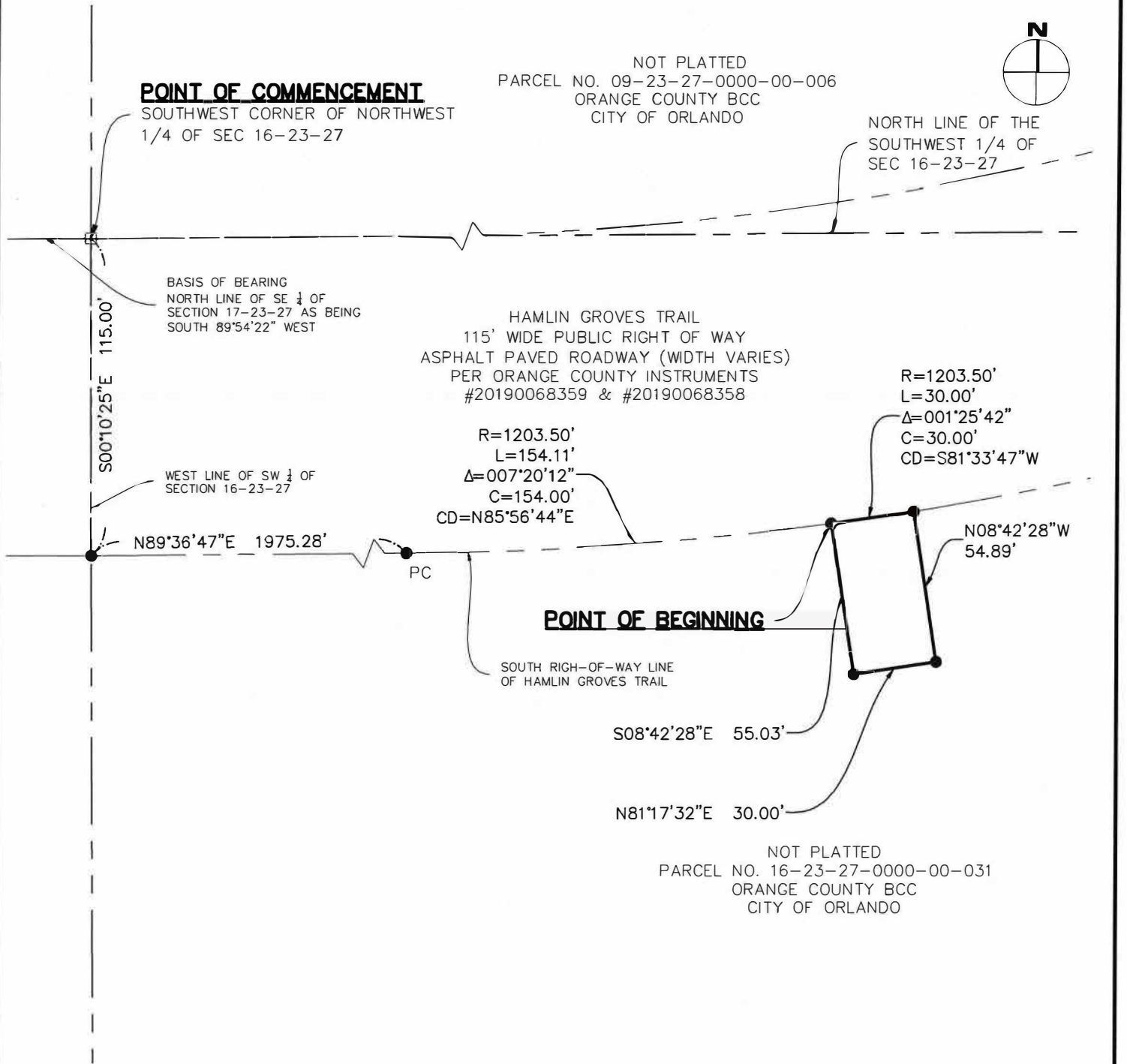
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA 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

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
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
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Δ2	2024.08.12	B.SHINHOLSER	COUNTY COMMENTS



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GRAPHIC SCALE



1 INCH = 50 FEET

LEGAL DESCRIPTION:

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SAID PARCEL CONTAINING 150 SF MORE OR LESS.

SURVEYOR'S NOTES:

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"NOT A SURVEY"

SHEET 1 OF 2
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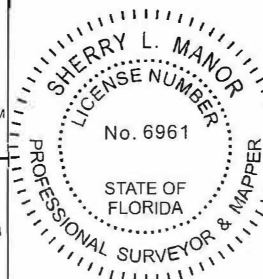
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SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	B.SHINHOLSER	CLIENT FILE No.	N/A

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

SURVEYOR'S CERTIFICATION

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

SHERRY LEE MANOR, PSM - LS# 6961

SKETCH OF DESCRIPTION
UTILITY EASEMENT



POINT-OF-COMMENCEMENT

SOUTHWEST CORNER OF NORTHWEST
1/4 OF SEC 16-23-27

NOT PLATTED
PARCEL NO. 16-23-27-0000-00-030
ORANGE COUNTY BCC

NORTH LINE OF THE
SOUTHWEST 1/4 OF
SEC 16-23-27

BASIS OF BEARING
NORTH LINE OF SE 1/4 OF
SECTION 17-23-27 AS BEING
SOUTH 89°54'22" WEST

HAMLIN GROVES TRAIL
115' WIDE PUBLIC RIGHT OF WAY
ASPHALT PAVED ROADWAY (WIDTH VARIES)
PER ORANGE COUNTY INSTRUMENTS
#20190068359 & #20190068358

S00°10'25"E 11500'

WEST LINE OF SW 1/4 OF
SECTION 16-23-27

N89°36'47"E 1898.32'

SOUTH RIGH-OF-WAY LINE
OF HAMLIN GROVES TRAIL

POINT-OF-BEGINNING

N89°36'47"E 15.00'

S00°23'13"E 10.00'

N00°23'13"W 10.00'

S89°36'47"W 15.00'

NOT PLATTED
PARCEL NO. 16-23-27-0000-00-031
ORANGE COUNTY BCC
CITY OF ORLANDO

"NOT A SURVEY"

SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION

HORIZON WEST OCLS

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SURVEY DATE	N/A	APPROVED BY	S.MANOR
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