



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** July 16, 2019

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Elena Hutchinson, Senior Title Examiner *EH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Timmus Storage I, LLC to Orange County and authorization to record instrument

**PROJECT:** Ocoee Self-Storage Commercial Permit: 18-U-125 OCU File #97346  
  
District 2

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 899 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 20 2019

THIS IS A DONATION

Project: Ocoee Self-Storage Commercial Permit: 18-U-125 OCU File #97346

### UTILITY EASEMENT

THIS INDENTURE, Made this 08 day of JULY, 2019, between Timmus Storage I, LLC, a Florida limited liability company, whose address is 421 Summerlin Ave., Orlando, Florida 32801, 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 \$10.00 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 that portion of the lands owned by GRANTOR of the following described lands situate in Orange County aforesaid, to-wit:

#### SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**06-22-28-2856-08-000**

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, agrees 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:

Timmus Storage I, LLC, a Florida limited  
liability company

Shannon C. Everett

BY: Charles H. Cordes

Witness

BY:

Shannon C. Everett

Charles Cordes

Printed Name

Printed Name

[Signature]

Manager.

Witness

Title

CHRIS KLOE

Printed Name

(Signature of TWO witnesses required by Florida law)

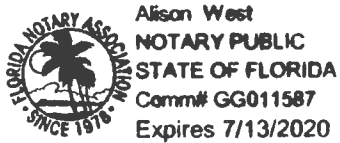
STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 8 day of JULY,  
2019, by CHARLES H. CORDES, as MANAGER of Timmus  
Storage I, LLC, a Florida limited liability company, on behalf of the company. He/She  is personally  
known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]

Notary Signature



ALISON WEST

Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

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

My commission expires: 7/13/2020

PROJECT NAME: OCOEE SELF STORAGE-COMMERCIAL  
 PROJECT NUMBER: 18-U-125

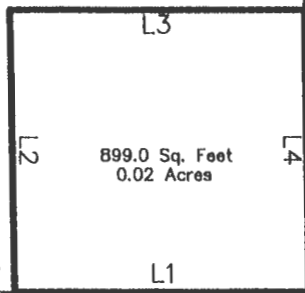
**SKETCH AND DESCRIPTION**  
 OF  
**UTILITY EASEMENT**

OF A PORTION OF LOT 8, FOUNTAINS WEST  
 AS RECORDED IN PLAT BOOK 72, PG. 111-116  
 PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

**EXHIBIT A**

LINE	BEARING	DISTANCE
L1	S89°56'24"W	31.00'
L2	N00°33'00"W	29.00'
L3	N89°56'24"E	31.00'
L4	S00°33'00"E	29.00'

EAST LINE LOT "8"



DESCRIPTION (PREPARED) :

A TRACT OF LAND SITUATED IN SECTION 06, TOWNSHIP 22 SOUTH, RANGE 28, EAST, ORANGE COUNTY, FLORIDA, AND BEING A PORTION OF LOT "8" FOUNTAINS WEST, AS RECORDED IN PLAT BOOK 72, AT PAGES 111-116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT "8" THENCE ALONG THE SOUTH LINE OF SAID LOT "8" GO S89°56'24"W A DISTANCE OF 31.00 FEET; THENCE DEPARTING SAID SOUTH LINE OF LOT 8 GO N00°33'00"W A DISTANCE OF 29.00 FEET; THENCE N89°56'24"E A DISTANCE OF 31.00 FEET; TO THE EAST LINE OF SAID LOT 8; THENCE S00°33'00"E ALONG SAID EAST LINE A DISTANCE OF 29.00 FEET TO THE POINT OF BEGINNING. HAVING AN AREA OF, 899.0 SQUARE FEET MORE OR LESS.

CERTIFIED TO:  
 SUMMIT CONSTRUCTION  
 ORANGE COUNTY UTILITIES

SOUTH LINE LOT "8"

FOUNTAINS WEST BOULEVARD EXTENSION  
 A DEDICATED 60 FOOT RIGHT OF WAY  
 AS PER DOCUMENT # 20170592266

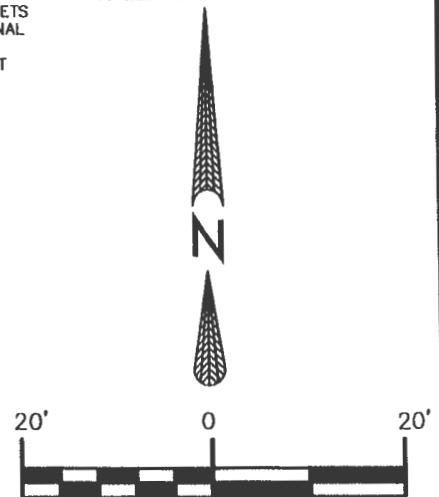
I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES. ADDRESS 405 WEST CENTRAL PARKWAY, ALTAMONTE SPRINGS, FL 32714

LEGEND:

L#	= LINE NUMBER
OR	= OFFICIAL RECORDS
P.B.	= PLAT BOOK
PG.	= PAGE
POB	= POINT OF BEGINNING
POC	= POINT OF COMMENCEMENT
POT	= POINT OF TERMINUS

NOTES:

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\* THIS IS NOT A SURVEY \*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITH THE BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. IMPROVEMENTS OTHER THAN THOSE SHOWN NOT LOCATED.
5. MAP BASED ON DESCRIPTION PROVIDED BY THE CLIENT.
6. THIS SURVEY WAS NOT INTENDED TO DELINEATE OR DEFINE ANY WETLANDS, ENVIRONMENTALLY SENSITIVE AREAS, WILDLIFE HABITATS OR JURISDICTIONAL LINES OF ANY FEDERAL, STATE, REGIONAL OR LOCAL AGENCY, BOARD, COMMISSION OR OTHER ENTITY.
7. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF LOT 8 OF FOUNTAINS WEST, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 72, PAGE 111-116 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING S89°56'24"W.
8. DIMENSIONS OF IMPROVEMENTS SHOWN SHOULD NOT BE USED TO RECONSTRUCT BOUNDARY LINES.



REVISIONS: ADD PROJECT DESCRIPTION 04/09/19 L4 DISTANCE 05/28/19

PROJECT NO: 18-501-UTILITY EASE

SCALE: 1" = 20'

DRAWN BY: HMJ

CHECKED BY: RAE

DATE DRAWN: 02/27/19

FIELD BOOK/PAGE: FILE



**ELLIS SURVEYS LLC**  
 Land Surveying & Planning

P.O. Box 160952

Altamonte Springs, FL 32716

Florida Licensed Business LB-7970

P. 407-834-4003 F. 407-869-5454

www.ellissurveys.com

THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SURVEILOR AND FENCED ORAL BY THE PLATTA I OWNED SURVEILOR AND MAPPER

ROBERT P. A. ELLIS, P.L.S.

ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3880  
 FOR THE FIRM

DATE SIGNED: 5/28/19