



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** May 17, 2018

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

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

**FROM:** Kim Heim, Senior Title Examiner *KH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM JOHN YOUNG LAND PARTNERS, LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Infinity Park Phase 1B Permit: 17-E-047 OCU File #: 93667  
  
District 6

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 1,139.50 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 05 2018

THIS IS A DONATION

Project: Infinity Park Phase 1B Permit: 17-E-047 OCU File #: 93667

**UTILITY EASEMENT**

THIS INDENTURE, Made this 30 day of January, A.D. 2018, between John Young Land Partners, LLC, a Florida limited liability company, whose address is 6900 Tavistock Lakes Blvd., Suite 200, Orlando, FL 32827, 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**

**04-24-29-0000-00-003**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

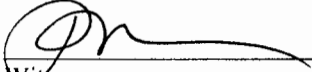
THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted 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:

  
Witness

**Robyn Noren**

Printed Name



Witness

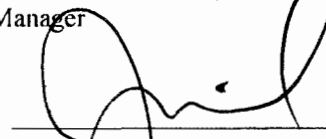
**Kathy Kettell**

Printed Name

John Young Land Partners, LLC,  
a Florida limited liability company

BY: WDC-O Holdings, LLC,  
a Florida limited liability company,  
as Manager

BY:

  
**JAMES L. ZBORIL MR**  
Printed Name

**VICE PRESIDENT**  
Title

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

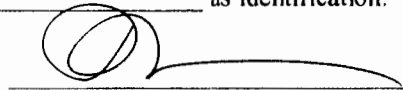
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30 of January,  
2018, by JAMES L. ZBORIL, as VICE PRESIDENT, of  
WDC-O Holdings, LLC, a Florida limited liability company, as Manager for John Young Land Partners,  
LLC, a Florida limited liability company, on behalf of the limited liability company. ☒ He/She ☐ is  
personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



ROBYN NOREN  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF201861  
Expires 4/5/2019

  
Notary Signature

Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires:

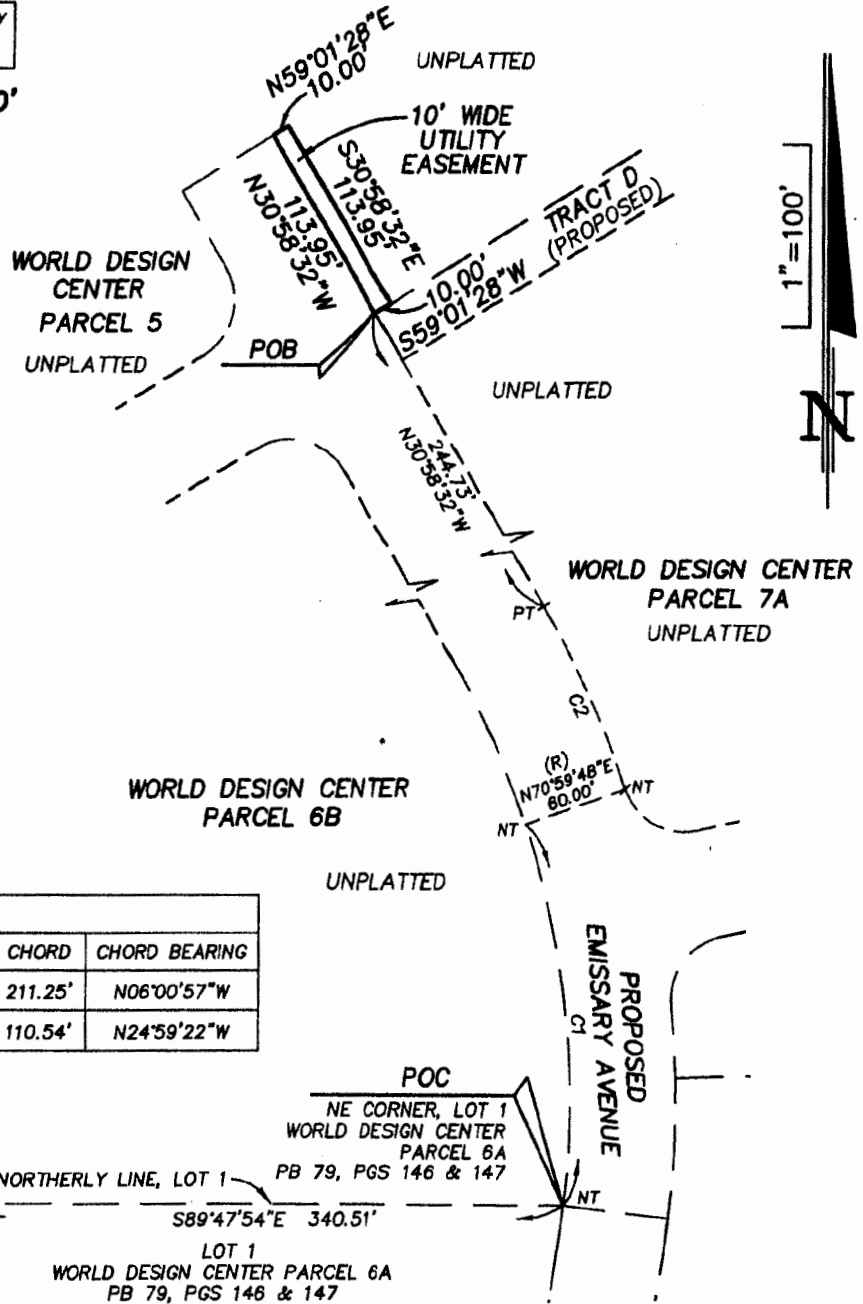
**This instrument prepared by:**  
Kimberly Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**SKETCH OF DESCRIPTION**

SEE SHEET 2 FOR NOTES, LEGEND, AND DESCRIPTION.

This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described herein.

100' 0' 100'  
Scale: 1" = 100'



CURVE TABLE

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	469.98'	25°58'31"	213.07'	211.25'	N06°00'57"W
C2	529.98'	11°58'19"	110.74'	110.54'	N24°59'22"W

PREPARED FOR:

**JOHN YOUNG LAND PARTNERS, LLC**

WORLD DESIGN CENTER/INFINITY PARK-OFFSITE 10.00' WIDE UTILITY EASEMENT



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: PT  
DATE: 11/28/17

CHECKED BY: RLC  
DATE: 11/28/17

JOB NO.  
16083

SCALE  
1"=100'

SHEET 1  
OF 2

DONALD W. MCINTOSH ASSOCIATES, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB68

December 07, 2017

Florida Registered Surveyor and Mapper

Certificate No. 4285

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

**SKETCH OF DESCRIPTION**

SEE SHEET 1 FOR SKETCH.

**DESCRIPTION:**

That part of Section 4, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

COMMENCE at the Northeast corner of Lot 1, WORLD DESIGN CENTER PARCEL 6A, according to the plat thereof, recorded in Plat Book 79, Pages 146 and 147, of the Public Records of Orange County, Florida, and a point on a non-tangent curve concave Westerly having a radius of 469.98 feet and a chord bearing of N06°00'57"W; thence run Northerly, along the arc of said curve through a central angle of 25°58'31" for a distance of 213.07 feet to a radial line; thence run N70°59'48"E, along said radial line for a distance of 60.00 feet to a non-tangent curve concave Southwesterly having a radius of 529.98 feet and a chord bearing of N24°59'22"W; thence run Northwesterly along the arc of said curve through a central angle of 11°58'19" for a distance of 110.74 feet to the point of tangency; thence run N30°58'32"W for a distance of 244.73 feet to the POINT OF BEGINNING; thence run N30°58'32"W for a distance of 113.95 feet; thence run N59°01'28"E for a distance of 10.00 feet; thence run S30°58'32"E for a distance of 113.95 feet; thence run S59°01'28"W for a distance of 10.00 feet to the POINT OF BEGINNING; this description and all distances are based on the Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000037383, NAD 83/2001 Datum.

Containing 1139.5 square feet (0.026 acres) more or less and being subject to any rights-of-way, restrictions, conditions and easements of record.

**NOTES:**

- This is not a survey.
- Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
- Bearings based on the North line of Lot 1, WORLD DESIGN CENTER PARCEL 6A, as recorded in Plat Book 79, Pages 146 & 147 of the Public Records of Orange County, Florida, being S89°47'54"E, based on Florida State Plane Coordinate System East Zone, reciprocal grid factor of 1.000037383, NAD 83/2011 Datum.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.
- This Sketch of Description does not depict any easements of record that may be within or adjoining the lands described hereon.

PREPARED FOR:

**JOHN YOUNG LAND PARTNERS, LLC**

WORLD DESIGN CENTER/INFINITY PARK-OFFSITE 10.00' WIDE UTILITY EASEMENT



**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
 CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>PT</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>16083</u>	SCALE <u>N/A</u>	SHEET <u>2</u> OF <u>2</u>
DATE: <u>11/28/17</u>	DATE: <u>11/28/17</u>			

**LEGEND**

R RADIUS  
 L ARC LENGTH  
 Δ DELTA/CENTRAL ANGLE  
 CH CHORD DISTANCE  
 CB CHORD BEARING  
 SEC 4-24-28 SECTION, TOWNSHIP, RANGE  
 POB POINT OF BEGINNING  
 POC POINT OF COMMENCEMENT  
 ORB OFFICIAL RECORDS BOOK  
 PG(S) PAGE(S)  
 PB PLAT BOOK  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 NT NON-TANGENT  
 L1 LINE NUMBER (SEE TABLE)  
 C1 CURVE NUMBER (SEE TABLE)  
 R/W RIGHT-OF-WAY  
 (R) RADIAL  
 NAD NORTH AMERICAN DATUM