

# RESOLUTION

*of the*

## ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

*regarding*

### REPUDIATION OF ANY INTEREST IN THAT CERTAIN EASEMENT RECORDED AS DOCUMENT NUMBER 20240567723 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Resolution No. 2025-\_\_\_\_\_

**WHEREAS**, through Resolution No. 86-M-44, Orange County, Florida (the "County") has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by its Board of County Commissioners (the "BCC") at a public hearing; and

**WHEREAS**, on or about the 2<sup>nd</sup> day of October 2024, Pulte Home Company, LLC, a Michigan limited liability company (the "Grantor") recorded an easement in favor of the County (the "Grantee") as Document Number 20240567723 of the Public Records of Orange County, Florida (the "Easement") conveying an interest in that certain property more particularly described in the Easement attached as Exhibit A (the "Property"); and

**WHEREAS**, the Easement was recorded without knowledge of, or approval by, the County, its governing board, or its staff; and

**WHEREAS**, the purported conveyance of the Property subject to the Easement occurred without presentation to the BCC, as required by Resolution No. 86-M-44, and without compliance with the laws of the state of Florida regarding acceptance of an interest in property by a grantee; and

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:**

**Section 1.** The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Easement was properly accepted by the BCC.

**Section 2.** The Easement was never legally accepted by the BCC, as required by the County's regulations; the BCC hereby denies, repudiates, and disclaims any interest in the Property purportedly conveyed to the County by the Easement recorded on October 2, 2024, as Document Number 20240567723 of the Public Records of Orange County, Florida. Furthermore, because the County does not, and has never had, any ownership interest in the Property, Grantor is solely responsible for all outstanding financial obligations arising from the ownership of the Property, including without limitation, taxes and liens.

**Section 3.** A copy of this Resolution shall be sent to the Property Appraiser of Orange County, Florida for the records of that office, and a copy shall be recorded in the Public Records of Orange County, Florida.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2025.

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: \_\_\_\_\_

Jerry L. Demings  
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

BY: \_\_\_\_\_

Deputy Clerk

Print: \_\_\_\_\_



PROJECT NAME: 14060 LAKE GIFFORD WAY  
PERMIT NO.: B21906058

Exhibit A  
Page 1 of 4

## LEGAL DESCRIPTION

NOT A SURVEY

A PORTION OF TRACT R-2, DEL WEBB OASIS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 56 THROUGH 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AND LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 107, DEL WEBB OASIS, ACCORDING TO SAID PLAT; THENCE RUN NORTH 65°20'45" EAST ALONG THE SOUTHERLY LINE OF LOT 107 FOR A DISTANCE OF 13.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE RUN NORTH 65°20'45" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT LYING 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) THE EASTERLY LINE OF SAID TRACT R-2; THENCE DEPARTING SAID SOUTHERLY LINE RUN ALONG SAID PARALLEL LINE THE FOLLOWING COURSES; SOUTH 24°53'05" EAST FOR A DISTANCE OF 2.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 565.00 FEET, WITH A CHORD BEARING OF SOUTH 24°30'32" EAST, AND A CHORD DISTANCE OF 7.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'05" FOR A DISTANCE OF 7.41 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 65°52'00" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET, WITH A CHORD BEARING OF NORTH 24°30'32" WEST, AND A CHORD DISTANCE OF 7.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'05" FOR A DISTANCE OF 7.21 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 24°53'05" WEST FOR A DISTANCE OF 2.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 151 SQUARE FEET, MORE OR LESS.

WE HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION REPRESENTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 472 FLORIDA STATE STATUTES.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



SURVEYING • MAPPING  
GEOSPATIAL SERVICES  
www.allen-company.com  
16 EAST PLANT STREET  
WINTER GARDEN, FLORIDA 34787  
(407) 654-5355  
LB#6723

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 107, DEL WEBB OASIS, P.B. 110, PGS. 56-66 BEING NORTH 65°20'45" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20190312  
DATE: 11-30-23  
SCALE: N/A

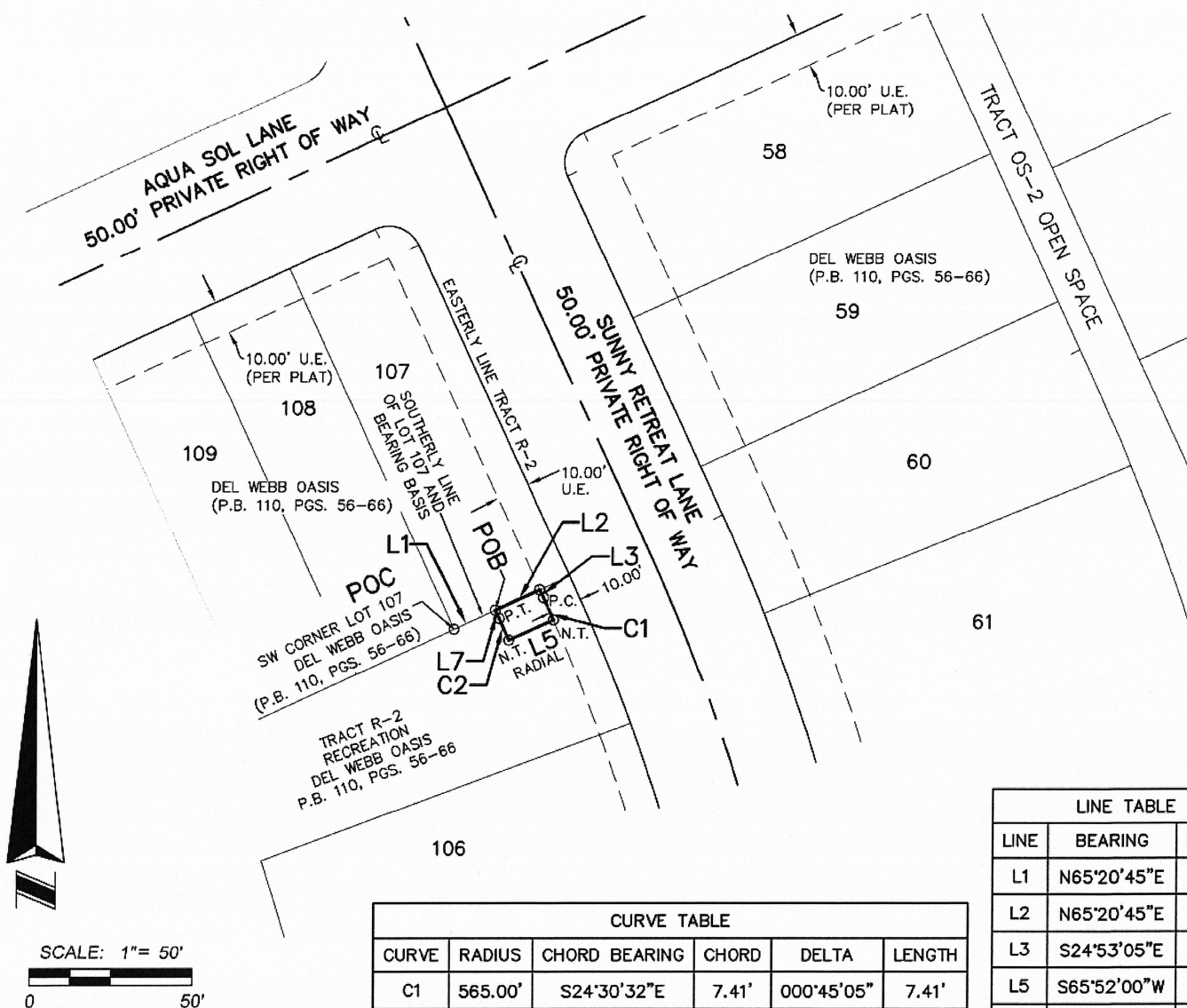
CALC BY: MR  
DRAWN BY: PF  
CHECKED BY: HF

FOR THE LICENSED BUSINESS #6723 BY:  
Digitally signed by:  
James L Rickman  
Date: 2024.04.09  
14:21:48 -04'00'  
JAMES L. RICKMAN, P.S.M. #5633

PERMIT NO.: B21906058

## SKETCH OF DESCRIPTION

NOT A SURVEY



SEE SHEET 1 FOR LEGAL DESCRIPTION



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**LB#6723**

SYMBOL AND ABBREVIATION LEGEND:

N.T. NON-TANGENT

PGS.	PAGES
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CL CENTER LINE

SCALE: 1"=50'

CHECKED BY: HF



PROJECT NAME: 14060 LAKE GIFFORD WAY

PERMIT NO.: B21906058

Exhibit A  
Page 3 of 4

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COMMENCING AT THE NORTHEAST CORNER OF LOT 106, DEL WEBB OASIS, ACCORDING SAID PLAT; THENCE RUN SOUTH 69°42'17" WEST ALONG THE NORTHERLY LINE OF SAID LOT 106 FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE RUN SOUTH 69°42'17" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET, WITH A CHORD BEARING OF NORTH 20°48'58" WEST, AND A CHORD DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'30" FOR A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 68°39'46" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) THE EASTERLY LINE OF SAID TRACT R-2; BEING POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 565.00 FEET, WITH A CHORD BEARING OF SOUTH 20°48'58" EAST, AND A CHORD DISTANCE OF 10.27 FEET; THENCE RUN SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'30" FOR A DISTANCE OF 10.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 152 SQUARE FEET, MORE OR LESS.

WE HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION REPRESENTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 472 FLORIDA STATE STATUTES.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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JOB #: 20190312

DATE: 11-30-23

SCALE: N/A

CALC BY: MR

DRAWN BY: PF

CHECKED BY: HF

FOR THE LICENSED BUSINESS #6723 BY:  
Digitally signed by:  
James L Rickman  
Date: 2024.04.09  
14:22:12 -04'00'  
JAL JAN, P.S.M. #5633

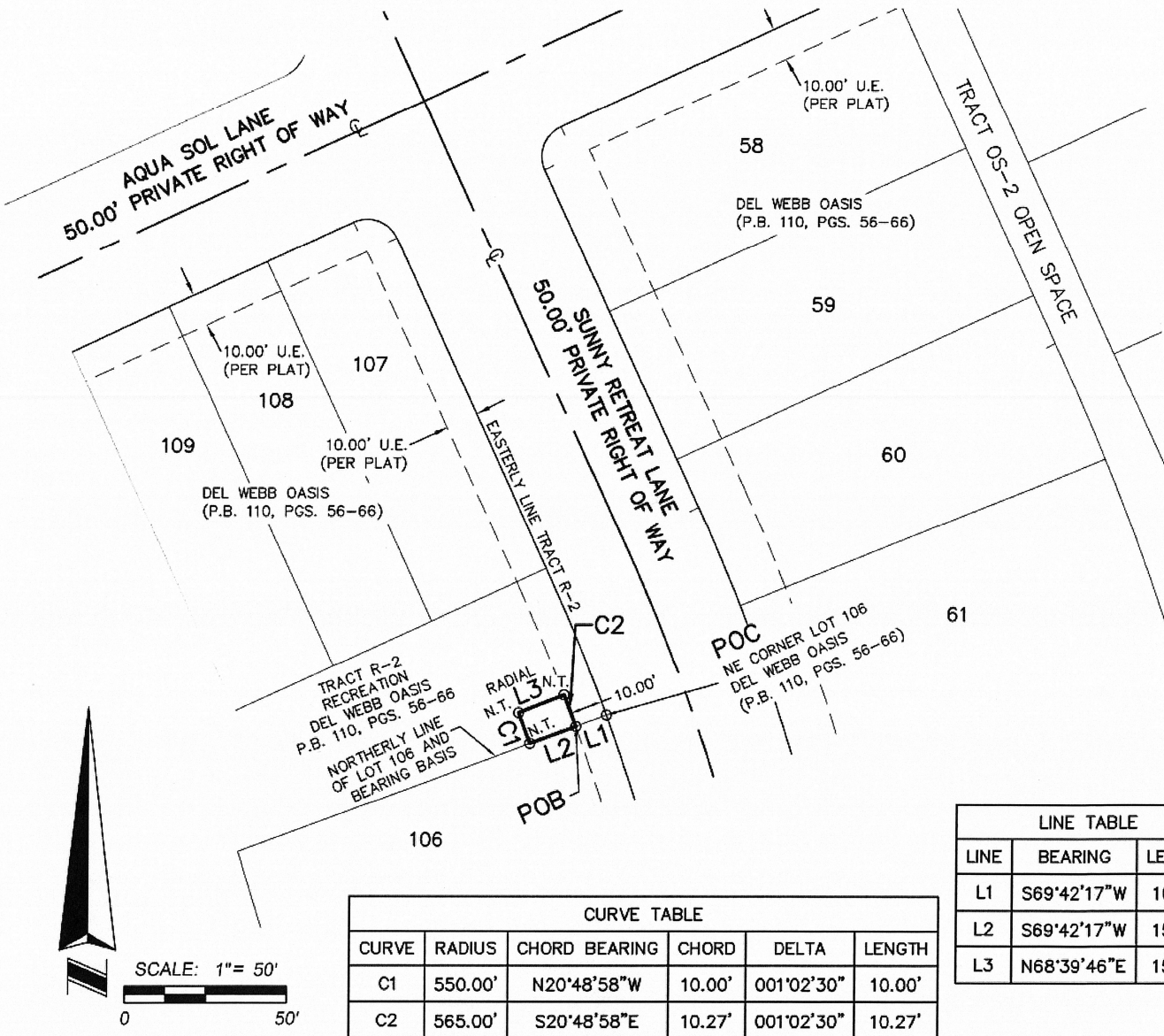
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PERMIT NO.: B21906058

Exhibit A  
Page 4 of 4

# SKETCH OF DESCRIPTION

NOT A SURVEY



LINE TABLE		
LINE	BEARING	LENGTH
L1	S69°42'17"W	10.00'
L2	S69°42'17"W	15.00'
L3	N68°39'46"E	15.00'

CURVE TABLE					
CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	550.00'	N20°48'58"W	10.00'	001°02'30"	10.00'
C2	565.00'	S20°48'58"E	10.27'	001°02'30"	10.27'

SHEET 2 OF 2  
SEE SHEET 1 FOR LEGAL DESCRIPTION



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## SYMBOL AND ABBREVIATION LEGEND:

○ CHANGE IN DIRECTION      POB POINT OF BEGINNING      ⊕ CENTER LINE  
LB LICENSED BUSINESS      POC POINT OF COMMENCEMENT  
P.B. PLAT BOOK      U.E. UTILITY EASEMENT  
N.T. NON-TANGENT      PGS. PAGES

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