



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: April 8, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Orlando Utilities Commission Utility Easement from Orange County to Orlando Utilities Commission and the City of Orlando and authorization to record instrument.

PROJECT: Orange County Cultural Community Center
WR#717401 – Water Easement

District 6

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities by the Orlando Utilities Commission.

ITEMS: Orlando Utilities Commission Utility Easement
Revenue: None
Size: 625 square feet

APPROVALS: Real Estate Management Division
Capital Projects Division
Community Action Division

REMARKS: This Orlando Utilities Commission (OUC) Utility Easement provides OUC the right to install and maintain a water meter assembly and its associated facilities to provide service to the Orange County Cultural Community Center being constructed on the site.

OUC to pay recording fees and record instrument.

APR 26 2022



The Reliable One

Project: Orange County Cultural Community Center
WR#717401 – Water Easement
Property Appraiser's Parcel ID No: a portion of
23-22-28-3581-00-013

ORLANDO UTILITIES COMMISSION
UTILITY EASEMENT

THIS UTILITY EASEMENT, made and entered into as of the date signed below by and between ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose post office address is 201 South Rosalind Avenue, Orlando, Florida 32801, hereinafter the GRANTOR, and the ORLANDO UTILITIES COMMISSION, of the City of Orlando, Florida, whose address is 100 West Anderson Street, Orlando, Florida 32801, and the CITY OF ORLANDO, a municipal corporation, whose address is 400 S. Orange Avenue, Orlando, Florida 32801, for the use and benefit of the ORLANDO UTILITIES COMMISSION, hereinafter collectively the GRANTEE.

WITNESSETH, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration paid to the GRANTOR by the GRANTEE, the receipt whereof is hereby acknowledged, GRANTOR does hereby grant, bargain, sell, and convey to the GRANTEE, its respective successors, agents and assigns, a non-exclusive easement in perpetuity for the purpose of providing, conveying, distributing, carrying water services, together with the right, privilege, and authority to construct, locate, lay, maintain, operate, inspect, alter, improve, augment, repair, remove, replace, relocate and rebuild pipes, poles, wires, cables, mains, conduits, equipment and all other facilities, improvements and/or accessories necessary and/or desirable in connection therewith (all of said items being hereinafter collectively referred to as the "Facilities"), which Facilities will be located on, through, over, across and/or under the following specific non-exclusive "Easement Area" within GRANTOR'S premises, situated in the County of Orange and State of Florida, to-wit:

See Legal Description of Easement Area attached hereto as Exhibit "A".

GRANTOR hereby covenants that no buildings, structures or other obstructions or obstacles shall be located, constructed, excavated or created within the Easement Area, except that GRANTOR reserves and retains for itself, its successors and assigns, the right to curb, pave, (except vehicle parking spaces), stripe, fence and landscape (except tress) the Easement Area (excluding portions of the Easement Area containing pad mounted Facilities), and to utilize the same as parking area or otherwise in a manner not inconsistent with the rights herein granted to the GRANTEE. GRANTOR reserves and retains for itself, its successors and assigns, the right to use the Easement Area for drainage and stormwater detention purposes. If fences and/or landscaping are located within the Easement Area, they shall be placed so as to allow ready access to the Facilities.

The rights herein granted to the GRANTEE by the GRANTOR specifically include: (a) the right to cut, clear and remove from the GRANTOR'S premises, any trees, limbs, undergrowth or other physical objects or obstructions which, in the judgement of the GRANTEE, may endanger or interfere with the safe and efficient installation, use, operation or maintenance of the Facilities attached thereto; (b) the right to construct, locate, lay, maintain, operate, inspect, alter, improve, augment, repair, remove, replace, relocate and rebuild the Facilities; (c) the reasonable right of ingress and egress to, over and under the GRANTOR'S premises for the purpose of exercising the rights herein granted; (d) the right to do anything necessary, useful or convenient for the full enjoyment of the rights herein granted; and (e) the right to remove at any time any of said Facilities erected upon, under or over the GRANTOR'S premises.

If this easement shall be abandoned by the GRANTEE or terminated in any manner, GRANTEE shall be allowed a reasonable period of time thereafter for the purpose of removing any of the Facilities supplied by GRANTEE and thereafter all rights and privileges hereunder shall cease and the easement privileges and rights herein granted shall revert to the GRANTOR.

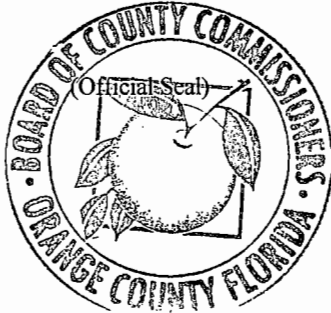
Prepared by: Wayne A Morris, Esq.
Return to: Property and Right-of-Way, Orlando Utilities Commission
Post Office Box 3193, Orlando, Florida 32802

Project: Orange County Cultural Community Center
WR#717401 – Water Easement

GRANTOR covenants that it is the owner in fee simple of the premises in which the Facilities are located.

All covenants, terms, provisions and conditions herein contained shall inure to and be binding upon the heirs and/or legal representatives, successors and assigns of the parties hereto, respectively.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



GRANTOR:

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
for Jerry L. Demings
Orange County Mayor

DATE: 27 April 2022

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

BY: *Emily Rivera*
for Deputy Clerk
Emily Rivera
Printed Name

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 802
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY (OUC WATER METER ASSEMBLY)

LEGAL DESCRIPTION:

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF ORANGE, STATE OF FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED IN DOCUMENT NO. 20180110454 OF THE PUBLIC RECORDS OF SAID ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

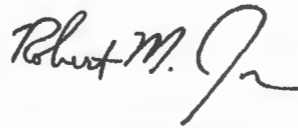
COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, HIGHLAND LAKES CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 87 THROUGH 89, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°01'55"E, ALONG THE WESTERLY RIGHT OF WAY LINE OF HIAWASSEE ROAD AND EAST LINE OF LOT 1, A DISTANCE OF 84.47 FEET TO THE **POINT OF BEGINNING**; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE AND SAID EAST LINE, N89°58'05"W, A DISTANCE OF 25.00 FEET; THENCE N00°01'55"E, A DISTANCE OF 25.00 FEET; THENCE S89°58'05"E, A DISTANCE OF 25.00 FEET TO SAID WESTERLY RIGHT OF WAY LINE AND SAID EAST LINE; THENCE S00°01'55"W, ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID EAST LINE, A DISTANCE OF 25.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 625 SQUARE FEET OR 0.014 ACRES, MORE OR LESS

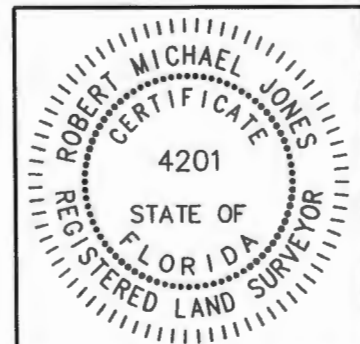
SURVEYOR'S NOTES:

- 1). THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY ROBERT M. JONES, FL PSM NO. 4201 ON JANUARY 24, 2022. THE ELECTRONIC SIGNATURE IS IN CONFORMANCE WITH FAC 5J-17.062(3).
- 2). BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NAD83/2011, US SURVEY FOOT, BASED ON THE WESTERLY RIGHT OF WAY LINE OF HIAWASSEE ROAD BEING N00°01'55"E.
- 3). THE LOCATION AND CONFIGURATION OF THE LANDS SURVEYED WAS PROVIDED BY THE CLIENT
- 4). THIS SKETCH OF DESCRIPTION IS BASED ON A PREVIOUS SURVEY PREPARED BY THIS FIRM, PROJECT NO. 6374171055, DATED 10/18/2007.
- 5). LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR OWNERSHIP, EASEMENTS, RIGHTS-OF-WAY OR OTHER TITLE MATTERS BY THIS FIRM.
- 6). THERE MAY BE OTHER MATTERS AFFECTING TITLE NOT SHOWN ON THIS SKETCH OF DESCRIPTION.

Digitally signed by
 Robert M Jones
 Date: 2022.01.25
 '08:37:09 -05'00



ROBERT M. JONES
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER



THIS IS NOT A SURVEY

PROJECT TITLE: UTILITY EASEMENT (OUC WATER METER ASSEMBLY)
PID: 23-22-28-3581-00-013 - ORANGE COUNTY CULTURAL COMMUNITY CENTER
 SECTION 23, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA

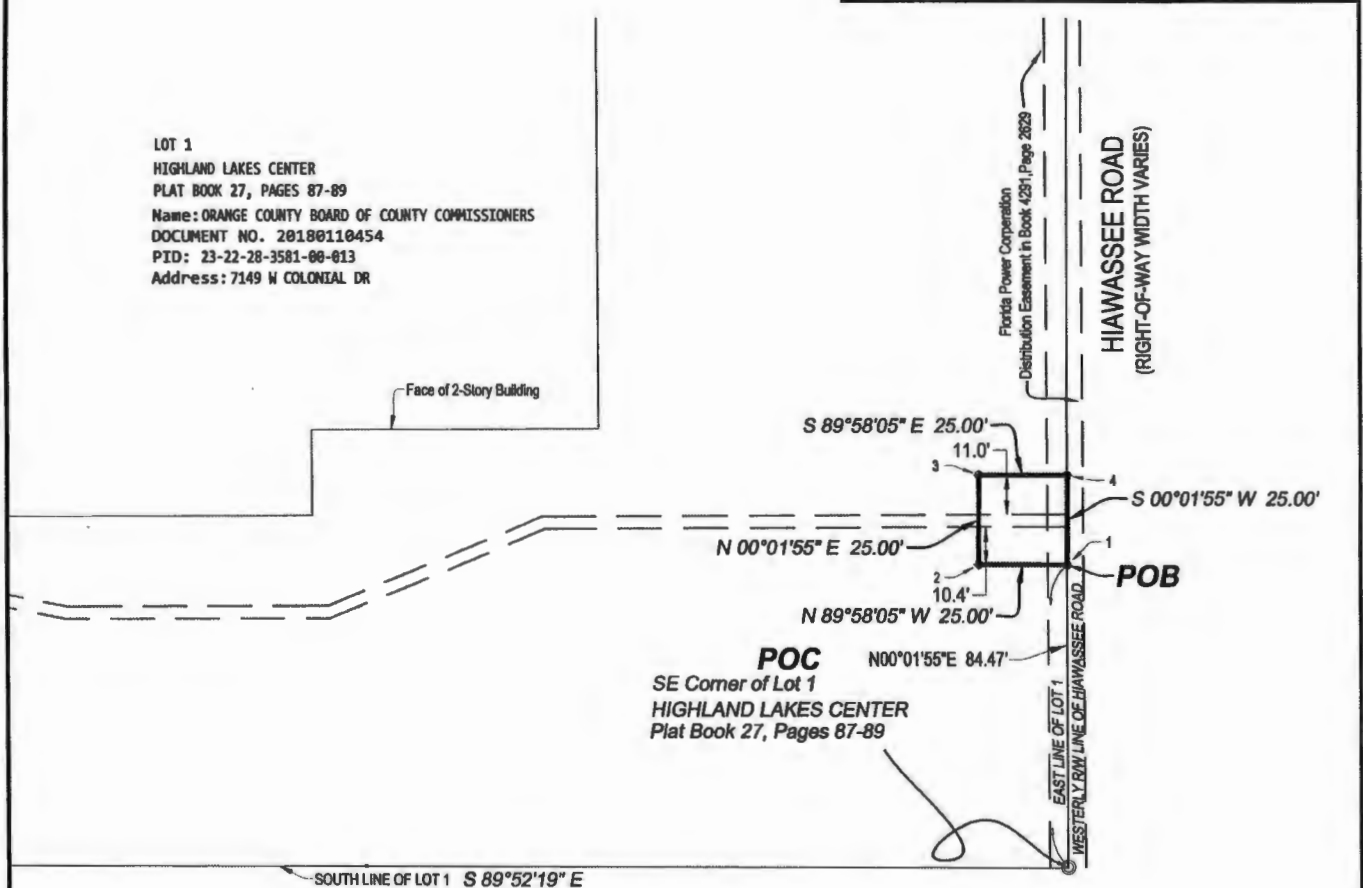


Wood Environment & Infrastructure Solutions, Inc.
 550 Northlake Boulevard, Suite 1000
 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570
 www.woodpic.com
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	TW	CHKD. BY: RMJ
DATE:	01/25/2022	DATE: 01/25/2022
JOB No.	6374211356	SCALE: N/A
		SHT. 1 OF 3
DRAWING NAME: 1356_OUC WATER METER ASSEMBLY_SOD.dwg		

Exhibit "A"

LOT 1
 HIGHLAND LAKES CENTER
 PLAT BOOK 27, PAGES 87-89
 Name: ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
 DOCUMENT NO. 20180110454
 PID: 23-22-28-3581-00-013
 Address: 7149 W COLONIAL DR



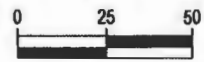
FL STATE PLANE COORDINATES (FL E 901 USFT)

CORNER ID	NORTHING	EASTING
1	1534130.182	503333.678
2	1534130.196	503308.678
3	1534155.196	503308.692
4	1534155.182	503333.692

LEGEND

- POC = Point of Commencement
- POB = Point of Beginning
- PID = Parcel Identification

GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.



THIS IS NOT A SURVEY

PROJECT TITLE: UTILITY EASEMENT (OUC WATER METER ASSEMBLY)
 PID: 23-22-28-3581-00-013 - ORANGE COUNTY CULTURAL COMMUNITY CENTER
 SECTION 23, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA



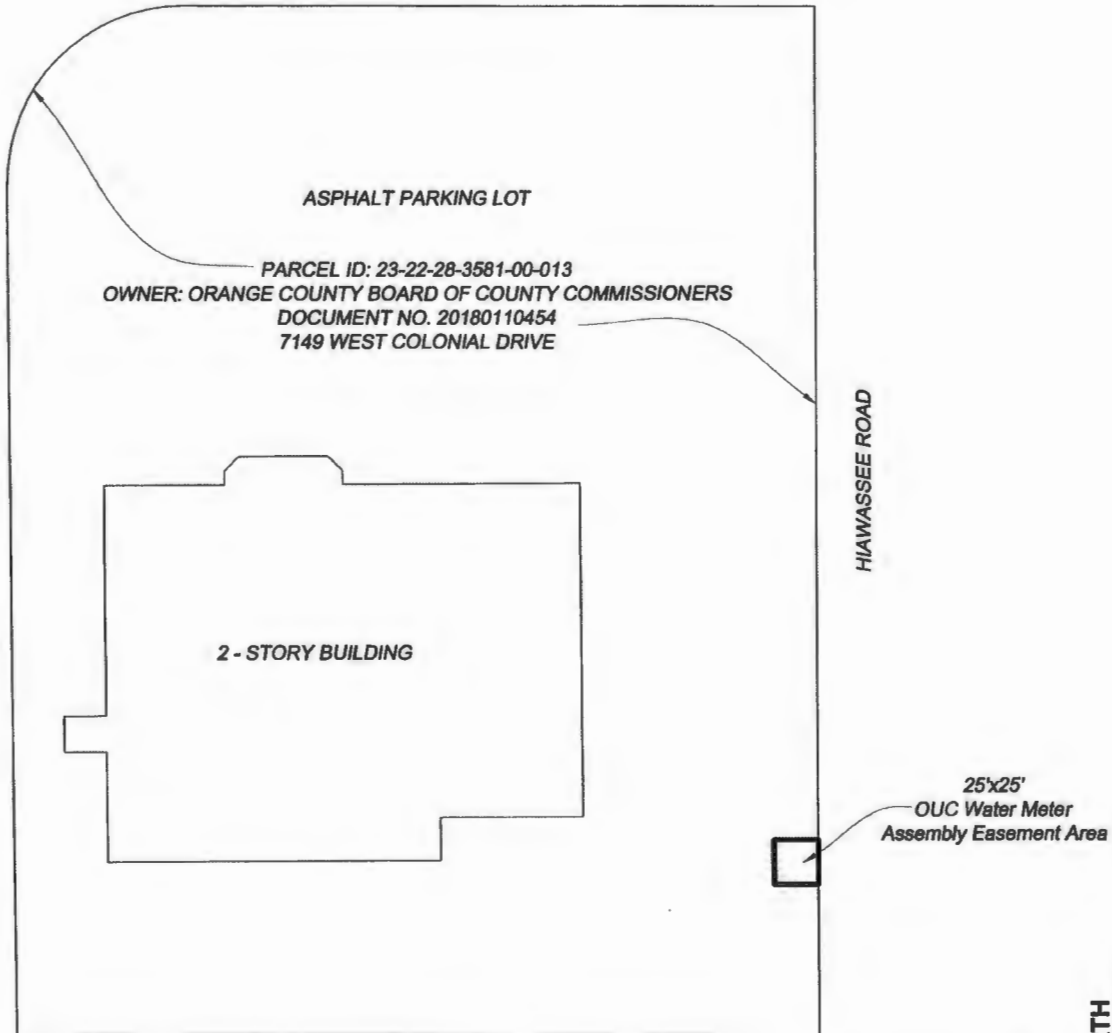
Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570
 www.woodplc.com
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	TW	CHKD. BY: RMJ
DATE:	01/25/2022	DATE: 01/25/2022
JOB No.	SCALE:	SHT. 2
6374211356	1" = 50'	OF 3
DRAWING NAME: 1356_OUC WATER METER ASSEMBLY_S00.dwg		

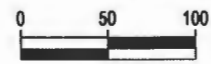
Exhibit "A"

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 802
ESTATE: PERPETUAL EASEMENT
PURPOSE: UTILITY (OUC WATER METER ASSEMBLY)



**GENERAL LOCATION
 MAP AND SITE PLAN**

GRAPHIC SCALE



(IN FEET)

1 inch = 100 ft.



THIS IS NOT A SURVEY

PROJECT TITLE: **UTILITY EASEMENT (OUC WATER METER ASSEMBLY)**
 PID: 23-22-28-3581-00-013 - ORANGE COUNTY CULTURAL COMMUNITY CENTER
 SECTION 23, TOWNSHIP 22 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA



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 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570
 www.woodplc.com
 Certificate of Authorization Number LB-0007932

DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	TW	CHKD. BY: RMJ
DATE:	01/25/2022	DATE: 01/25/2022
JOB No.	SCALE:	SHT. 3
6374211356	1" = 100'	OF 3
DRAWING NAME: 1356_OUC WATER METER ASSEMBLY_SOD.dwg		

P:\B370201\B370211356 - OUCP Cultural Center & OD/C&I 3D 2016\1356_OUC WATER METER ASSEMBLY_SOD.dwg