



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: March 9, 2022

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

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

FROM: Tamara Pelc, Senior Title Examiner *TP/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 Partial Release of Easement by Orange County.

PROJECT: Madison Landing – Phase 1 and 2 B20902428
District 6

PURPOSE: To release a portion of an existing easement.

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ITEMS: Partial Release of Easement
Cost: Donation
Size: 8,700 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: This action is being taken to release a portion of that certain Drainage Easement recorded in Official Records Book 1827, Page 161 of the Public Records of Orange County, Florida. The portion being released was replaced by easements recorded in the public record on September 29, 2021. Public Works has reviewed and approved the partial release of the easement area.

Developer to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAR 22 2022

Project: Madison Landing – Phase 1 and 2 B20902428

PARTIAL RELEASE OF EASEMENT

This Partial Release of Easement is made by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (“County”).

WITNESSETH:

WHEREAS, County is the owner and holder of that certain Drainage Easement executed by Independent Dairy Farmers’ Association and recorded April 23, 1969 in Official Records Book 1827, Page 161 of the Public Records of Orange County, Florida (the “Easement”); and

WHEREAS, County has been requested to release the Easement with respect only to that portion of the original easement area described on Exhibit “A” attached hereto and made a part hereof (the “Release Parcel”); and

WHEREAS, County is amenable to releasing the Easement with respect only to the Release Parcel.

NOW, THEREFORE, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, County hereby releases, terminates and forever extinguishes the Easement with respect only to the Release Parcel, without impairing the operation or effect of the Easement as to the original easement area which is not contained within the Release Parcel. The Easement shall remain in full force and effect with respect to the original easement area which is not contained within the Release Parcel and shall remain unaffected by this Partial Release of Easement.

(SIGNATURES APPEAR ON NEXT PAGE)

IN WITNESS WHEREOF, County has caused its presents to be executed as of the day and year written below.



Orange County, Florida
By: Board of County Commissioners

By: *Bryant B. Demings*
for Jerry L. Demings
Orange County Mayor

Attest: Phil Diamond, CPA,
Orange County Comptroller

Date: 22 March 2022

as Clerk of the Board of County Commissioners

By: *Emily Rivera*
for Deputy Clerk

Emily Rivera
Printed Name

This instrument prepared by:
Tamara L. Pelc, 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

Description Of Sketch

Sheet 1 of 2

Legal Description

A PORTION OF LOTS 39, 40, 57, & 58, PLAN OF BLOCK "ONE" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 109, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 57, ALSO BEING THE SOUTHEAST CORNER OF LOT 40, OF SAID PLAN OF BLOCK "ONE" PROSPER COLONY, THENCE RUN SOUTH 89°17'47" WEST, 10.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY OF SOUTH RIO GRANDE AVENUE, ALSO BEING THE POINT OF BEGINNING.

THENCE RUN SOUTH 00°13'04" EAST, ALONG THE WEST RIGHT OF WAY LINE OF SAID SOUTH RIO GRANDE AVENUE, 10.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE OF SAID SOUTH RIO GRANDE AVENUE, RUN SOUTH 89°17'47" WEST, 435.00 FEET; THENCE RUN NORTH 00°13'04" WEST, PARALLEL WITH THE WEST RIGHT-OF-WAY LINE OF SAID SOUTH RIO GRANDE AVENUE, 20.00 FEET; THENCE RUN NORTH 89°17'47" EAST, 435.00 FEET, TO A POINT ON THE WEST RIGHT OF WAY LINE OF SAID SOUTH RIO GRANDE AVENUE; THENCE RUN SOUTH 00°13'04" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 10.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8,700 SQUARE FEET OR 0.20 ACRES ±.

Revision: Revised Sketch - 12/15/21 - BMJ

This is NOT a Survey.
This is ONLY a Sketch.

Sketch Date: 12/01/21
Drawn By: BMJ
Approved By: PKI
Field: N/A

Patrick K. Ireland
Ireland
Digitally signed
by Patrick K.
Ireland
Date: 2021.12.15
11:38:46 -0500

-Legend-			
C	- Calculated	PC	- Point of Curvature
⊙	- Centerline	Pg	- Page
CB	- Concrete Block	PI	- Point of Intersection
CM	- Concrete Monument	P.O.B.	- Point of Beginning
Conc.	- Concrete	P.O.L.	- Point on Line
D	- Description	PP	- Power Pole
DE	- Drainage Easement	PRM	- Permanent Reference Monument
Esmt.	- Easement	PT	- Point of Tangency
F.E.M.A.	- Federal Emergency Management Agency	R	- Radius
FFE	- Finished Floor Elevation	Rad.	- Radial
Fnd.	- Found	R&C	- Rebar & Cap
IP	- Iron Pipe	Rec.	- Recovered
L	- Length (Arc)	Rfd.	- Roofed
M	- Measured	Set	- Set 1/2" Rebar & Cap "LB 7623"
N&D	- Nail & Disk	Rebar	- Cap "LB 7623"
N.R.	- Non-Radial	Typ.	- Typical
ORB	- Official Records Book	UE	- Utility Easement
P	- Plat	WM	- Water Meter
P.B.	- Plat Book	Δ	- Delta (Central Angle)
□	- Wood Fence	-X-	- Chain Link Fence

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

-Notes-

- >Sketch is Based upon the Legal Description Supplied by Client.
- >Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- >Subject to any Easements and/or Restrictions of Record.
- >Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- >Building Ties are NOT to be used to reconstruct Property Lines.
- >Fence Ownership is NOT determined
- >Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- >Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- >Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be Construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

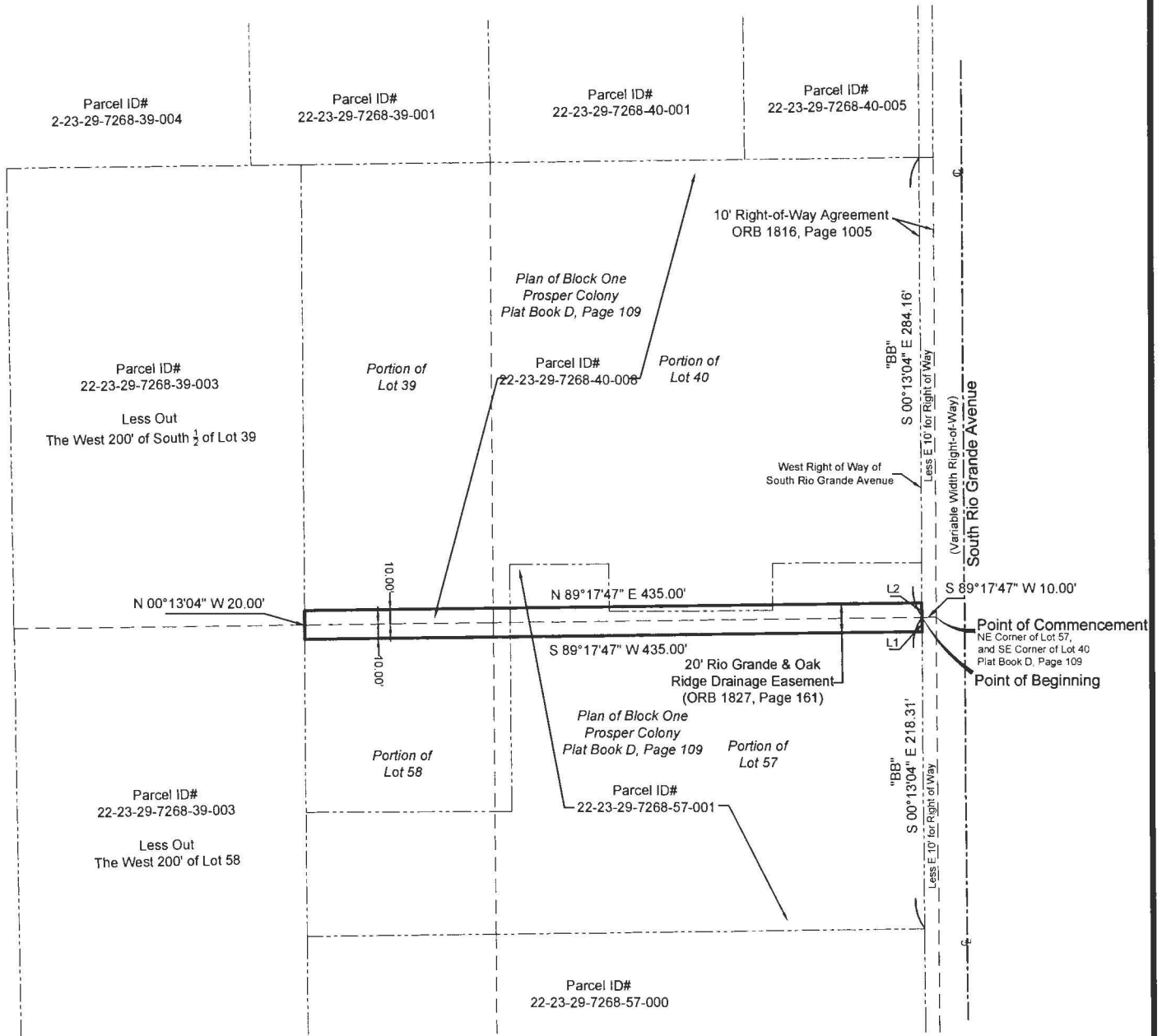
I hereby Certify that this Sketch of Description of the above Described Property is True and Correct to the Best of my Knowledge and Belief as recently Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Conforms to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 5J-17.052 Florida Administrative Codes, Pursuant to Section 472.027 Florida Statutes.

Patrick K. Ireland
Patrick K. Ireland
FLORIDA
NO. 6637
LAND SURVEYOR
DATE SIGNED: 12/15/21
FOR THE FIRM
PS 6637 LB 7623
Date Signed: 12/15/21

This Sketch is intended ONLY for the use of Said Certified Parties.
This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-95923

Sketch of Description

Sheet 2 of 2



Revision: Revised Sketch - 12/15/21 - BMJ

*Ireland & Associates
Surveying, Inc.*

800 Currency Circle Suite 1020
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165
File No. IS-95923



Bearings are based on the West Right-of-Way Line of South Rio Grande Avenue, being S 00°13'04" E, from Document Number 20200366239, Public Records of Orange County, Florida.

NOT To Scale
This is NOT a Survey.
This is ONLY a Sketch.

L1
S 00°13'04" E 10.00'
L2
S 00°13'04" E 10.00'

Patrick K Ireland
Digitally signed by Patrick K Ireland
Date: 2021.12.15 11:38:18 -0500