



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 15

**DATE:** November 29, 2018

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

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

**FROM:** Mary Tiffault, Title Examiner *MT*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM D.R. HORTON, INC. TO ORANGE COUNTY AND UTILITY EASEMENT FROM WATERLEIGH MASTER COMMUNITY ASSOCIATION, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** Waterleigh PD – Phase 2D Permit #17-S-039 OCU File #93368  
District 1

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

**ITEMS:** Utility Easement (2)  
Cost: Donation  
Total size: 18,301 square feet

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

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 18 2018

THIS IS A DONATION

Project: Waterleigh PD – Phase 2D Permit #17-S-039 OCU File #93368

**UTILITY EASEMENT**

THIS INDENTURE, Made this 7<sup>th</sup> day of November, A.D. 2018, between D.R. Horton, Inc., a Delaware corporation, whose address is 1341 Horton Circle, Arlington, Texas, 76148, 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**

**07-24-27-0000-00-003**

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, 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:

[Signature]  
Witness

Dallas Austin  
Printed Name

[Signature]  
Witness

Karla R. Cuevas  
Printed Name

D.R. Horton, Inc., a Delaware corporation

BY: [Signature]

CHRISTOPHER WRENN  
Printed Name

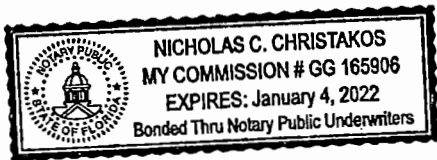
ASSISTANT SECRETARY  
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7<sup>th</sup> of November, 2018, by Christopher Wrenn, as Assistant Secretary, of D.R. Horton, Inc., a Delaware corporation, on behalf of the corporation.  She  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature

Nicholas C. Christakos  
Printed Notary Name

Notary Public in and for the county and state aforesaid.

My commission expires: 1/4/22

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

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

PROJECT NAME: WATERLEIGH PD-PHASE 2D  
 OC PROJECT #: 17-S-039

### EXHIBIT "A"

#### LEGAL DESCRIPTION - UTILITY EASEMENT

A STRIP OF LAND LYING IN SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST; THENCE RUN SOUTH 00°44'55" WEST, ALONG THE EAST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 7, FOR A DISTANCE OF 314.27 FEET; THENCE RUN NORTH 89°15'05" WEST, DEPARTING SAID EAST LINE, FOR A DISTANCE OF 226.69 FEET TO THE POINT OF BEGINNING, ALSO BEING A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS 245.00 FEET, A CHORD BEARING OF SOUTH 73°33'25" WEST AND A CHORD DISTANCE OF 133.42 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°36'03" FOR A DISTANCE OF 135.13 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 44.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, A CHORD BEARING OF SOUTH 45°03'11" WEST AND A CHORD DISTANCE OF 13.97 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 15.47 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 00°44'54" WEST, FOR A DISTANCE OF 70.36 FEET; THENCE RUN NORTH 89°15'06" WEST, FOR A DISTANCE OF 5.00 FEET; THENCE RUN SOUTH 00°44'54" WEST, FOR A DISTANCE OF 235.09 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 9.78 FEET; THENCE RUN SOUTH 00°42'45" WEST FOR A DISTANCE OF 18.02 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 00°38'33" WEST FOR A DISTANCE OF 18.02 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 106.91 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 18.05 FEET; THENCE RUN SOUTH 89°21'27" WEST, FOR A DISTANCE OF 40.00 FEET; THENCE RUN NORTH 00°38'33" WEST, FOR A DISTANCE OF 18.05 FEET; THENCE RUN SOUTH 89°21'27" WEST FOR A DISTANCE OF 40.74 FEET; THENCE RUN NORTH 00°38'33" WEST, FOR A DISTANCE OF 70.00 FEET; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 228.10 FEET; THENCE RUN NORTH 00°44'54" EAST, FOR A DISTANCE OF 295.69 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF NORTH 45°03'11" EAST AND A CHORD DISTANCE OF 34.92 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 88°36'33" FOR A DISTANCE OF 38.66 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°21'27" EAST, FOR A DISTANCE OF 44.91 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 230.00 FEET, A CHORD BEARING OF NORTH 76°11'03" EAST AND A CHORD DISTANCE OF 104.83 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26°20'48" FOR A DISTANCE OF 105.76 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE HAVING A RADIUS OF 25.00 FEET, A CHORD BEARING OF SOUTH 85°04'43" EAST AND A CHORD DISTANCE OF 26.43 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 63°49'16" FOR A DISTANCE OF 27.85 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,852 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 3  
 SEE SHEET 2 OF 3 FOR  
 SKETCH OF DESCRIPTION AND LEGEND  
 SEE SHEET 3 OF 3 FOR TABLES

Drawing name: L:\Data\20140340\Sketches\SK10A UTILITY EASEMENT.dwg SHEET 1



16 East Plant Street  
 Winter Garden, Florida 34787 \* (407) 654-5355

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ	FOR THE LICENSED BUSINESS # 6723 BY:
DATE: 8-20-18	DRAWN BY: WB	 JAMES RICKMAN P.S.M. # 5633
SCALE: 1" = 100 FEET	CHECKED BY: MR	
FIELD BY: N/A	REVISED: 10-15-18	

# SKETCH OF DESCRIPTION

## THIS IS NOT A SURVEY

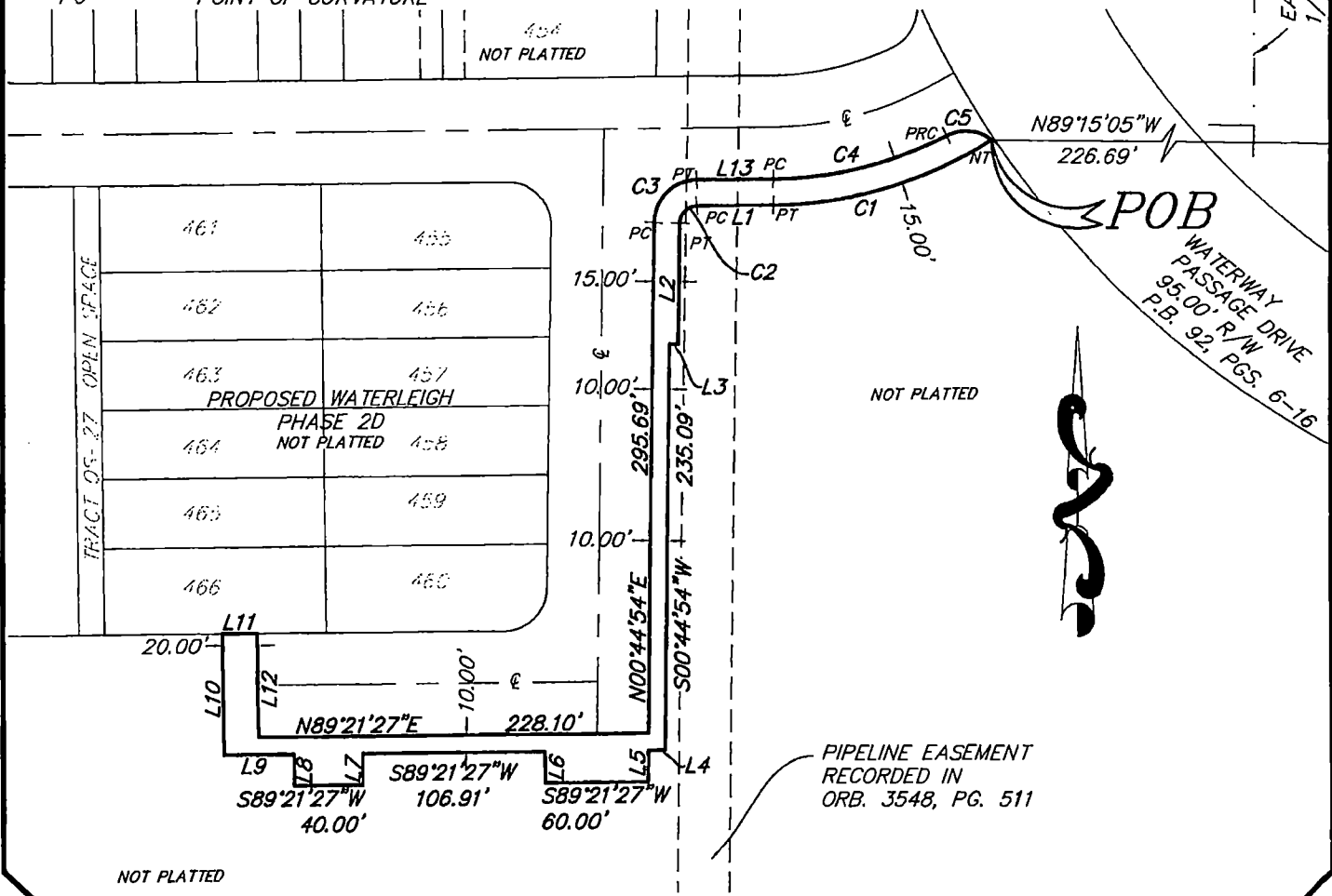
PROJECT NAME: WATERLEIGH PD-PHASE 2D  
 OC PROJECT #: 17-S-039

**LEGEND:**

POC	POINT OF COMMENCEMENT	P.B.	PLAT BOOK
POB	POINT OF BEGINNING	NT	NON-TANGENT
PG(S)	PAGE(S)	PT	POINT OF TANGENCY
ORB.	OFFICIAL RECORDS BOOK	PRC	POINT OF REVERSE CURVATURE
PC	POINT OF CURVATURE	☉	CENTER LINE

**POC**  
 NORTHEAST CORNER  
 OF THE SOUTHEAST 1/4 OF  
 SECTION 7-24-27

00°44'55"W  
 314.27'  
 EAST LINE OF THE SOUTHEAST  
 1/4 OF SECTION 7-24-27



Drawing name: L:\Data\20140340\Sketches\SK10A UTILITY EASEMENT.dwg SHEET 2



**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

**ALLEN & COMPANY**  
 Professional Surveyors & Mappers

16 East Plant Street  
 Winter Garden, Florida 34787 \* (407) 654-5355

JOB NO. 20140340	CALCULATED BY: SEJ
DATE: 8-20-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

**SHEET 2 OF 3**  
 SEE SHEET 1 OF 3  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 OF 3  
 FOR TABLES

# TABLES

LINE TABLE		
LINE	LENGTH	BEARING
L1	44.91'	S89°21'27"W
L2	70.36'	S00°44'54"W
L3	5.00'	N89°15'06"W
L4	9.78'	S89°21'27"W
L5	18.02'	S00°42'45"W
L6	18.02'	N00°38'33"W
L7	18.05'	S00°38'33"E
L8	18.05'	N00°38'33"W
L9	40.74'	S89°21'27"W
L10	70.00'	N00°38'33"W
L11	20.00'	N89°21'27"E
L12	60.00'	S00°38'33"E
L13	44.91'	N89°21'27"E

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	245.00'	31°36'03"	135.13'	133.42'	S73°33'25"W
C2	10.00'	88°36'33"	15.47'	13.97'	S45°03'11"W
C3	25.00'	88°36'33"	38.66'	34.92'	N45°03'11"E
C4	230.00'	26°20'48"	105.76'	104.83'	N76°11'03"E
C5	25.00'	63°49'16"	27.85'	26.43'	S85°04'43"E

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°44'55" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340  
 DATE: 8-20-18  
 SCALE: 1" = 100 FEET  
 FIELD BY: N/A

CALCULATED BY: SEJ  
 DRAWN BY: WB  
 CHECKED BY: MR

**SHEET 3 OF 3**  
 SEE SHEET 1 OF 3  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 OF 3  
 FOR SKETCH OF DESCRIPTION  
 AND LEGEND



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street  
 Winter Garden, Florida 34787 • (407) 654-5355

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS IS A DONATION

Project: Waterleigh PD – Phase 2D Permit #17-S-039 OCU File #93368

**UTILITY EASEMENT**

THIS INDENTURE, Made this 12<sup>th</sup> day of November, A.D. 2018, between Waterleigh Master Community Association, Inc., a Florida not-for-profit corporation, whose address is 215 Celebration Place, Suite 115, Celebration, Florida, 34747, 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**

**07-24-27-7501-16-004**

**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.

Project: Waterleigh PD – Phase 2D Permit #17-S-039 OCU File #93368

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:

KO

Witness

Waterleigh Master Community Association, Inc.,  
a Florida not-for-profit corporation

BY: Melissa Dotson  
Melissa Dotson, President

Karla R. Cuevas  
Printed Name

Goa  
Witness

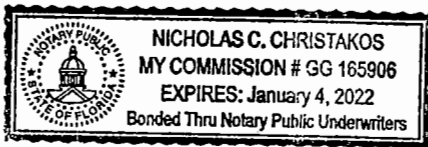
Carolee Telleux  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12<sup>th</sup> of November,  
2018, by Melissa Dotson, as President, of Waterleigh Master Community Association, Inc., a Florida  
not-for-profit corporation, on behalf of the corporation. She  is personally known to me or  has  
produced \_\_\_\_\_ as identification.

(Notary Seal)



Nicholas C. Christakos  
Notary Signature

Nicholas C. Christakos  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 1/4/22

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



# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

PROJECT NAME: WATERLEIGH PD--PHASE 2D  
 OC PROJECT #: 17-S-039

### EXHIBIT "A"

#### LEGAL DESCRIPTION - UTILITY EASEMENT

A STRIP OF LAND 10.00' IN WIDTH LYING IN TRACT P-4, WATERLEIGH PHASE 2A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 92, PAGES 6 THROUGH 16 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID TRACT P-4; THENCE RUN NORTH 00°27'30" WEST, ALONG THE WEST LINE OF SAID TRACT P-4, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°21'27" EAST, DEPARTING SAID WEST LINE, ALONG A LINE 10.00 FEET NORTH OF, WHEN MEASURED PERPENDICULAR AND PARALLEL TO THE SOUTH LINE OF SAID TRACT P-4, FOR A DISTANCE OF 644.92 FEET; THENCE RUN SOUTH 00°38'33" EAST, FOR A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTH LINE OF TRACT P-4; THENCE RUN SOUTH 89°21'27" WEST, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 644.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,449 SQUARE FEET MORE OR LESS.

#### LEGEND:

POB            POINT OF BEGINNING  
 ☉              CENTER LINE  
 P.B.           PLAT BOOK  
 PG(S).        PAGE(S)

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.00'	N00°27'30"W
L2	10.00'	S00°38'33"E

SHEET 1 OF 2  
 SEE SHEET 2 OF 2 FOR  
 SKETCH OF DESCRIPTION



**ALLEN  
&  
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street  
 Winter Garden, Florida 34787 • (407) 654-5355

#### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF THE TRACT P-4, OF WATERLEIGH PHASE 2A ACCORDING TO PLAT BOOK 92, PAGES 6 THROUGH 16, BEING SOUTH 89°21'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ	FOR THE LICENSED BUSINESS # 6723 BY:   JAMES L. RICKMAN P.S.M. # 5633
DATE: 8-31-18	DRAWN BY: WB	
SCALE: 1" = 100 FEET	CHECKED BY: MR	
FIELD BY: N/A	REVISED: 10-15-18	

Drawing name: L:\Data\20140340\Sketches\SK49 PUBLIC UTIL EASEMENT.dwg SHEET 1

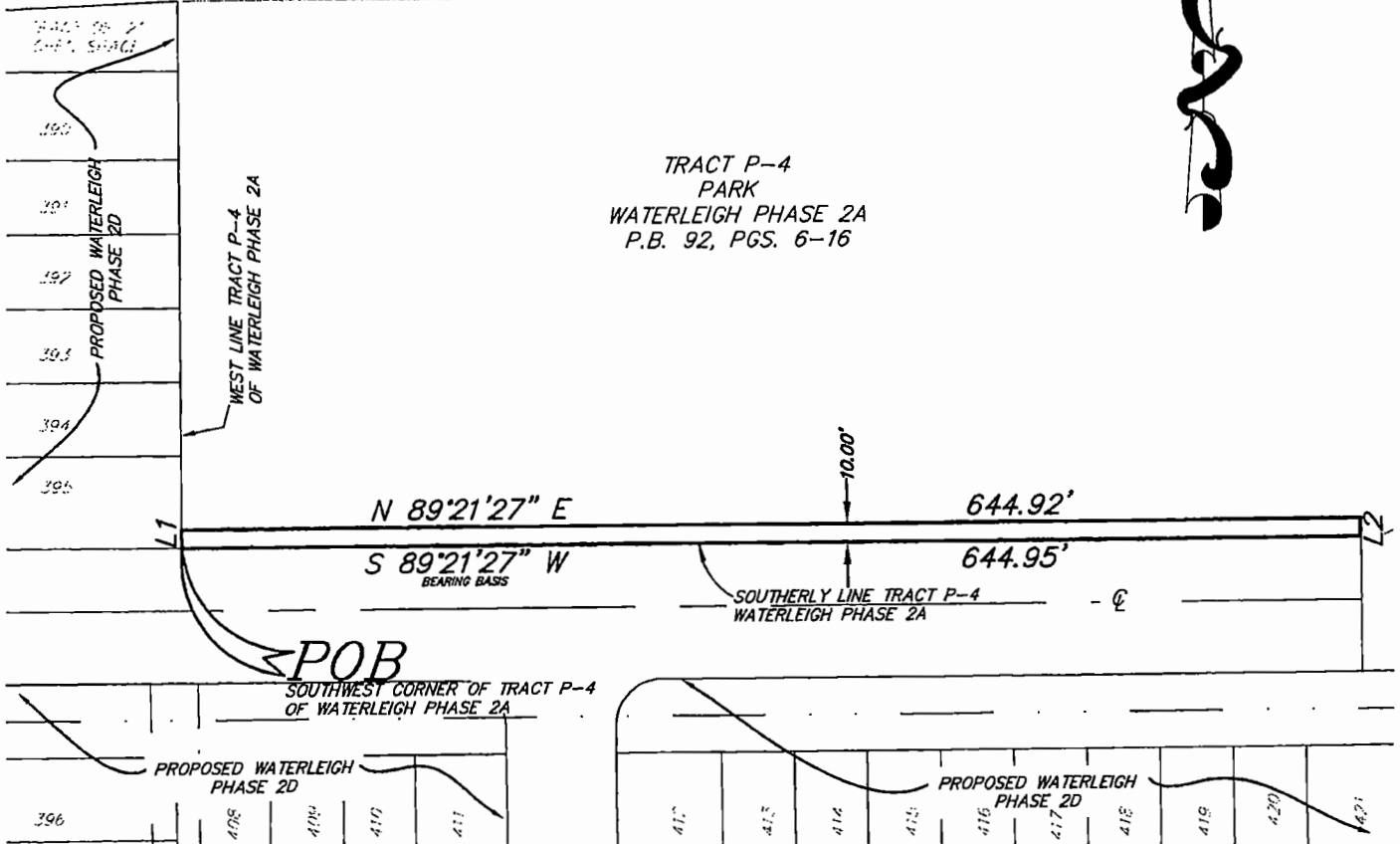
# SKETCH OF DESCRIPTION

## THIS IS NOT A SURVEY

PROJECT NAME: WATERLEIGH PD-PHASE 2D  
 OC PROJECT #: 17-S-039



TRACT P-4  
 PARK  
 WATERLEIGH PHASE 2A  
 P.B. 92, PGS. 6-16



Drawing name: L:\Data\20140340\Sketches\SK49 PUBLIC UTIL EASEMENT.dwg SHEET 2



16 East Plant Street  
 Winter Garden, Florida 34787 \* (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON SOUTH LINE OF THE TRACT P-4, OF WATERLEIGH PHASE 2A ACCORDING TO PLAT BOOK 92, PAGES 6 THROUGH 16, BEING SOUTH 89°21'27" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340	CALCULATED BY: SEJ
DATE: 8-31-18	DRAWN BY: WB
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

**SHEET 2 OF 2**  
 SEE SHEET 1 OF 2  
 FOR LEGAL DESCRIPTION,  
 LEGEND AND TABLE