



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 24-1665, **Version:** 1

Interoffice Memorandum

DATE: October 30, 2024

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Mindy T. Cummings, Manager

FROM: Juanita Thomas, Senior Title Examiner

CONTACT: Mindy T. Cummings, Manager

PHONE: 407-836-7090

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval and execution of two Utility Easements between The School Board of Orange County, Florida and Orange County, Florida, and authorization to record instruments for Site 50-H-SE-2 (23-U-006)/Innovation High School OCU File 100430. District 4. **(Real Estate Management Division)**

PROJECT: Site 50-H-SE-2 (23-U-006)/Innovation High School OCU File 100430

PURPOSE: To provide for access for construction, including installation, repair, replacement and maintenance, irrigation meters, water mains, and valves, along with any needed appurtenances, of a master water meter, and reclaimed water and back flow preventer meter.

ITEM:

Utility Easement

Cost: Donation

Total Size: 400 square feet

Utility Easement

Cost: Donation

Total Size: 1,148 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Utilities Department
The School Board of Orange County

REMARKS: These Utility Easements are in connection with The School Board of Orange County's (OCPS) development of Innovation High School. OCPS, as a condition of their utility permit, is required to give the County the easements. The County is executing these Utility Easements to show acceptance of the terms and conditions.

OCPS to pay recording fees.

This instrument prepared by and return to:
Jad M. Brewer, Esq.
Orange County Public Schools
6501 Magic Way/
Orlando, FL 32809

This is a Donation

Project: Site: 50-H-SE-2 (23-U-006)/Innovation High School
OCU File No. 100430

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

UTILITY EASEMENT

THIS INDENTURE, made as of the last date signed below, between **The School Board Of Orange County, Florida**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("**Grantor**"), and **Orange County, Florida**, 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, a perpetual, non-exclusive easement for the purpose of constructing a Master Water Meter any appurtenances thereto (the "**Facilities**") including installation, repair, replacement and maintenance of same, with full authority to enter upon, excavate, construct, repair, replace and maintain, as the Grantee and its assigns may deem necessary, under, upon and above the following described lands situate in Orange County, Florida aforesaid, to-wit:

See Attached Exhibit "A"

a portion of tax parcel I.D. Number 33-23-31-1970-01-000
(the "**Easement Area**")

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

GRANTEE shall make all commercially reasonable efforts to direct its employees, contractors, consultants and agents to undertake all work in the Easement Area in a safe and prudent manner, and in such manner that the normal, orderly construction and operation of any adjacent public school is not unreasonably disturbed. Grantee, its successors, assigns, employees, contractors, subcontractors, laborers, consultants, agents, licensees, guests and invitees shall not make any use of the Easement Area which is or would be a nuisance or unreasonably detrimental to the construction, use or operation of any adjacent public school, or that would weaken, diminish or impair the lateral or subjacent support to any improvement located or to be constructed on the campus of any adjacent public school. Further, Grantee shall comply with all applicable federal, state, and county laws, regulations and ordinances, and such permits that the Grantee requires, with respect to the construction, installation, repair, replacement, maintenance and use of the Facilities in the Easement Area; further, Grantee shall comply with Grantor's policies that are applicable to Grantee's activities under this easement to the extent such policies do not unreasonably impair Grantee's right provided herein.

GRANTEE herein and its assigns shall have the right to clear and keep clear, out of and away from the Easement Area, all trees, undergrowth and other obstructions that may interfere with the normal

operation or maintenance of the Facilities placed thereon by the Grantee and its assigns; provided, however that Grantee shall have no responsibility for the general maintenance of the Easement Area.

GRANTOR retains the right to use, access and enjoy and to permit others to use, access and enjoy the Easement Area for any purpose whatsoever that will not unreasonably interfere with the Grantee's rights provided herein. If Grantor's future orderly development of the premises is in conflict with the Facilities, Grantor, at no cost to the Grantee, shall design, permit, and submit for approval to Grantee, plans to relocate, reconfigure, or modify the Facilities and Easement Area (the "Permitted Relocation Plans"). Grantee will cooperate with Grantor in the execution of an amendment to the easement, in a form acceptable to both parties, establishing the new limits of the Easement Area as depicted on the Permitted Relocation Plans approved by the Grantee, whereupon such relocated easement shall be subject to the terms hereof to the same extent they applied to the Easement Area prior to Grantor's relocation, reconfiguration, or modification of the Facilities and Easement Area. Any relocation of the Facilities as a result of Grantor's future orderly development shall be at no cost to Grantee and shall be subject to the terms hereof.

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 within the Easement Area that interferes with the normal operation or maintenance of the Facilities. In the event any of the Facilities are located above-ground, Grantee shall have the right to build, construct or install fencing around the Facilities in the Easement Area if reasonably required to protect the safety and security of the Facilities and normal operation thereof; provided; however, the fencing shall not unreasonably interfere with Grantor's use of the Easement Area or the remaining property owned by Grantor, and the exact location and type of fencing must be previously approved by Grantor in writing, which approval shall not be unreasonably withheld, conditioned or delayed.

GRANTEE may at any time change the location of the Facilities within the boundaries of the Easement Area, or modify the size of the Facilities as it may determine in its sole discretion from time to time (the "Modifications") without paying any additional compensation to Grantor or Grantor's heirs, successors or assigns, provided Grantee does not expand its use beyond the Easement Area. Prior to commencing any Modifications, Grantee shall notify Grantor's Department of Facilities and furnish such department with a description of the proposed Modifications; further, Grantee shall notify the Principal of the adjacent public school prior to performing Modifications; provided, however, that no notification to the Department of Facilities or the Principal shall be required in the event the Grantee determines that Modifications must be performed on an emergency basis.

GRANTEE shall promptly repair any damage to any property, facilities or improvements of Grantor located in, or adjacent to, the Easement Area, including without limitation parking areas, driveways, walkways, recreational facilities, fencing, and landscaping, if such damage is incident to Grantee's use of the Easement Area. Grantee shall take all necessary immediate action to stabilize, secure, or make safe any facilities or improvements of Grantor located in, or adjacent to, the Easement Area on an emergency basis in such a manner that renders facilities and improvements of Grantor safe for Grantor's intended use until permanent repairs can be made if such damage is incident to Grantee's use of the Easement Area. 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.

GRANTEE shall exercise its rights and privileges hereunder at its own risk and expense. Through the term of this easement, Grantee shall maintain general liability insurance or self-insurance in compliance with the limits provided in Section 768.28, Florida Statutes. Upon request by Grantor, Grantee shall furnish evidence of such insurance or self-insurance to Grantor. For actions attributable to the exercise of its rights under this easement, Grantee will indemnify and hold harmless Grantor, its agents, employees and elected

officials to the extent provided in Section 768.28, Florida Statutes, as same may be amended from time to time. The terms of this indemnification shall survive any termination of this easement.

GRANTEE expressly acknowledges and agrees to comply with all rules and regulations of the Jessica Lunsford Act, if applicable. Further, Grantee shall comply with all rules or regulations implemented by Grantor in order to comply with the Jessica Lunsford Act, if applicable.

Nothing herein shall be construed as a waiver of Grantee's sovereign immunity beyond that provided under Section 768.28, Florida Statutes, as same may be amended from time to time. The terms of this paragraph shall survive any termination of this easement.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor and Grantee have caused these presents to be executed on the dates provided below.

“GRANTOR”

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the constitution and laws of the State of Florida

[Signature]
Print Name: Marilyn Gutierrez
445 West Amelia
Orlando, Florida 32801

By: [Signature]
Teresa Jacobs, as Chair

[Signature]
Print Name: Delibette Zayas
445 West Amelia
Orlando, Florida 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2024, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual is personally known to me or has produced _____ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____



“GRANTOR”

WITNESSES:

Murim Gutierrez
Print Name: Murim Gutierrez
445 West Amelia
Orlando, Florida 32801

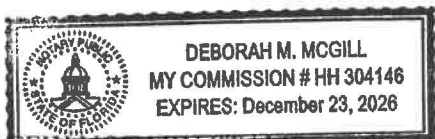
Ribette Zayas
Print Name: Ribette Zayas
445 West Amelia
Orlando, Florida 32801

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the constitution and laws of the State of Florida

Attest: *Maria F. Vazquez*
Maria F. Vazquez, Ed.D.
as Superintendent

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2024, by Maria F. Vazquez, Ed.D. as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual is personally known to me or has produced _____ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.



ATTEST NOTARY STAMP

Deborah M. McGill
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School’s Chief Facilities Officer

Rory A. Salimbene
Rory A. Salimbene
Chief Facilities Officer

Date: May 23, 2024

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Jad Brewer
Jad Brewer
Staff Attorney
Date: May 23, 2024



"GRANTEE"

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

Burrill Brooks

for Jerry L. Demings,
Orange County Mayor

Date: *19 November*, 2024

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

BY:

Jennifer Lara Klimetz

for Deputy Clerk

Jennifer Lara - Klimetz

Printed Name

**SKETCH OF DESCRIPTION
UTILITY EASEMENT
MERIDIAN PARKS HIGH SCHOOL**
SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

EXHIBIT A

PROJECT NAME: SITE 50-H-SE-2
PURPOSE: UTILITY EASEMENT
OC PERMIT NUMBER: 23-U-006
SEQUENCE NUMBER: 100430
BUILDING DEPARTMENT PERMIT NUMBERS: BDPN-220824-1272 (MASTER PERMIT)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, MERIDIAN PARKS HIGH SCHOOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 65-70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING ALONG THE NORTH LINE OF TRACT A (SIDEWALK/UTILITY) PER SAID PLAT, NORTHEASTERLY ALONG THE ARC OF A CURVE TO THE RIGHT (SAID CURVE HAVING A RADIUS OF 2115.00 FEET, A CENTRAL ANGLE OF 03°22'29" AND A CHORD BEARING AND DISTANCE OF N83°50'27"E, 124.55 FEET FOR AN ARC DISTANCE OF 124.57 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING THE NORTH LINE OF SAID TRACT A, N04°20'11"W, A DISTANCE OF 40.00 FEET; THENCE N85°39'49"E, A DISTANCE OF 10.00 FEET; THENCE S04°20'11"E, A DISTANCE OF 40.00 FEET TO THE NORTH LINE OF SAID TRACT A; THENCE ALONG SAID NORTH LINE, SOUTHWESTERLY ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 2115.00 FEET, A CENTRAL ANGLE OF 00°16'15" AND A CHORD BEARING AND DISTANCE OF S85°39'49"W, 10.00 FEET) FOR AN ARC DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.



CONTAINING 400 SQUARE FEET (0.009 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A UTILITY EASEMENT.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE WEST LINE OF LOT 1, MERIDIAN PARKS HIGH SCHOOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 65-70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARS N07°50'48"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

20 MAY 2024: REVISED OC PERMIT NUMBER
03 MAY 2024: ADDRESSED REVIEW COMMENTS

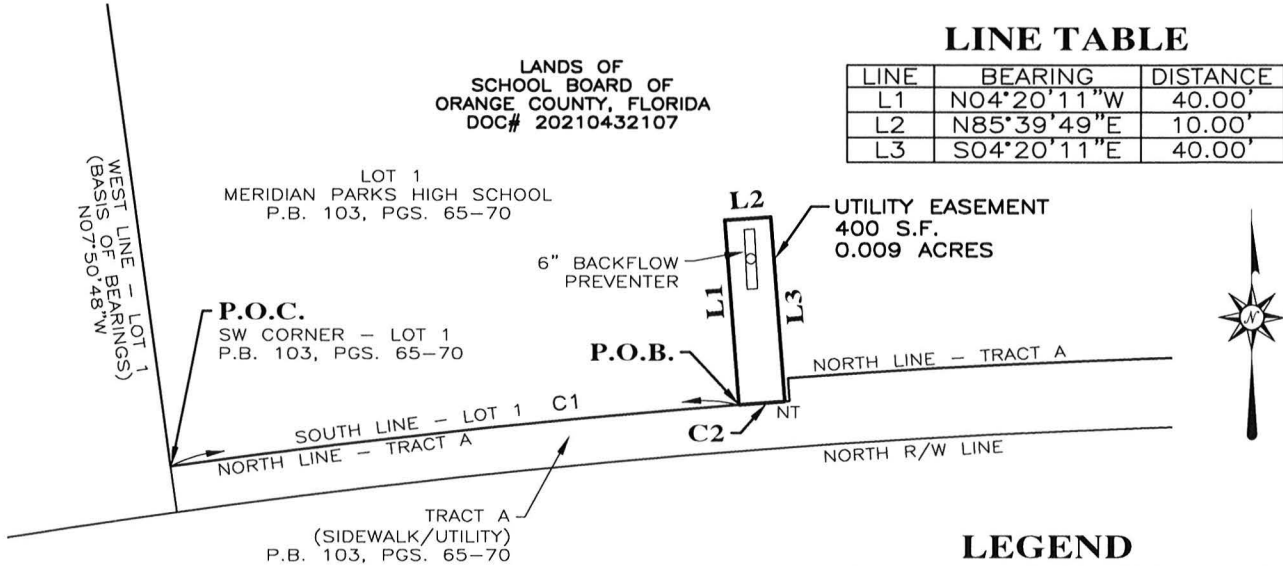
 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com FLORIDA LICENSED BUSINESS NUMBER LB 8846</p>	<p>SKETCH OF DESCRIPTION FOR CONSTRUCTION</p>	<p>DATE OF DRAWING: 01 APR 2024</p>
	<p>SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="center">  JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610 </p>	<p>MANAGER: JDH CADD: EAC</p> <p>PROJECT NUMBER: 883-22011</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 883011ESMT.DWG</p> <p>SCALE: N/A SHEET 1 OF 2</p>

**SKETCH OF DESCRIPTION
UTILITY EASEMENT
MERIDIAN PARKS HIGH SCHOOL**
SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

PROJECT NAME: SITE 50-H-SE-2
 PURPOSE: UTILITY EASEMENT
 OC PERMIT NUMBER: 23-U-006
 SEQUENCE NUMBER: 100430
 BUILDING DEPARTMENT PERMIT NUMBERS: BDPN-220824-1272 (MASTER PERMIT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	N04°20'11"W	40.00'
L2	N85°39'49"E	10.00'
L3	S04°20'11"E	40.00'



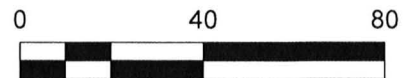
LEGEND

P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 P.B. PLAT BOOK
 O.R. OFFICIAL RECORDS BOOK
 PGS. PAGES
 DOC# DOCUMENT NUMBER
 NT NON-TANGENT
 R/W RIGHT OF WAY
 S.F. SQUARE FEET
 LB LICENSED BUSINESS

THIS SKETCH IS INCOMPLETE
 UNLESS ACCOMPANIED BY A
 LEGAL DESCRIPTION OF THE
 PROPERTY DEPICTED HEREON

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	2115.00'	03°22'29"	N83°50'27"E	124.55'	124.57'
C2	2115.00'	00°16'15"	S85°39'49"W	10.00'	10.00'



GRAPHIC SCALE 1"=40'

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF
 ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
 FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

20 MAY 2024: REVISED OC PERMIT NUMBER
 03 MAY 2024: ADDRESSED REVIEW COMMENTS

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedges.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH OF DESCRIPTION FOR CORE CONSTRUCTION	DATE OF DRAWING: 01 APR 2024 MANAGER: JDH CADD: EAC PROJECT NUMBER: 883-22011 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): COMPUTER FILE: 883011ESMT.DWG SCALE: 1" = 40' SHEET 2 OF 2
	THIS IS NOT A SURVEY	

Closure Report
26 13:38:26 2024

Tue Mar

Deed Name: ESMT 1

Starting Coordinates: Northing 1493283.16, Easting 592605.67

Distance Units: Feet

Bearing	Distance	Type	Radius	Arc Len	Delta	
Tangent	Description					
N83°50'27"E	124.55	CURVE R	2115.00	124.57	3°22'28"	62.30
					Rad-In: S07°50'47"E	Rad-Out: S04°

28'19"E

TPOB

N04°20'11"W 40.00 LINE

N85°39'49"E 10.00 LINE

S04°20'11"E 40.00 LINE

S85°39'49"W 10.00 CURVE L 2115.00 10.00 0°16'15" 5.00

Rad-In: S04°12'03"E Rad-Out: S04°

28'19"E

Ending Coordinates: Northing 1493296.52, Easting 592729.50

Area: 399.96 S.F., 0.0092 Acres

Total Perimeter Distance: 140.00

Closure Error Distance: 0.00

Closure Precision: 1 in 99999I

This instrument prepared by and return to:
Jad M. Brewer, Esq.
Orange County Public Schools
6501 Magic Way,
Orlando, FL 32809

This is a Donation

Project: Site: 50-H-SE-2 (23-U-006)/Innovation High School
OCU File No. 100430

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See Attached Exhibit “A”

a portion of tax parcel I.D. Number 33-23-31-1970-01-000
(the “**Easement Area**”)

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Nothing herein shall be construed as a waiver of Grantee's sovereign immunity beyond that provided under Section 768.28, Florida Statutes, as same may be amended from time to time. The terms of this paragraph shall survive any termination of this easement.

[SIGNATURE PAGES TO FOLLOW]

IN WITNESS WHEREOF, the Grantor and Grantee have caused these presents to be executed on the dates provided below.

“GRANTOR”

WITNESSES:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the constitution and laws of the State of Florida

[Signature]
Print Name: Martin Cuatrecasas
445 West Amelia
Orlando, Florida 32801

By: *[Signature]*
Teresa Jacobs, as Chair

[Signature]
Print Name: Dibette Zayas
445 West Amelia
Orlando, Florida 32801

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of June, 2024, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual is personally known to me or has produced _____ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.

[Signature]
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____



“GRANTOR”

WITNESSES:

Marilyn Gutierrez
Print Name: Marilyn Gutierrez
445 West Amelia
Orlando, Florida 32801

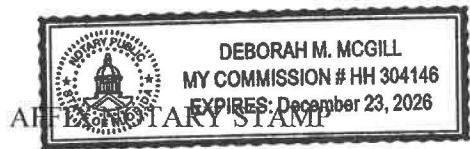
Dibette Zayas
Print Name: Dibette Zayas
445 West Amelia
Orlando, Florida 32801

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the constitution and laws of the State of Florida

Attest: *Maria F. Vazquez*
Maria F. Vazquez, Ed.D.
as Superintendent

STATE OF FLORIDA)
) ss:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of June, 2024, by Maria F. Vazquez, Ed.D. as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. The individual is personally known to me or has produced _____ (type of identification) as identification and has acknowledged that they signed the instrument voluntarily for the purpose expressed in it.



Deborah M. McGill
NOTARY PUBLIC OF FLORIDA
Print Name: Deborah M. McGill
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County Public School's Chief Facilities Officer

Rory A. Salimbene
Rory A. Salimbene
Chief Facilities Officer

Date: May 23, 2024

Approved as to form and legality by legal counsel to The School Board of Orange County, Florida, exclusively for its use and reliance.

Jad Brewer
Jad Brewer
Staff Attorney
Date: May 23, 2024



"GRANTEE"

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

Bryan W. Brooks
for Jerry L. Demings,
Orange County Mayor

Date: *19 November*, 2024

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

BY:

Jennifer Lara-Klimetz
for Deputy Clerk

Jennifer Lara-Klimetz
Printed Name

**SKETCH OF DESCRIPTION
UTILITY EASEMENT
MERIDIAN PARKS HIGH SCHOOL**

SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

EXHIBIT A

PROJECT NAME: SITE 50-H-SE-2
PURPOSE: UTILITY EASEMENT
OC PERMIT NUMBER: 23-U-006
SEQUENCE NUMBER: 100430
BUILDING DEPARTMENT PERMIT NUMBERS: BDPN-220824-1272 (MASTER PERMIT)

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 1, MERIDIAN PARKS HIGH SCHOOL, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 103, PAGES 65-70, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERNMOST CORNER OF SAID LOT 1; THENCE ALONG THE SOUTH LINE OF SAID LOT 1, ALSO BEING ALONG THE NORTH LINE OF TRACT B (SIDEWALK/UTILITY) PER SAID PLAT, S51°17'04"W, A DISTANCE OF 97.68 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE ALONG THE NORTH LINE OF SAID TRACT B, S51°17'04"W, A DISTANCE OF 11.97 FEET TO THE EAST LINE OF TRACT B (ORANGE COUNTY UTILITY) PER SAID PLAT; THENCE ALONG SAID EAST LINE, N38°43'57"W, A DISTANCE OF 10.00 FEET TO THE NORTH LINE OF SAID TRACT B; THENCE ALONG SAID NORTH LINE THE FOLLOWING TWO (2) COURSES: 1) S51°17'04"W, A DISTANCE OF 28.70 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE TO THE LEFT (SAID CURVE HAVING A RADIUS OF 1276.16 FEET, A CENTRAL ANGLE OF 00°30'31" AND A CHORD BEARING AND DISTANCE OF S51°01'48"W, 11.33 FEET) FOR AN ARC DISTANCE OF 11.33 FEET; THENCE DEPARTING SAID NORTH LINE, N38°36'55"W, A DISTANCE OF 19.82 FEET; THENCE N51°18'42"E, A DISTANCE OF 52.00 FEET; THENCE S38°38'23"E, A DISTANCE OF 29.75 FEET TO THE POINT OF BEGINNING.


CONTAINING 1148 SQUARE FEET (0.026 ACRES) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A UTILITY EASEMENT.
2. THIS IS NOT A SURVEY.
3. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH RIGHT-OF-WAY LINE OF DOWDEN ROAD AS RECORDED IN PLAT BOOK 97, PAGES 147-148, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEARS S51°17'04"W.
4. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
5. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

20 MAY 2024: REVISED OC PERMIT NUMBER
03 MAY 2024: ADDRESSED REVIEW COMMENTS

 <p>LEADING EDGE LAND SERVICES INCORPORATED</p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedgels.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6848</p>	<p>SKETCH OF DESCRIPTION</p> <p>FOR CORE CONSTRUCTION</p> <p>SURVEYOR'S CERTIFICATION</p> <p>I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 54-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p>DATE: 05/21/2024</p> <p>JEFFREY D. HOFIUS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610</p>	<p>DATE OF DRAWING: 01 APR 2024</p> <p>MANAGER: JDH CADD: EAC</p> <p>PROJECT NUMBER: 883-22011</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 883011ESMT.DWG</p> <p>SCALE: N/A SHEET 1 OF 2</p>

**SKETCH OF DESCRIPTION
UTILITY EASEMENT
MERIDIAN PARKS HIGH SCHOOL**
SECTION 33, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

PROJECT NAME: SITE 50-H-SE-2
 PURPOSE: UTILITY EASEMENT
 OC PERMIT NUMBER: 23-U-006
 SEQUENCE NUMBER: 100430
 BUILDING DEPARTMENT PERMIT NUMBERS: BDPN-220824-1272 (MASTER PERMIT)

LINE TABLE

LINE	BEARING	DISTANCE
L1	S51°17'04"W	97.68'
L2	S51°17'04"W	11.97'
L3	N38°43'57"W	10.00'
L4	S51°17'04"W	28.70'
L5	N38°36'55"W	19.82'
L6	N51°18'42"E	52.00'
L7	S38°38'23"E	29.75'

LANDS OF
SCHOOL BOARD OF
ORANGE COUNTY, FLORIDA
DOC# 20210432107

LOT 1
MERIDIAN PARKS HIGH SCHOOL
P.B. 103, PGS. 65-70

UTILITY EASEMENT
1148 S.F.
0.026 ACRES

NORTH LINE
TRACT B

10" BACKFLOW
PREVENTER

P.O.C.
EASTERNMOST CORNER -- LOT 1
P.B. 103, PGS. 65-70

P.O.B.

EAST LINE
TRACT B

TRACT B
(ORANGE COUNTY UTILITY)
P.B. 103, PGS. 65-70

TRACT B
(SIDEWALK/UTILITY)
P.B. 103, PGS. 65-70

DOWDEN ROAD
125' RIGHT OF WAY
PER P.B. 97, PGS. 147-148

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORDS BOOK
- PGS. PAGES
- DOC# DOCUMENT NUMBER
- PC POINT OF CURVATURE
- R/W RIGHT OF WAY
- S.F. SQUARE FEET
- LB LICENSED BUSINESS

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	1276.16'	00°30'31"	S51°01'48"W	11.33'	11.33'

0 40 80



GRAPHIC SCALE 1"=40'

THIS SKETCH OF DESCRIPTION OR THE COPIES THEREOF
ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A
FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

20 MAY 2024: REVISED OC PERMIT NUMBER
03 MAY 2024: ADDRESSED REVIEW COMMENTS

**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedgepls.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH OF DESCRIPTION
FOR
CORE CONSTRUCTION

THIS IS NOT
A SURVEY

DATE OF DRAWING: 01 APR 2024	
MANAGER: JDH	CADD: EAC
PROJECT NUMBER: 883-22011	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S):	
COMPUTER FILE: 883011ESMT.DWG	
SCALE: 1" = 40'	SHEET 2 OF 2