

**THIS INSTRUMENT PREPARED BY AND AFTER  
RECORDING RETURN TO:**

Sara Solomon, 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

**Property Appraiser's Parcel Identification Number:**  
a portion of 30-23-29-0000-00-007

**Project:** Tangelo Park Community Center Permit B24901336  
OCU File #101563

**THIS IS A DONATION**

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF  
FLORIDA, HEREBY reserves an easement for utility purposes in perpetuity on the following property:

**SEE ATTACHED SCHEDULE "A"**

ORANGE COUNTY shall retain its easement interest despite any transfer of fee title.

Dated at Orlando, Florida this \_\_\_\_\_.

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

**"COUNTY"**  
ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: \_\_\_\_\_  
Jerry L. Demings  
Orange County Mayor

Date: \_\_\_\_\_

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

By: \_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Printed Name



**TANGELO PARK COMMUNITY CENTER  
 SCHEDULE "A"  
 SKETCH OF DESCRIPTION  
 BUILDING PERMIT: B24901336  
 ESTATE: EASEMENT  
 PURPOSE: UTILITY**

**Legal Description**

A parcel of land lying in in Section 30, Township 23 South, Range 29 East, Orange County, Florida being a portion of those lands described in Official Records Book 3173 at Page 972 of the Public Records of Orange County, Florida, more particularly described as follows:

Commence at the Northwest corner of Lot 20, of Tangelo Park, Section Four Subdivision, as recorded in Plat Book "Y", Page 1, of the Public Records of Orange County, Florida, said point lying on the South line of Lot 22, Block 1, Tangelo Park, Section Five Subdivision, as recorded in Plat Book "Y", Page 61, of the Public Records of Orange County, Florida; Run thence S89°42'28"W, along the South line of said Block 1, a distance of 312.64 feet to the **POINT OF BEGINNING**; thence S00°17'32"E, perpendicular to said South line, a distance of 25.00 feet; thence S89°42'28"W, parallel with said South line, a distance of 350.99 feet to the West line of the Northeast ¼ of said Section 30; thence N00°10'12"W, along said West line, a distance of 25.00 feet to said South line: thence N89°42'28"E, along said South line, a distance of 350.94 feet to the **POINT OF BEGINNING**.

All being and lying in the Northeast ¼ of Section 30, Township 23 South, Range 29 East, of Orange County, Florida.

Containing 8774 square feet or 0.2014 acres, more or less

**Surveyors Notes**

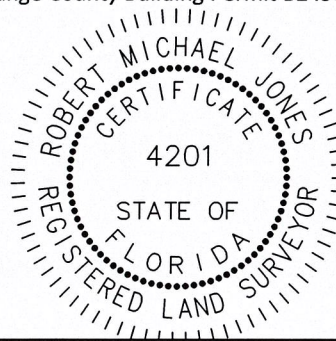
1. This sketch of description is not valid without the original signature and seal of the signing licensed Florida surveyor and mapper. The seal appearing on this document was authorized by Robert M. Jones on August 16, 2024. The electronic signature is in conformance with Florida Administrative Code Chapter 5J-17.062 (3).
2. The purpose of this sketch of description is to describe and depict the location of a specific parcel of land. This is not a boundary survey.
3. The configuration and location of the lands described and depicted hereon is based on electronic files provided by the client.
4. Bearings shown hereon are relative to the North American Datum of 1983/ 2011 adjustment (NAD 83/11) and are expressed in the Florida State Plane Coordinate System, East Zone (901), with the grid bearing of the West line of Northeast ¼ of Section 30, Township 23 South, Range 29 East as being S 00°10' 12" East.
5. Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership, or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record are based on information provided by the client or available from the Orange County Property Appraiser.
6. Additions or deletions to this sketch and description are prohibited without the written consent of the signing Florida licensed surveyor and mapper.
7. This sketch of description is certified for the exclusive use of Orange County, Florida.
8. The lands described and delineated hereon are associated with Orange County Building Permit B24901336.

FOR THE FIRM,

**Robert  
 M. Jones**

Digitally signed by Robert M. Jones  
 DN: cn=Robert M. Jones, c=US, o=WSP USA E&I, ou=WSP USA E&I, email=mike.jones@wsp.com  
 Reason: required by client  
 Location: Orlando, FL  
 Date: 2024.08.16 14:34:51 -04'00'

**ROBERT M. JONES**  
 FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
 LICENSE No. LS 4201



**THIS IS NOT A SURVEY**

PROJECT TITLE:

**Sketch of Description  
 25' Sanitary Sewer Utility Easement**

**WSP USA ENVIRONMENT & INFRASTRUCTURE, INC.**

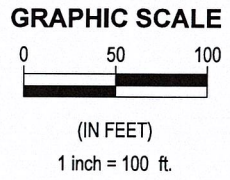
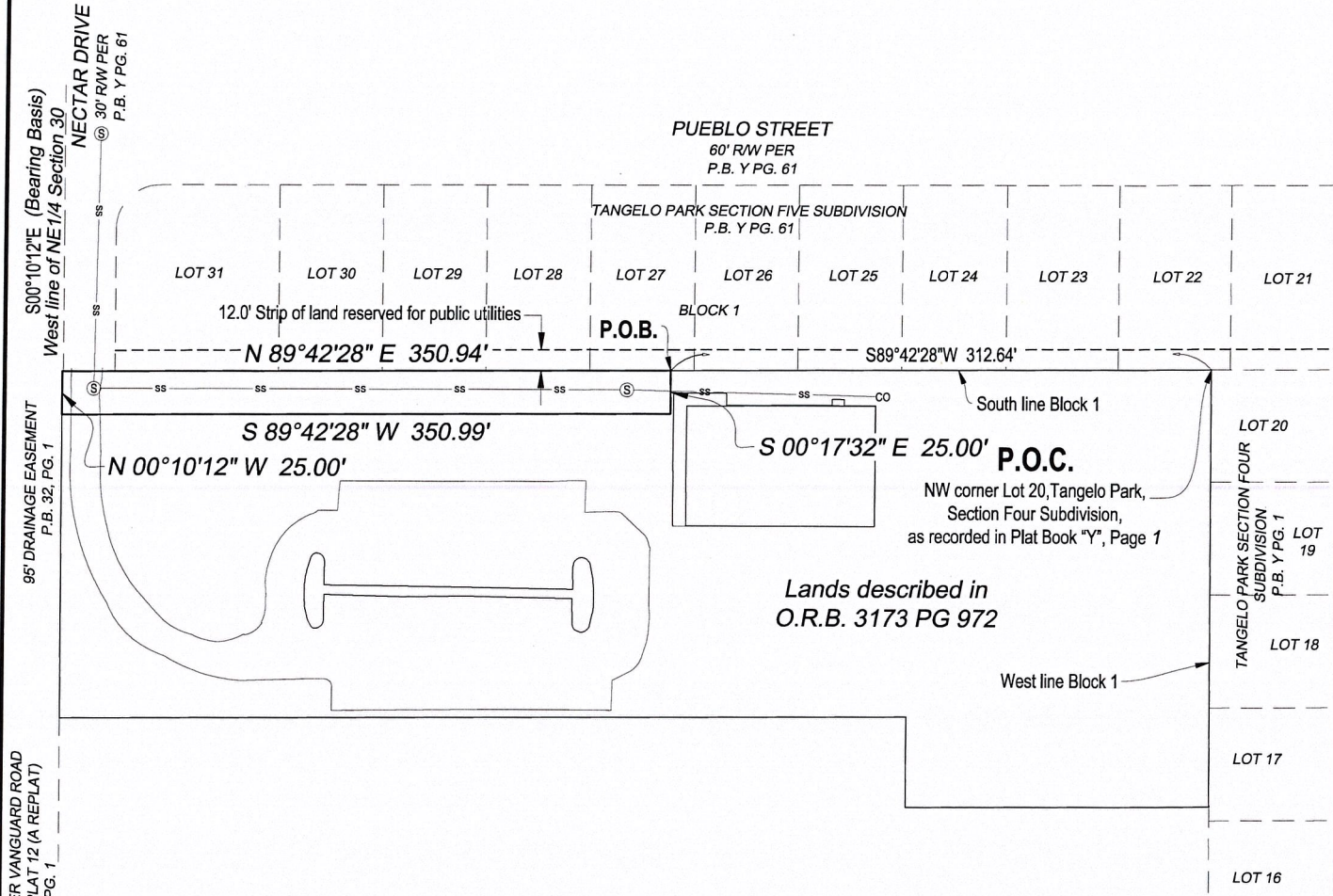


550 Northlake Boulevard, Suite 1000  
 Altamonte Springs, FL 32701 USA  
 Phone: (407) 522-7570  
 www.wsp.com  
 Certificate of Authorization Number LB-0007932

08/16/2024	WG	ADD. ADDITIONAL REVIEW COMMENTS
08/13/2024	WG	ADD. ADDITIONAL REVIEW COMMENTS
08/09/2024	WG	ADDRESS REVIEW COMMENTS
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY:	WG/TW	CHKD. BY: RMJ
DATE:	07/02/2024	DATE: 07/02/2024
JOB No. 6374241560	SCALE: N/A	SHT. 1 OF 2
DRAWING NAME: 6374241560 - OCCP Tangelo Park 25' esmt S.O.D.dwg		



**TANGELO PARK COMMUNITY CENTER  
SCHEDULE "A"  
SKETCH OF DESCRIPTION  
BUILDING PERMIT: B24901336  
ESTATE: EASEMENT  
PURPOSE: UTILITY**



- LEGEND:**
- O.R.B. = Official Records Book
  - P.O.B. = Point of Beginning
  - P.O.C. = Point of Commencement
  - P.B. = Plat Book
  - PG = Page
  - R/W = Right of Way
  - ss — = Existing Sanitary Sewer
  - Ⓢ = Existing Sanitary Manhole

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25' Sanitary Sewer Utility Easement*

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DRAWN BY: <u>WG/TW</u>	CHKD. BY: <u>RMJ</u>	
DATE: <u>07/02/2024</u>	DATE: <u>07/02/2024</u>	
JOB No. 6374241560	SCALE: 1"=100'	SHT. <u>2</u> OF <u>2</u>

DRAWING NAME: 6374241560 - OCCP Tangelo Park 25' esmt S.O.D.dwg