



SEC: 29	TWP: 24S	RGE: 27E	COUNTY: ORANGE	PROJECT: 53291420 D 54297318LS
GRANTOR: ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS				
SITE ADDRESS: 13826 Luna Harvest Avenue, Winter Garden, Florida 34787				
TAX PARCEL NUMBER: 29-24-27-0000-00-017				

### DISTRIBUTION EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, their heirs, successors and assigns (**GRANTOR** herein), in consideration of the mutual benefits, covenants and conditions herein contained, does hereby grant and convey to **DUKE ENERGY FLORIDA, LLC, a Florida limited liability company, d/b/a DUKE ENERGY**, its successors, lessees and assigns, (**GRANTEE** herein), Post Office Box 14042, St. Petersburg, Florida 33733, the right, privilege and easement to construct, reconstruct, operate and maintain in perpetuity or until the use thereof is abandoned, one or more electric underground distribution lines and related underground facilities and appurtenant aboveground facilities (including supporting structures, other wires, attachments and accessories desirable in connection therewith); together with the right, privilege and easement to construct, reconstruct, operate communication facilities only for the use and convenience of the **GRANTEE** for the **GRANTEE**'s internal communications. This is subject to all applicable permitting requirements as may be required by federal, state, or local codes, statutes, ordinances, or regulations, over, under, upon and across the following described lands in Orange County, Florida, and referred to hereinafter as the Easement Area to wit:

**A Utility Easement area being more particularly described on the accompanying Sketch of Description drawn by Eric E. Cain of ECHO Utility Engineering & Surveying, dated July 9, 2024, Project No. 23-247, attached hereto and by this reference made a part hereof.**

The Easement granted herein is solely for the purposes described. No additions, modifications, or improvements beyond those listed herein shall be constructed, erected, placed or maintained on or around the easement property without **GRANTOR'S** prior written approval.

Together with the right to patrol, inspect, alter, improve, repair, rebuild, relocate or remove such lines and related facilities, including the right to increase or decrease the number and type of supporting structures.

**GRANTEE** shall have all other rights and privileges reasonably necessary or convenient for the safe and efficient operation and maintenance of said electric distribution lines and related facilities, including the right to trim, cut and keep clear trees, limbs and undergrowth along said lines, and further including the reasonable right to enter upon the adjoining lands of the **GRANTOR** for the purpose of exercising the rights herein granted. If obstructions are installed adjacent to the Easement Area, they shall be placed so as to allow ready access to **GRANTEE**'s facilities and provide a working space of not less than ten (10) feet on the opening side, six (6) feet on the back for working space and three (3) feet on all other sides of any pad mounted equipment. Failure to exercise the rights herein granted to **GRANTEE** shall not constitute a waiver or abandonment.

**GRANTOR** covenants and agrees that no trees, buildings, structures or obstacles will be located or constructed within the Easement Area nor shall ground elevation be altered.

**GRANTEE** covenants and agrees to promptly repair, at its own expense, all damage to any property, facilities or improvements of **GRANTOR** located in the Easement Area or adjacent thereto, including without limitation parking areas,

Prepared By: Manny R. Vilaret, Esq.  
Crawford & Owen, P.A.  
10901 Danka Circle, Suite c  
Saint Petersburg, Florida 33716

Return to: Duke Energy  
Attn: Land Services - CW Eng  
2166 Palmetto Street  
Clearwater, Florida 33765

driveways, recreational facilities and landscaping, if such damage is incident to the exercise of **GRANTEE's** rights, privileges, or obligations under this Easement.

**GRANTEE** shall defend, indemnify and hold harmless **GRANTOR**, its officials, agents and employees from and against any and all claims, suits, judgments, demands, liabilities, damages, cost and expenses (including reasonable attorney's fees prior to and upon appeal) of any kind or nature whatsoever related to this Easement to the extent directly arising out of or to the extent caused by: (i) the negligent use and enjoyment by **GRANTEE**, its directors, officers, employees, agents, contractors or their subcontractors, anyone employed by them, or anyone for whose acts any of them may be liable (collectively "**GRANTEE's** Permittees") of the Easement Area; (ii) all liens and other charges asserted against the Easement Area for any purpose whatsoever to the extent arising as a result of the actions of **GRANTEE**, or **GRANTEE's** Permittees; (iii) all claims relating to injury to persons or property occurring on or about the Easement Area to the extent caused by the use or control of the Easement Area by **GRANTEE** or **GRANTEE's** Permittees; (iv) **GRANTEE's** or **GRANTEE's** Permittees' failure to properly construct and maintain the Facilities; and, (v) **GRANTEE's** or **GRANTEE's** Permittees' construction activities upon, over or under the Easement Area; Notwithstanding any provision of this easement, nothing herein shall be construed as a waiver of **GRANTOR's** sovereign immunity.

**GRANTOR** retains all rights in and to said Easement Area not in conflict with **GRANTEE's** rights hereunder granted.

All covenants, terms, provisions and conditions herein contained shall inure and extend to and be obligatory upon the heirs, successors, lessees and assigns of the respective parties hereto.

**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 aforesaid.

(Official Seal)

Orange County, Florida  
By: Board of County Commissioners

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

DATE: \_\_\_\_\_

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

BY: \_\_\_\_\_  
Deputy Clerk

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

# Sketch of Description

A PORTION OF THE NORTHWEST QUARTER OF SECTION 29, RANGE 24 SOUTH, TOWNSHIP 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN DOCUMENT NUMBER 20230200245, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST 1/4 CORNER OF SECTION 29, RANGE 24 SOUTH, TOWNSHIP 27 EAST, ORANGE COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION NORTH 89°54'58" EAST, A DISTANCE OF 1,511.15 FEET; THENCE DEPARTING SAID SOUTH LINE NORTH 00°05'02" WEST, A DISTANCE OF 55.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HARTZOG ROAD REALIGNMENT AS DESCRIBED IN DOCUMENT NUMBER 20230186001, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH LINE THE FOLLOWING COURSES AND DISTANCES NORTH 00°17'43" WEST, A DISTANCE OF 23.00 FEET; THENCE NORTH 89°42'17" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 00°17'43" EAST, A DISTANCE OF 23.00 FEET TO A POINT ON THE AFORESAID NORTH RIGHT OF WAY LINE; THENCE ALONG SAID NORTH LINE SOUTH 89°42'17" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 230 SQUARE FEET, MORE OR LESS.

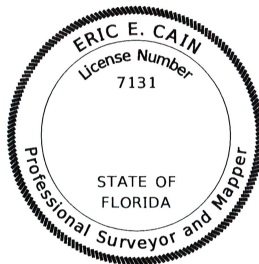
**PREPARED FOR:**  
AVCON, INC

### SURVEYOR'S CERTIFICATION

**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 29, RANGE 24 SOUTH, TOWNSHIP 27 EAST, ORANGE COUNTY, FLORIDA BEING NORTH 89°54'58" EAST.
2. THIS SKETCH AND LEGAL DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

I HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION OF THE ABOVE DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS RECENTLY DRAWN UNDER MY DIRECTION AND THAT IT MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYING CHAPTER 5J-17 REQUIREMENTS OF THE FLORIDA ADMINISTRATIVE CODE.



THIS DOCUMENT HAS BEEN DIGITALLY SIGNED AND SEALED BY:

**Eric E Cain**  
Digitally signed by Eric E Cain  
Date: 2024.08.28  
09:05:48 -04'00'

ERIC E. CAIN  
FLORIDA PROFESSIONAL SURVEYOR & MAPPER LS 7131

NOT VALID WITHOUT PAGE 2

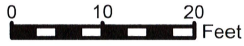
PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED. THE SIGNATURE MUST BE VERIFIED ON THE ELECTRONIC DOCUMENT.

REVISED: 08/28/2024 DH  
REVISED: 08/13/2024 DH

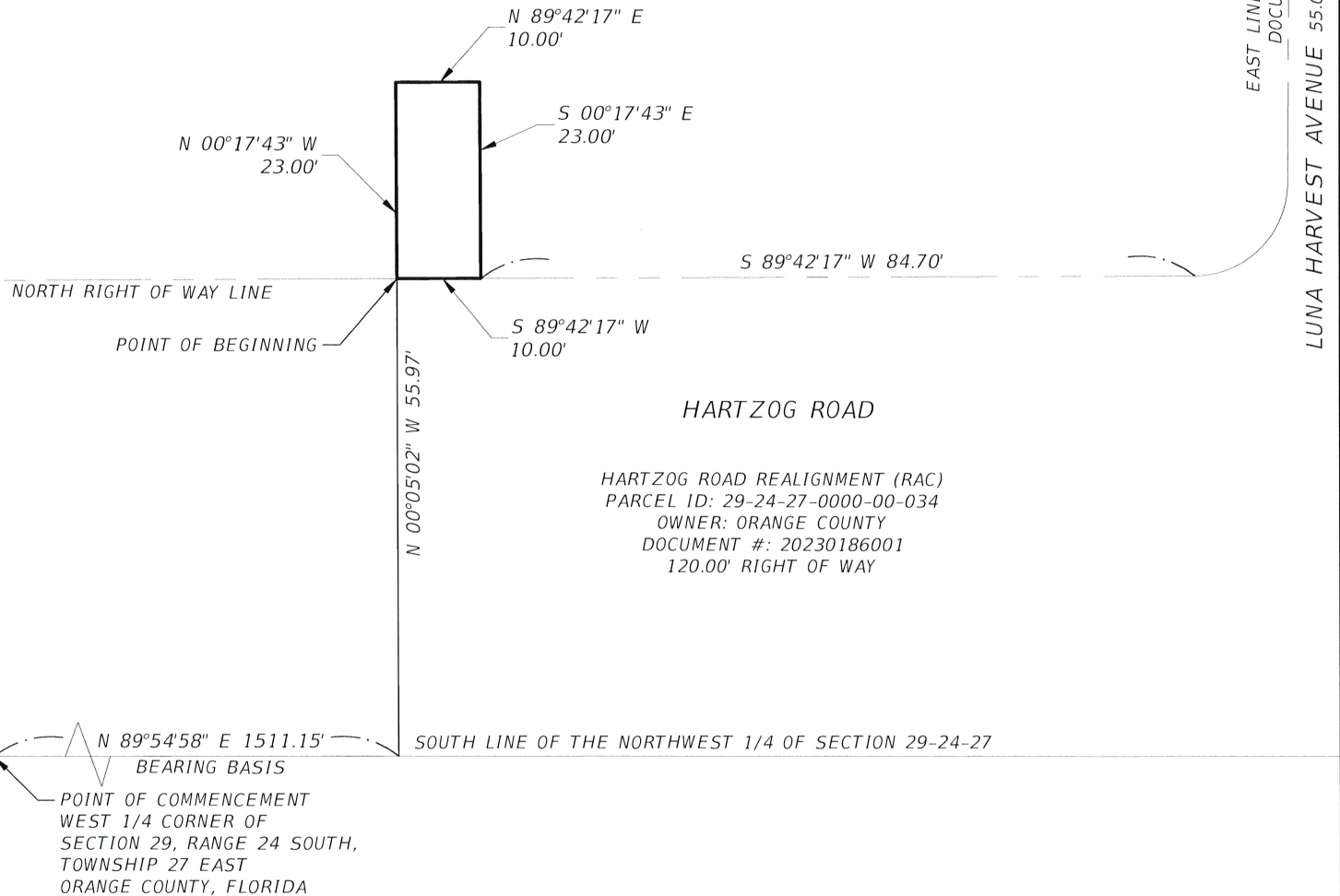
**THIS IS NOT A SURVEY**

 <b>UTILITY ENGINEERING &amp; SURVEY</b>	ECHO UES, INC. CERTIFICATION OF AUTHORIZATION 8184 400 STATE ROAD 434, SUITE 1024 OVIDO, FLORIDA 32765 888.778.ECHO   <a href="http://www.echoues.com">www.echoues.com</a>	CLIENT: AVCON, INC	DRAWING: SKETCH01
		DATE: 07/09/2024	PROJECT NUMBER: 23-247
		OFFICE: DH	SCALE 1"=20'
		CHECKED: EC	SHEET 1 OF 2

# Sketch of Description



PARCEL ID: 29-24-27-0000-00-017  
 OWNER: ORANGE COUNTY BCC  
 DOCUMENT # 20230200245  
 (FIRE STATION #32)



EAST LINE OF LANDS DESCRIBED IN DOCUMENT # 20230200245

LUNA HARVEST AVENUE 55.00' R/W PER PLAT BOOK 112, PAGE 64

HARTZOG ROAD

HARTZOG ROAD REALIGNMENT (RAC)  
 PARCEL ID: 29-24-27-0000-00-034  
 OWNER: ORANGE COUNTY  
 DOCUMENT #: 20230186001  
 120.00' RIGHT OF WAY

N 89°54'58" E 1511.15'  
 BEARING BASIS  
 POINT OF COMMENCEMENT  
 WEST 1/4 CORNER OF  
 SECTION 29, RANGE 24 SOUTH,  
 TOWNSHIP 27 EAST  
 ORANGE COUNTY, FLORIDA

**THIS IS NOT A SURVEY**

**NOT VALID WITHOUT PAGE 1**

REVISED: 08/28/2024 DH  
 REVISED: 08/13/2024 DH



ECHO UES, INC.  
 CERTIFICATION OF AUTHORIZATION 8184  
 400 STATE ROAD 434, SUITE 1024  
 OVIEDO, FLORIDA 32765  
 888.778.ECHO | [www.echoues.com](http://www.echoues.com)

CLIENT: AVCON, INC	DRAWING: SKETCH01
DATE: 07/09/2024	PROJECT NUMBER: 24-247
OFFICE: DH	SCALE 1"=20'
CHECKED: EC	SHEET 2 OF 2