



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: July 2, 2021

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

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

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

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval of Drainage Easement and Joinder and Consent from Latham Park Homeowners Association, Inc. to Orange County and authorization to record instrument

PROJECT: Seidel Road Investments, LLC Ph 1 (14-S-098)/Latham Park North Addition

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of roadway improvements as a requirement of development.

ITEM: Drainage Easement
Cost: Donation
Size: 221 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 27 2021

THIS IS A DONATION

Project: Seidel Road Investments, LLC Ph 1 (14-S-098)/Latham Park North Addition

DRAINAGE EASEMENT

THIS INDENTURE, Made this 9th day of Aug, A.D. 2021, between Latham Park Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is Melrose Management Partnership, 1600 West Colonial Boulevard, Orlando, Florida 32804, 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 \$10.00 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 drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of 03-24-27-5400-16-006

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree 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 drainage ditch, pipe, or facility.

GRANTEE may at any time increase its use of the easement, change the location of ditches, pipes, or other facilities within the boundaries of the easement, or modify the size of existing ditches, pipes, 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: Seidel Road Investments, LLC Ph 1 (14-S-098)/Latham Park North Addition

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered
in the presence of:

Latham Park Homeowners Association, Inc.,
a Florida not-for-profit corporation

Angela Fox
Witness

BY: [Signature]
Denver Fox, President

Angela Fox
Printed Name

[Signature]
Witness

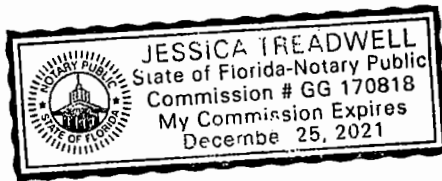
Joseph White
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9th day of June, 2021 by Denver Fox as President of Latham Park Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Jessica Treadwell
Notary Signature

Jessica Treadwell
Printed Notary Name

Notary Public in and for
the County and State aforesaid.

My commission expires: 12/25/21

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

Project: Seidel Road Investments, LLC Ph 1 (14-S-098)/Latham Park North Addition

SCHEDULE "A"

[Schedule "A" consists of a two (2) page Sketch of Description]

LEGAL DESCRIPTION

THIS IS NOT A SURVEY "DRAINAGE EASEMENT"

A STRIP OF LAND, 20.00 FEET IN WIDTH, BEING A PORTION OF TRACT P-6, LATHAM PARK NORTH, OF THE PLAT THEREOF AS RECORDED IN PLAT BOOK 83, PAGES 17 THROUGH 25 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS:

COMMENCE AT THE INTERSECTION OF THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 27 EAST WITH THE NORTH LINE OF TRACT SW-4 OF SAID LATHAM PARK NORTH FOR A POINT OF REFERENCE, SAID POINT LYING ON A NON-TANGENT POINT OF A CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 19375.47 FEET, A CENTRAL ANGLE OF 00°23'44", THE CHORD OF WHICH BEARS NORTH 75°31'42" EAST FOR A DISTANCE OF 133.79 FEET; THENCE RUN ALONG THE NORTHERLY LINE OF SAID TRACT SW-4 THE FOLLOWING COURSES: THENCE NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 133.79 FEET TO A NON-TANGENT POINT OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 77740.68 FEET, A CENTRAL ANGLE OF 00°08'15", THE CHORD OF WHICH BEARS NORTH 75°17'46" EAST FOR A DISTANCE OF 186.66 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 186.66 FEET TO A POINT OF A REVERSE CURVE CONCAVE SOUTHERLY WITH A RADIUS OF 500.00 FEET, A CENTRAL ANGLE OF 02°24'38", THE CHORD OF WHICH BEARS NORTH 76°25'58" EAST FOR A DISTANCE OF 21.03 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 21.04 FEET TO A POINT OF A REVERSE CURVE CONCAVE NORTHERLY WITH A RADIUS OF 574.64 FEET, A CENTRAL ANGLE OF 04°37'18", THE CHORD OF WHICH BEARS NORTH 75°19'37" EAST FOR A DISTANCE OF 46.34 FEET; THENCE RUN NORTHEASTERLY ALONG SAID CURVE FOR AN ARC LENGTH OF 46.35 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 14°26'56" WEST, NON-RADIAL TO SAID CURVE FOR A DISTANCE OF 11.08 FEET TO THE NORTHERLY LINE OF SAID TRACT P-6 AND A NON-TANGENT POINT OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 500.26 FEET, A CENTRAL ANGLE OF 02°17'41", THE CHORD OF WHICH BEARS NORTH 72°13'10" EAST FOR A DISTANCE OF 20.03 FEET; THENCE RUN NORTHEASTERLY ALONG SAID NORTHERLY LINE AND SAID CURVE FOR AN ARC LENGTH OF 20.04 FEET TO A NON-TANGENT POINT; THENCE DEPARTING SAID NORTHERLY LINE RUN SOUTH 14°26'56" EAST, NON-RADIAL TO SAID CURVE FOR A DISTANCE OF 11.01 FEET TO THE NORTHERLY LINE OF SAID TRACT SW-4 AND A NON-TANGENT POINT OF A CURVE CONCAVE NORTHERLY WITH A RADIUS OF 574.64 FEET, A CENTRAL ANGLE OF 01°59'53", THE CHORD OF WHICH BEARS SOUTH 72°01'02" WEST FOR A DISTANCE OF 20.04 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTHERLY LINE AND SAID CURVE FOR AN ARC LENGTH OF 20.04 FEET TO THE POINT OF BEGINNING.

CONTAINING: 221 SQUARE FEET OR 0.01 ACRES OF LAND, MORE OR LESS.

OK
me

SHEET 1 OF 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING N00°11'16"E.
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE ACCORDING TO THE CLIENT'S INSTRUCTIONS.

JOB NO. 20150383
DATE: 2/11/2020
SCALE: 1"=60'
FIELD BY: N/A

CALCULATED BY: BRH
DRAWN BY: BRH
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

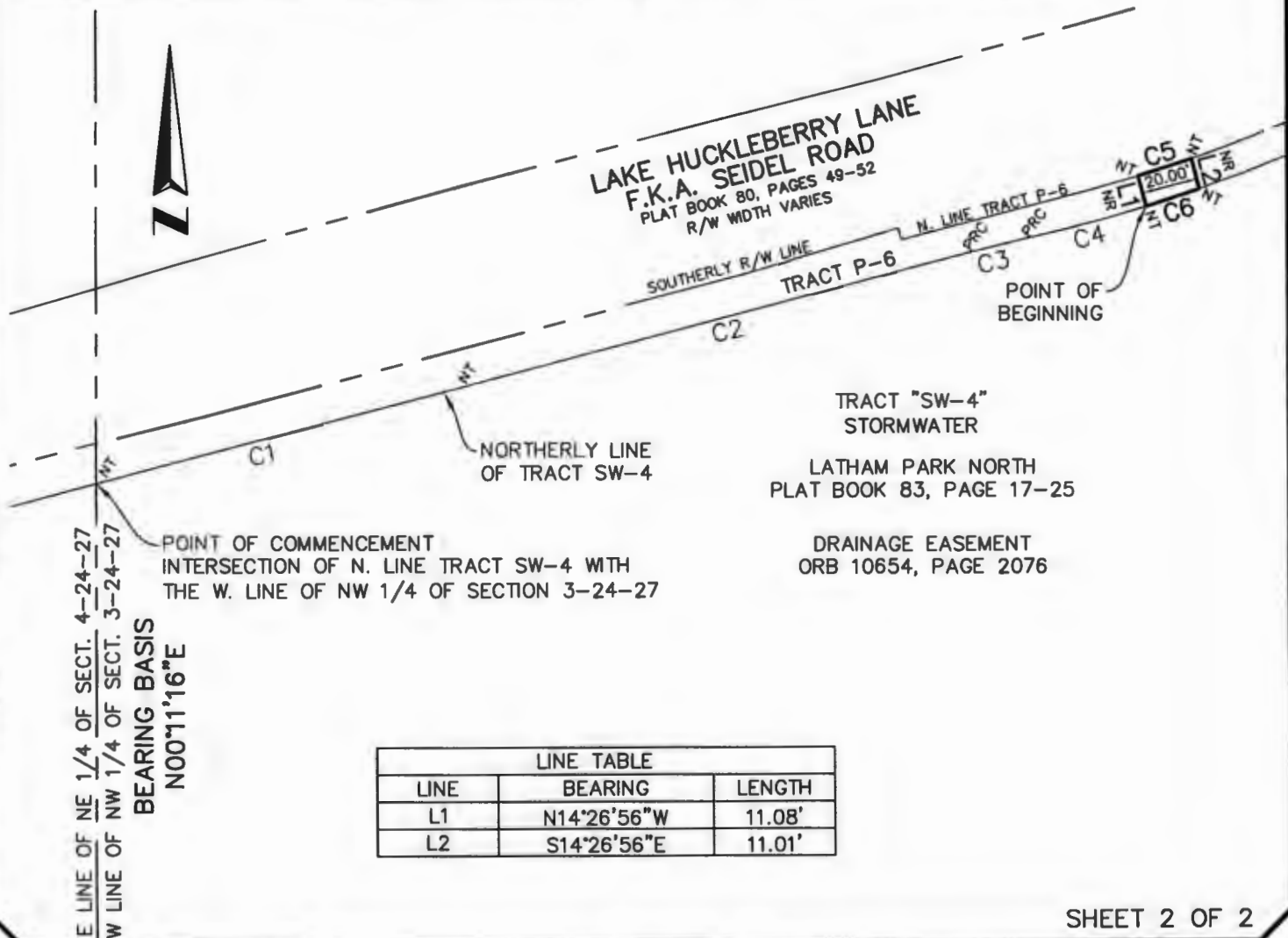
SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

"DRAINAGE EASEMENT"

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	LENGTH
C1	19375.47'	00°23'44"	N75°31'42"E	133.79'	133.79'
C2	77740.68'	00°08'15"	N75°17'46"E	186.66'	186.66'
C3	500.00'	02°24'38"	N76°25'58"E	21.03'	21.04'
C4	574.64'	04°37'18"	N75°19'37"E	46.34'	46.35'
C5	500.26'	02°17'41"	N72°13'10"E	20.03'	20.04'
C6	574.64'	01°59'53"	S72°01'02"W	20.04'	20.04'



LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°26'56"W	11.08'
L2	S14°26'56"E	11.01'

SHEET 2 OF 2



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 32787 • (407) 854-5355

LEGEND:

PRC POINT OF REVERSE CURVE
NT NON-TANGENT
NR NON-RADIAL
SECT. SECTION
F.K.A. FORMALLY KNOWN AS

R/W RIGHT-OF-WAY
ORB OFFICIAL RECORDS BOOK
● CHANGE IN DIRECTION

JOB NO. 20150383

CALCULATED BY: BRH

DATE: 2/11/2020

DRAWN BY: BRH

SCALE: 1"=60'

CHECKED BY: SEJ

FIELD BY: N/A

2/11/2021

JOINDER AND CONSENT TO DRAINAGE EASEMENT

Latham Park Homeowners Association, Inc., a Florida not-for-profit corporation, a Florida not for profit corporation (the "Association"), being granted certain easement rights by virtue of that certain Declaration of Covenants, Conditions and Restrictions for Latham Park, recorded September 30, 2014, in Official Records Book 10812 Page 4473, Assignment and Assumption of Declaration Rights Under the Declaration of Covenants, Conditions, Easements and Restrictions for Latham Park, recorded on September 24, 2015, in Official Records Book 10987, Page 3426, First Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Latham Park, recorded November 5, 2015, in Official Records 11009, Page 1405, Second Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Latham Park, recorded July 7, 2017, as Official Records Document No. 20170376067, Supplement of and Third Amendment to Declaration of Covenants, Conditions, Easements and Restrictions for Latham Park, recorded on September 5, 2019, as Official Records Document No. 20190547892 ("Declaration"), of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing drainage easement and agrees that such drainage easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Declaration to the contrary.

Witnesses:

Angela Fox
Print Name: Angela Fox

Joseph Webster
Print Name: Joseph Webster

Latham Park Homeowners Association, Inc.,
a Florida not-for-profit corporation

By: Denver Fox
Denver Fox, President

STATE OF Florida)
COUNTY OF Orange)

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 9th day of June, 2021 by Denver Fox as President of Latham Park Homeowners Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

Jessica Treadwell
Notary Public

Print Name: Jessica Treadwell

My Commission Expires: 12/25/21

