



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** August 6, 2019

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

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

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ for BJ*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

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

**ACTION REQUESTED:** Approval and execution of Utility Easement between The School Board of Orange County, Florida and Orange County and authorization to record instrument

**PROJECT:** Deerwood Elementary School (18-E-013)  
OCU File No. 96246  
  
District 3

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 660 square feet

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

**REMARKS:** The County is executing the Utility Easement to show acceptance of the terms and conditions.  
  
Grantor to pay recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

SEP 10 2019

This instrument prepared by and return to:  
Laura L. Kelly, Esq.  
Orange County Public Schools  
445 West Amelia Street  
Orlando, FL 32801

Project: Deerwood Elementary School (18-E-013)  
OCU File No. 96246

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-4.0114(10), F.A.C.

### UTILITY EASEMENT

THIS INDENTURE, made this 1 day of July, 2019, 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 post office address is P. O. Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

WITNESSETH, that GRANTOR, in consideration of the sum of \$10.00 and other good and valuable considerations, paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, a perpetual, non-exclusive easement for the limited purpose of constructing a reclaimed water meter and any appurtenances thereto (the "Facilities"), including installation, repair, replacement and maintenance of same, with fully 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 situated in Orange County, Florida aforesaid, to wit:

See attached Exhibit "A"

A portion of Tax Parcel I.D. Number: 31-22-31-0000-00-049  
(the "Easement Area")

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

GRANTEE shall use 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 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 rights provided herein.

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 Facilities placed thereon by GRANTEE and its assigns; however, 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 GRANTEE'S rights provided herein.

GRANTOR hereby covenants and agrees that no new buildings, structures or obstacles (except fences) shall be located, constructed, excavated or created within the Easement Area. If GRANTOR'S future orderly development of the premises is in physical conflict with GRANTEE'S facilities, GRANTEE shall, within sixty (60) days after receipt of written

request from GRANTOR, relocate said facilities to another mutually agreed upon Easement Area in GRANTOR'S premises, provided that prior to the relocation of said facilities (a) GRANTOR shall pay to GRANTEE the full expected cost of the relocation as estimated by GRANTEE, and (b) GRANTOR shall execute and deliver to GRANTEE, at no cost, an acceptable and recordable easement to cover the relocated facilities. Upon the completion of the relocation, the easement herein shall be considered cancelled as to the portion vacated by such relocation. In the exercise of the rights and privileges granted hereunder, GRANTEE shall not damage or disturb any improvements located outside of the Easement Area and, upon completion of any work on the premises, shall repair and restore any site improvements located within the Easement Area to the satisfaction of the GRANTOR. GRANTEE shall be responsible for the proper construction, operation, maintenance and repair of the facilities installed in the Easement Area by GRANTEE, and GRANTOR shall assume no responsibility or liability for the maintenance, repair or safe operation of such facilities. All entries upon GRANTOR'S premises by GRANTEE, its employees, agents and contractors, and the exercise of any of GRANTEE'S rights and privileges hereunder shall be at GRANTEE'S sole risk and expense and GRANTEE covenants to indemnify and hold GRANTOR harmless from any and all damages and injuries, whether to persons or property arising from GRANTEE'S negligent construction, operation and maintenance and repair of the facilities.

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 Services and furnish such department with a description of the proposed Modifications. Grantee shall notify the Principal of the adjacent public school prior to performing Modifications; provided, however, no prior notification to the Department of Facilities Services or the Principal shall be required in the event the Grantee determines that Modifications must be performed on an emergency basis, so long as the Grantee notifies the Principal and Department of Facilities Services as soon as possible thereafter.

GRANTEE shall repair any damage to any property, facilities or improvements of GRANTOR located in the Easement Area or adjacent thereto, including, without limitation, parking areas, driveways, walkways, recreational facilities and landscaping, if such damage is incident to GRANTEE'S use of the Easement Area.

GRANTEE shall exercise its rights and privileges hereunder at its own risk and expense. Throughout the term of this easement, GRANTEE shall maintain general liability insurance or self-insurance in compliance with the limits provided in §768.28, Fla. Stat. 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 §768.28, Fla. Stat., 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 any and all rules and regulations of the Jessica Lunsford Act, if applicable, and any and all rules or regulations implemented by GRANTOR in order to comply with the Jessica Lunsford Act, if applicable.

THIS EASEMENT is granted subject to all matters of record and without warranty as to the Easement Area's suitability for use as an easement.

Nothing herein shall be construed as a waiver of GRANTEE'S or GRANTOR'S sovereign immunity provided under §768.28, Fla. Stat., as same may be amended from time to time. The terms of this paragraph shall survive any termination of this easement.

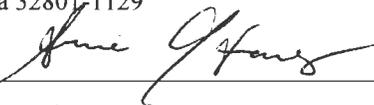
The acceptance of this easement by GRANTEE, as evidenced by the recordation of same in the Public Records of Orange County, Florida, or the entry onto the Easement Area by GRANTEE, its agents or assigns, for the purposes of this easement shall constitute GRANTEE'S agreement to be bound by the terms hereof.

IN WITNESS WHEREOF, the GRANTOR and GRANTEE have caused these presents to be signed on the dates provided below.

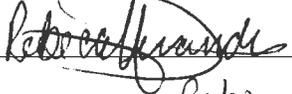
**GRANTOR:  
THE SCHOOL BOARD OF  
ORANGE COUNTY, FLORIDA**

Grantor(s) mailing address:  
445 West Amelia Street  
Orlando, Florida 32801-1129

  
\_\_\_\_\_  
Teresa Jacobs, as Chair

Witness:   
\_\_\_\_\_

Print Name: Arabia Henley

Witness:   
\_\_\_\_\_

Print Name: Rebeca Hernandez

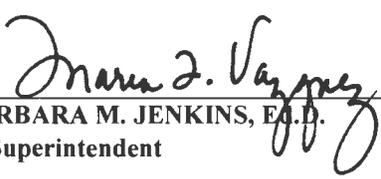
STATE OF FLORIDA            )  
  ) s.s.:  
COUNTY OF ORANGE        )

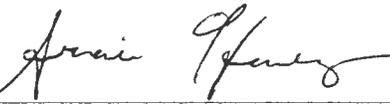
The foregoing instrument was acknowledged before me this 26 day of June, 2019, by Teresa Jacobs, as Chair of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. She is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that he signed the instrument voluntarily for the purpose expressed in it.



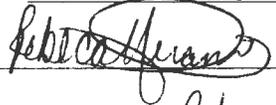
  
\_\_\_\_\_  
Notary Public:  
Name: Marieliz Pagan  
Commission No: \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

ATTEST:

  
\_\_\_\_\_  
FOR: BARBARA M. JENKINS, Ed.D.  
as Superintendent

Witness:   
\_\_\_\_\_

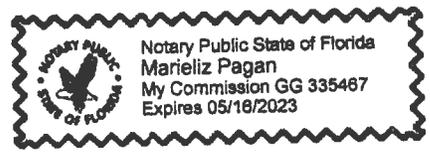
Print Name: Arabia Henley

Witness:   
\_\_\_\_\_

Print Name: Rebeca Hernandez

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

The foregoing instrument was acknowledged before me this 1 day of July, 2019, by <sup>Maria Vazquez</sup> ~~Barbara M. Jenkins~~, Ed.D., as <sup>Deputy</sup> 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. She is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that she signed the instrument voluntarily for the purpose expressed in it.



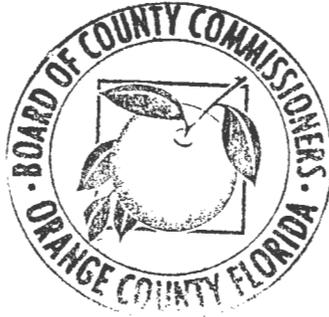
  
\_\_\_\_\_  
Notary Public:  
Name: Marieliz Pagan  
Commission No. \_\_\_\_\_  
My Commission Expires: \_\_\_\_\_

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

By: *Laura L. Kelly*  
Laura L. Kelly, Esquire  
Date: *June 26*, 2019

Reviewed and approved by Orange County Public Schools Chief Facilities Officer

By: *John T. Morris*  
John T. Morris, Chief Facilities Officer  
Date: *6/26*, 2019



“GRANTEE”  
ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

By: *Brynn B. Brooks*  
*for* Harry L. Demings,  
Orange County Mayor

Date: *17 Sep 19*

ATTEST:

Phil Diamond, CPA, County Comptroller,  
As Clerk to the Board of County  
Commissioners

By: *Katie Smith*  
Deputy Clerk  
**Katie Smith**  
Printed Name

# EXHIBIT "A"

## SKETCH OF DESCRIPTION UTILITY EASEMENT

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

PROJECT NAME: DEERWOOD ELEMENTARY SCHOOL.  
BUILDING DEPARTMENT PERMIT NUMBER: BDPN-180601-1383

### LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF THE NW 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST IN ORANGE COUNTY, FLORIDA, THENCE RUN S89°59'21"W ALONG THE NORTH LINE OF SAID NW 1/4 A DISTANCE OF 48.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF ECONLOCKHATCHEE TRAIL; THENCE S00°09'27"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 149.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ORIENTE STREET AS DESCRIBED ON THE PLAT OF RIO PINAR SOUTH-PHASE ONE SECTION FIVE AS RECORDED IN PLAT BOOK 8, PAGE 48, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°50'11"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1119.05 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUE S89°50'11"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE N00°09'56"W A DISTANCE OF 33.00 FEET; THENCE N89°50'11"E A DISTANCE OF 20.00 FEET; THENCE S00°09'56"E A DISTANCE OF 33.00 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 660.0 SQUARE FEET.

### SKETCH OF DESCRIPTION NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE NORTH LINE OF THE NW 1/4 OF SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST WHICH BEARS S89°59'21"W.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. REVISED ON 6/12/2019 FOR NOTES, ADDITIONS TO SKETCH AND SIGNATURE DATE.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY.

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b> 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 6846</p>	<b>SKETCH OF DESCRIPTION FOR PIRTLE CONSTRUCTION COMPANY</b>		DATE OF DRAWING: 24 MAY 2019	
	I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 53-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.   DATE: 6-12-2019 MIKE A. BAERHOLD PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575		MANAGER: JDH      CADD: BB	PROJECT NUMBER: 714-18009
			FIELD BOOK NUMBER: XXX	LAST FIELD WORK: XXXX
			CREW CHIEF(S):	COMPUTER FILE: 714009SD.DWG
				SHEET 1 OF 2

# SKETCH OF DESCRIPTION UTILITY EASEMENT

SECTION 6, TOWNSHIP 23 SOUTH, RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

PROJECT NAME: DEERWOOD ELEMENTARY SCHOOL.  
BUILDING DEPARTMENT PERMIT NUMBER: BDPN-180601-1383



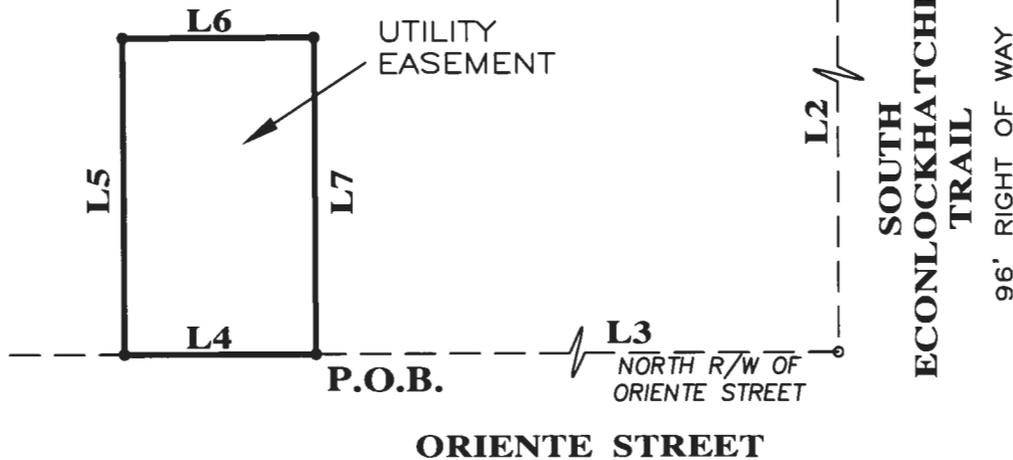
GRAPHIC SCALE 1" = 20'



NORTH LINE OF N.W.  
1/4 OF SECTION 6  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST, THE  
BASIS OF BEARING.

WEST R/W OF SOUTH  
ECONLOCKHATCHEE TRAIL

**P.O.C.**  
N.E. CORNER OF N.W.  
1/4 OF SECTION 6  
TOWNSHIP 23 SOUTH  
RANGE 31 EAST



**ORIENTE STREET**  
60' RIGHT OF WAY  
PER PLAT BOOK 8 PG. 48

## LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- O.R. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PSM PROFESSIONAL SURVEYOR & MAPPER
- LB LICENSED BUSINESS

## LINE TABLE

LINE	BEARING	DISTANCE
L1	S 89°51'21" W	48.00
L2	S 00°09'27" W	149.59
L3	S 89°50'11" W	1119.05'
L4	S 89°50'11" W	20.00'
L5	N 00°09'56" W	33.00'
L6	N 89°50'11" E	20.00'
L7	S 00°09'56" E	33.00'

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

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED  
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. (SEE SHEET 1 OF 2)

 <p><b>LEADING EDGE LAND SERVICES INCORPORATED</b></p> <p>8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH OF DESCRIPTION FOR PIRTLE CONSTRUCTION COMPANY</p>	<p>DATE OF DRAWING: 21 MAY 2019</p>
	<p>THIS IS NOT A SURVEY.</p>	<p>MANAGER: JDH      CADD: BB</p> <p>PROJECT NUMBER: 714-18009</p> <p>FIELD BOOK NUMBER: XXX</p> <p>LAST FIELD WORK: XXXX</p> <p>CREW CHIEF(S):</p> <p>COMPUTER FILE: 714009SD.DWG</p> <p>SCALE: 1" = 20'      SHEET 2 OF 2</p>