



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: May 5, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM COLLEGIATE SQUARE TECH CENTER, LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Knight's Pub Permit: 17-U-036 OCU File #: 92546

District 5

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

ITEM: Utility Easement
Cost: Donation
Size: 150 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 05 2018

THIS IS A DONATION

Project: Knight's Pub Permit: 17-U-036 OCU File #: 92546

UTILITY EASEMENT

THIS INDENTURE, Made this 5th day of APRIL, A.D. 2018, between Collegiate Square Tech Center, LLC, a Florida limited liability company, whose address is 1350 N. Orange Avenue, Suite 100, Winter Park, Florida, 32789, 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 utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

10-22-31-9653-00-010

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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its 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 utility facilities installed thereon.

GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement, or modify the size of existing pipelines 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.

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.

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

Signed, sealed and delivered
in the presence of:



Witness

Peter Zachary

Printed Name

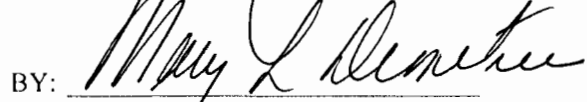


Witness

Gail Marie Frazier

Printed Name

Collegiate Square Tech Center, LLC,
a Florida limited liability company

BY: 

Mary L. Demetree, as Manager

(Signature of **TWO** witnesses required by Florida law)

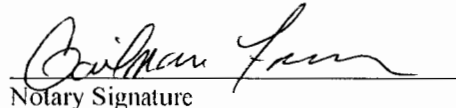
STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 5th of April, 2018, by Mary L. Demetree, as manager of Collegiate Square Tech Center, LLC, a Florida limited liability company, on behalf of the limited liability company. She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



Gail Marie Frazier
Commission # FF952942
Expires: February 24, 2020
Bonded thru Aaron Notary


Notary Signature

Gail Marie Frazier
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: 2-24-2020

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

Sketch of Description

Sheet 1 of 2

Legal Description:

A portion of Lots 2, and 3, University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 1 of University Hylands Replat, as recorded in Plat Book 1, Page 139, Public Records of Orange County, Florida, said point being on the North Right of Way of Pasteur Drive, run N 88°04'17" E a distance of 195.04 feet to the Point of Beginning; thence run N 02°06'26" W a distance of 15.00 feet; thence run N 88°04'17" E a distance of 10.00 feet; thence run S 02°06'26" E a distance of 15.00 feet to the North Right of Way of Pasteur Drive; thence run S 88°04'17" W a distance of 10.00 feet to the Point of Beginning.

Containing 150 Square Feet (0.003 Acres±)

The intent of this description is to create a 10.00' Utility Easement.

This is NOT a Survey.
This is ONLY a Sketch.

Sketch of Description Prepared For: EDGAR SILVA

Sketch of Description Certified To: EDGAR SILVA

Sketch Date: 6-21-17	> This Property IS NOT in a Flood Prone Area, Zone "X", Based on the F.I.R.M. (Flood Insurance Rate Map) Community Number 120179 Community Orange County Dated 09-25-09.
Drawn By: NF	> Flood Zone Determination Shown Hereon is Given as a Courtesy, and is Subject to Final Approval by F.E.M.A.
Approved By: PKI	This Determination may be affected by Flood Factors and/or other information NEITHER known by NOR given to this Surveying Company at the time of this Endeavor. Ireland & Associates Surveying, Inc. and the Signing Surveyor assume NO liability for the Accuracy of this Determination.
Field:	

*Ireland & Associates
Surveying, Inc.*

1301 S. International Parkway Suite 2001
Lake Mary, Florida 32746
www.irelandsurveying.com

Office-407.678.3366 Fax-407.320.8165

Notes:

- > Sketch is Based upon the Legal Description Supplied by Client.
- > Abutting Properties Deeds have NOT been Researched for Gaps, Overlaps and/or Hiatus.
- > Subject to any Easements and/or Restrictions of Record.
- > Bearing Basis shown hereon, is Assumed and Based upon the Line Denoted with a "BB".
- > Building Ties are NOT to be used to reconstruct Property Lines.
- > Fence Ownership is NOT determined.
- > Roof Overhangs, Underground Utilities and/or Footers have NOT been located UNLESS otherwise noted.
- > Septic Tanks and/or Drainfield locations are approximate and MUST be verified by appropriate Utility Location Companies.
- > Use of This Sketch for Purposes other than Intended, Without Written Verification, Will be at the User's Sole Risk and Without Liability to the Surveyor. Nothing Hereon shall be construed to Give ANY Rights or Benefits to Anyone Other than those Certified.

-Legend-	
C	- Calculated
E	- Centerline
CB	- Concrete Block
CM	- Concrete Monument
Conc.	- Concrete
D	- Description
DE	- Drainage Easement
Esmt.	- Easement
F.E.M.A.	- Federal Emergency Management Agency
FFE	- Finished Floor Elevation
Find.	- Found
IP	- Iron Pipe
L	- Length (Arc)
M	- Measured
N&D	- Nail & Disk
N.R.	- Non-Radial
ORB	- Official Records Book
P	- Plat
P.B.	- Plat Book
W.F.	- Wood Fence
PC	- Point of Curvature
Pp	- Page
PI	- Point of Intersection
P.O.B.	- Point of Beginning
P.O.L.	- Point on Line
PP	- Power Pole
PRM	- Permanent Reference Monument
PT	- Point of Tangency
R	- Radius
Rad.	- Radial
R&C	- Rebar & Cap
Rec.	- Recovered
Rld.	- Roofed
Spl	- Set 1/2" Rebar & Cap "LB 7623"
Typ.	- Typical
UE	- Utility Easement
WM	- Water Meter
Δ	- Delta (Central Angle)
X	- Chain Link Fence

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 Surveyed under my Direction on the Date Shown, Based on Information furnished to Me as Noted and Complies to the Standards of Practice for Land Surveying in the State of Florida in accordance with Chapter 17, 052 Florida Administrative Code, pursuant to Section 17, 052 Florida Statutes.

Patrick K. Ireland, P.E. 6637 I.B. 7623
Date Signed: 06-21-17

This Sketch is intended ONLY for the use of Said Certified Parties. This Sketch NOT VALID UNLESS Signed and Embossed with Surveyor's Seal.
File No. IS-35637
CADD File: Z:\Ireland\Associates\IS-35637S01.dwg

Sketch of Description

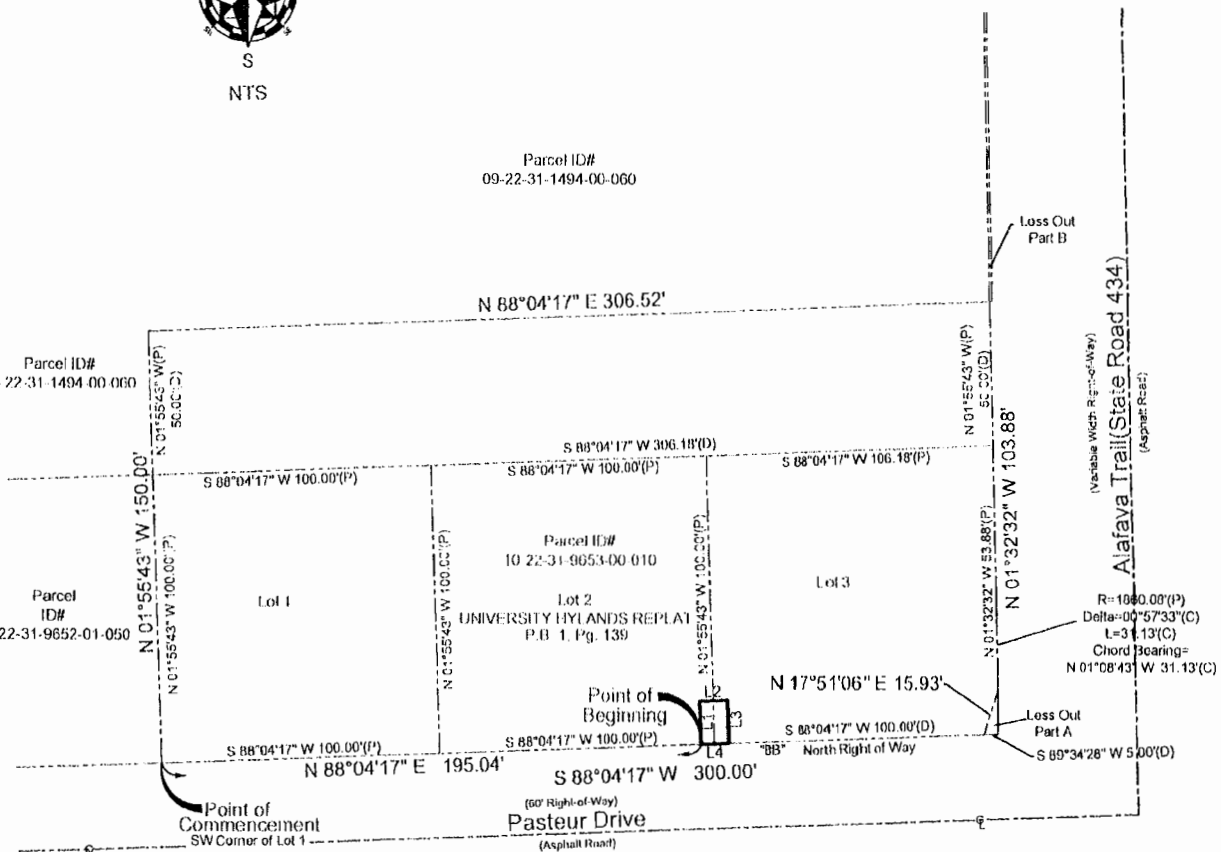
Sheet 2 of 2



Parcel ID#
09-22-31-1494-00-060

Parcel ID#
09-22-31-1494-00-060

Parcel ID#
10-22-31-9652-01-050



- L1 N 02°06'26" W 15.00'
- L2 N 88°04'17" E 10.00'
- L3 S 02°06'26" E 15.00'
- L4 S 88°04'17" W 10.00'

*Ireland & Associates
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Largo, Florida 32746

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