



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: August 10, 2023

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

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

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

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Notice of Reservation and authorization for the Manager of the Real Estate Management Division to record instrument.

PROJECT: Parkview Reserve Ph 1 Permit 21-S-062 OCU File #98937

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of a sanitary sewer manhole.

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ITEM: Notice of Reservation
Size: 150 square feet

APPROVALS: Real Estate Management Division
Utilities Department
Parks and Recreation Division

REMARKS: This Notice of Reservation is to authorize the reservation of County owned land to be transferred to Orange County Utilities Department for the use of a Utility Easement.

The property where the Utility Easement will be located was conveyed to Orange County by Special Warranty Deed from Kerina Village, LLC, on October 21, 2020, and recorded on April 20, 2021, in the Public Records of Orange County, Florida at Document No. 20210236980 (Property).

As a condition of approval of their permit 21-S-062, Pulte Homes was required to donate a Utility Easement on its property. Pulte donated that Easement, which was approved under Ordinance 19-14. Pursuant to the permit, two Utility Easements were needed, one on Pulte property and the other on property managed by the Parks and Recreation Division. The Parks and Recreation Division has approved the County's interest in the Property and the Utility Easement location.

This Notice of Reservation will be recorded to reflect this transfer of interest and reservation of the land for the Utility Easement.

The applicant, Pulte Homes, will pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

AUG 22 2023

Project: Parkview Reserve Ph 1 Permit 21-S-062 OCU File #98937

NOTICE OF RESERVATION

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

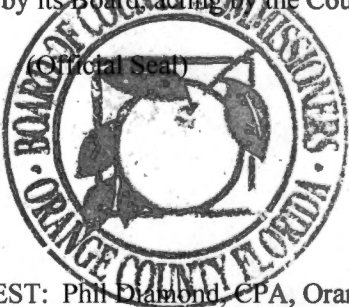
See Attached Schedule "A"
a portion of
Property Appraiser's Identification Number:
10-24-28-0000-00-055

THIS RESERVATION is being recorded to transfer the controlling interest in the land described on the attached Schedule "A" to the Orange County Utilities Department.

Said land was conveyed to Orange County, a charter county and political subdivision of the state of Florida by Special Warranty Deed from Kerina Village, LLC, a Florida limited liability company, dated October 21, 2020, and recorded on April 20, 2021, as Official Records Document No. 20210236980.

Dated at Orlando, Florida this AUG 22 2023.

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.



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: Jerry L. Demings
for Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller
as Clerk of the Board of County Commissioners

BY: Craig Stopya
for Deputy Clerk
Craig Stopya
Printed Name

This instrument prepared by and return to: Mary Tiffault, 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

PROJECT NAME: PARKVIEW RESERVE - PHASE 1
 OC PERMIT NUMBER: 21-S-062

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES.
 -SEE SHEET 2 FOR SKETCH AND LEGEND

DESCRIPTION:

That part of Section 10, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southeast corner of the Southwest 1/4 of said Section 10; thence S88°51'17"E along the South line of the Southeast 1/4 of said Section 10, for a distance of 256.76 feet to the Westerly line of lands described in Official Records Document Number 20210738351, of the Public Records of Orange County, Florida; thence departing said South line, run N00°02'54"W along said Westerly line, 496.45 feet to the POINT OF BEGINNING; thence continue N00°02'54"W along said Westerly line, 15.00 feet; thence departing said Westerly line, run S89°57'06"W, 10.00 feet; thence S00°02'54"E, 15.00 feet; thence N89°57'06"E, 10.00 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average combined scale factor of 0.999970581, and all distances are grid dimensions.

Containing 0.003 acres (150 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

NOTES:

- This is not a survey.
- Not valid without the original signature and seal, or an electronic signature (5J-17.062(3) F.A.C.), of a Florida Professional Surveyor and Mapper.
- Bearings based on the South line of the Southeast 1/4 of Section 10, Township 24 South, Range 28 East, Orange County, Florida, as being S88°51'17"E, relative to the Florida State Plane Coordinate System, Florida East Zone, 1983 North American datum, 2011 adjustment.
- The features and linework shown hereon are relative to National Geodetic Survey control point "GIS 146 RESET" (PID AK7134), Northing 1475306.41, Easting 493426.98 Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999970581. All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- The electronic signature hereon is in compliance with the Florida Administrative Code 5J-17.062.

THIS IS NOT A SURVEY

PREPARED FOR: Orange County BCC

ORANGE COUNTY UTILITY EASEMENT SANITARY SEWER
 (PORTION OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA)

| DATE | BY | DESCRIPTION |
|------|----|-------------|
| | | |

REVISIONS



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB68
Robert T Sears

Robert "Tyler" Sears February 13, 2023
 Florida Professional Surveyor and Mapper
 Certificate No. 6950

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (5J-17.062(3) F.A.C.), OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

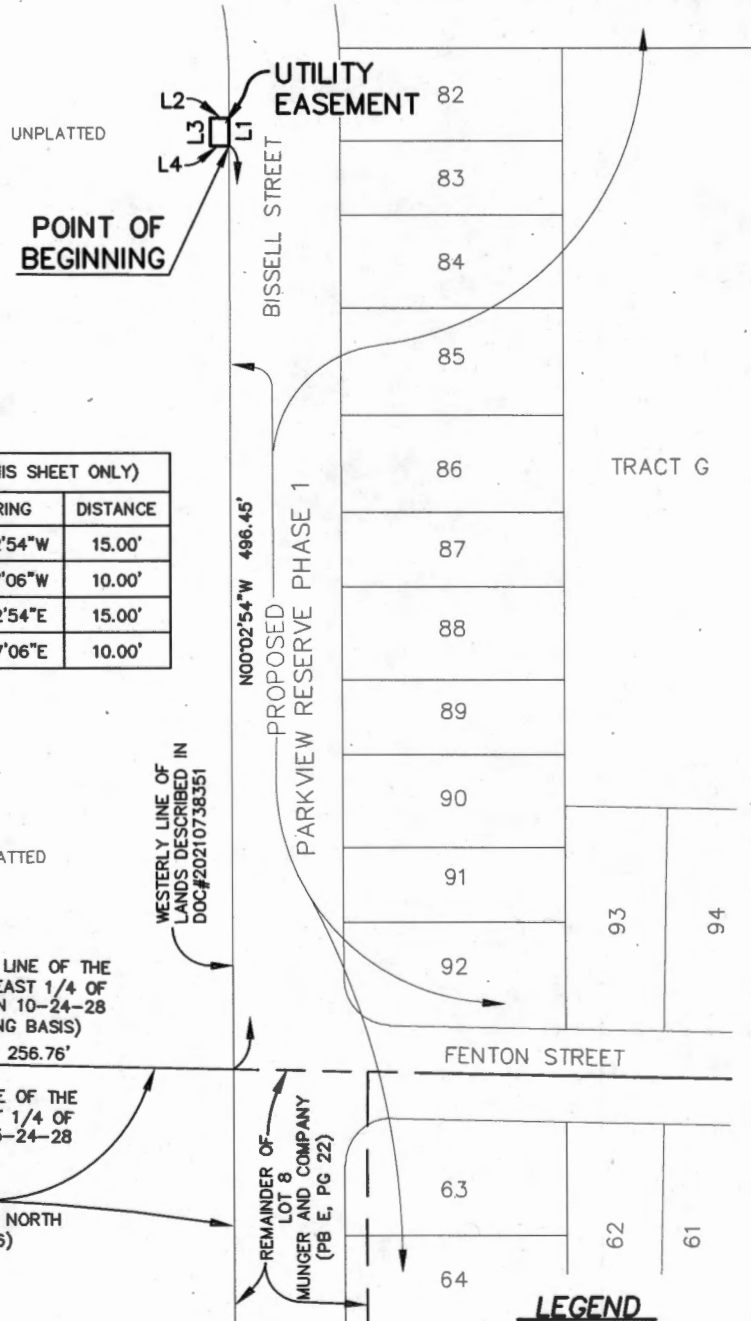
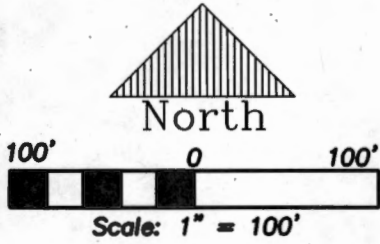
| | | | | |
|----------------------|------------------------|----------------------|------------------|----------------|
| DRAWN BY: <u>BMW</u> | CHECKED BY: <u>RTS</u> | JOB NO. <u>20715</u> | SCALE <u>N/A</u> | SHEET <u>1</u> |
| DATE: <u>02/2023</u> | DATE: <u>02/2023</u> | | | OF <u>2</u> |

MAT 4/19/23

PROJECT NAME: PARKVIEW RESERVE - PHASE 1
 OC PERMIT NUMBER: 21-S-062

SKETCH OF DESCRIPTION

-SEE SHEET 1 FOR LEGAL DESCRIPTION AND NOTES.
 -SEE SHEET 2 FOR SKETCH AND LEGEND



| LINE TABLE (THIS SHEET ONLY) | | |
|------------------------------|-------------|----------|
| NUMBER | BEARING | DISTANCE |
| L1 | N00°02'54"W | 15.00' |
| L2 | S89°57'06"W | 10.00' |
| L3 | S00°02'54"E | 15.00' |
| L4 | N89°57'06"E | 10.00' |

POINT OF COMMENCEMENT
 SOUTHEAST CORNER OF THE SOUTHWEST 1/4 SECTION 10-24-28
 FND 6"x6"CM WITH 3/4"IP
 CCR# 114191

SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10-24-28 (BEARING BASIS)
 S88°51'17"E 256.76'

NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 15-24-28

LOT 1
 O-TOWN TOWN CENTER NORTH
 (PB 110, PGS 5-6)

THIS IS NOT A SURVEY

PREPARED FOR: Orange County BCC
 ORANGE COUNTY UTILITY EASEMENT SANITARY SEWER
 (PORTION OF SECTION 10, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA)

DONALD W. McINTOSH ASSOCIATES, INC.
 ENGINEERS PLANNERS SURVEYORS
 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
 CERTIFICATE OF AUTHORIZATION NO. LB68

| | | | | |
|---------------|-----------------|---------------|---------------|--------------|
| DRAWN BY: BMW | CHECKED BY: RTS | JOB NO. 20715 | SCALE 1"=100' | SHEET 2 OF 2 |
| DATE: 02/2023 | DATE: 02/2023 | | | |

LEGEND

| | |
|--------------|----------------------------------|
| CS# | SKETCH NUMBER |
| SEC 10-24-28 | SECTION, TOWNSHIP, RANGE |
| DOC# | OFFICIAL RECORDS DOCUMENT NUMBER |
| F.A.C. | FLORIDA ADMINISTRATIVE CODE |
| L1 | LINE NUMBER (SEE TABLE) |
| LB | LICENSED BUSINESS |
| ORB | OFFICIAL RECORDS BOOK |
| OC | ORANGE COUNTY |
| PB | PLAT BOOK |
| PG(S) | PAGE(S) |
| CCR | CERTIFIED CORNER RECORD |
| CM | CONCRETE MONUMENT |
| IP | IRON PIPE |
| FND | FOUND |