

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Sara Solomon, 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

Property Appraiser's Parcel Identification Number:
a portion of 17-23-27-0000-00-025

Project: Horizon West Regional Park B23903859
OCU File #100929

NOTICE OF RESERVATION

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

See Attached Exhibit "A"

ORANGE COUNTY shall retain its utility easement interest despite any transfer of fee title.

Dated at Orlando, Florida this _____.

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.

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: _____
Jerry L. Demings
Orange County Mayor

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

BY: _____
Deputy Clerk

Printed Name

EXHIBIT "A"

PROJECT NAME: HORIZON WEST REGIONAL PARK
OC PERMIT B23903859
UTILITY EASEMENT

DESCRIPTION:

A PORTION OF LAND LYING WITHIN SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°10'30" EAST A DISTANCE OF 1,321.28 FEET ALONG THE EAST LINE OF SAID SECTION 17 TO THE NORTH LINE OF ENCLAVE AT HAMLIN, PER PLAT BOOK 101, PAGES 107 THROUGH 112, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID EAST LINE, SOUTH 89°50'22" WEST, A DISTANCE OF 806.50 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF THE LANDS DESCRIBED IN DOCUMENT #20190068358, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE DEPARTING SAID NORTH LINE, NORTH 00°12'55" WEST, A DISTANCE OF 8.83 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING; THENCE SOUTH 89°14'29" WEST, A DISTANCE OF 202.21 FEET TO THE EAST RIGHT OF WAY LINE OF HAMLIN GROVES TRAIL; THENCE NORTH 00°00'00" EAST, A DISTANCE OF 20.00 FEET ALONG SAID EAST RIGHT OF WAY LINE; THENCE DEPARTING SAID EAST RIGHT OF WAY LINE, NORTH 89°14'29" EAST, A DISTANCE OF 202.14 FEET TO THE AFOREMENTIONED EAST LINE OF THE LANDS DESCRIBED IN DOCUMENT #20190068358; THENCE SOUTH 00°12'55" EAST A DISTANCE OF 20.00 FEET ALONG SAID EAST LINE TO THE POINT OF BEGINNING.

CONTAINING 4,043 SQUARE FEET, MORE OR LESS.

SURVEYOR'S REPORT:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING S00°10'30"E. (ASSUMED)
2. 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 FLORIDA ADMINISTRATION CODE.
3. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY EDWIN MUNOZ JR., PSM 7288 ON THE DATE SHOWN; THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE 5J-17-062.

SKETCH AND DESCRIPTION

FOR
ORANGE COUNTY
CAPITAL PROJECTS DIVISION



Digitally signed by Edwin Munoz Jr.
DN: c=US, o=Florida,
dnQualifier=A01410D0000018A83F3
1BEF0000E982, cn=Edwin Munoz Jr.
Date: 2024.08.05 07:47:38 -04'00'

Date: JULY 31, 2023 JH

Job Number: 67522 Scale: 1" = 60'

Chapter 5J-17, Florida
Administrative Code requires
that a legal description drawing
bear the notation that

THIS IS NOT A SURVEY.

REVISED JUNE 4, 2024 EM

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

Certification Number LB2108

67522006



SSMC™
SUE • SURVEY • GIS

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350

(407) 292-8500
e-mail: sue@southeasternsurveying.com

EDWIN MUNOZ JR., PSM
Registered Land Surveyor Number 7288

SKETCH OF DESCRIPTION

PROJECT NAME: HORIZON WEST REGIONAL PARK
OC PERMIT B23903859
UTILITY EASEMENT

HAMLIN GROVES TRAIL

RIGHT OF WAY VARIES

N00°00'00"E
20.00'

NO RECORDING DOCUMENTATION FOUND OR PROVIDED

EAST RIGHT OF WAY LINE

NOT PLATTED

PARCEL ID:
17-23-27-0000-00-025

ARCADIA BLUFF LOOP

54.00' RIGHT OF WAY

PLAT BOOK 101, PAGES 107-112

TRACT OS-1

S89°14'29"W 202.21'

PROPOSED UTILITY EASEMENT

N89°14'29"E 202.14'

S00°12'55"E
20.00'

EAST LINE OF DOCUMENT
#20190068358

POINT OF
BEGINNING

PARCEL ID:
16-23-27-0000-00-031

NORTH LINE
ENCLAVE AT HAMLIN
PLAT BOOK 101,
PAGES 107-112

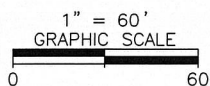
POINT OF
COMMENCEMENT
THE NORTHEAST CORNER
OF THE SOUTHEAST
QUARTER OF SECTION
17-23-27

EAST LINE
SECTION 17
(BEARING BASIS)

S00°10'30"E
1321.28'

S89°50'22"W
806.50'

N00°12'55"W
8.83'



Drawing No. 67522006
Job No. 67522
Date: JULY 31, 2023
SHEET 2 OF 2
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 2



SSMCTM
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