



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: July 23, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM JSF LANDSTAR
BOULEVARD CMPI, LLC TO ORANGE COUNTY AND
SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS
TO ORANGE COUNTY FROM SYNOVUS BANK AND
AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: JDA/Meadow Woods Site Work Only Permit: B16902960 OCU File #:
87606

District 4

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

ITEMS: Utility Easement
Cost: Donation
Size: 100 square feet

Subordination of Encumbrances to Property Rights to Orange County

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 21 2018

THIS IS A DONATION

Project: JDA/Meadow Woods Site Work Only Permit: B16902960 OCU File #: 87606

UTILITY EASEMENT

THIS INDENTURE, Made this 31st day of MAY, A.D. 2018, between JSF Landstar Boulevard CMPI, LLC, a South Carolina limited liability company, whose address is 100 Dunbar Street, Suite 400, Spartanburg, South Carolina, 29306 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 \$1.00 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

25-24-29-5562-01-000

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.

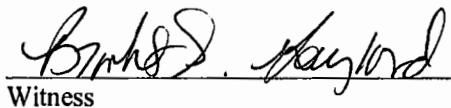
IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered
in the presence of:

JSF Landstar Boulevard CMPI, LLC,
a South Carolina limited liability company

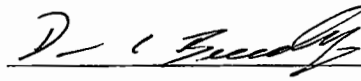

Witness

Dawn Kunk
Printed Name


Witness

Brooks S. Graylord
Printed Name

BY: Johnson Development Associates, Inc.,
a South Carolina corporation,
its Manager

BY: 
Dan C. Breeden, Jr.
Printed Name

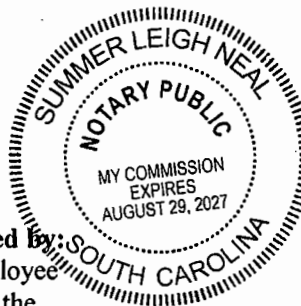
Secretary / Treasurer
Title

(Signature of TWO witnesses required by Florida law)

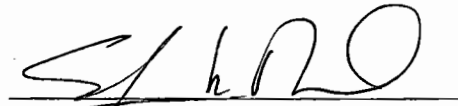
STATE OF South Carolina
COUNTY OF Spartanburg

The foregoing instrument was acknowledged before me this 31st of May, 2018, by Dan C. Breeden, Jr., as Secretary / Treasurer, of Johnson Development Associates, Inc., a South Carolina corporation, as Manager of JSF Landstar Boulevard CMPI, LLC, a South Carolina limited liability company, on behalf of the limited liability company. ☒ He/She ☐ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)



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


Notary Signature
Summer Leigh Neal
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires: Aug. 29, 2021

Project Name: JDA/Meadow Woods
Purpose: Orange County Utility Easement
Permit Number: B16902960

EXHIBIT 'A'



SKETCH OF DESCRIPTION

(PAGE 1 OF 2)

LEGAL DESCRIPTION:

ORANGE COUNTY UTILITY EASEMENT

A PORTION OF LOT 1, MEADOW WOODS PARCEL 12.1, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 72, PAGES 29 AND 30, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1, MEADOW WOODS PARCEL 12.1; SAID POINT BEING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1477.66 FEET, A CENTRAL ANGLE OF 08°16'48"; A CHORD BEARING AND CHORD DISTANCE OF N15°22'35" E, 213.36 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY LINE OF SAID LOT 1, A DISTANCE OF 213.54 FEET; THENCE LEAVING SAID WESTERLY LINE OF LOT 1; RUN ALONG A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF S64°25'03"E, 25.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.00 FEET FOR A POINT OF BEGINNING; THENCE N26°30'24"E, A DISTANCE OF 10.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 785.00 FEET AND A CHORD BEARING AND DISTANCE OF S63°12'59"E, 7.59 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 7.59 FEET; THENCE S62°56'21"E, A DISTANCE OF 2.41 FEET; THENCE S26°30'24"W, A DISTANCE OF 10.00 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 775.00 FEET AND A CHORD BEARING AND DISTANCE OF N63°07'25"W, 10.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100 SQUARE FEET OR 0.0023 ACRES, MORE OR LESS.

JOB #901920
CF#OC72-29SOD-10UE
DATE: 12-12-2017
SCALE: 1" = 30'
DRAWN BY: RCJ

PREPARED FOR:

Orange County Utilities

LEGEND

CL - CENTERLINE
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- NUMBER

REVISIONS

03/20/18 Revised per comments

GENERAL NOTES:

1. Bearing structure based on: Chord bearing of C1 along Westerly line of Lot 1, being N15°22'35"E per Plat Book 72, Pages 29 and 30, Public Records of Orange County, Florida.
2. This surveyor has not made a search of the public records for any dedications, limitations, restrictions or easements other than shown hereon.
3. This Sketch of Description has been made for the exclusive use of the entities prepared for, hereon and does not extend to any unnamed parties.
4. This Sketch of Description is not a Survey.
5. This Sketch is "Not Valid" without the signature and the original raised seal of this Florida licensed Surveyor and Mapper, unless provided with electronic signature with the ability to validate. (See: www.altamaxsurveying.com for instructions on signature validation). The seal appearing on this document was authorized by Robert C Johnson on the Date of the electronic signature.

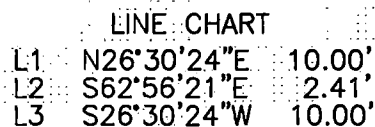
Altamax Surveying

910 Belle Avenue, Suite 1140
Gainesville, FL 32708
Phone: 407-227-7877
Licensed Business No. 7833
www.altamaxsurveying.com

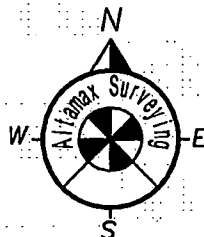
Robert C. Johnson PSM 5551

SKETCH OF DESCRIPTION

(PAGE 2 OF 2)



**910 Belle Avenue, Suite 1140
Casselberry, FL 32708
Phone: 407-677-0200
Licensed Business No. 7833
www.altamaxsurveying.com**



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 21 2018

Project: JDA/Meadow Woods Site Work Only Permit: B16902960 OCU File #: 87606

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrances held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Synovus Bank

FROM: JSF Landstar Boulevard CMPI, LLC

Mortgage and Security Agreement filed May 30, 2017

Recorded as Document No. 20170297573

Assignment of Leases, Rents and Profits filed May 30, 2017

Recorded as Document No. 20170297574

Financing Statement filed May 30, 2017

Recorded as Document No. 20170297575

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 30th day of May, A.D. 20 18.

Signed, sealed, and delivered
in the presence of:

Synovus Bank, a Georgia banking corporation

[Signature]
Witness

BY: /

SEASON H Zeigler
Printed Name

TYLER HUDSON
Printed Name

Melissa Mercer
Witness

DIRECTOR, CFE
Title

Melissa Mercer
Printed Name

(Corporate Seal)

STATE OF SOUTH CAROLINA
COUNTY OF Richland

The foregoing instrument was acknowledged before me this 30th of May, 20 18, by TYLER HUDSON, as DIRECTOR, CFE, of Synovus Bank, a Georgia banking corporation, on behalf of the banking corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 30th day of May, 20 18.

(Notary Seal)

Melissa H. Mercer
Notary Signature

Melissa H. Mercer
Printed Notary Name

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

Notary Public in and for
the county and state aforesaid.

My commission expires: 8-31-2021

Project Name: JDA/Meadow Woods
Purpose: Orange County Utility Easement
Permit Number: B16902960

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Altamax Surveying

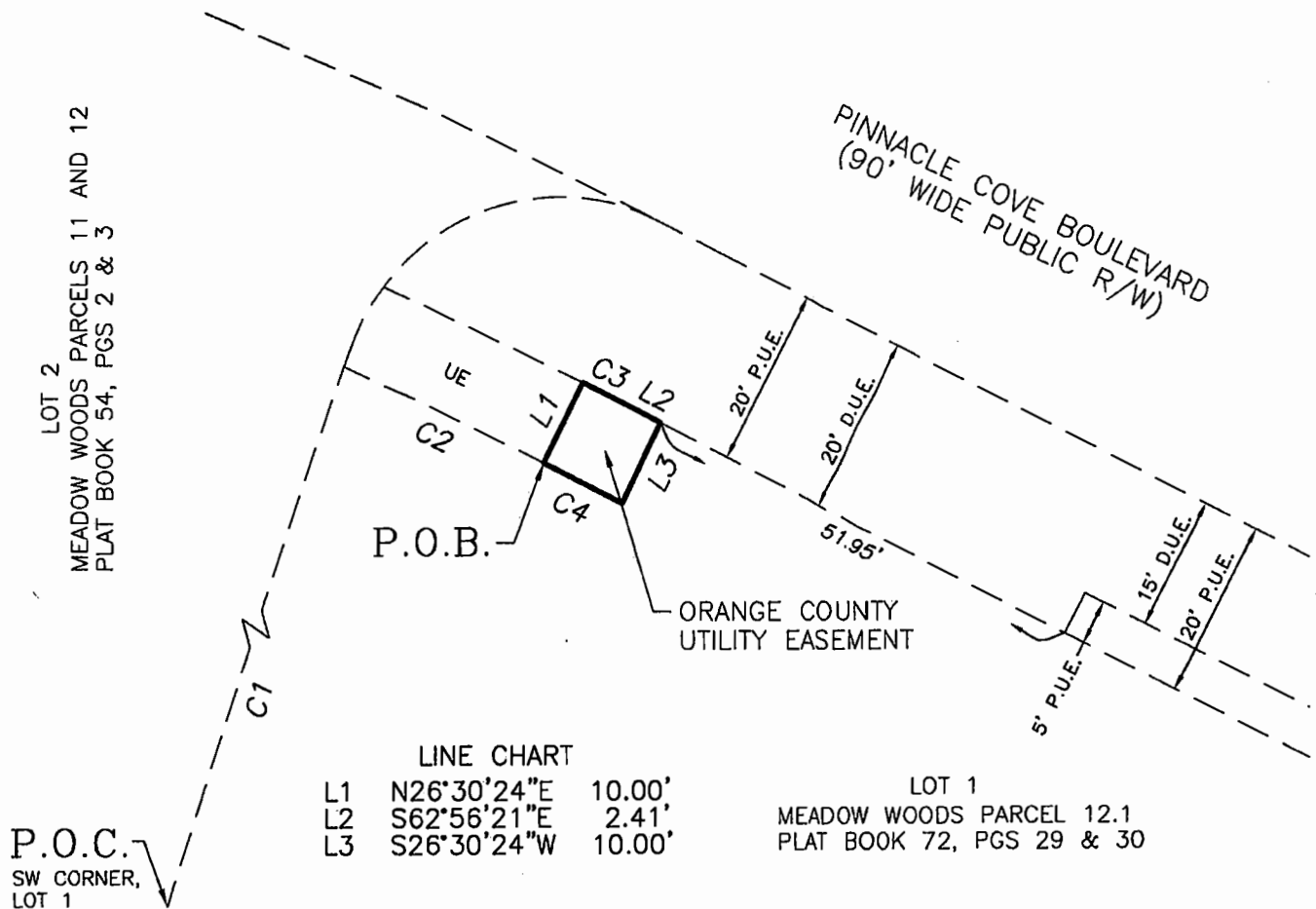
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Robert C. Johnson, RSM 5551

Project Name: JDA/Meadow Woods
 Purpose: Orange County Utility Easement
 Permit Number: B16902960

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(PAGE 2 OF 2)



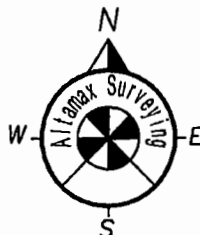
LINE CHART

L1	N26°30'24"E	10.00'
L2	S62°56'21"E	2.41'
L3	S26°30'24"W	10.00'

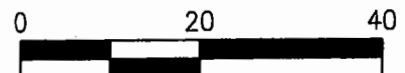
NO.	CENTRAL ANGLE	RADIUS	CURVE ARC LENGTH	CHART TANGENT	CHORD BEARING	CHORD DISTANCE
C1	8°16'48"	1477.66'	213.54'	106.96'	N15°22'35"E	213.36'
C2	1°50'54"	775.00'	25.00'	12.50'	S64°25'03"E	25.00'
C3	0°33'14"	785.00'	7.59'	3.80'	S63°12'59"E	7.59'
C4	0°44'21"	775.00'	10.00'	5.00'	N63°07'25"W	10.00'

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GRAPHIC SCALE



1 INCH = 20 FT.