



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** October 25, 2019

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

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

**FROM:** David L. Brown, Senior Title Examiner *DLB*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Drainage Easement from Jeffrey Bruce Pohlig and Holly Anne Pohlig, as Co-Trustees of The Pohlig Family Trust UTA Dated October 26, 2010 to Orange County and authorization to record instrument

**PROJECT:** Lake Waunatta Drive Relocation of Drainage Pipe & Outfall 18-E-025  
District 5

**PURPOSE:** To provide for access, construction, operation, and maintenance of drainage facilities.

**ITEM:** Drainage Easement  
Cost: Donation  
Size: 243 square feet

**APPROVALS:** Real Estate Management Division  
Roads and Drainage Division

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

NOV 12 2019

THIS IS A DONATION

Project: Lake Waunatta Drive Relocation of Drainage Pipe & Outfall 18-E-025

### DRAINAGE EASEMENT

THIS INDENTURE, Made this 12<sup>th</sup> day of September, A.D. 2019, between JEFFREY BRUCE POHLIG and HOLLY ANNE POHLIG, AS CO-TRUSTEES OF THE POHLIG FAMILY TRUST UTA DATED OCTOBER 26, 2010, whose address is 7907 LAKE WAUNATTA DRIVE, WINTER PARK, FL 32792, 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 TEN DOLLARS 00/100 (\$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 drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED SCHEDULE "A"/EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number(s):  
a portion of**

**02-22-30-4794-00-150**

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 drainage ditch, pipe, or facility.

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

Signed, sealed, and delivered in the presence of:

THE POHLIG FAMILY TRUST UTA DATED OCTOBER 26, 2010

[Signature]  
Witness

By: [Signature]  
Jeffrey Bruce Pohlrig, as Co-Trustees of the Pohlrig Family Trust UTA Dated October 26, 2010

Carlos Garcia  
Printed Name

By: [Signature]  
Holly Anne Pohlrig, as Co-Trustees of the Pohlrig Family Trust UTA Dated October 26, 2010

[Signature]  
Witness

Merari Cotto  
Printed Name

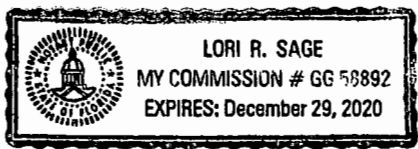
(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

SWORN TO AND SUBSCRIBED before me, a Notary Public, this 12<sup>th</sup> day of September, 2019, by JEFFREY BRUCE POHLIG and HOLLY ANNE POHLIG, AS CO-TRUSTEES OF THE POHLIG FAMILY TRUST UTA DATED OCTOBER 26, 2010 who is/are personally known to me or who have each produced FL DL and FL DL as identification.

(Notary Seal)

[Signature]  
Notary Signature



Lori R Sage  
Printed Notary Name  
Notary Public in and for the county and state aforesaid.  
My commission expires: 12/29/20

This instrument prepared by: David L. Brown, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Project: Lake Waunatta Drive Relocation of Drainage Pipe & Outfall 18-E-025

**EXHIBIT "A"**

**SEE THE ATTACHED SKETCH**

**OF DESCRIPTION**

**( 2 PAGES )**

SCHEDULE "A"

DESCRIPTION:

A portion of Lot 14, Lake Waunatta Woods, Unit 1 according to the plat thereof recorded in Plat Book 5, Page 57, Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest Corner of Lot 14, Lake Waunatta Woods, Unit 1 according to the plat thereof recorded in Plat Book 5, Page 57, Public Records of Orange County, Florida said point being on the arc of a curve concave Southeasterly, having a radius of 44.00 feet, said point also being on the South line of said Lot 14; thence Northeasterly, a distance of 7.54 feet along the arc of said curve and along said South line, through a central angle of 09°48'59" to the POINT OF BEGINNING, said point being on the Easterly line of a 7.50 foot wide drainage easement as shown on said plat; thence North 32°56'24" West, a distance of 100.00 feet along said Easterly line; thence departing said Easterly line South 35°41'44" East, a distance of 101.26 feet to a point on a non-tangent curve concave Southerly, having a radius of 44.00 feet, a central angle of 06°30'52" and a chord bearing of South 70°16'02" West, said point also being on said South line; thence from a tangent bearing South 73°31'28" West, Westerly, a distance of 5.00 feet along the arc of said curve and along said South line to the POINT OF BEGINNING.

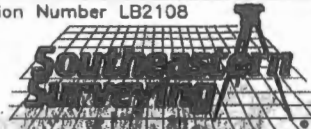

Containing 243 square feet, more or less.

OK  


SURVEYOR'S REPORT:

1. Bearings shown hereon are based on are based on the West line of Lot 14, Lake Waunatta Woods, Unit 1 according to the plat thereof recorded in Plat Book 5, Page 57, Public Records of Orange County, Florida being North 32°56'24" West, 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.

NOT VALID WITHOUT SHEET 2

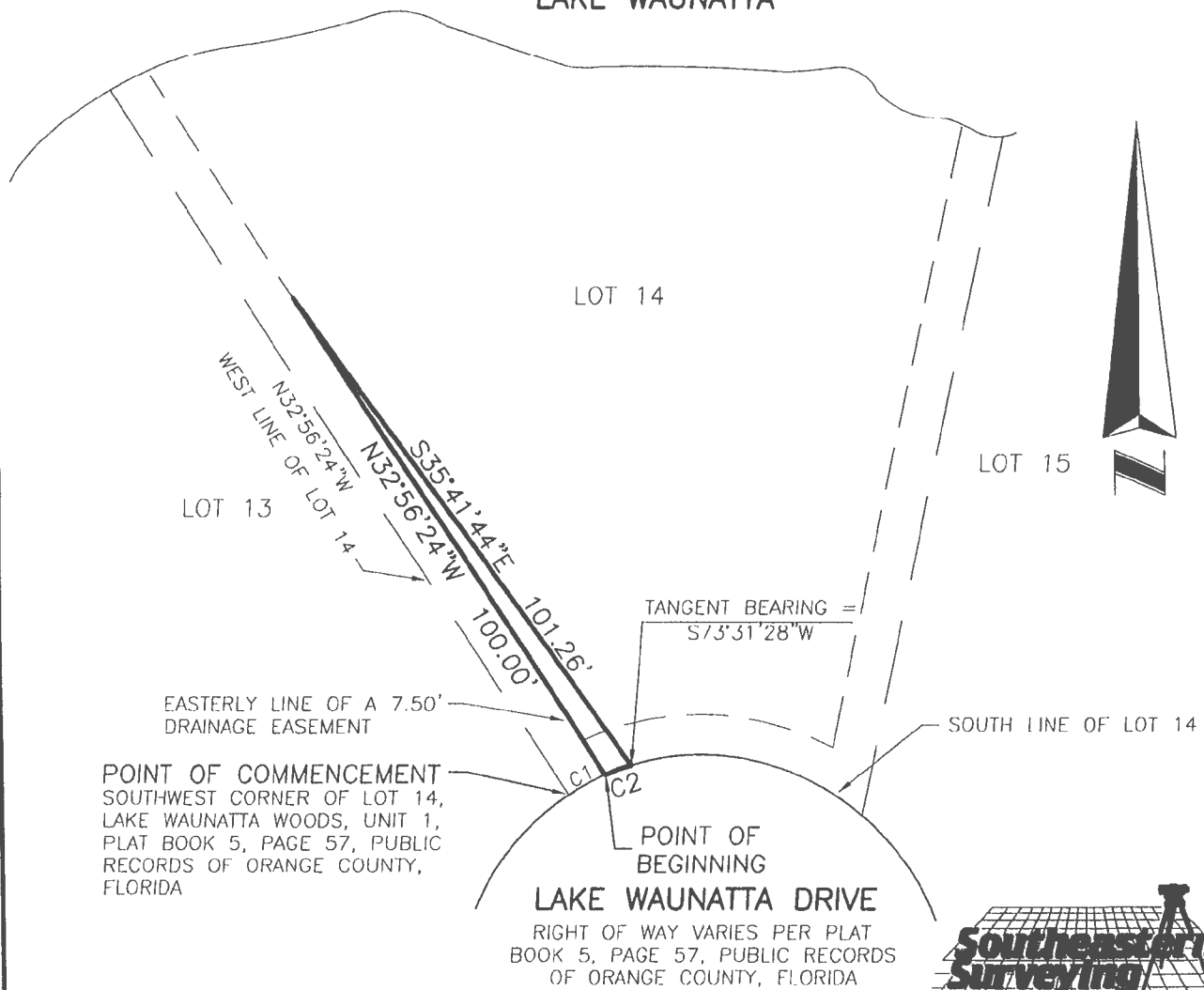
<b>DESCRIPTION</b>  FOR CDR2, LLC	Date: 07/15/2019 KR		Certification Number LB2108 63325002
	Job Number: 63325	Scale: 1" = 30'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 1800 All American Boulevard Orlando, Florida 32810-4350 (407) 222-8880 e-mail: info@southeasternsurveying.com
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>		
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 ANDREW PERRY, P.S.M. Registered Land Surveyor Number 6124

SKETCH OF DESCRIPTION

CURVE TABLE

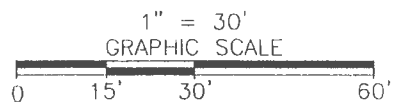
CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	44.00'	09°48'59"	7.54'	N62°06'07"E	7.53'
C2	44.00'	06°30'52"	5.00'	S70°16'02"W	5.00'

LAKE WAUNATTA



POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF LOT 14,  
LAKE WAUNATTA WOODS, UNIT 1,  
PLAT BOOK 5, PAGE 57, PUBLIC  
RECORDS OF ORANGE COUNTY,  
FLORIDA

POINT OF BEGINNING  
**LAKE WAUNATTA DRIVE**  
RIGHT OF WAY VARIES PER PLAT  
BOOK 5, PAGE 57, PUBLIC RECORDS  
OF ORANGE COUNTY, FLORIDA



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Drawing No. 63325002  
Job No. 63325  
Date: 07/15/2019  
SHEET 2 OF 2  
See Sheet 1 for Description

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