




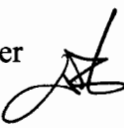
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** February 17, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

**FROM:** Theresa A. Avery, Senior Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** **Ann Caswell, Manager**

**DIVISION:** **Real Estate Management**  
**Phone: (407) 836-7082**

**ACTION REQUESTED:** APPROVAL OF TEMPORARY DRAINAGE EASEMENT BETWEEN  
BEAZER HOMES, LLC AND ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Reserve at Sawgrass Phase 4B Case #5031621  
  
District 4

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

**ITEM:** Temporary Drainage Easement  
Cost: Donation  
Size: 12,304 square feet  
Term: Until replaced by a permanent platted easement

**APPROVALS:** Real Estate Management Division  
Public Works Department

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

**A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.**

MAR 07 2017

**This instrument prepared by:**

Theresa Avery, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

THIS IS A DONATION

Project: Reserve at Sawgrass Phase 4B Case #5031621

**TEMPORARY DRAINAGE EASEMENT**

THIS INDENTURE, Made this 2 day of February 2017, between **Beazer Homes, LLC**, a Delaware limited liability company, as successor by conversion to Beazer Homes Corp., a Tennessee corporation, having a place of business in the city of Maitland, county of Orange, state of Florida, whose address is 2600 Maitland Center Pkwy., Suite 265, Maitland, FL 32751, 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 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 EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number(s):**  
**a portion of**  
**20-24-30-0000-00-005**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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.

Project: Reserve at Sawgrass Phase 4B Case #5031621

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

Signed, sealed and delivered  
in the presence of:

**Beazer Homes, LLC**, a Delaware limited liability  
company, as successor by conversion to  
Beazer Homes Corp., a Tennessee corporation

[Signature]  
Witness

BY: [Signature]

Barbara Bruce  
Print Name

Jeremy Camp  
Printed Name

[Signature]  
Witness

VP of Land Development  
Title

Daniel Lemus  
Print Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 2 day of February  
2017, by Jeremy Camp as VP of Land Development of Beazer Homes, LLC,  
a Delaware limited liability company, as successor by conversion to Beazer Homes Corp., a Tennessee  
corporation, on behalf of the limited liability company. He/she [] is personally known to me, or [] has  
produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature

Nora J. Schuster  
Printed Notary Name



NORA J. SCHUSTER  
MY COMMISSION # FF 047093  
EXPIRES: September 4, 2017  
Bonded Thru Budget Notary Services

Notary Public in and for  
the county and state aforesaid

My commission expires: 9/4/2017

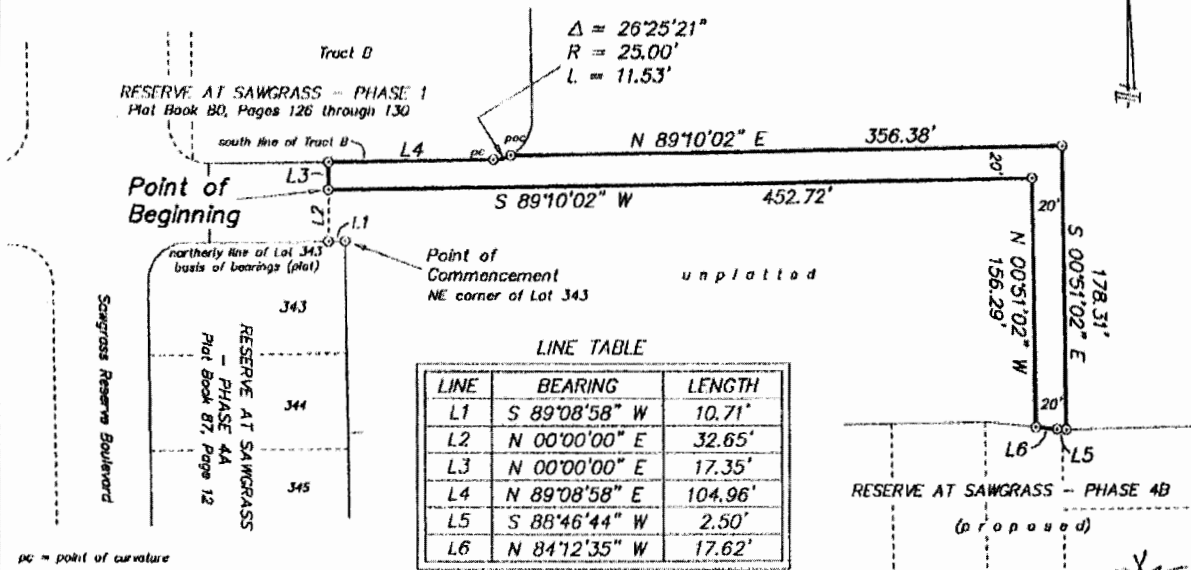
# EXHIBIT "A"

## Legal Description

A portion of Section 20, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of Lot 343, RESERVE AT SAWGRASS - PHASE 4A, according to the plat thereof, as recorded in Plat Book 87, Page 12, Public Records of Orange County, Florida; thence run S 89°08'58" W, along the northerly line thereof, a distance of 10.71 feet; thence, departing said northerly line, run N 00°00'00" E, a distance of 32.65 feet for the POINT OF BEGINNING; thence continue N 00°00'00" E, a distance of 17.35 feet to a point on the south line of Tract B, RESERVE AT SAWGRASS - PHASE 1, according to the plat thereof, as recorded in Plat Book 80, Pages 126 through 130, Public Records of Orange County, Florida; thence easterly along said south line the following two (2) courses and distances: run N 89°08'58" E, a distance of 104.96 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet; thence run 11.53 feet along the arc of said curve through a central angle of 26°25'21" to a point on said curve; thence run N 89°10'02" E, a distance of 356.38 feet; thence run S 00°51'02" E, a distance of 178.31 feet; thence run S 88°46'44" W, a distance of 2.50 feet; thence run N 84°12'35" W, a distance of 17.62 feet; thence run N 00°51'02" W, a distance of 156.29 feet; thence run S 89°10'02" W, a distance of 452.72 feet to the POINT OF BEGINNING.

Containing 12,304 square feet, more or less.



pc = point of curvature  
 poc = point on curve  
 Not a Boundary Survey.  
 The legal description was prepared by the Surveyor.  
 Graphic scale exaggerated for clarity.

Sketch of Description  
 of a

## Temporary Drainage Easement

situated in  
 Section 20, Township 24 South, Range 30 East  
 Orange County, Florida

### SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURE. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: <b>Beazer Homes</b>	JOB NO. 0313.243	THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE ORIGINAL SURVEY AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR. ANY CHANGES, ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY ANYONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA, LP No. 719 
	SHEET 1 of 1	
professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 12/19/16 REV. 1/23/17	
	SCALE 1" = 100'	