



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** June 14, 2019

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

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

**FROM:** Elena Hutchinson, Senior Title Examiner *EH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Adventist Health System/Sunbelt Inc. to Orange County and authorization to record instrument

**PROJECT:** FH Lake Pickett ED – NC – Site Work Only Permit B18903546 OCU #97054  
  
District 5

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 300 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

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

THIS IS A DONATION

Project: FH Lake Pickett ED – NC – Site Work Only Permit B18903546 OCU #97054

**UTILITY EASEMENT**

THIS INDENTURE, Made this 24 day of May, A.D. 2019, between Adventist Health System/Sunbelt Inc., a Florida not-for-profit corporation, whose address is 900 Hope Way, Altamonte Springs, Florida 32714, 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**

**23-22-31-0000-00-085**

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, agrees 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:

Adventist Health System/Sunbelt Inc.,  
a Florida not-for-profit corporation

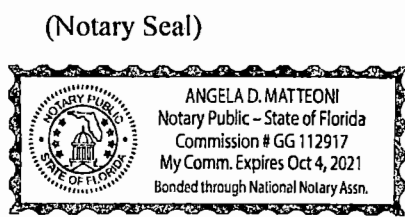
[Signature]  
Witness  
Jessica J. Dishler  
Printed Name  
[Signature]  
Witness  
Brett Selby  
Printed Name

BY: Tim Burrill  
Printed Name  
Senior Vice President  
Title  
  
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23 of May,  
2019, by Tim Burrill, as Senior VP  
of Adventist Health System/Sunbelt Inc., a Florida not-for-profit corporation, on behalf of the corporation.  
He/She  is personally known to me or  has produced \_\_\_\_\_ as identification.



Angela D. Matteoni  
Notary Signature  
Angela D. Matteoni  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.  
My commission expires: 10.4.21

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

Exhibit "A"

## SKETCH OF DESCRIPTION DESCRIPTION

THAT PART OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 8431, PAGES 2020 THROUGH 2022 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF TRACT C, LAKE PICKETT MANOR ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 38, PAGES 59 THROUGH 61 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA SAID POINT ALSO BEING A POINT ON THE WEST RIGHT OF WAY LINE OF LAKE PICKETT ROAD (STATE ROAD 420), A VARIABLE WIDTH PUBLIC RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75060; THENCE SOUTH 89 DEGREES 55 MINUTES 11 SECONDS WEST 20.00 FEET ALONG THE SOUTH BOUNDARY OF SAID TRACT C AND SAID WEST RIGHT OF WAY LINE; THENCE SOUTH 00 DEGREES 11 MINUTES 03 SECONDS EAST 600.40 FEET ALONG SAID WEST RIGHT OF WAY LINE TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD 50, A 200' PUBLIC RIGHT OF WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 75060; THENCE SOUTH 89°55'20" WEST 33.52 FEET ALONG SAID NORTH RIGHT OF WAY LINE TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 55 MINUTES 20 SECONDS WEST 15.00 FEET ALONG SAID NORTH RIGHT OF WAY LINE; THENCE LEAVING SAID NORTH RIGHT OF WAY LINE NORTH 00 DEGREES 04 MINUTES 40 SECONDS WEST 20.00 FEET; THENCE NORTH 89 DEGREES 55 MINUTES 20 SECONDS EAST 15.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 40 SECONDS EAST 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 300 SQUARE FEET, MORE OR LESS.

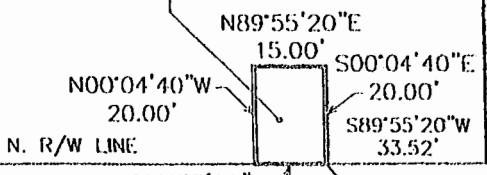
### POINT OF COMMENCEMENT

SE. CORNER OF TRACT C, LAKE PICKETT MANOR, P.B. 38, PGS. 59-61

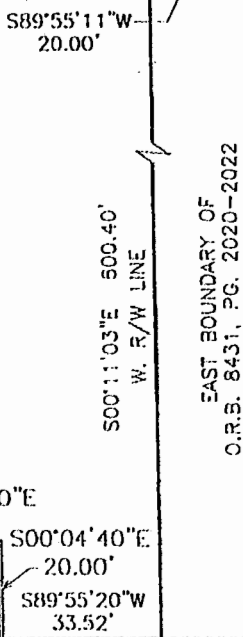
S. BOUNDARY OF TRACT C, P.B. 38, PGS. 59-61

LANDS DESCRIBED IN O.R.B. 8431, PG. 2020-2022

ORANGE COUNTY UTILITY EASEMENT



STATE ROAD 50  
200' R/W PER FDOT  
R/W MAP SECTION 75060



LAKE PICKETT ROAD (S.R. 420)  
PER FDOT R/W MAP SECTION 75060

POINT OF BEGINNING

### NOTES

1. THIS IS NOT A SURVEY.
2. This Sketch represents the Description prepared by JONES, WOOD and GENTRY, INC. per client's instruction and does not indicate ownership.
3. Bearings shown hereon are based on the South boundary of Tract C, having an assumed bearing of S89°55'11"W.
4. PROJECT NAME: FH LAKE PICKETT ED-NC-SITE WORK ONLY  
BUILDING DEPARTMENT PERMIT NO.: B18903546



SCALE: 1" = 40'

### LEGEND

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
O.R.B.	OFFICIAL RECORDS BOOK
P.B.	PLAT BOOK
PG.	PAGE
PGS.	PAGES
R/W	RIGHT OF WAY

SHEET 1 OF 2

IT IS CERTIFIED THAT THE SKETCH REPRESENTED HEREON WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 FLORIDA STATUTES, UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP/REPORT IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

FOR: KIMLEY-HORN	
DATE: 12-10-13	DRAWN BY: ADA
<p>NOT VALID WITHOUT SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER</p>	
DANIEL E. GENTRY, JR., Florida Registration Number 5047	

<p><b>JONES, WOOD &amp; GENTRY, INC.</b> PROFESSIONAL SURVEYORS AND MAPPERS - L111</p> <p>2600 EAST ROBINSON STREET ORLANDO, FLORIDA, 32803 407-898-7780</p> <p>29153-3.DWG</p>
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