



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: February 18, 2019

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

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

FROM: Kim Heim, Senior Title Examiner *KE*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Zimmer Poster Service, LLP, successor to Zimmer Poster Service, to Orange County and authorization to record instrument

PROJECT: Zimmer Commerce Center Permit # B 17902268 OCU File #95606

District 3

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

ITEM: Utility Easement
Cost: Donation
Total size: 6,189 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

The backup documentation for this item has been delivered under separate cover. It may also be accessed online as part of the e-Agenda by [clicking here](#).

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 26 2019

THIS IS A DONATION

Project: Zimmer Commerce Center Permit # B 17902268 OCU File #95606

UTILITY EASEMENT

THIS INDENTURE, Made this 1st day of October, A.D. 2018, between Zimmer Poster Service, LLP, a Florida limited liability partnership, successor to Zimmer Poster Service, a Florida general partnership, whose address is P.O. Box 623276, Oviedo, Florida 32762, 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 \$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 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

23-22-30-0000-00-109

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.

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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:

ZIMMER POSTER SERVICE, LLP,
a Florida limited liability partnership

Amanda N. Ortiz
Witness

BY: Todd D. Walker

Amanda N. Ortiz
Printed Name

Todd D. Walker, as Trustee of the
Pamela Z. Walker Trust Agreement
dated June 11, 2015, as Managing
General Partner of Zimmer Poster
Service LLP, successor to Zimmer
Poster Service, a Florida general
partnership

Bonnie L. Cooper
Witness

Bonnie L. Cooper
Printed Name

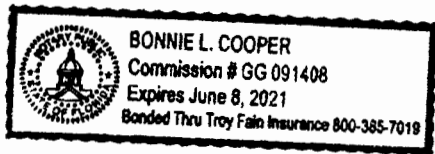
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 1st of
October, 2018, 2017, by TODD D. WALKER, as Trustee of the Pamela Z. Walker
Trust Agreement dated June 11, 2015, as Managing General Partner of Zimmer Poster Service LLP,
successor to Zimmer Poster Service, a Florida general partnership, on behalf of the limited liability
partnership. He is personally known to me or has produced _____ as
identification.

(Notary Seal)

Bonnie L. Cooper
Notary Signature



Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

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

EXHIBIT "A"

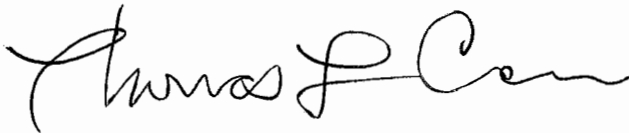
LEGAL DESCRIPTION - UTILITY EASEMENT

COMMENCE AT THE SOUTH 1/4 CORNER OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°24'45"W ALONG THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 23 A DISTANCE OF 935.89 FEET TO THE NORTH LINE OF THE SOUTH 935.87 FEET OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 23; THENCE RUN N89°57'37"E ALONG SAID NORTH LINE OF THE SOUTH 935.87 FEET A DISTANCE OF 50.00 FEET FOR A POINT OF BEGINNING ON THE EAST RIGHT OF WAY LINE OF STATE ROAD 551 (GOLDENROD ROAD); THENCE CONTINUE N89°57'37"E ALONG SAID NORTH LINE OF THE SOUTH 935.87 FEET A DISTANCE OF 20.64 FEET; THENCE LEAVING SAID NORTH LINE OF THE SOUTH 935.87 FEET RUN S00°32'52"E 295.64 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N41°12'20"W AND THE AFORESAID EAST RIGHT OF WAY LINE OF STATE ROAD 551; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE AND SAID EAST RIGHT OF WAY LINE 35.60 FEET THROUGH A CENTRAL ANGLE OF 81°35'09" TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE N00°24'45"W 271.04 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 6,079 SQUARE FEET, MORE OR LESS.


NOTES

1. THE SKETCH AND DESCRIPTION DEPICTED HEREON WAS PERFORMED BY THOMAS L. CONNER, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA.
2. THIS IS NOT A BOUNDARY SURVEY, SKETCH OF DESCRIPTION ONLY.
3. BEARINGS ARE BASED ON WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AS BEING N00°24'45"W ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 551 SECTION 75200-2514 DATED APPROVED 10/30/89.
4. NOT ALL EASEMENTS HAVE BEEN SHOWN, SEE PARENT TRACT SURVEY BY THE UNDERSIGNED FOR COMPLETE BOUNDARY SURVEY INFORMATION.
5. THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 61G17-6, PURSUANT TO FLORIDA STATUTE CHAPTER 472.
6. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THOMAS L. CONNER
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340

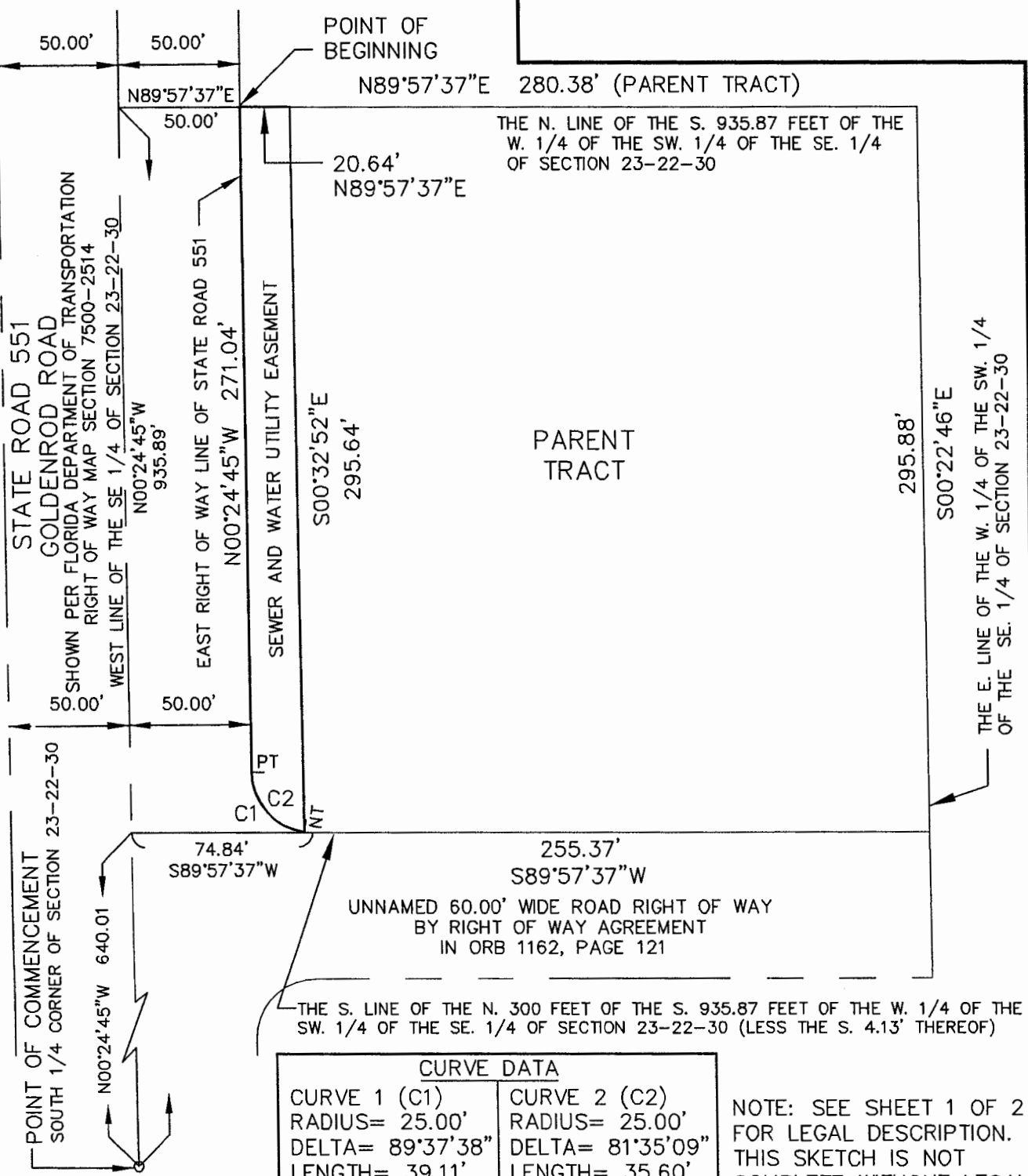
REVISED 01/16/19
PER COUNTY COMMENTS



NOTE: SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION.
THIS DESCRIPTION IS NOT
COMPLETE WITHOUT SKETCH
OF DESCRIPTION ATTACHED.

DATE <u>1/6/19</u>	SKETCH AND DESCRIPTION UTILITY EASEMENT	THOMAS L. CONNER, PSM SURVEY AND MAPPING CONSULTANT 5424 SOUTH BRACKEN COURT WINTER PARK, FLORIDA 32792-9405 TELEPHONE: (407) 538-9137 FLORIDA LICENSED SURVEYOR AND MAPPER BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS LICENSE NUMBER LS0004340
SCALE <u>NONE</u>	PROJECT NAME : ZIMMER COMMERCE CENTER - SHELL BLDG. A 971 NORTH GOLDENROD ROAD BUILDING DEPARTMENT PERMIT NUMBER B17902268 ORANGE COUNTY, FLORIDA PREPARED FOR ZIMMER POSTER SERVICE	
DRAWING <u>20655SD6</u>		
PROJECT <u>20655</u>		
1 OF 2 SHEET NUMBER		

ABBREVIATION LEGEND
 ORB DENOTES OFFICIAL RECORDS BOOK
 NT DENOTES NON-TANGENT POINT
 PT DENOTES POINT OF TANGENCY



STATE ROAD 551
 GOLDENROD ROAD
 FLORIDA DEPARTMENT OF TRANSPORTATION
 RIGHT OF WAY MAP SECTION 7500-2514
 WEST LINE OF THE SE 1/4 OF SECTION 23-22-30

SEWER AND WATER UTILITY EASEMENT

PARENT TRACT

UNNAMED 60.00' WIDE ROAD RIGHT OF WAY
 BY RIGHT OF WAY AGREEMENT
 IN ORB 1162, PAGE 121

CURVE DATA	
CURVE 1 (C1)	CURVE 2 (C2)
RADIUS= 25.00'	RADIUS= 25.00'
DELTA= 89°37'38"	DELTA= 81°35'09"
LENGTH= 39.11'	LENGTH= 35.60'
	CHORD BEARING= N41°12'20"W

NOTE: SEE SHEET 1 OF 2
 FOR LEGAL DESCRIPTION.
 THIS SKETCH IS NOT
 COMPLETE WITHOUT LEGAL
 DESCRIPTION ATTACHED.

REVISED 01/16/19
 PER COUNTY COMMENTS

DATE 1/6/19
 SCALE 1" = 60'
 DRAWING 20655SD6
 PROJECT 20655
 2 OF 2
 SHEET NUMBER

SKETCH AND DESCRIPTION
 UTILITY EASEMENT
 PROJECT NAME : ZIMMER COMMERCE CENTER - SHELL BLDG. A
 971 NORTH GOLDENROD ROAD
 BUILDING DEPARTMENT PERMIT NUMBER B17902268
 ORANGE COUNTY, FLORIDA
 PREPARED FOR
 ZIMMER POSTER SERVICE

THOMAS L. CONNER, PSM
 SURVEY AND MAPPING CONSULTANT
 5424 SOUTH BRACKEN COURT
 WINTER PARK, FLORIDA 32792-9405
 TELEPHONE: (407) 538-9137
 FLORIDA LICENSED SURVEYOR AND MAPPER
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