



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: March 7, 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 Utility Easement from Forestras, LLC to Orange County and authorization to record instrument

PROJECT: Vehicle Storage Building @ Vista Commerce Center; NC Permit
B16903176 OCU File #: 91486

District 3

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

ITEM: Utility Easement
Cost: Donation
Size: 594 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 26 2019

THIS IS A DONATION

Project: Vehicle Storage Building @ Vista Commerce Center; NC Permit B16903176 OCU File #: 91486

UTILITY EASEMENT

THIS INDENTURE, Made this 26 day of February, A.D. 20 19, between FORESTRAS, LLC, a Florida limited liability company, whose address is 6923 NARCOOSSEE ROAD, #603, ORLANDO, FL 32822, 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

23-23-30-0000-00020

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

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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:

FORESTRAS, LLC, a limited liability company

By: MAS ORLANDO PROPERTIES, INC., a Florida corporation, as Manager

[Signature]
Witness
JERRY WHITE

By: Miriam A. Strasberg
Miriam A. Strasberg, President; or

Printed Name

Printed Name

[Signature]
Witness

Title

MARIA PEREZ
Printed Name


(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 26 of February, 2019, by Miriam A. Strasberg, as President/Manager of FORESTRAS, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature

 Maria Daniela Hubner deAbreu
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF237733
Expires 6/4/2019

MARIA DANIELA HUBNER DEABREU
Printed Notary Name
Notary Public in and for
the county and state aforesaid.
My commission expires: 6-4-2019

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: Vehicle Storage Building @ Vista Commerce Center; NC Permit B16903176 OCU File #: 91486

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

**SKETCH AND LEGAL DESCRIPTION
UTILITY EASEMENT
VEHICLE STORAGE BUILDING AT
VISTA COMMERCE CENTER NC**

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

PROJECT NAME: VEHICLE STORAGE BUILDING AT
VISTA COMMERCE CENTER NC
DOCUMENT TITLE:
PROJECT NUMBER:
BUILDING DEPARTMENT PERMIT NUMBER: B16903176

LEGAL DESCRIPTION

COMMENCE AT THE NORTHEAST CORNER OF LOT 15 OF BRENTWOOD SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK S, PAGE 115; THENCE, WITH THE NORTH LINE OF SAID BRENTWOOD SUBDIVISION, N89°58'01"E, A DISTANCE OF 30.00 FEET TO THE EAST LINE OF WAKULLA STREET (A 30 FEET WIDE RIGHT-OF-WAY PER P.B. P, PG. 87); THENCE, WITH THE EAST LINE OF SAID WAKULLA STREET, N00°09'16"W, A DISTANCE OF 158.00 FEET TO THE NORTH LINE OF THE SOUTH 1136 FEET OF SAID SECTION 23; THENCE, WITH SAID NORTH LINE AND WITH THE SOUTH LINES OF PREMISES' DESCRIBED IN OFFICIAL RECORDS BOOK 3054, PAGE 768, OFFICIAL RECORDS BOOK 8951, PAGE 1414, OFFICIAL RECORDS BOOK 10342, PAGE 6610 AND OFFICIAL RECORDS BOOK 10652, PAGE 2346, N89°58'01"E, A DISTANCE OF 889.64 FEET TO THE WEST RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD (ALSO BEING STATE ROAD 15, A VARIABLE WIDTH RIGHT-OF-WAY); THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S30°09'26"E, A DISTANCE OF 21.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE WITH SAID WEST RIGHT-OF-WAY LINE, S30°09'26"E, A DISTANCE OF 22.00 FEET; THENCE S59°50'34"W A DISTANCE OF 27.00 FEET; THENCE N30°09'26"W A DISTANCE OF 22.00 FEET; THENCE N59°50'34"E A DISTANCE OF 27.00 FEET RETURNING TO THE POINT OF BEGINNING.


SAID PARCEL CONTAINING 594 SQUARE FEET.

SKETCH AND DESCRIPTION NOTES

1. THE PURPOSE OF THIS SKETCH & LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A PROPOSED UTILITY EASEMENT FOR BACK FLOW PREVENTERS.
2. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE EAST LINE OF THE SE 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST BEARS S 00°09'49" E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. REVISED ON 2/04/2019 FOR SKETCH AND NOTES.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

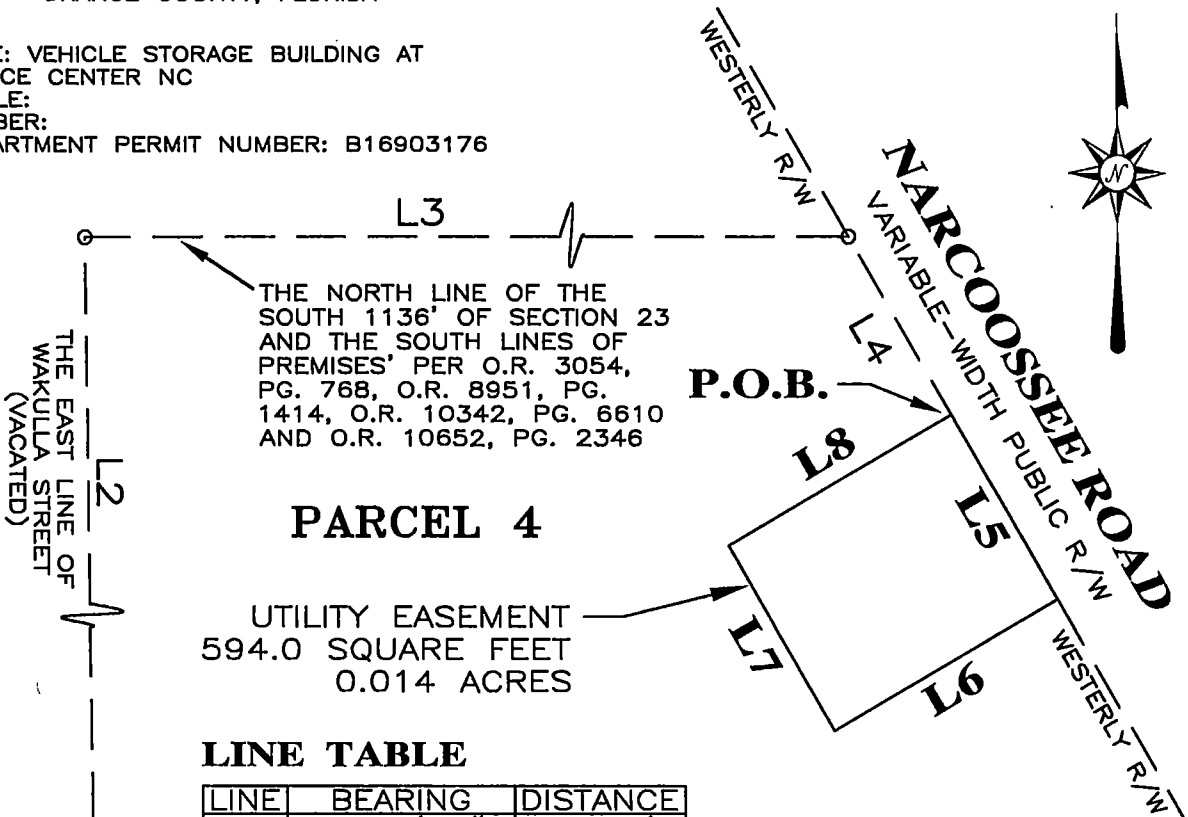
THIS IS NOT A SURVEY

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge.com</p> <p>FLORIDA LICENSED BUSINESS NUMBER LB 6846</p>	<p>SKETCH AND LEGAL DESCRIPTION FOR BMZ PARTNERSHIP</p>	<p>DATE OF DRAWING: 09 Jan 2019</p>
	<p>SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 59-177 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p align="right">DATE: 04 FEB 2019</p> <p>MIKE BAERHOLD PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575</p>	<p>MANAGER: MAB CADD: MAB</p> <p>PROJECT NUMBER: 234-15012</p> <p>FIELD BOOK NUMBER: N/A</p> <p>LAST FIELD WORK: N/A</p> <p>CREW CHIEF(S): N/A</p> <p>COMPUTER FILE: 234012SD.DWG</p>
		<p>SHEET 1 OF 2</p>

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UTILITY EASEMENT
VEHICLE STORAGE BUILDING AT
VISTA COMMERCE CENTER NC**

SECTION 23, TOWNSHIP 23 SOUTH, RANGE 30 EAST
ORANGE COUNTY, FLORIDA

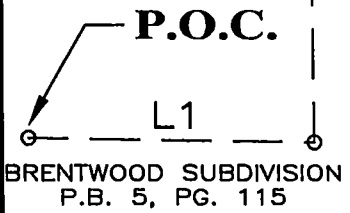
PROJECT NAME: VEHICLE STORAGE BUILDING AT
VISTA COMMERCE CENTER NC
DOCUMENT TITLE:
PROJECT NUMBER:
BUILDING DEPARTMENT PERMIT NUMBER: B16903176



LINE TABLE

LINE	BEARING	DISTANCE
L1	N89°58'01"E	30.00'
L2	N00°09'16"W	158.00'
L3	N89°58'01"E	889.64'
L4	S30°09'26"E	21.19'
L5	S30°09'26"E	22.00'
L6	S59°50'34"W	27.00'
L7	N30°09'26"W	22.00'
L8	N59°50'34"E	27.00'

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON



LEGEND

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- P.B. PLAT BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- O.R. OFFICIAL RECORDS BOOK

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**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
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WEB: www.leadingedgels.com
FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH AND LEGAL DESCRIPTION
FOR
BMZ PARTNERSHIP

THIS IS NOT A SURVEY

DATE OF DRAWING: 09 Jan 2019	
MANAGER: MAB	CADD: MAB
PROJECT NUMBER: 234-15012	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 234012SD.DWG	
SCALE: 1" = 20'	SHEET 2 OF 2