



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: February 19, 2019

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

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Unifirst Corporation to Orange County and authorization to record instrument

PROJECT: Unifirst 920 Convert to Commercial Laundry
Permit #B17904379 OCU File #95087

District 4

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

ITEM: Utility Easement
Cost: Donation
Size: 394 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

MAR 26 2019

THIS IS A DONATION

Project: Unifirst 920 Convert to Commercial Laundry
Permit #B17904379 OCU File #95087

UTILITY EASEMENT

THIS INDENTURE, Made this 31ST day of JANUARY, A.D. 20 19, between Unifirst Corporation, a Massachusetts corporation, whose address is 68 Jonspin Road, Wilmington, MA 01887, 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

09-24-29-8130-00-020

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.

Project: Unifirst 920 Convert to Commercial Laundry
Permit #B17904379 OCU File #95087

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

Signed, sealed and delivered
in the presence of:

Unifirst Corporation, a Massachusetts
corporation

[Signature]
Witness

BY: [Signature]

MATTHEW CROATTI
Printed Name

STEVEN S. SINTROS
Printed Name

[Signature]
Witness

PRESIDENT & CEO
Title

Gina Smith
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Massachusetts
COUNTY OF Middlesex

The foregoing instrument was acknowledged before me this 15th of February,
20 19, by Steven S. Sintros, as President & CEO of
Unifirst Corporation, a Massachusetts corporation, on behalf of the corporation. He/She is personally
known to me or has produced _____ as identification.

(Notary Seal)
KELLY J. FOLTA
Notary Public
Commonwealth of Massachusetts
My Commission Expires
December 3, 2021

[Signature]
Notary Signature

Kelly J. Folta
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

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

My commission expires: December 3, 2021

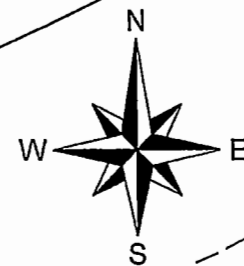
SKETCH OF DESCRIPTION

EXHIBIT, "A"

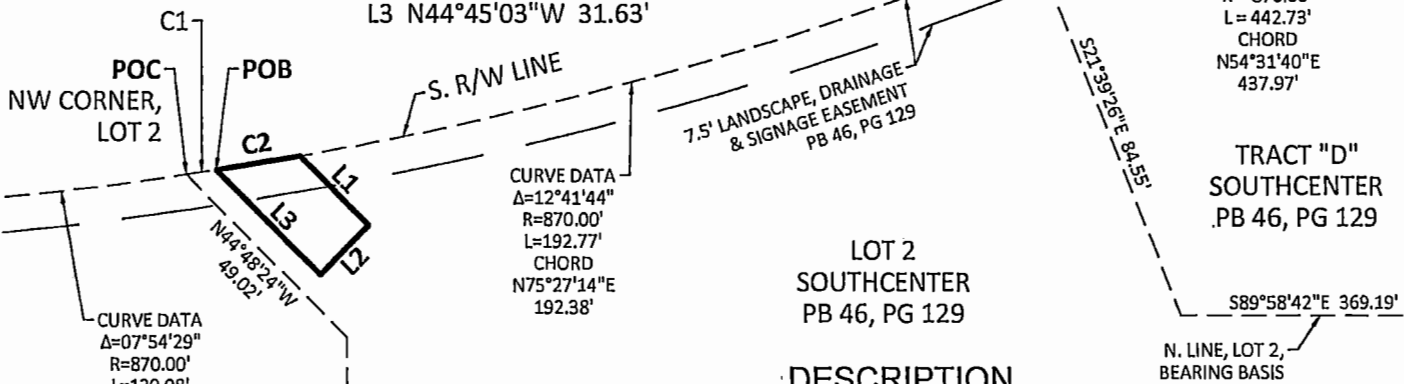
PROJECT NAME: UNIFIRST 920 COMMERCIAL LAUNDRY
 BUILDING DEPARTMENT PERMIT NUMBER: B 17904379

C1 CURVE DATA
 $\Delta = 00^{\circ}26'35''$
 R = 870.00'
 L = 6.73'
 CHORD
 N81°34'48"E
 6.73'

C2 CURVE DATA
 $\Delta = 01^{\circ}12'49''$
 R = 870.00'
 L = 18.43'
 CHORD
 N80°45'07"E
 18.43'



LINE CHART
 L1 S44°45'03"E 20.93'
 L2 S45°14'57"W 15.00'
 L3 N44°45'03"W 31.63'



DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 2, SOUTHCENTER, AS RECORDED IN PLAT BOOK 46, PAGES 129 THROUGH 132, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING OF N81°34'48"E, A CHORD DISTANCE OF 6.73 FEET, RUN THENCE NORTHEASTERLY ALONG THE SOUTH RIGHT-OF-WAY LINE OF TAFT VINELAND ROAD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°26'35", A DISTANCE OF 6.73 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 870.00 FEET, A CHORD BEARING OF N80°45'07"E, A CHORD DISTANCE OF 18.43 FEET, RUN THENCE NORTHEASTERLY ALONG SAID SOUTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°12'49", A DISTANCE OF 18.43 FEET TO A NON-TANGENT POINT; THENCE S44°45'03"E A DISTANCE OF 20.93 FEET; THENCE S45°14'57"W A DISTANCE OF 15.00 FEET; THENCE N44°45'03"W A DISTANCE OF 31.63 FEET TO THE POINT OF BEGINNING.

CONTAINS 394 SQUARE FEET, MORE OR LESS.

THIS SKETCH IS NOT A BOUNDARY SURVEY.

SHEET 1 OF 1

JOB #49766
 CF# OC46-129 LOT 2 SOD
 DATE: 8/15/2018
 SCALE: 1" = 40'
 DRAWN BY: AAD

PREPARED FOR: ROBERT BROWN ARCHITECTS
 BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH LINE OF LOT 2 BEING: S89°58'42"E.

REVISIONS:
 9/6/2018 COUNTY COMMENTS AAD

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17 FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Ronald K. Smith
RONALD K. SMITH, PSM 5797
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER," OR THE DIGITAL SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY RONALD K. SMITH, PSM 5797.



ACCURIGHT SURVEYS
 OF ORLANDO INC., LB 4475
 2012 E. Robinson Street Orlando, Florida 32803
 www.AccurightSurveys.net
 Admin@AccurightSurveys.net
 PHONE: (407) 894-6314

LEGEND	
C	- CENTERLINE
CLC	- CALCULATED
CBW	- CONCRETE BLOCK WALL
CLF	- CHAIN LINK FENCE
CM	- CONCRETE MONUMENT
CP	- CONCRETE PAD
CONC	- CONCRETE
COVD	- COVERED
CW	- CONCRETE WALKWAY
D	- CENTRAL ANGLE
DB	- DEED BOOK
DE	- DRAINAGE EASEMENT
DW	- DRIVEWAY
EP	- EDGE OF PAVEMENT
ESMT	- EASEMENT
FFE	- FINISHED FLOOR ELEVATION
FND	- FOUND
IP	- IRON PIPE
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
N&D	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
R/W	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UB	- UTILITY BOX
UE	- UTILITY EASEMENT
WF	- WOOD FENCE