





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: July 11, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT FROM EAGLE CREEK
DEVELOPMENT CORPORATION TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Eagle Creek Village K Phase 1A
District 4

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

ITEM: Drainage Easement
Cost: Donation
Size: 37,897 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 21 2018

THIS IS A DONATION

Project: Eagle Creek Village K Phase I A

DRAINAGE EASEMENT

THIS INDENTURE, Made this 5th day of July, 2018 by Eagle Creek Development Corporation, a corporation organized and existing under the laws of the state of Florida, having its principal place of business in the city of Altamonte Springs, county of Seminole, whose address is 370 CenterPointe Circle, Suite 1136, Altamonte Springs, Florida, 32701, 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 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 SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

29-24-31-0000-00-002

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 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: Eagle Creek Village K Phase I A

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

Signed, sealed, and
delivered in the presence
of:

Heather D. Field
Witness

Heather D. Field
Printed Name

Candice Perry-Caballero
Witness

Candice Perry-Caballero
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA

COUNTY OF ~~ORANGE~~ Seminole

The foregoing instrument was acknowledged before me this 5th day of July, 2018 by Lawrence B. Pitt as Vice President and General Counsel of Eagle Creek Development Corporation, a Florida corporation, on behalf of the corporation. He X is personally known to me or ___ has produced ___ as identification.

(Notary Seal)

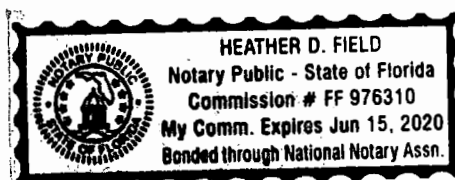
Heather D. Field
Notary Signature

Heather D. Field
Printed Notary Name

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

Notary Public in and for
the county and state aforesaid

My commission expires: 6/15/2020



SCHEDULE "A"

DESCRIPTION:

A portion of Section 32, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

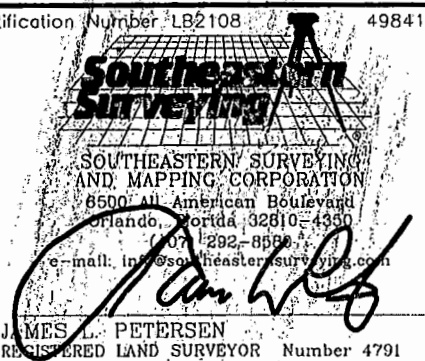
Commence at the South quarter corner of Section 32, Township 24 South, Range 31 East, Orange County, Florida; thence North 01°11'25" West, a distance of 1495.96 feet along the West line of the Southeast quarter of said Section 32 to the Easterly right of way line of Narcoossee Road per Official Record Book 6495, Page 2755, Public Records of Orange County, Florida for a POINT OF BEGINNING; thence North 41°42'28" West, a distance of 112.67 feet along said Easterly right of way line; thence departing said Easterly right of way line, North 48°17'32" East, a distance of 20.00 feet to a line 20.00 feet Northeast of and parallel with said Easterly right of way line; thence South 41°42'28" East, a distance of 247.63 feet along said parallel line to a line 20.00 feet North of and parallel with the Northerly right of way line of Clapp Simms Duda Road per Deed Book 558, Page 541, Public Records of Orange County, Florida; thence along said parallel line the following two (2) courses and distances: South 89°57'47" East, a distance of 1220.61 feet, thence South 89°48'38" East; a distance of 424.45 feet to the Westerly line of Parcel 5 (Conservation Tract), as described in Official Record Book 6861, Page 1189 Public Records of Orange County, Florida; thence along said Westerly line, the following two (2) courses and distances: South 48°55'08" West, a distance of 6.63 feet; thence South 49°14'29" East, a distance of 24.03 feet to the aforementioned Northerly right of way line of Clapp Simms Duda Road; thence along said Northerly right of way line, the following two (2) courses and distances: North 89°48'38" West, a distance of 437.69 feet; thence North 89°57'47" West, a distance of 1229.54 feet to the aforementioned Easterly right of way line of Narcoossee Road; thence North 41°42'28" West, a distance of 143.92 feet along said Easterly right of way line to the POINT OF BEGINNING.

Containing 0.87 acres, more or less.

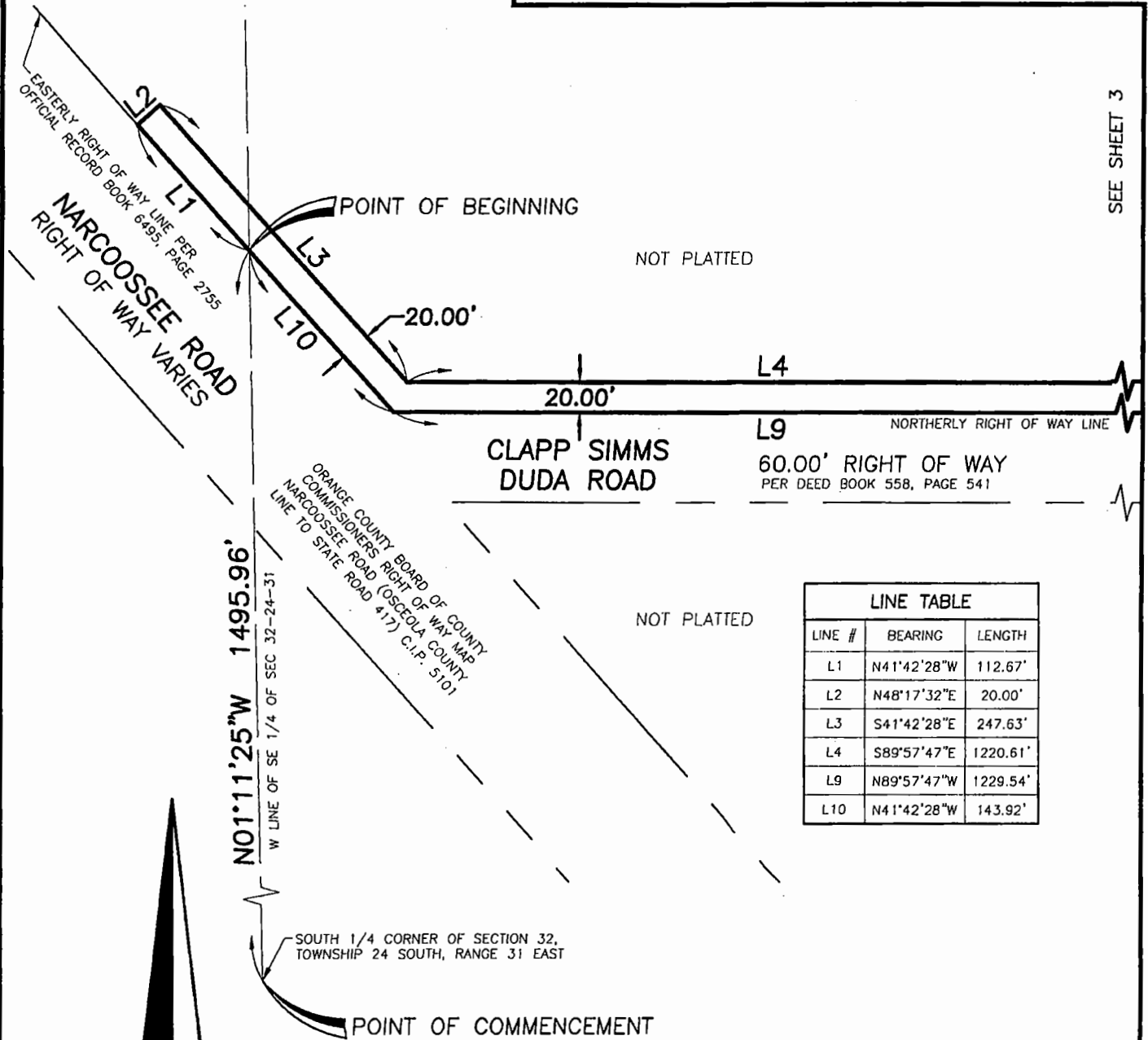
OK
(initials)

SURVEYOR'S REPORT:

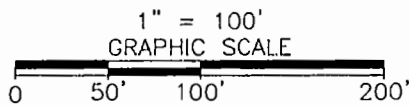
- Bearings shown hereon are based on the Easterly Right of Way line of Narcoossee Road being North 41°42'28" West
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.

Sketch of Description FOR Eagle Creek Development Corporation	Date: 05/10/2018 CH		Certification Number LB2108 49841394
	Job Number: 49841	Scale: 1" = 100'	 <p> SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 8500 All American Boulevard Orlando, Florida 32810-4350 Phone: (407) 292-8588 e-mail: info@southeastersurveying.com </p> <p> JAMES L. PETERSEN REGISTERED LAND SURVEYOR Number 4791 </p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. REVISED: 06/08/2018 CH		
	SHEET 1 OF 3 SEE SHEETS 2 & 3 FOR SKETCH		

SKETCH OF DESCRIPTION



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N41°42'28"W	112.67'
L2	N48°17'32"E	20.00'
L3	S41°42'28"E	247.63'
L4	S89°57'47"E	1220.61'
L9	N89°57'47"W	1229.54'
L10	N41°42'28"W	143.92'



Drawing No. 49841394
Job No. 49841
Date: 05/10/2018
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEETS 1 THROUGH 3



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

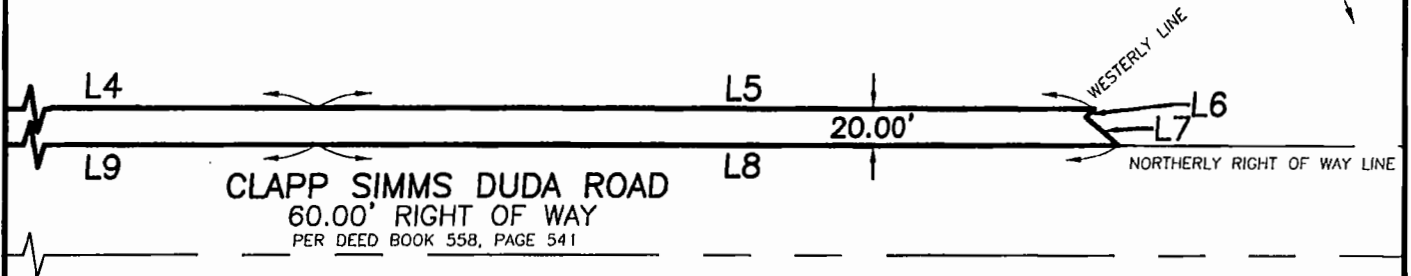
SEE SHEET 3

SKETCH OF DESCRIPTION

SEE SHEET 2

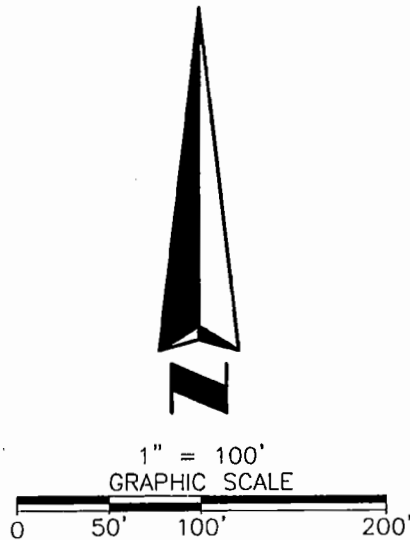
GRANT OF CONSERVATION EASEMENT
EXHIBIT A
(CONSERVATION TRACT)
PARCEL 5
OFFICIAL RECORD BOOK 6861, PAGE 1189

NOT PLATTED



NOT PLATTED

LINE TABLE		
LINE #	BEARING	LENGTH
L4	S89°57'47"E	1220.61'
L5	S89°48'38"E	424.45'
L6	S48°55'08"W	6.63'
L7	S49°14'29"E	24.03'
L8	N89°48'38"W	437.69'
L9	N89°57'47"W	1229.54'



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AND MAPPING CORPORATION
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e-mail: info@southeasternsurveying.com

Drawing No. 49841394
Job No. 49841
Date: 05/10/2018
SHEET 3 OF 3
See Sheet 1 for Description

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