



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: May 17, 2019

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

THROUGH: Paul Sladek, Manager *RC for PBS*
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner *EB for BJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Access and Utility Easement from Arden Park Master Homeowners Association, Inc. and Standard Pacific of Florida to Orange County, approval and execution of Resolution regarding Ratification of Interest in that certain Quit Claim Deed recorded on November 29, 2018, as Document #20180691321 in the Public Records of Orange County, Florida and authorization to record instruments

PROJECT: Arden Park North Phase 3 (3A & 3B)
Permit 17-U-024/17-U-035 File #91166/92306

District 2

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities as a requirement of development and to provide for ratification of the conveyance of an existing lift station.

ITEMS: Access and Utility Easement
Cost: Donation
Total size: 23.62 acres

Resolution

Real Estate Management Division

Agenda Item 3

May 17, 2019

Page 2

APPROVALS: Real Estate Management Division
County Attorney's Office
Utilities Department
Risk Management Division

REMARKS: On November 29, 2018, Standard Pacific of Florida recorded, as Document #20180691321, a Quit Claim Deed conveying a lift station to the County (Deed). Such Deed, although a requirement of development, was recorded without approval and acceptance by the Board in violation of Resolution No. 86-M-44. This action in part ratifies the ownership interest of the County in the property pursuant to the Deed and provides for formal acceptance of that interest in accordance with Resolution No. 86-M-44.

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 04 2019

Project: Arden Park North Phase 3 (3A & 3B)
Permit 17-U-024/17-U-035 File #91166/92306

ACCESS AND UTILITY EASEMENT

THIS INDENTURE, Made this 10 day of May, A.D. 2019, between Arden Park Master Homeowners Association, Inc. a Florida not for profit corporation, whose address is c/o FirstService Residential, 385 Douglas Avenue, Suite 3350, Altamonte Springs, Florida 32712 and Standard Pacific of Florida, a Florida general partnership, whose address is 700 N.W. 107th Avenue, Suite 400, Miami, Florida 33172, GRANTOR, as to their respective interests, 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, a right-of-way and easement for access and 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"

TO HAVE AND TO HOLD said right-of-way and 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 right-of-way, 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 right-of-way 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 right-of-way, 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: Arden Park North Phase 3 (3A & 3B)
Permit 17-U-024/17-U-035 File #91166/92306

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

Signed, sealed, and delivered
in the presence of:

Arden Park Master Homeowners Association, Inc.,
a Florida not for profit corporation

Hacey Lotner
Witness

BY: Nora Schuster

Hacey Lotner
Printed Name

Nora Schuster
Printed Name

Chrissie Kirk
Witness

President
Title

Chrissie Kirk
Printed Name

(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 10 of May,
2019, by Nora Schuster, as President of
Arden Park Master Homeowners Association, Inc. a Florida not for profit corporation, on behalf of the
corporation. He/She is personally known to me or has produced _____ as
identification.

(Notary Seal)



CHRISSIE KIRK
Commission # GG 307723
Expires March 4, 2023
Bonded Thru Budget Notary Services

Chrissie Kirk
Notary Signature
Chrissie Kirk
Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires: 3/4/23

Project: Arden Park North Phase 3 (3A & 3B)
Permit 17-U-024/17-U-035 File #91166/92306

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

Signed, sealed, and delivered
in the presence of:

Standard Pacific of Florida,
a Florida general partnership

BY: Standard Pacific of Florida GP, Inc.
a Delaware corporation,
its General Partner

C. Kirk
Witness

Chrissie Kirk
Printed Name

Kacey Lotner
Witness

Kacey Lotner
Printed Name

[Signature]
Printed Name

Emily Skoy
Printed Name
DIVISION 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 10 of May,
2019, by Emily Skoy, as Division President of
Standard Pacific of Florida GP, Inc., a Delaware corporation, as General Partner of Standard Pacific of
Florida, a Florida general partnership, on behalf of said partnership. He/She is personally known to me
or has produced _____ as identification.

(Notary Seal)



CHRISSE KIRK
Commission # GG 307723
Expires March 4, 2023
Bonded Thru Budget Notary Services

C. Kirk
Notary Signature
Chrissie Kirk
Printed Notary Name

This instrument prepared by:
E. Price Jackson, 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: 3/4/23

Project: Arden Park North Phase 3 (3A & 3B)
Permit 17-U-024/17-U-035 File #91166/92306

Exhibit "A" (page 1 of 4)

Property Appraiser's Parcel ID No.: 04-22-28-0155-16-000

Tract P, of Arden Park North Phase 2A, according to the plat thereof as recorded in Plat Book 89, Pages 1 through 8, of the Public Records of Orange County, Florida.

AND

Property Appraiser's Parcel ID No.: 04-22-28-0156-16-000

Tract P, of Arden Park North Phase 2B, according to the plat thereof as recorded in Plat Book 89, Pages 9 through 16, of the Public Records of Orange County, Florida.

AND

Property Appraiser's Parcel ID No.: 32-21-28-0250-00-001
as described on Pages 3 and 4 of Exhibit "A"

together with portions of properties identified by the Property Appraiser's Parcel ID Nos. as shown on Exhibit "A" page 2 and described on Pages 3 and 4 of Exhibit "A"

Exhibit "A" (page 2 of 4)

a portion of Property Appraiser's Parcel ID Nos.:

32-21-28-0250- 00-010	32-21-28-0250- 00-700	32-21-28-0250- 00-270
32-21-28-0250- 00-020	32-21-28-0250- 00-710	32-21-28-0250- 00-400
32-21-28-0250- 00-030	32-21-28-0250- 00-720	32-21-28-0250- 00-410
32-21-28-0250- 00-040	32-21-28-0250- 00-800	32-21-28-0250- 00-420
32-21-28-0250- 00-050	32-21-28-0250- 00-810	32-21-28-0250- 00-430
32-21-28-0250- 00-060	32-21-28-0250- 00-820	32-21-28-0250- 00-440
32-21-28-0250- 00-070	32-21-28-0250- 00-830	32-21-28-0250- 00-450
32-21-28-0250- 00-080	32-21-28-0250- 00-840	32-21-28-0250- 00-460
32-21-28-0250- 00-090	32-21-28-0250- 00-850	32-21-28-0250- 00-470
32-21-28-0250- 00-100	32-21-28-0250- 00-860	32-21-28-0250- 00-480
32-21-28-0250- 00-110	32-21-28-0250- 00-870	32-21-28-0250- 00-490
32-21-28-0250- 01-030	32-21-28-0250- 00-880	32-21-28-0250- 00-500
32-21-28-0250- 01-040	32-21-28-0250- 00-890	32-21-28-0250- 00-510
32-21-28-0250- 01-050	32-21-28-0250- 00-960	32-21-28-0250- 00-520
32-21-28-0250- 00-005	32-21-28-0250- 00-970	32-21-28-0250- 00-530
32-21-28-0250- 15-000	32-21-28-0250- 00-980	32-21-28-0250- 00-540
32-21-28-0250- 16-000	32-21-28-0250- 00-990	32-21-28-0250- 00-550
32-21-28-0250- 20-000	32-21-28-0250- 01-000	32-21-28-0250- 00-560
32-21-28-0250- 21-000	32-21-28-0250- 01-010	32-21-28-0250- 00-570
	32-21-28-0250- 01-020	32-21-28-0250- 00-580
32-21-28-0250- 00-120	32-21-28-0250- 00-007	32-21-28-0250- 00-590
32-21-28-0250- 00-130	32-21-28-0250- 14-000	32-21-28-0250- 00-600
32-21-28-0250- 00-140		32-21-28-0250- 00-610
32-21-28-0250- 00-140	32-21-28-0250- 01-060	32-21-28-0250- 00-620
32-21-28-0250- 00-160	32-21-28-0250- 01-070	32-21-28-0250- 00-630
32-21-28-0250- 00-170	32-21-28-0250- 01-080	32-21-28-0250- 00-730
32-21-28-0250- 00-280	32-21-28-0250- 01-090	32-21-28-0250- 00-740
32-21-28-0250- 00-290	32-21-28-0250- 01-100	32-21-28-0250- 00-750
32-21-28-0250- 00-300	32-21-28-0250- 01-110	32-21-28-0250- 00-760
32-21-28-0250- 00-310	32-21-28-0250- 00-002	32-21-28-0250- 00-770
32-21-28-0250- 00-320	32-21-28-0250- 00-003	32-21-28-0250- 00-780
32-21-28-0250- 00-330	32-21-28-0250- 00-004	32-21-28-0250- 00-790
32-21-28-0250- 00-340	32-21-28-0250- 17-000	32-21-28-0250- 00-900
32-21-28-0250- 00-350	32-21-28-0250- 18-000	32-21-28-0250- 00-910
32-21-28-0250- 00-360		32-21-28-0250- 00-920
32-21-28-0250- 00-370	32-21-28-0250- 00-180	32-21-28-0250- 00-930
32-21-28-0250- 00-380	32-21-28-0250- 00-190	32-21-28-0250- 00-940
32-21-28-0250- 00-390	32-21-28-0250- 00-200	32-21-28-0250- 00-950
32-21-28-0250- 00-640	32-21-28-0250- 00-210	32-21-28-0250- 01-120
32-21-28-0250- 00-650	32-21-28-0250- 00-220	32-21-28-0250- 01-130
32-21-28-0250- 00-660	32-21-28-0250- 00-230	32-21-28-0250- 01-140
32-21-28-0250- 00-670	32-21-28-0250- 00-240	32-21-28-0250- 01-150
32-21-28-0250- 00-680	32-21-28-0250- 00-250	32-21-28-0250- 01-160
32-21-28-0250- 00-690	32-21-28-0250- 00-260	

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

PROJECT NAME: ARDEN PARK PHASE 3A / ARDEN PARK PHASE 3B
 OC PROJECT NUMBER: 17-U-024 / 17-U-035
 DESCRIPTION: TRACT A AND 10 FOOT ADJACENT TO TRACT A

TRACT A, ARDEN PARK NORTH PHASE 3, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK PLAT BOOK 97, PAGES 39 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA,

TOGETHER WITH:

A STRIP OF LAND 10.00 FEET IN WIDTH LYING ADJACENT TO AND CONTIGUOUS WITH TRACT A, ARDEN PARK NORTH PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 97, PAGES 39 THROUGH 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID STRIP OF LAND IS FURTHER DESCRIBED AS FOLLOWS:

THE SOUTHERLY 10.00 FEET OF LOTS 1 THROUGH 11, LOTS 103 THROUGH 105, TRACTS E, O, P, T AND U OF SAID ARDEN PARK NORTH PHASE 3;

THE WESTERLY 10.00 FEET OF LOTS 12 THROUGH 17, LOTS 28 THROUGH 39, LOTS 64 THOUGH 72, LOTS 80 THROUGH 89, LOTS 96 THROUGH 102, TRACTS G, N AND O OF SAID ARDEN PARK NORTH PHASE 3;

THE NORTHERLY 10.00 FEET OF LOTS 106 THROUGH 111, TRACTS B, C, D, Q AND R OF SAID ARDEN PARK NORTH PHASE 3;

THE EASTERLY 10.00 FEET OF LOTS 18 THROUGH 27, LOTS 40 THROUGH 63, LOTS 73 THOUGH 79, LOTS 90 THROUGH 95, LOTS 112 THROUGH 116, TRACTS G, N AND O OF SAID ARDEN PARK NORTH PHASE 3;

THE ABOVE DESCRIBED LANDS LIE IN THE CITY OF OCOEE, ORANGE COUNTY, FLORIDA AND CONTAIN 9.69 ACRES MORE OR LESS.

REVISIONS: 3-27-19

SHEET 1 OF 2



16 EAST PLANT STREET
 Winter Garden, Florida 32787 * (407) 854-5355

SURVEYOR'S NOTES:

SKETCH 5

1. ADJOINING PARCEL OWNER AND RECORDING INFORMATION DELINEATED HEREON WAS OBTAINED FROM THE OSCEOLA COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WEST RIGHT OF WAY LINE OF BLACK MAPLE PLACE AS BEING N00°11'25"W. FOR ANGULAR DESIGNATION ONLY.
4. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
5. DELINEATION OF THE LAND SHOWN HEREON IS ACCORDING TO THE CLIENT'S INSTRUCTIONS.

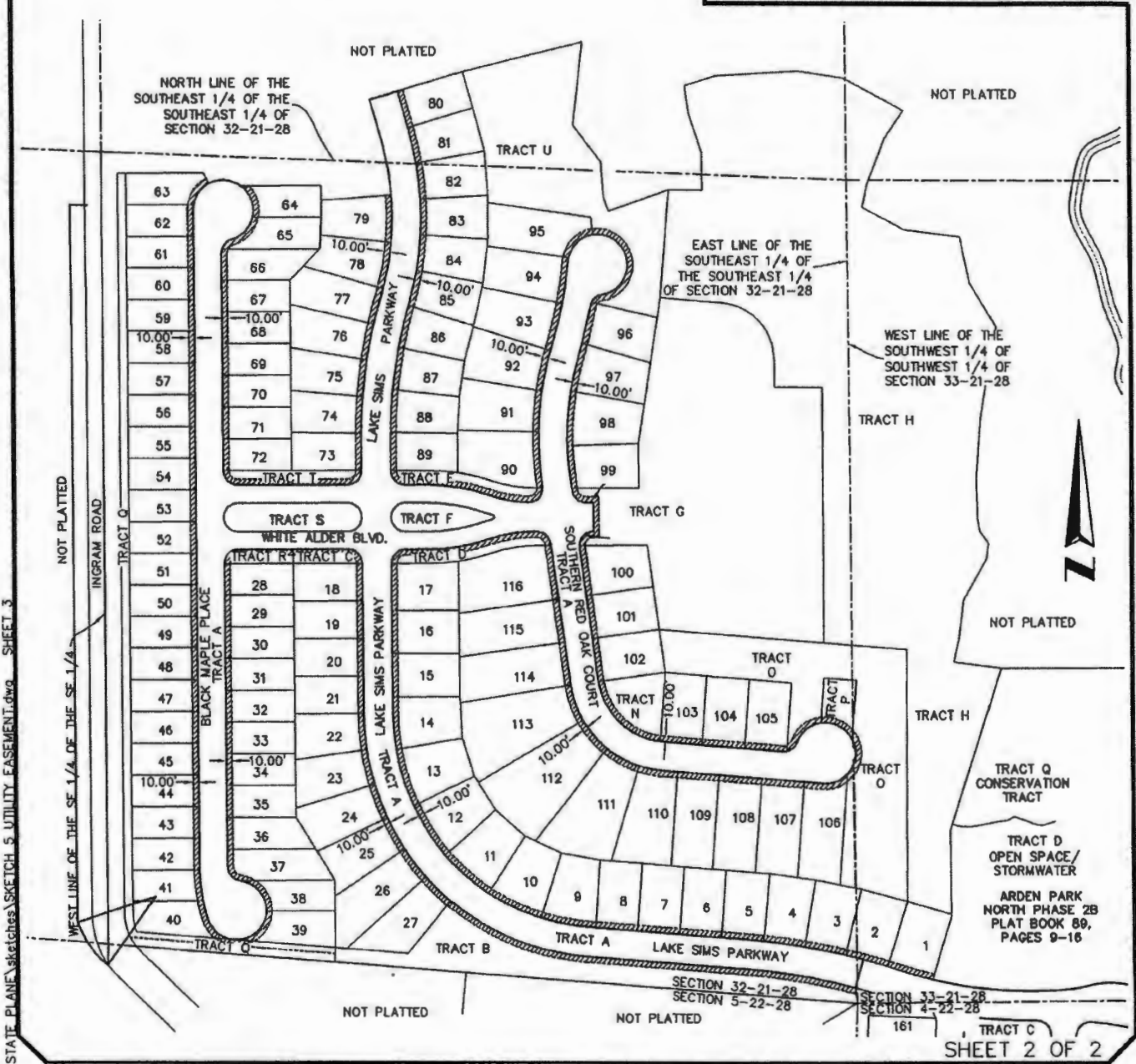
JOB NO.: 20110145
 DATE: 3/8/19
 SCALE: 1"=250'
 FIELD BY: N/A

CALCULATED BY: JLR
 DRAWN BY: BRH
 CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION
THIS IS NOT A SURVEY



Drawing name: I:\Data\20110145 STATE PLANE sketches\SKETCH 5 UTILITY EASEMENT.dwg SHEET 3

SHEET 2 OF 2



16 EAST PLANT STREET
 Winter Garden, Florida 32787 • (407) 854-5355

JOB NO. 20110145	CALCULATED BY: JLR
DATE: 3/8/19	DRAWN BY: BRH
SCALE: 1"=250'	CHECKED BY: SEJ
FIELD BY: N/A	