

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 22 2025

RESOLUTION

of the
ORANGE COUNTY BOARD OF COUNTY
COMMISSIONERS

regarding
REPUDIATION OF ANY INTEREST IN THAT CERTAIN
EASEMENT RECORDED
AS DOCUMENT NUMBER 20240567723
OF THE PUBLIC RECORDS OF
ORANGE COUNTY, FLORIDA

Resolution No. 2025- M-14

WHEREAS, through Resolution No. 86-M-44, Orange County, Florida (the "County") has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by its Board of County Commissioners (the "BCC") at a public hearing; and

WHEREAS, on or about the 2nd day of October 2024, Pulte Home Company, LLC, a Michigan limited liability company (the "Grantor") recorded an easement in favor of the County (the "Grantee") as Document Number 20240567723 of the Public Records of Orange County, Florida (the "Easement") conveying an interest in that certain property more particularly described in the Easement attached as Exhibit A (the "Property"); and

WHEREAS, the Easement was recorded without knowledge of, or approval by, the County, its governing board, or its staff; and

WHEREAS, the purported conveyance of the Property subject to the Easement occurred without presentation to the BCC, as required by Resolution No. 86-M-44, and without compliance with the laws of the state of Florida regarding acceptance of an interest in property by a grantee; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA:

Section 1. The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Easement was properly accepted by the BCC.

Section 2. The Easement was never legally accepted by the BCC, as required by the County's regulations; the BCC hereby denies, repudiates, and disclaims any interest in the Property purportedly conveyed to the County by the Easement recorded on October 2, 2024, as Document Number 20240567723 of the Public Records of Orange County, Florida. Furthermore, because the County does not, and has never had, any ownership interest in the Property, Grantor is solely responsible for all outstanding financial obligations arising from the ownership of the Property, including without limitation, taxes and liens.

Section 3. A copy of this Resolution shall be sent to the Property Appraiser of Orange County, Florida for the records of that office, and a copy shall be recorded in the Public Records of Orange County, Florida.

ADOPTED this ____ day of APR 22 2025, 2025.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *[Signature]*
Deputy Clerk
Print: DAVID ROONEY

PROJECT NAME: 14060 LAKE GIFFORD WAY
PERMIT NO.: B21906058

Exhibit A
Page 1 of 4

LEGAL DESCRIPTION

NOT A SURVEY

A PORTION OF TRACT R-2, DEL WEBB OASIS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 110, PAGE 56 THROUGH 66 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AND LYING IN SECTION 29, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 107, DEL WEBB OASIS, ACCORDING TO SAID PLAT; THENCE RUN NORTH 65°20'45" EAST ALONG THE SOUTHERLY LINE OF LOT 107 FOR A DISTANCE OF 13.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID SOUTHERLY LINE RUN NORTH 65°20'45" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT LYING 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) THE EASTERLY LINE OF SAID TRACT R-2; THENCE DEPARTING SAID SOUTHERLY LINE RUN ALONG SAID PARALLEL LINE THE FOLLOWING COURSES; SOUTH 24°53'05" EAST FOR A DISTANCE OF 2.73 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 565.00 FEET, WITH A CHORD BEARING OF SOUTH 24°30'32" EAST, AND A CHORD DISTANCE OF 7.41 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'05" FOR A DISTANCE OF 7.41 FEET TO A POINT ON A NON-TANGENT LINE; THENCE DEPARTING SAID PARALLEL LINE, RUN SOUTH 65°52'00" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET, WITH A CHORD BEARING OF NORTH 24°30'32" WEST, AND A CHORD DISTANCE OF 7.21 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 00°45'05" FOR A DISTANCE OF 7.21 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 24°53'05" WEST FOR A DISTANCE OF 2.79 FEET TO THE POINT OF BEGINNING.

CONTAINING 151 SQUARE FEET, MORE OR LESS.

WE HEREBY CERTIFY THAT THE SKETCH OF DESCRIPTION REPRESENTED HEREON IS IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH IN CHAPTER 472 FLORIDA STATE STATUTES.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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GEOSPATIAL SERVICES
www.allen-company.com
16 EAST PLANT STREET
WINTER GARDEN, FLORIDA 34787
(407) 654-5355
LB#6723

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF LOT 107, DEL WEBB OASIS, P.B. 110, PGS. 56-66 BEING NORTH 65°20'45" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: 20190312

DATE: 11-30-23

SCALE: N/A

CALC BY: MR

DRAWN BY: PF

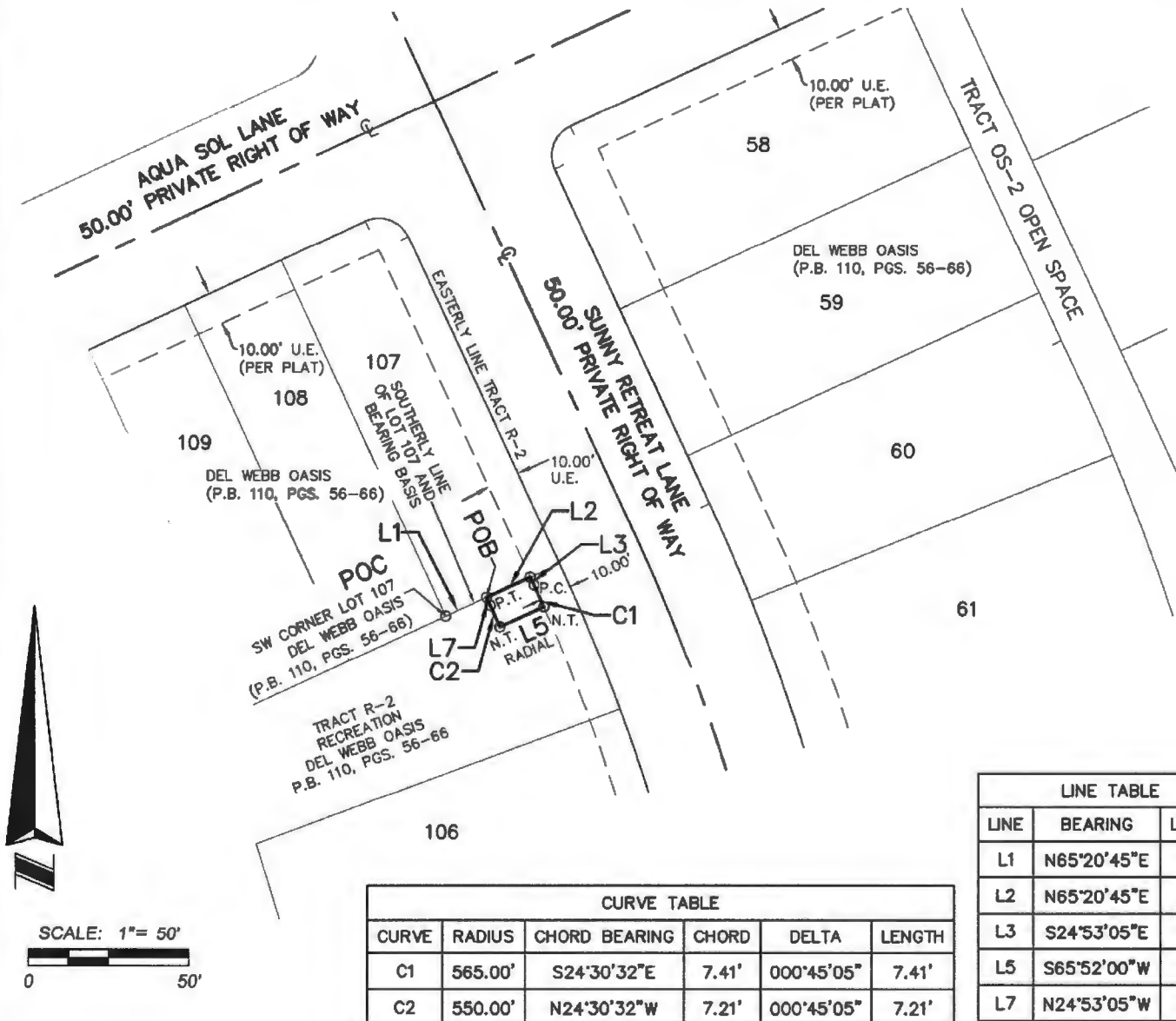
CHECKED BY: HF

FOR THE LICENSED BUSINESS #6723 BY:
Digitally signed by:
James L Rickman
Date: 2024.04.09
14:21:48 -04'00'
JAMES L. RICKMAN, P.S.M. #5633

PERMIT NO.: B21906058

SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

O CHANGE IN DIRECTION
LB LICENSED BUSINESS
P.B. PLAT BOOK
N.T. NON-TANGENT

P.T. POINT OF TANGENCY
P.C. POINT OF CURVATURE
U.E. UTILITY EASEMENT
PGS. PAGES

POB POINT OF BEGINNING
POC POINT OF COMMENCEMENT
CL CENTER LINE

JOB #: 20190312

CALC BY: _____ MR _____

DATE: 11-30-23

DRAWN BY: PF

SCALE: 1"=50'

CHECKED BY: HF

PROJECT NAME: 14060 LAKE GIFFORD WAY

PERMIT NO.: B21906058

Exhibit A
Page 3 of 4

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COMMENCING AT THE NORTHEAST CORNER OF LOT 106, DEL WEBB OASIS, ACCORDING SAID PLAT; THENCE RUN SOUTH 69°42'17" WEST ALONG THE NORTHERLY LINE OF SAID LOT 106 FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTHERLY LINE RUN SOUTH 69°42'17" WEST FOR A DISTANCE OF 15.00 FEET TO A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 550.00 FEET, WITH A CHORD BEARING OF NORTH 20°48'58" WEST, AND A CHORD DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'30" FOR A DISTANCE OF 10.00 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN NORTH 68°39'46" EAST FOR A DISTANCE OF 15.00 FEET TO A POINT 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) THE EASTERLY LINE OF SAID TRACT R-2; BEING POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 565.00 FEET, WITH A CHORD BEARING OF SOUTH 20°48'58" EAST, AND A CHORD DISTANCE OF 10.27 FEET; THENCE RUN SOUTHWESTERLY ALONG A LINE PARALLEL WITH AND 10.00 FEET WESTERLY OF (PERPENDICULAR MEASURE) SAID WESTERLY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°02'30" FOR A DISTANCE OF 10.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 152 SQUARE FEET, MORE OR LESS.

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SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION



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DATE: 11-30-23
SCALE: N/A

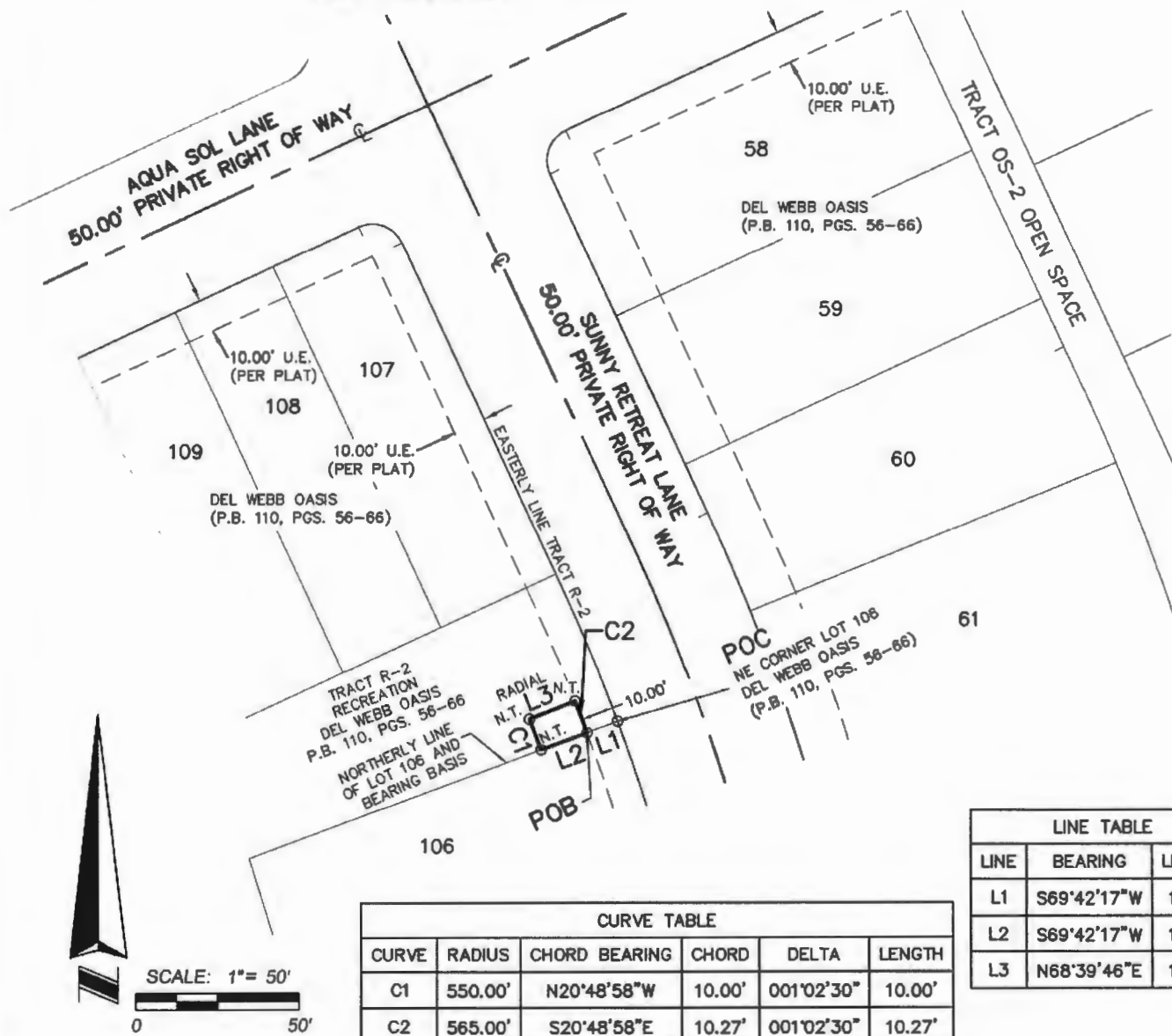
CALC BY: MR
DRAWN BY: PF
CHECKED BY: HF

FOR THE LICENSED BUSINESS #6723 BY:
Digitally signed by:
James L Rickman
Date: 2024.04.09
14:22:12 -0400
JAN 14 2024 P.M. #5633

PERMIT NO.: B21906058

SKETCH OF DESCRIPTION

NOT A SURVEY



SHEET 2 OF 2
SEE SHEET 1 FOR LEGAL DESCRIPTION



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SYMBOL AND ABBREVIATION LEGEND:

Ⓒ CENTER LINE

POC POINT OF COMMENCEMENT

U.E. UTILITY EASEMENT

PGS.	PAGES
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CALC BY: MR

DRAWN BY: PF

CHECKED BY: HF