



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: November 10, 2020

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: William J. Blackham, Assistant Manager *WJB*
Real Estate Management Division

FROM: Theresa A. Avery, Senior Acquisition Agent *WJB FOR TA*
Real Estate Management Division

CONTACT PERSON: **William J. Blackham, Assistant Manager**

DIVISION: **Real Estate Management**
Phone: (407) 836-7352

ACTION REQUESTED: Approval of Donation Agreement and Special Warranty Deed between The School Board of Orange County and Orange County, approval and execution of Release of Utility Easement from Deluca Enterprises, Inc., d/b/a Deluca Group, Inc, to Orange County and authorization to disburse funds to pay recording fees and perform all actions necessary and incidental to closing

PROJECT: FM R/R East Area Package 2 (Arbor View)

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities.

ITEMS: Donation Agreement (Parcel 801)

Special Warranty Deed (801.1)
Cost: Donation
Size: 2,962 square feet

Release of Utility Easement (Instrument 101.1)

BUDGET: Account No.: 4420-038-1539-0034-6110

FUNDS: \$80.20 Payable to Orange County Comptroller
(all recording fees)

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

REMARKS: Acquisition of the subject parcel was requested by the Utilities Department for the FM R/R East Area Package 2 (Arbor View) project. The School Board of Orange County has agreed to donate the subject parcel.

County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: September 16, 2020

Total Amount: \$36.20

Project: FM R/R East Area Package 2 (Arbor View)

Parcel: 101

Charge to Account # 4420-038-1539-0034-6110

Controlling Agency Approval Signature _____ Date _____

Printed Name: _____

Fiscal Approval Signature _____ Date _____

Printed Name _____

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller \$36.20
(All Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$36.20

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Theresa A. Avery
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Mgt Division

09/16/20
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

Date

or
Payment Approved William Blackham
William Blackham, Asst. Mgr. Real Estate Management Div.

9/17/20
Date

Certified Nedra Perry
Approved by BCC Deputy Clerk to the Board

DEC 01 2020
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: This is a Donation, per BoCC approval.

Request For Funds 4-21-2020

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 01 2020

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: September 16, 2020

Total Amount: \$36.20

Project: FM R/R East Area Package 2 (Arbor View)

Parcel: 101

Charge to Account # 4420-038-1539-0034-8110

Charles S. Parker

Digitally signed by Charles S. Parker
DN: cn=Charles S. Parker, o=Orange County Utilities,
c=Orange County Utilities Engineering,
ou=Orange County Utilities, ou=US
Date: 2020.09.17 15:22:10 -0400

Controlling Agency Approval Signature _____ Date _____

Printed Name: _____
Wayne McCoy 9/17/20
Fiscal Approval Signature: _____ Date _____
Printed Name: **WAYNE MCCOY**

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condemnation Post-Condemnation

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller (All Recording Fees)	\$36.20
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DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$36.20

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IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)
.....

Recommended by Theresa A. Avery 09/16/20
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Mgt Division Date

Payment Approved _____
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved William Blackham 9/17/20
William Blackham, Asst. Mgr. Real Estate Management Div. Date

Certified _____
Approved by BCC Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: This is a Donation, per BoCC approval.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: May 5, 2020

Total Amount: \$44.00

Project: FM R/R East Area Package 2 (Arbor View)

Parcel: 101

Charge to Account # 4420-038-1539-0034-6110

Controlling Agency Approval Signature _____ Date _____

Printed Name: _____

Fiscal Approval Signature _____ Date _____

Printed Name _____

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condensation Post-Condensation

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller \$44.00
(Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$44.00

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Theresa A. Avery
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Mgt Division

05/05/20
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

5/5/2020
Date

or
Payment Approved _____
William Blackham, Asst. Mgr. Real Estate Management Div.

Date _____

Certified Nelson Pez
Approved by BCC Deputy Clerk to the Board

DEC 01 2020
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date _____

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 01 2020

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: May 5, 2020

Total Amount: \$44 00

Project: FM R/R East Area Package 2 (Arbor View)

Parcel 101

Charge to Account #: 4420-038-1539-0034-6110

Ch S P 5-7-2020
Controlling Agency Approval Signature Date

Charles S. Parker
Printed Name

W M C 5/11/20
Fiscal Approval Signature Date

WAYNE M. COY
Printed Name

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condensation Post-Condensation

N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Orange County Comptroller \$44 00
(Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to Orange County Comptroller \$44.00

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Theresa A. Avery 05/05/20
Theresa A. Avery, Sr. Acquisition Agent, Real Estate Mgt Division Date

Payment Approved Paul Sladek 5/5/2020
Paul Sladek, Manager, Real Estate Management Division Date

or Payment Approved _____
William Blackham, Asst. Mgr. Real Estate Management Div Date

Certified _____
Approved by BCC Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

Project: FM R/R East Area Package 2 (Arbor View)
Parcel: 801.1

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 0 1 2020

DONATION AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS DONATION AGREEMENT ("Agreement") made between The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and laws of the State of Florida, hereinafter referred to as OWNER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, COUNTY seeks to acquire the land, described as a portion of Parcel Identification Number 33-22-31-0000-00-007, as shown on **Schedule "A"** attached hereto ("Parcel 101"), for a project located on the south corner of the intersection of Arbor View Blvd and Curry Ford Rd, for the purpose of installing a force main along Arbor View Blvd that will tie into an existing utilities at Curry Ford Road.

NOW, THEREFORE, in consideration of the sum of One Dollar (\$1.00), each to the other paid, the parties hereto agree as follows:

1. OWNER agrees to convey said land, known as Parcel 101 of the Project, unto COUNTY by Special Warranty Deed, free of all liens and encumbrances, except those acceptable to COUNTY, if any. COUNTY, may, at its sole cost and expense, elect to obtain a title commitment insuring title to Parcel 101. Notwithstanding the foregoing, OWNER has no obligation to cure any liens or encumbrances affecting title to Parcel 101.
2. **As-Is Disclaimer.** COUNTY ACKNOWLEDGES, UNDERSTANDS AND AGREES THAT, EXCEPT AS SPECIFICALLY SET FORTH IN THIS AGREEMENT TO THE CONTRARY, PARCEL 101 IS BEING DONATED BY OWNER IN ITS PRESENT PHYSICAL CONDITION, "AS-IS", AND THAT, OWNER MAKES ABSOLUTELY NO REPRESENTATIONS OR WARRANTIES WHATSOEVER WITH RESPECT TO THE PHYSICAL CONDITION OF THE PROPERTY OR THE SUITABILITY OF PARCEL 101 FOR COUNTY'S INTENDED USE. COUNTY AGREES THAT UPON THE CLOSING, COUNTY SHALL BE DEEMED TO HAVE ACCEPTED PARCEL 101, INCLUDING ANY FAULTS AND/OR PROBLEMS THAT WERE, OR COULD HAVE BEEN, DISCOVERABLE BY COUNTY PRIOR TO ENTERING INTO THIS AGREEMENT. THE PROVISIONS OF THIS SECTION 3 SHALL SURVIVE THE CLOSING.
3. This transaction constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax.
4. The property is exempt from ad valorem property taxes.
5. This transaction shall be closed and the Special Warranty Deed and other closing papers delivered on or before ninety (90) days from the Effective Date (hereinafter defined) of this

Project: FM R/R East Area Package 2 (Arbor View)
Parcel: 801.1

Agreement. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by COUNTY and OWNER.

6. COUNTY shall be responsible for any and all closing costs associated with the closing of the transaction contemplated herein, including, without limitation, (i) all real property transfer and transaction taxes and levies relating to the donation of Parcel 101 (ii) County's attorney's fees, if applicable; (iii) preparation and recordation of the special warranty deed and any instruments necessary to correct title, (iv) all of the County's real estate sales commissions, if applicable.
7. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division, as may be appropriate, and The School Board of Orange County, Florida.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.

[SIGNATURE PAGES ON FOLLOWING PAGES]

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 101
ESTATE: FEE
PURPOSE: UTILITY

DESCRIPTION (Document No. 20030566866)

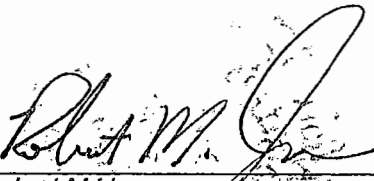
That part of Section 33, Township 22 South, Range 31 East, Orange County, Florida, described as follows:

Commence at a 6" x 6" Fries concrete monument at the Southeast corner of the Southeast 1/4 of said Section 33; thence run S89°33' 46"W along the Southerly line of said Southeast 1/4 for a distance of 443.57 feet to the Southwest corner of lands described in Official Records Book 5671, Pages 2240 through 2244, of the Public Records of Orange County, Florida; thence run Northerly, along the Westerly line of said lands, said Westerly line also known as the Westerly right-of-way line of Curry Ford Road Extension, N09°31'18"W for a distance of 42.14 feet to the point of curvature of a curve concave Easterly having a radius of 1835.25 feet and a chord bearing of N00°54'08"W; thence run Northerly along said Westerly line and along the arc of said curve through a central angle of 17°14'20" for a distance of 552.18 feet to a non-tangent line; thence run N07°42'07"E along said Westerly line for a distance of 144.85 feet; thence run S82°17'53"E along said Westerly line for a distance of 5.00 feet; thence run N07°42'07"E along said Westerly line for a distance of 569.16 feet to the POINT OF BEGINNING; thence continue N07° 42'07"E along said Westerly line for a distance of 77.07 feet; thence departing said Westerly line, run N82°17'53"W for a distance of 77.07 feet; thence run S37°17'53"E for a distance of 108.99 feet to the POINT OF BEGINNING

Containing 0.068 acres, more or less and being subject to any rights-of-way, restrictions and easements of record.

Surveyor's Notes:

- 1) This Legal Description and Sketch is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Lands were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. This sketch of description described and depicts the same lands described in document number 20030566866 of the Public Records of Orange County, Florida.
- 3) Bearings shown hereon are relative to an assumed datum based on the South Right of Way line of ARBOR VIEW BOULEVARD (100.00' WIDE RW) as depicted on the plat of Woodland Lakes Preserve Unit 1A as recorded in Plat Book 59, Pages 18 - 23 of the Public Records of Orange County, Florida as being S 82°17'53" E.
- 4) Certified to: Orange County Utilities.


 Robert M. Jones
 Florida Professional Surveyor and Mapper No.4201

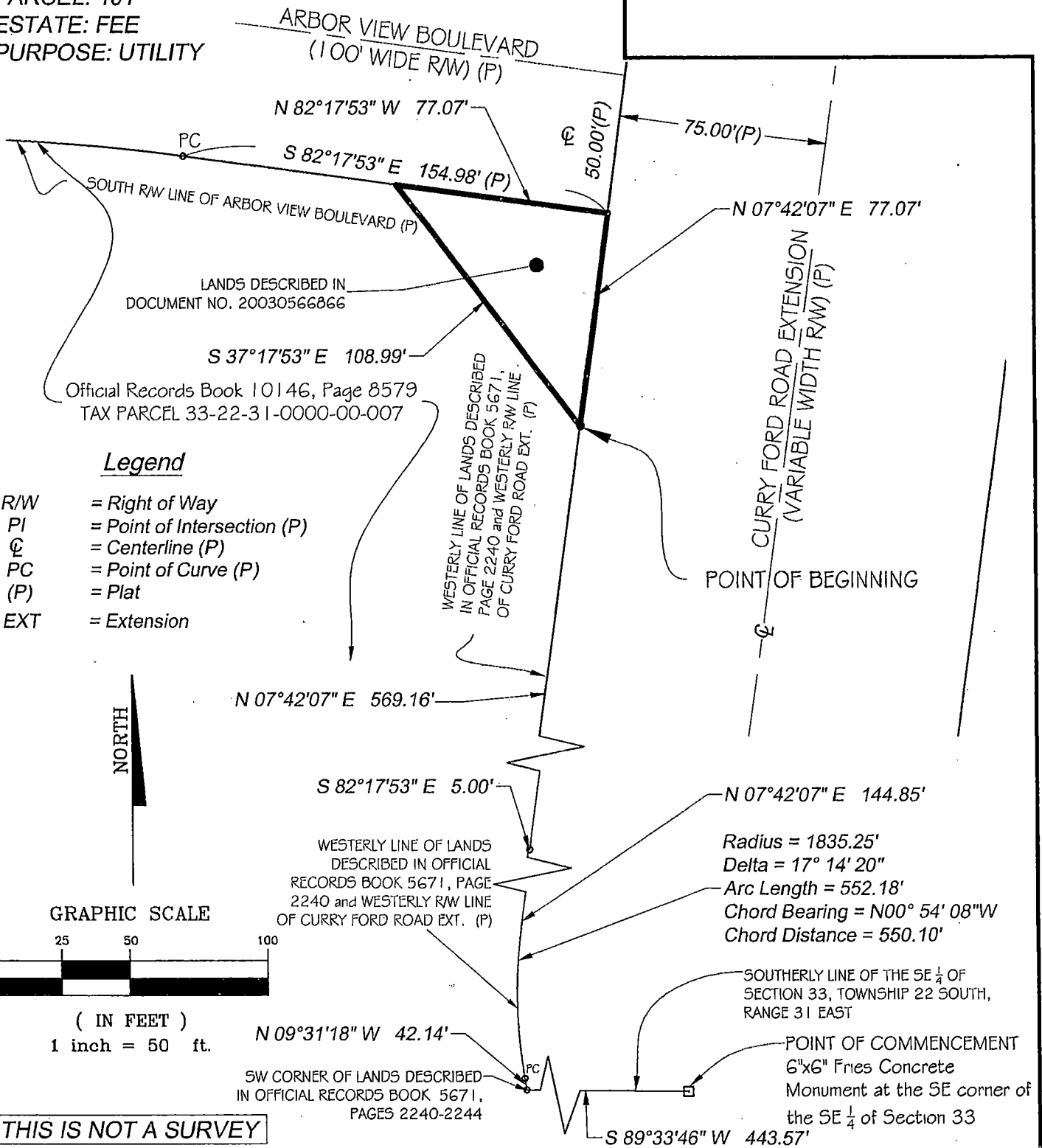
THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch FM RR East Area Package 2 (Arbor View Blvd)	8/5/19	BG	REVISED BOUNDARY AND LEGAL AT CLIENT'S REQUEST
	DATE	BY	DESCRIPTION
REVISION			
DRAWN BY: <u>P.E.W.</u>	CHKD. BY: <u>R.M.J.</u>		
DATE: <u>03/16/2018</u>	DATE: <u>03/16/2018</u>		
JOB No. <u>6374.18.1084</u>	SCALE: <u>N/A</u>	SHT. <u>1</u> OF <u>2</u>	
DRAWING NAME: 1084 FM RR East Area package 2 UE (arbor View Blvd).dwg			



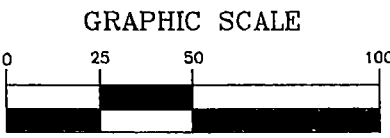
Amec Foster Wheeler
Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 101
ESTATE: FEE
PURPOSE: UTILITY



Legend

- R/W = Right of Way
- PI = Point of Intersection (P)
- C = Centerline (P)
- PC = Point of Curve (P)
- (P) = Plat
- EXT = Extension



THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch FM RR East Area Package 2 (Arbor View Blvd)	8/5/19	BG	REVISED BOUNDARY AND LEGAL AT CLIENT'S REQUEST
	DATE	BY	DESCRIPTION
REVISION			
DRAWN BY: P.E.W.	CHKD. BY: R.M.J.		
DATE: 03/16/2018	DATE: 03/16/2018		
JOB No. 6374.1B.1084	SCALE: N/A	SHT. 2	OF 2
DRAWING NAME: 1084 FM RR East Area package 2 UE (Arbor View Blvd).dwg			



Amec Foster Wheeler
Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

~~DEC 01 2020~~

THIS IS A DONATION

Project: FM R/R East Area Package 2 (Arbor View)
Parcel: 801.1

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.014(10), F.A.C.

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 28 day of April, A.D. 2020, by The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801, 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, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

33-22-31-0000-00-007

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims through or under GRANTOR, but not otherwise, and that said land is free of all encumbrances, subject to all reservations, covenants, conditions, restrictions and easements of record, all applicable zoning ordinance and/or restrictions or requirements imposed by governmental authorities, if any, and taxes accruing subsequent to December 31, 2019.

[SIGNATURE PAGES TO FOLLOW]

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 101
ESTATE: FEE
PURPOSE: UTILITY

DESCRIPTION (Document No. 20030566866)

That part of Section 33, Township 22 South, Range 31 East, Orange County, Florida, described as follows:

Commence at a 6" x 6" Fries concrete monument at the Southeast corner of the Southeast ¼ of said Section 33; thence run S89°33' 46"W along the Southerly line of said Southeast ¼ for a distance of 443.57 feet to the Southwest corner of lands described in Official Records Book 5671, Pages 2240 through 2244, of the Public Records of Orange County, Florida; thence run Northerly, along the Westerly line of said lands, said Westerly line also known as the Westerly right-of-way line of Curry Ford Road Extension, N09°31'18"W for a distance of 42.14 feet to the point of curvature of a curve concave Easterly having a radius of 1835.25 feet and a chord bearing of N00°54'08"W; thence run Northerly along said Westerly line and along the arc of said curve through a central angle of 17°14'20" for a distance of 552.18 feet to a non-tangent line; thence run N07°42'07"E along said Westerly line for a distance of 144.85 feet; thence run S82°17'53"E along said Westerly line for a distance of 5.00 feet; thence run N07°42'07"E along said Westerly line for a distance of 569.16 feet to the POINT OF BEGINNING; thence continue N07° 42'07"E along said Westerly line for a distance of 77.07 feet; thence departing said Westerly line, run N82°17'53"W for a distance of 77.07 feet; thence run S37°17'53"E for a distance of 108.99 feet to the POINT OF BEGINNING

Containing 0.068 acres, more or less and being subject to any rights-of-way, restrictions and easements of record.

Surveyor's Notes:


- 1) This Legal Description and Sketch is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Lands were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. This sketch of description described and depicts the same lands described in document number 20030566866 of the Public Records of Orange County, Florida.
- 3) Bearings shown hereon are relative to an assumed datum based on the South Right of Way line of ARBOR VIEW BOULEVARD (100.00' WIDE R/W) as depicted on the plat of Woodland Lakes Preserve Unit 1A as recorded in Plat Book 59, Pages 18 - 23 of the Public Records of Orange County, Florida as being S 82°17'53" E.
- 4) Certified to: Orange County Utilities.



8-8-19

Robert M. Jones
 Florida Professional Surveyor and Mapper No.4201

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch FM RR East Area Package 2 (Arbor View Blvd)	8/5/19	BG	REVISED BOUNDARY AND LEGAL AT CLIENT'S REQUEST	
	DATE	BY	DESCRIPTION	
 Amec Foster Wheeler Environment & Infrastructure, Inc. 75 East Amelia Street, Suite 200 Orlando, FL 32801 USA Phone: (407) 522-7570 Fax: (407) 522-7576 Certificate of Authorization Number LB-0007932	DRAWN BY: <u>P.E.W.</u>	CHKD. BY: <u>R.M.J.</u>		
	DATE: <u>03/16/2018</u>	DATE: <u>03/16/2018</u>		
	JOB No. 6374.18.1084	SCALE: N/A	SHT. <u>1</u> OF <u>2</u>	
	DRAWING NAME: 1084 FM RR East Area package 2 UE (arbor View Blvd).dwg			

DEC 0 1 2020

Instrument: 101.1
Project: FM R/R East Area Package 2 (Arbor View)

Release of Utility Easement

This Release of Utility Easement ("**Release**") is made by Deluca Enterprises, Inc., a Pennsylvania corporation d/b/a Deluca Group, Inc., whose address is 370 East Maple Avenue, Langhorne, PA 19047 (the "**Deluca**").

Background

- A. By Utility Easement recorded on September 30, 2003, in Official Records Book 7128, Page 314, of the Public Records of Orange County, Florida ("**Easement**"), Lockheed Martin Corporation, a Maryland corporation, granted Remark Development, Inc., a Florida corporation ("**Remark**"), a utility easement for the purpose of installing, maintaining, operating and repairing utilities as may be located on certain real property in Orange County, Florida ("**Easement**").
- B. The real property described in **Exhibit "A"** attached and incorporated into this Release ("**Property**") is encumbered by the Easement.
- C. Deluca is the successor-in-interest to Remark by virtue of that Assignment and Assumption Agreement for Certain Agreements and Easements recorded on January 9, 2004, in Official Records Book 7259, Page 429, of the Public Records of Orange County, Florida.
- D. Deluca wishes to release the Property from the Easement and release all rights, title, and interests in and to the Easement on and under the Property.

In consideration of the promises stated in this Release and other good and valuable consideration, Deluca agrees as follows:

Terms of Release

- 1. **Release.** Deluca hereby releases, terminates, vacates, and forever abandons all of its rights, title, and interests in and to the Easement on and under the Property and releases the Property from the Easement.
- 2. **Representations and Warranties.** Deluca hereby represents and warrants to Orange County, a charter county and political subdivision of the state of Florida, that Deluca is the sole holder of the Easement and that Deluca has not made any assignment, transfer, encumbrances, or conveyance of any interest in the Easement to any person, organization, or entity.
- 3. **Effective Date.** This Release is effective as of the date of the signature.

Instrument: 101.1
Project: FM R/R East Area Package 2 (Arbor View)

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

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Kevin G DeLuca
Printed Name

[Signature]
Witness

Joseph G. DeLuca
Printed Name

Deluca Enterprises, Inc.,
a Pennsylvania corporation

BY: [Signature]

Vincent G. DeLuca
Print Name
President

Title

(Signature of TWO witnesses required by Florida law)

STATE OF PA
COUNTY OF Bucks

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 26th day of August, 2020, by Vincent G. DeLuca, as President of a Pennsylvania corporation d/b/a Deluca Group, Inc., on behalf of the corporation. He/She is personally known to me or has produced Driver's license as identification.

(Notary Seal)

[Signature]
Notary Signature

Kathleen Kramer Sucevic
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Kathleen Kramer Sucevic, Notary Public
Lower Makefield Twp., Bucks County
My Commission Expires Sept. 28, 2021
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

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

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 101
ESTATE: FEE
PURPOSE: UTILITY

DESCRIPTION (Document No. 20030566866)

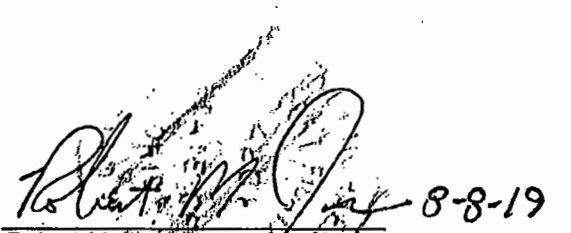
That part of Section 33, Township 22 South, Range 31 East, Orange County, Florida, described as follows:

Commence at a 6" x 6" Fries concrete monument at the Southeast corner of the Southeast ¼ of said Section 33; thence run S89°33' 46"W along the Southerly line of said Southeast ¼ for a distance of 443.57 feet to the Southwest corner of lands described in Official Records Book 5671, Pages 2240 through 2244, of the Public Records of Orange County, Florida; thence run Northerly, along the Westerly line of said lands, said Westerly line also known as the Westerly right-of-way line of Curry Ford Road Extension, N09°31'18"W for a distance of 42.14 feet to the point of curvature of a curve concave Easterly having a radius of 1835.25 feet and a chord bearing of N00°54'08"W; thence run Northerly along said Westerly line and along the arc of said curve through a central angle of 17°14'20" for a distance of 552.18 feet to a non-tangent line; thence run N07°42'07"E along said Westerly line for a distance of 144.85 feet; thence run S82°17'53"E along said Westerly line for a distance of 5.00 feet; thence run N07°42'07"E along said Westerly line for a distance of 569.16 feet to the POINT OF BEGINNING; thence continue N07° 42'07"E along said Westerly line for a distance of 77.07 feet; thence departing said Westerly line, run N82°17'53"W for a distance of 77.07 feet; thence run S37°17'53"E for a distance of 108.99 feet to the POINT OF BEGINNING

Containing 0.068 acres, more or less and being subject to any rights-of-way, restrictions and easements of record.

Surveyor's Notes:

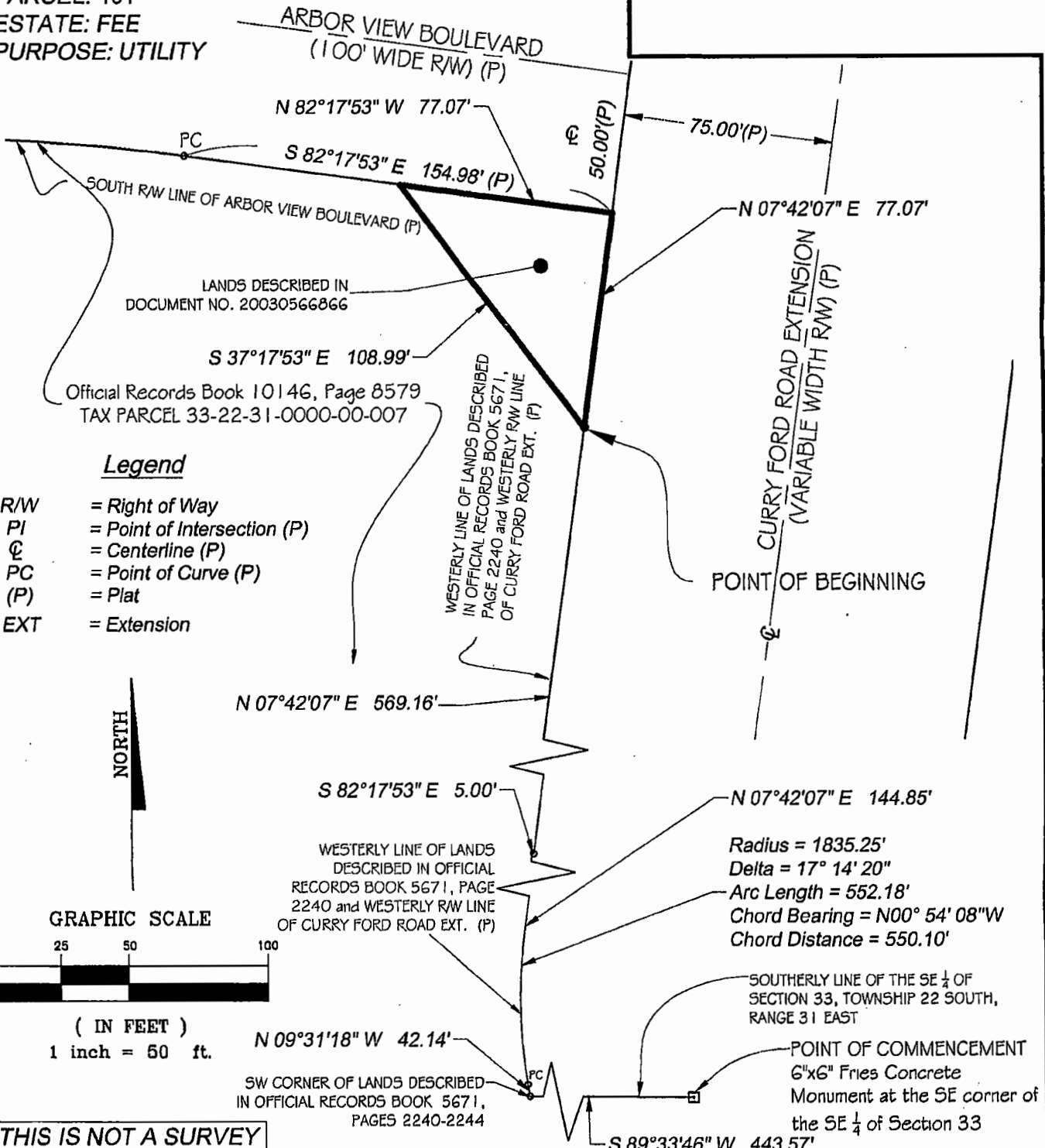
- 1) This Legal Description and Sketch is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Lands were not abstracted for ownership, easements, rights-of-way or other title matters by this firm. This sketch of description described and depicts the same lands described in document number 20030566866 of the Public Records of Orange County, Florida.
- 3) Bearings shown hereon are relative to an assumed datum based on the South Right of Way line of ARBOR VIEW BOULEVARD (100.00' WIDE R/W) as depicted on the plat of Woodland Lakes Preserve Unit 1A as recorded in Plat Book 59, Pages 18 - 23 of the Public Records of Orange County, Florida as being S 82°17'53" E.
- 4) Certified to: Orange County Utilities.


 Robert M. Jones
 Florida Professional Surveyor and Mapper No.4201

THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch FM RR East Area Package 2 (Arbor View Blvd)	8/5/19	BG	REVISED BOUNDARY AND LEGAL AT CLIENT'S REQUEST	
	DATE	BY	DESCRIPTION	
 Amec Foster Wheeler Environment & Infrastructure, Inc. 75 East Amelia Street, Suite 200 Orlando, FL 32801 USA Phone: (407) 522-7570 Fax: (407) 522-7576 Certificate of Authorization Number LB-0007932	DRAWN BY: <u>P.E.W.</u>	CHKD. BY: <u>R.M.J.</u>		
	DATE: <u>03/16/2018</u>	DATE: <u>03/16/2018</u>		
	JOB No. <u>6374.18.1084</u>	SCALE: <u>N/A</u>	SHT. <u>1</u> OF <u>2</u>	
	DRAWING NAME: 1094 FM RR East Area package 2 UE (arbor View Blvd).dwg			

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 101
ESTATE: FEE
PURPOSE: UTILITY

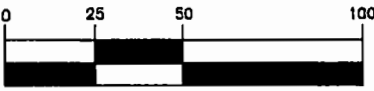


Legend

- R/W = Right of Way
- PI = Point of Intersection (P)
- ⊙ = Centerline (P)
- PC = Point of Curve (P)
- (P) = Plat
- EXT = Extension



GRAPHIC SCALE



(IN FEET)
 1 inch = 50 ft.

THIS IS NOT A SURVEY

PROJECT TITLE: **Orange County Utilities Department
 Legal Description and Sketch
 FM RR East Area Package 2 (Arbor View Blvd)**



Amec Foster Wheeler
Environment & Infrastructure, Inc.
 75 East Amelia Street, Suite 200
 Orlando, FL 32801 USA
 Phone: (407) 522-7570 Fax: (407) 522-7576
 Certificate of Authorization Number LB-0007932

8/5/19	BG	REVISED BOUNDARY AND LEGAL AT CLIENT'S REQUEST
DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: <u>P.E.W.</u>	CHKD. BY: <u>R.M.J.</u>	
DATE: <u>03/16/2018</u>	DATE: <u>03/16/2018</u>	
JOB No. 6374.18.1084	SCALE: N/A	SHT. <u>2</u> OF <u>2</u>
DRAWING NAME: 1084 FM RR East Area package 2 UE (arbor View Blvd).dwg		

Project: FM R/R East Area Package 2 (Arbor View)
Parcels No.: 101
Name of Owner(s): The School Board of Orange County, Florida,
a body corporate and political subdivision of the State of Florida
Page No.: 1

SETTLEMENT ANALYSIS

____ Pre-Condemnation
X Not Under Threat

EXPLANATION OF RECOMMENDED SETTLEMENT

Acquisition of the subject parcel was requested by the Utilities Department for the FM R/R East Area Package 2 (Arbor View) Project. The parcel is needed for access, construction, operation, and maintenance of existing utility facilities.

The School Board of Orange County has agreed to donate the subject parcel.

I recommend and request approval of this donation.

Recommended by: Theresa A. Avery Date: 05/07/20
Theresa A. Avery, Senior Acquisition Agent, Real Estate Management Division

Recommended by: Robert K. Babcock Date: 5-4-2020
Robert K. Babcock, Acquisition Supervisor, Real Estate Management Division

Approved by: _____ Date: _____
Paul Sladek, Manager, Real Estate Management Division

or
Approved by: William Blackham Date: 11/9/20
William Blackham, Assistant Manager, Real Estate Management Division