



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** April 9, 2019

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

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

**FROM:** Elena Hutchinson, Senior Title Examiner *B for*  
Real Estate Management Division *EH*

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Warranty Deed and Utility Easement from Spring Isle C, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Spring Isle PD Master Lift Station & Util. Permit #16-E-104 OCU File #90246  
  
District 4

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

**ITEMS:** Warranty Deed  
Cost: Donation  
Size: 1,952 square feet  
  
Utility Easement  
Cost: Donation  
Size: 539 square feet

Real Estate Management Division

Agenda Item 8

April 9, 2019

Page 2

**APPROVALS:** Real Estate Management Division  
Utilities Department  
Risk Management Division

**REMARKS:** Grantor to pay all closing costs and prorated taxes, if applicable.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

MAY 07 2019

THIS IS A DONATION

Project: Spring Isle PD Master Lift Station & Util. Permit #16-E-104 OCU File #90246

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 11<sup>th</sup> day of March, A.D. 2019, by SPRING ISLE C, LLC, a Florida limited liability company, whose address is 428 Main Street, Windermere, Florida 34786, 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 EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**30-22-32-0000-00-019**

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 of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

Project: Spring Isle PD Master Lift Station & Util. Permit #16-E-104 OCU File #90246

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

Signed, sealed, and delivered in the presence of:

Spring Isle C, LLC, a Florida limited liability company

[Signature]  
Witness

BY: [Signature]  
Frank H. Cawthon, Jr., Managing Member  
MANAGER

Donald Curstio  
Printed Name

Kathy Moorehead  
Witness

Kathy Moorehead  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th day of March, 2019, by Frank H. Cawthon, Jr., as Managing Member, of Spring Isle C, LLC, a Florida limited liability company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

Kathy O Moorehead  
Notary Signature  
Kathy O Moorehead  
Printed Notary Name

**This instrument prepared by:**  
Elena Hutchinson, 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:



# Exhibit “A”

# BOUNDARY SURVEY

SPRING ISLE PD MASTER LIFT STATION

## SHEET 1 OF 2

DESCRIPTION: (LIFT STATION)

THAT PART OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S89°20'43"W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 1919.68 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S00°35'06"E ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 933.60 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°25'53"W, 524.57 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S89°25'53"W, 49.50 FEET TO A NON-TANGENT CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°39'47", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 23.02 FEET, A CHORD BEARING OF S16°29'26"W AND A CHORD DISTANCE OF 23.01 FEET, BEING THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOLDEN ISLE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 10612, PAGE 5582, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°25'53"E, 6.75 FEET; THENCE RUN S00°34'07"E, 16.00 FEET; THENCE RUN N89°25'53"E, 49.50 FEET; THENCE RUN N00°34'07"W, 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,952 SQUARE FEET MORE OR LESS.

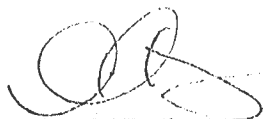
### SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. REVISIONS DO NOT CONSTITUTE A RE-CERTIFICATION OF THE EXISTING FIELD CONDITIONS OF THIS SURVEY.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST AS BEING S89°20'43"W.
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

12/06/18 - REVISED PER COUNTY COMMENTS  
10/10/18 - REVISED PER COUNTY COMMENTS

JOB NUMBER: 17087.004

SURVEY DATE:	4/17/18
FIELD BY:	T.CONARD
FIELD BOOK:	1802
PAGES:	49
FIELD FILE:	17087-TC.MJF
DRAWING FILE:	17087-4LS



ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

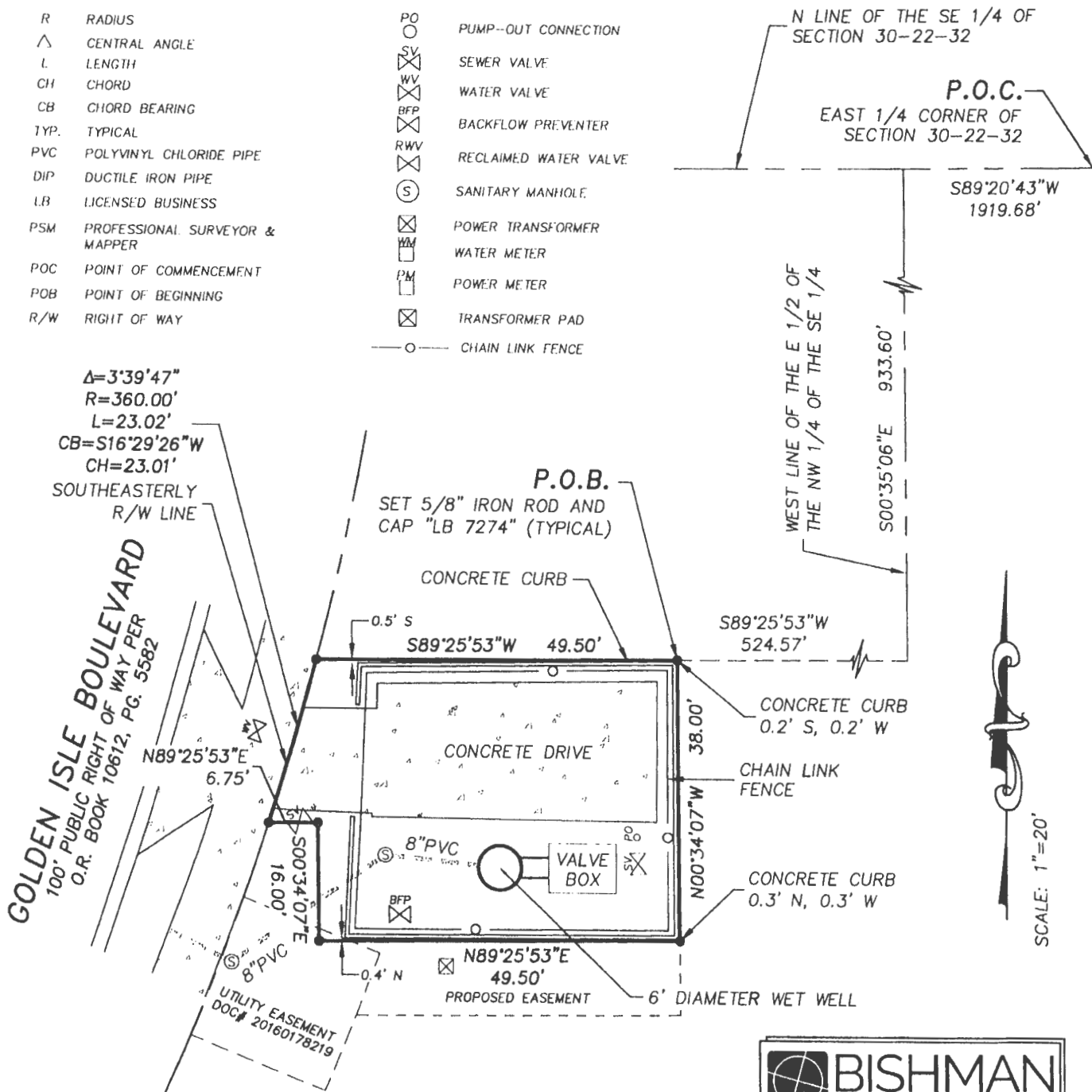
# BOUNDARY SURVEY

## SPRING ISLE PD MASTER LIFT STATION

### LEGEND/ABBREVIATIONS:

NOT ALL SYMBOLS AND ABBREVIATIONS SHOWN HEREON MAY BE USED

R      RADIUS	PO    PUMP--OUT CONNECTION	
△     CENTRAL ANGLE	SV    SEWER VALVE	
L     LENGTH	WV    WATER VALVE	
CH    CHORD	BFP   BACKFLOW PREVENTER	
CB    CHORD BEARING	RWV   RECLAIMED WATER VALVE	
TYP.  TYPICAL	(S)    SANITARY MANHOLE	
PVC   POLYVINYL CHLORIDE PIPE	⊠    POWER TRANSFORMER	
DIP   DUCTILE IRON PIPE	WM    WATER METER	
LB    LICENSED BUSINESS	PM    POWER METER	
PSM   PROFESSIONAL SURVEYOR & MAPPER	⊠    TRANSFORMER PAD	
POC   POINT OF COMMENCEMENT	○-○   CHAIN LINK FENCE	
POB   POINT OF BEGINNING		
R/W   RIGHT OF WAY		



JOB NUMBER: 17087.004

SURVEY DATE: 4/17/18  
DRAWING FILE: 17087-4LS.DWG

12/06/18 - REVISED PER COUNTY COMMENTS  
10/10/18 - REVISED PER COUNTY COMMENTS

## SHEET 2 OF 2



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET      Phone No. 407.905.8877  
WINTER GARDEN, FL 34787      Fax No. 407.905.8875

MAY 07 2019

THIS IS A DONATION

Project: Spring Isle PD Master Lift Station & Util. Permit #16-F-104 OCU File #90246

**UTILITY EASEMENT**

THIS INDENTURE, Made this 11<sup>th</sup> day of March, 2019, between Spring Isle C, LLC, a Florida Limited Liability Company, whose address is 428 Main Street, Windermere, Florida 34786, 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 \$1.00 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**

**30-22-32-0000-00-019**

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.

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

Signed, sealed and delivered  
in the presence of:

Spring Isle C, LLC, a Florida Limited Liability  
Company

[Signature]  
Witness

BY: [Signature]  
Frank H. Cawthon, Jr., Managing Member  
Member

BOBBI CRISTO  
Printed Name

Kathy Moorehead  
Witness

Kathy Moorehead  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 14th of March,  
2019, by Frank H. Cawthon, Jr., as Managing Member of Spring Isle C, LLC, a Florida Limited Liability  
Company, on behalf of the limited liability company. He X is personally known to me or has produced  
\_\_\_\_\_ as identification.

(Notary Seal)

Kathy O Moorehead  
Notary Signature

Kathy O Moorehead  
Printed Notary Name



Notary Public in and for  
the county and state aforesaid.

My commission expires:

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

# Exhibit “A”

# SKETCH OF DESCRIPTION

## SHEET 1 OF 2

SPRING ISLE PD MASTER LIFT STATION AND UTILITIES  
 OC PROJECT NUMBER: 16-E-104  
 CIP NUMBER: 1561-0119

**DESCRIPTION: (UTILITY EASEMENT)**

THAT PART OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST 1/4 CORNER OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN S89°20'43"W, ALONG THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 30 FOR A DISTANCE OF 1919.68 FEET TO THE NORTHWEST CORNER OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 30; THENCE S00°35'06"E ALONG THE WEST LINE OF SAID EAST 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 FOR A DISTANCE OF 933.60 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°25'53"W, 574.07 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF GOLDEN ISLE BOULEVARD AS RECORDED IN OFFICIAL RECORDS BOOK 10612, PAGE 5582, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 03°39'47", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 23.02 FEET, A CHORD BEARING OF S16°29'26"W AND A CHORD DISTANCE OF 23.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID CURVE CONCAVE TO THE NORTHWEST; THENCE RUN SOUTHERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°42'35", A RADIUS OF 360.00 FEET, AN ARC LENGTH OF 10.74 FEET, A CHORD BEARING OF S 19°10'37" W AND A CHORD DISTANCE OF 10.74 FEET TO THE NORTH LINE OF A UTILITY EASEMENT AS RECORDED IN DOCUMENT NUMBER 20160178219, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S68°24'10"E ALONG SAID NORTH LINE, 11.21 FEET TO A POINT HEREIN AFTER REFERRED TO AS POINT "A"; THENCE RUN N00°34'07"W, 14.34 FEET; THENCE RUN S89°25'53"W, 6.75 FEET TO THE POINT OF BEGINNING. TOGETHER WITH A PARCEL COMMENCING AT AFOREMENTIONED POINT "A"; THENCE RUN S68°24'10"E ALONG THE NORTH LINE OF AFORESAID UTILITY EASEMENT, 4.40 FEET TO THE POINT OF BEGINNING; THENCE RUN N89°25'53" E, 45.42 FEET; THENCE RUN S00°34'07" E, 10.00 FEET; THENCE RUN S89°25'53" W, 44.61 FEET THE TO THE EAST LINE OF AFORESAID UTILITY EASEMENT BEING A CURVE CONCAVE TO THE NORTHWEST; THENCE RUN NORTHEASTERLY ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 01°21'01", A RADIUS OF 380.00 FEET, AN ARC LENGTH OF 8.96 FEET, A CHORD BEARING OF N20°47'22"E AND A CHORD DISTANCE OF 8.96 FEET THE NORTH LINE OF SAID UTILITY EASEMENT; THENCE RUN N68°24'10"W ALONG SAID NORTH LINE, 4.40 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 539 SQUARE FEET MORE OR LESS.

**SURVEYORS NOTES:**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

1. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
2. THIS IS NOT A BOUNDARY SURVEY.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 22 SOUTH, RANGE 32 EAST AS BEING S89°20'43"W.
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.

JOB NUMBER: 17087.007

SURVEY DATE:	10/11/18
FIELD BY:	N/A
FIELD BOOK:	N/A
PAGES:	N/A
FIELD FILE:	N/A

DRAWING FILE: 17087-7

12/06/18 - REVISED PER COUNTY COMMENTS  
 11/12/18 - REVISED PER COUNTY COMMENTS



ARON D. BISHMAN, P.S.M., FLORIDA REGISTRATION NO. 5668



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
 WINTER GARDEN, FL 34787 Fax No. 407.905.8875

# SKETCH OF DESCRIPTION

## SHEET 2 OF 2

SCALE: 1"=20'

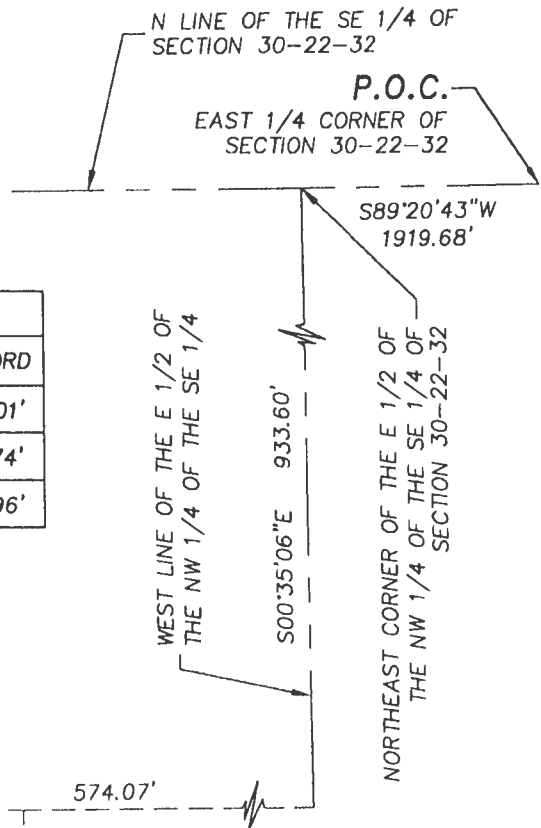


### LEGEND/ABBREVIATIONS:

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- TYP. TYPICAL
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- R/W RIGHT OF WAY
- DOC# DOCUMENT NUMBER

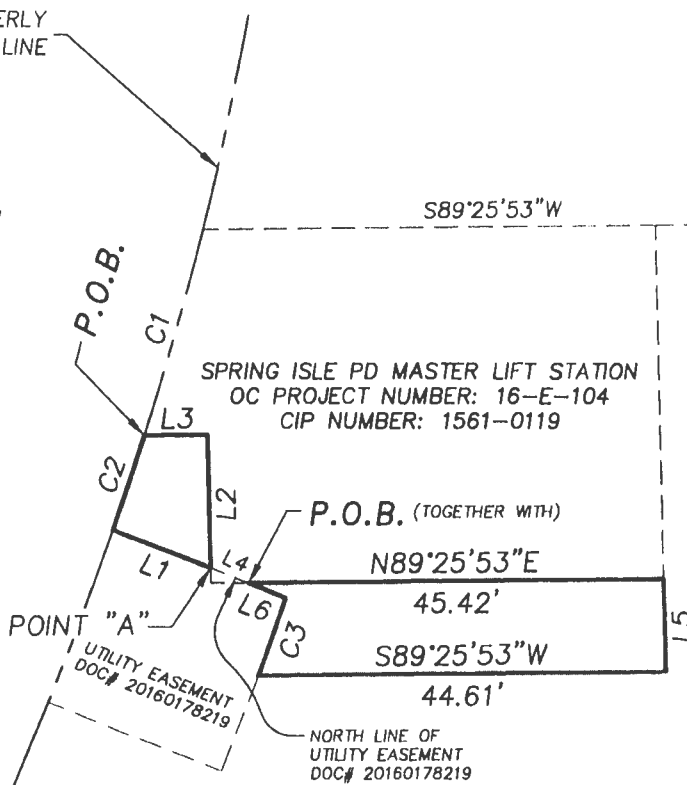
Curve Table

CURVE #	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	03°39'47"	360.00'	23.02'	S16°29'26"W	23.01'
C2	01°42'35"	360.00'	10.74'	S19°10'37"W	10.74'
C3	01°21'01"	380.00'	8.96'	N20°47'22"E	8.96'



SOUTHEASTERLY  
R/W LINE

**GOLDEN ISLE BOULEVARD**  
100' PUBLIC RIGHT OF WAY PER  
O.R. BOOK 10612, PG. 5582



SPRING ISLE PD MASTER LIFT STATION  
OC PROJECT NUMBER: 16-E-104  
CIP NUMBER: 1561-0119

P.O.B. (TOGETHER WITH)

N89°25'53"E

45.42'

S89°25'53"W

44.61'

NORTH LINE OF  
UTILITY EASEMENT  
DOC# 20160178219

LINE #	DIRECTION	LENGTH
L1	S68°24'10"E	11.21'
L2	N00°34'07"W	14.34'
L3	S89°25'53"W	6.75'
L4	S68°24'10"E	4.40'
L5	S00°34'07"E	10.00'
L6	N68°24'10"W	4.40'



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

JOB NUMBER: 17087.007

SURVEY DATE: 10/11/18 12/06/18 - REVISED PER COUNTY COMMENTS  
DRAWING FILE: 17087-7.DWG 11/12/18 - REVISED PER COUNTY COMMENTS