



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: November 29, 2018

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

THROUGH: Paul Sladek, Manager ~~AS~~
Real Estate Management Division

FROM: Kim Heim, Senior Title Examiner ~~KA~~
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM BOUIK KOSHMER AND DANA KOSHMER TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Surelock Self Storage Facility NC Permit #B17904443 OCU File #96466
District 4

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

ITEM: Utility Easement
Cost: Donation
Total size: 405 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS IS A DONATION

Project: Surelock Self Storage Facility NC Permit #B17904443 OCU File #96466

UTILITY EASEMENT

THIS INDENTURE, Made this 14 day of NOV. A.D., 2018, between Bouik Koshmer and Dana Koshmer, husband and wife, whose address is 2510 Teton Stone Run, Orlando FL 32828 GRANTORS, 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 GRANTORS, 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 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

12-23-31-0000-00-016

THIS IS NOT NOW, nor has it ever been, the homestead property of the GRANTOR herein.

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 GRANTORS, 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 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 GRANTORS or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

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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 GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in the presence of:

Casey Demott
Witness

Casey Demott
Printed Name

Katelyn Thilmony
Witness

Katelyn Thilmony
Printed Name

Casey Demott
Witness

Casey Demott
Printed Name

Katelyn Thilmony
Witness

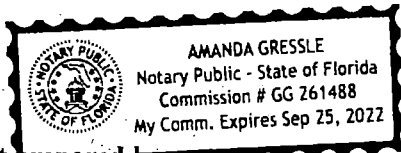
Katelyn Thilmony
Printed Name

(Signature of FOUR witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14 of November, 2018, by Bouik Koshmer and Dana Koshmer, husband and wife. They are personally known to me, or have each produced FL DL and FL DL as identification.

(Notary Seal)



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

Bouik Koshmer
Bouik Koshmer

Dana Koshmer
Dana Koshmer

Amanda Gressle
Notary Signature
Amanda Gressle
Printed Notary Name

Notary Public in and for the county and state aforesaid

My commission expires: 09-25-2022

**SKETCH OF LEGAL DESCRIPTION
FOR
SURELOCK SELF STORAGE FACILITY NC**

EXHIBIT "A"

Legal Description: Utility Easement

A parcel of land in the Southeast 1/4 of Section 12, Township 23 South, Range 31 East, Orange County, Florida being more particularly described as follows:

Commence at the Southeast corner of Section 12, Township 23 South, Range 31 East; Thence run S89°49'38"W, along the South line of the Southeast 1/4 of said Section 12, a distance of 1017.11 feet to a point on the West line of the East 1/2 of the East 3/4 of the Southeast 1/4 of said Section 12; Thence run N00°03'22"E, along said West line of the East 1/2 of the East 3/4 of the Southeast 1/4 of said Section 12, a distance of 1181.82 feet to a point on the Easterly right of way of Innovation Way, said point also being a point on non-tangent curve, concave to the Southeast, having a radius of 2023.48 feet and a chord which bears N18°38'12"E for a chord distance of 132.67 feet; Thence, from a bearing of S73°14'38"E towards the radius point of said curve, run Northeasterly along said Easterly right of way line of Innovation Way and the arc of said curve an arc distance of 132.69 feet through a central angle of 03°45'26" to the POINT OF BEGINNING, said point being a point on a curve, concave Southeast, having a radius of 2023.48 feet and a chord which bears N20°37'47"E for a chord distance of 10.00 feet; Thence, continuing along said Easterly right of way line of Innovation Way, run Northeasterly along the arc of said curve an arc distance of 10.00 feet through a central angle of 00°17'00"; Thence, departing said Easterly right of way line of Innovation Way, run S68°03'18"E, along a non-radial line, a distance of 20.23 feet; Thence run S21°56'42"W a distance of 10.00 feet; Thence run N68°03'18"W a distance of 20.00 feet to the POINT OF BEGINNING. Containing therein 201 square feet.

SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 12, HAVING A BEARING OF S89°49'38"W.
2. SEE SHEET 2 FOR GRAPHIC DEPICTION OF DESCRIPTION AND ADDITIONAL INFORMATION.
3. SKETCH OF LEGAL DESCRIPTION ONLY, THIS IS NOT A SURVEY.
4. BUILDING DEPARTMENT PERMIT NUMBER: B17904443.
5. DATE OF SKETCH: 1-17-18. REVISED: 7-28-18.

SHEET 1 OF 2

SHEET 1 OF 2

AccuMap

We draw the line around your piece of the sunshine

SURVEYING, LLC

2919 MONTICHEL LANE WINTER PARK, FL 32792-4317

Tel. 407-657-2568 Email don@accumapsurveying.com

Certificate of Authorization No.: LB 7541

Website: www.accumapsurveying.com

Scale:	1"=30'
Job Number:	S122331
File Name:	INNESMTN
Field Book:	N/A
Field by:	N/A
Calc. by:	DH
Drawn by:	DH
App. by:	

THIS IS TO CERTIFY THAT WE HAVE PREPARED A LEGAL DESCRIPTION AND SKETCH OF DESCRIPTION, FOR THE PURPOSE HEREON DESCRIBED AND THAT THIS SKETCH OF LEGAL DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR SURVEYS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.

Donald A. Horne 7/31/18
Donald A. Horne, Florida License B4548

NOTE: NOT VALID WITHOUT ORIGINAL SIGNATURE AND RAISED EMBOSSED SEAL

$\Delta = 00^{\circ}17'00''$
 $R = 2023.48'$
 $L = 10.00'$
 $CB = N20^{\circ}37'47''E$
 $CD = 10.00'$

POINT OF BEGINNING

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 $R = 2023.48'$
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SKETCH OF LEGAL DESCRIPTION FOR SURELOCK SELF STORAGE FACILITY NC

BUILDING DEPARTMENT PERMIT NUMBER: B17904443

LEGEND:

- Δ INDICATES CENTRAL ANGLE
- R INDICATES RADIUS LENGTH
- L INDICATES ARC LENGTH
- CB INDICATES CHORD BEARING
- CD INDICATES CHORD DISTANCE

DATE OF SKETCH: 1-17-18.
REVISED: 7-28-18.

POINT OF COMMENCEMENT
SE. CORNER OF SECTION 12, T23S, R31E



EASTERLY RIGHT OF WAY
LINE OF INNOVATION WAY

1181.82'

WEST LINE OF THE EAST 1/2 OF
THE EAST 3/4 OF THE SE. 1/4
OF SECTION 12, T23S, R31E

N00^{\circ}03'22"E

SOUTH LINE OF THE SE. 1/4
OF SECTION 12, T23S, R31E

S89^{\circ}49'38"W

1017.11'

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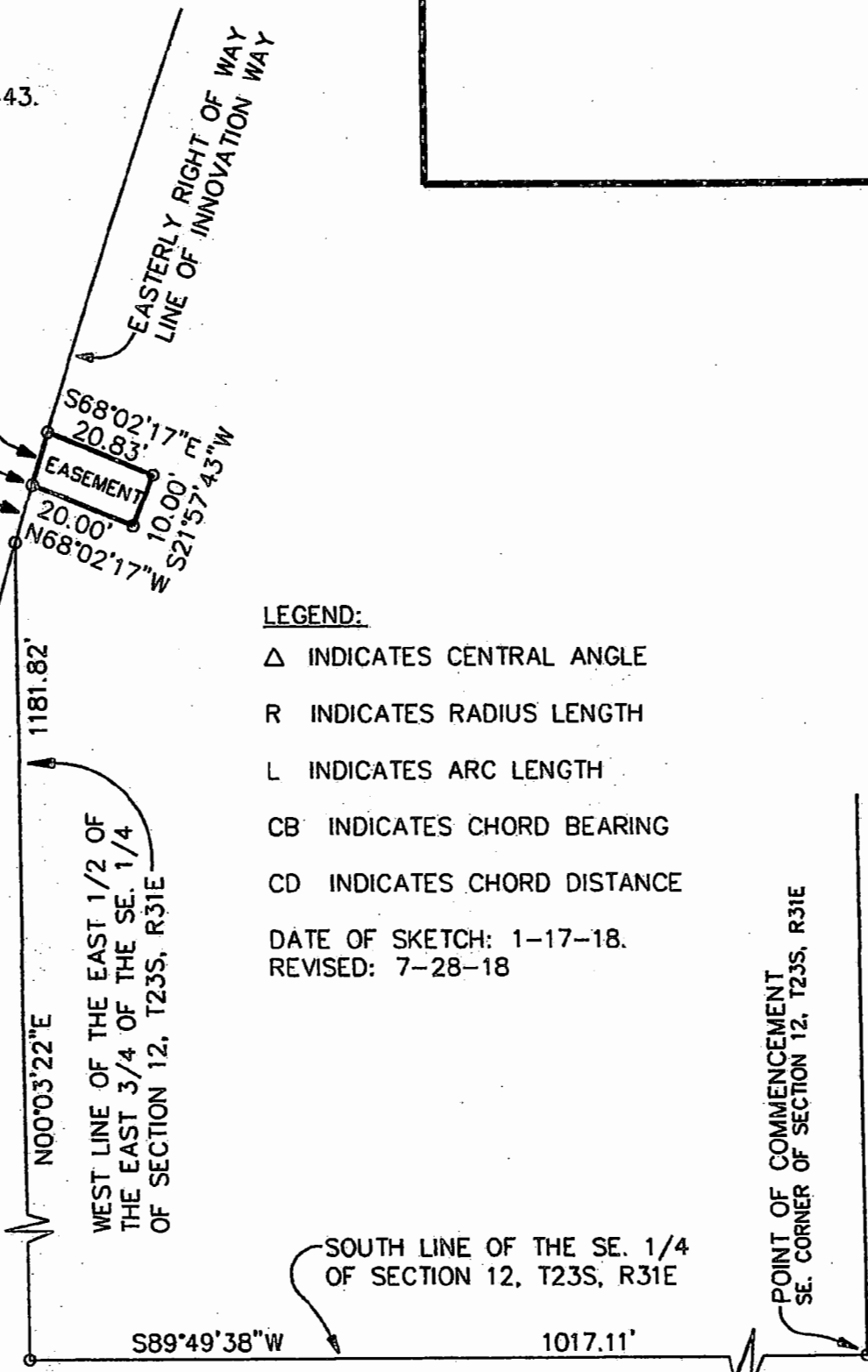
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SOUTH LINE OF THE SE. 1/4
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