

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 27 2024

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

REPUDIATION OF ANY INTEREST IN THAT CERTAIN EASEMENT RECORDED AS DOCUMENT NUMBER 20220705394 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

Resolution No. 2024- M-23

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 22nd day of November 2022, Vaishnav Sangh of USA, a Florida corporation (the "Grantor") recorded an easement in favor of the County (the "Grantee") as Document Number 20220705394 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 November 22, 2022, as Document Number 20220705394 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 AUG 27 2024, 2024.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

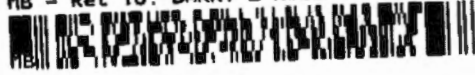
By: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

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

BY: *Jennifer Lara Klimetz*
Deputy Clerk
Print: Jennifer Lara Klimetz

EXHIBIT A

DOCH 20220705394
11/22/2022 02:55:32 PM Page 1 of 5
Rec Fee: \$44.00
Deed Doc Tax: \$0.00
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
MB - Ret To: BARRY L MILLER P A



Prepared by and Return to:

Laci J. Casado, Esq.
Barry L. Miller, P.A.
11 N. Summerlin Ave. Suite #100
Orlando, FL 32801

EASEMENT

THIS EASEMENT (the "Easement") is granted this 24th day of October, 2022 by **Vaishnav Sangh of USA, a Florida corporation ("Grantor")**, whose address is 13014 Winter Willow Drive, Fairfax, VA 22030, to **Orange County, a Charter County and political subdivision of the State of Florida (the "Grantee")**, whose address is 201 S. Rosalind Avenue, Orlando, Fl 32801.

WHEREAS, Grantor is the owner of that certain real property more particularly described in Exhibit "A" attached hereto (the "Property").

WHEREAS, Grantor wishes to convey to Grantee an easement over a portion of the Property.

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged by the Grantor, the Grantor does hereby grant and convey unto the Grantee, its successors and assigns, the following described Easement rights, to-wit:

An easement in, on, over and across that certain tract of land more particularly described in Exhibit "B" attached hereto and incorporated herein by this reference (the "Easement Area") for use as a public sidewalk for pedestrian travel. This grant of easement shall not be construed as a dedication to the public of the underlying fee simple ownership of the Easement Area.

The Easement is granted for the specific location described above and is in addition to any easement now in existence, via recorded instrument or via plat or which may be acquired in the future in order to access the Easement Area.

The Easement includes (a) the right of ingress and egress over and across the Easement Area for the purpose of exercising the rights herein granted, (b) the right to maintain, replace, and repair the Easement Area, and (d) the right to trim, top, retrim and retop, or cut any trees or brush along said Easement Area now or at any time so as to give and maintain a clearance for Grantee.

The Grantor warrants that the Grantor is the owner of the interest hereby conveyed and that the Grantor has the right to make this conveyance. The Grantor further covenants that no building or structure shall be erected within the Easement Area that could interfere with or obstruct Grantee's Easement rights.

The Grantee shall repair any damage that it shall do to the property of the Grantor caused by Grantee's use of its rights granted in this Easement, and shall indemnify, defend and hold harmless the Grantor against any loss or damage caused by the Grantee.

The Easement granted pursuant to this agreement shall run with the Easement Area, and shall be binding upon the heirs, executors, administrators, successors, and assigns of the Grantor.

[Signature Page To Follow]

Witnesses:

GRANTOR

Vaishnav Sangh of USA, a Florida Corporation,

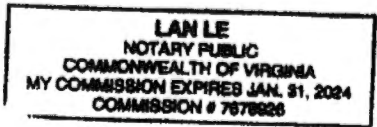
P. Shekhar
Print Name: Shekhar Panda Rao T.

By: [Signature]
Amit Shah
Its: President

Print Name: _____

VIRGINIA
STATE OF FLORIDA)
) SS.:
COUNTY OF FAIRFAX)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24 day of October, 2022, by Amit Shah as President of Vaishnav Sangh of USA, a Florida Corporation. He is personally known to me or has produced VIRGINIA DRIVER'S LICENSE (of identification) as identification.



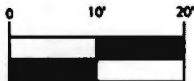
[Signature]
Notary Public
Print Name: LAN LE
My Commission Expires: JAN 31, 2024.

[NOTARIAL SEAL]

EXHIBIT "A"

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA AND THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD; THENCE RUN EASTERLY ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4, 430.68 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 05 SECONDS EAST 587.97 FEET; THENCE RUN SOUTH 02 DEGREES 18 MINUTES 16 SECONDS WEST 129.42 FEET; THENCE RUN NORTH 89 DEGREES 44 MINUTES 11 SECONDS WEST 321.80 FEET; THENCE RUN SOUTH 00 DEGREES 07 MINUTES 27 SECONDS WEST 117.91 FEET; THENCE RUN NORTH 89 DEGREES 58 MINUTES 44 SECONDS WEST 547.23 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF DEAN ROAD; THENCE RUN NORTHWESTERLY ALONG SAID RIGHT-OF-WAY 150.39 FEET; THENCE NORTH 31 DEGREES 47 MINUTES 04 SECONDS WEST 76.64 FEET; THENCE RUN SOUTH 89 DEGREES 56 MINUTES 05 SECONDS EAST 399.64 FEET; THENCE RUN NORTH 00 DEGREES 03 MINUTES 55 SECONDS EAST 50 FEET TO THE POINT OF BEGINNING.

SKETCH OF DESCRIPTION "EXHIBIT A"



SCALE: 1" = 20'

COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA AND THE EAST RIGHT-OF-WAY LINE OF DEAN ROAD; THENCE RUN $S31^{\circ}47'04''E$ ALONG SAID RIGHT-OF-WAY A DISTANCE 58.86 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING ALONG SAID RIGHT-OF-WAY RUN $S31^{\circ}47'04''E$ A DISTANCE OF 50.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY RUN $N04^{\circ}55'51''E$ A DISTANCE OF 42.63 FEET; THENCE RUN $S89^{\circ}56'05''E$ A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

THIS IS NOT A BOUNDARY SURVEY.

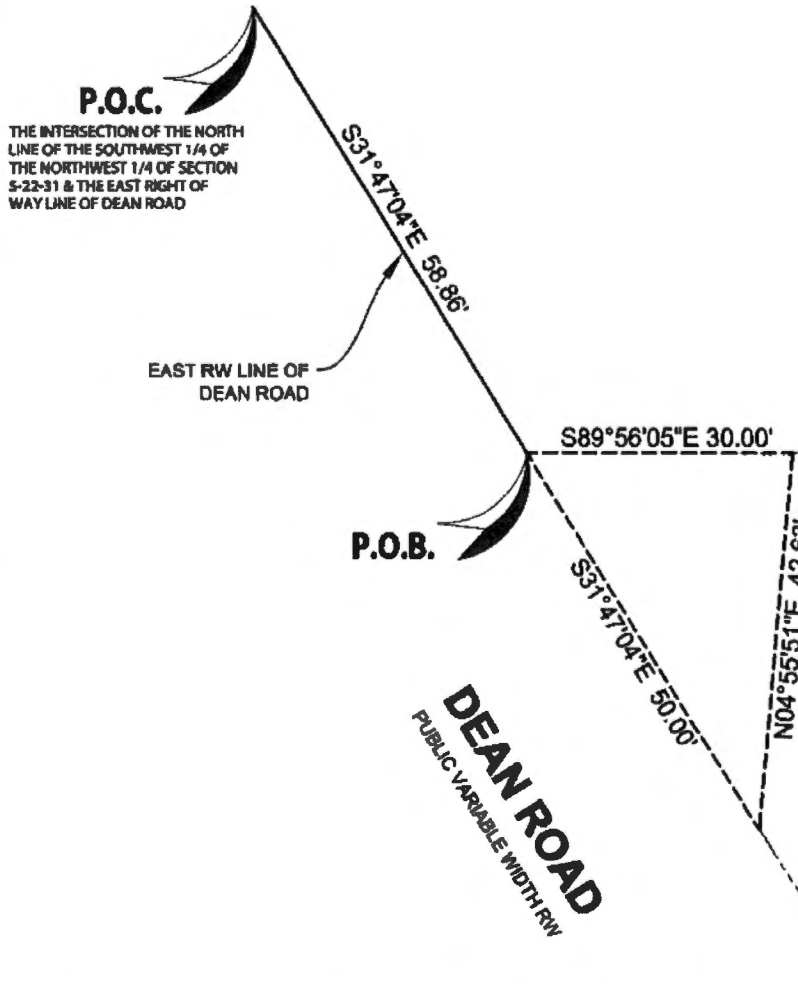
PREPARED FOR
JMK GRADING INC.

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT-OF-WAY LINE OF DEAN ROAD BEING $S31^{\circ}47'04''E$.

LEGEND

| | |
|-------|------------------------------|
| AB | AS-BUILT |
| AC | AIR-CONDITIONER |
| L | ARC LENGTH |
| BFP | BACKFLOW PREVENTER |
| C | CALCULATED |
| CB | CHORD BEARING |
| CL | CENTERLINE |
| CLF | CHAIN LINK FENCE |
| CM | CONCRETE MONUMENT |
| CO | CLEAN OUT |
| CONC | CONCRETE |
| COR | CORNER |
| Δ | DELTA ANGLE |
| D | DESCRIBED |
| DBI | DITCH BOTTOM INLET |
| DCL | DONOGHUE CONSTRUCTION LAYOUT |
| ELEV | ELEVATION |
| ESMT | EASEMENT |
| EP | EDGE OF PAVEMENT |
| FRE | FINISHED FLOOR ELEVATION |
| FH | FIRE HYDRANT |
| FND | FOUND |
| ■ | FOUND CONCRETE MONUMENT |
| ● | FOUND IRON ROD OR PIPE |
| ▲ | FOUND NAIL & DISK |
| IP | IRON PIPE |
| IR | IRON ROD |
| IRC | IRON ROD & CAP |
| LB | LICENSED BUSINESS |
| LS | LICENSED SURVEYOR |
| * | LIGHT POLE |
| M | MEASURED |
| MES | MITERED END SECTION |
| MH | MANHOLE |
| N&D | NAIL & DISK |
| NO ID | NO IDENTIFICATION |
| ORB | OFFICIAL RECORD BOOK |
| PG | PAGE |
| P | PLATTED |
| PB | PLAT BOOK |
| POB | POINT OF BEGINNING |
| POC | POINT OF COMMENCEMENT |
| PC | POINT OF CURVATURE |
| R | RADIUS |
| RW | RIGHT-OF-WAY |
| ■ | SET CONCRETE MONUMENT |
| ● | SET IRON ROD OR IRON PIPE |
| ▲ | SET NAIL & DISK |
| ⊙ | STOP SIGN |
| TYP | TYPICAL |
| UT | UTILITY POLE |
| V | VALVE |
| W | WELL |
| WF | WOOD FENCE |



DONOGHUE CONSTRUCTION LAYOUT
DONOGHUE CONSTRUCTION LAYOUT, LLC
711 Turnbull Avenue, Altamonte Springs, FL 32701
www.DCLayout.com Phone: (321) 248-7979
Info@DCLayout.com Fax: (321) 248-6526
Certificate of Authorization: LB7910

SURVEYOR CERTIFICATION
THIS DOCUMENT CONFORMS TO CHAPTERS 472 OF THE FLORIDA STATUTES AND 51-17 OF THE FLORIDA ADMINISTRATIVE CODE, AS APPLICABLE. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by
Ryan Donoghue
Date: 2022.11.22
12:39:57 -05'00'

RYAN DONOGHUE, P.S.M. (LS6838)

| | |
|---------------------|--------------------------|
| JOB NO. | 22-1716 |
| SURVEY DATE | N/A |
| PARTY CHIEF | SAH |
| DRAWN BY | SAD |
| CHECKED BY | RRO |
| FILE NAME | 1716_ESMT (SIDEWALK).DWG |
| REVISIONS | |
| SHEET 1 OF 1 | |