



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: August 16, 2019

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval and execution of Sale and Purchase Agreement for Access, Utility, and Stormwater Management System Easements Relating to Orange County Malcolm Road Water Supply Facility between the City of Orlando, Florida and Orange County, approval of Drainage Easement, Access Easement, Utility Easement, and Temporary Construction Easement from the City of Orlando to Orange County, and authorization to disburse funds to pay purchase price and recording fees and record instruments

PROJECT: Malcolm Road Water Supply Facility

District 1

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

ITEMS: Sale and Purchase Agreement for Access, Utility, and Stormwater Management System Easements Relating to Orange County Malcolm Road Water Supply Facility

Drainage Easement
Cost: \$104,700
Total size: 6.64 acres

Access Easement
Cost: \$3,600
Size: 9,856 square feet

Utility Easement
Cost: \$20,650
Total size: 1.31 acres

Temporary Construction Easement
Cost: Donation
Total size: 4.133 acres

BUDGET: Account No.: 4420-038-1557-03-6110

FUNDS: \$128,950.00 Payable to City of Orlando
(purchase price of 50% interest)

\$337.50 Payable to Orange County Comptroller
(recording fees)

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

REMARKS: County and the City of Orlando (City) jointly own and manage certain lands (Conserv Lands) in parts of Orange and Lake Counties as a reclaimed water distribution system commonly referred to as "Water Conserv II."

County is currently constructing the Malcolm Road Water Supply Facility (MRWSF) on lands solely owned by County, but adjacent to certain Conserv Lands, and needs to acquire certain easements over the abutting Conserv Lands to allow for the construction and operation of the MRWSF.

City has agreed to donate to County the necessary temporary construction easement, and to sell to County, at appraised value, the required perpetual easement interests over City's 50% interest in the applicable portions of the Conserv Lands.

County to pay recording fees.

SEP 10 2019

**SALE AND PURCHASE AGREEMENT
FOR ACCESS, UTILITY, AND STORMWATER MANAGEMENT SYSTEM
EASEMENTS RELATING TO
ORANGE COUNTY MALCOLM ROAD WATER SUPPLY FACILITY**

THIS SALE AND PURCHASE AGREEMENT FOR ACCESS, UTILITY, AND STORMWATER MANAGEMENT SYSTEM EASEMENTS RELATING TO ORANGE COUNTY MALCOLM ROAD WATER SUPPLY FACILITY (the “Purchase Agreement”) is entered into as of the date of last execution below (the “Effective Date”) by and between the **CITY OF ORLANDO, FLORIDA**, a municipal corporation organized and existing under the laws of the State of Florida (the “City”), and **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida (the “County”). The City and the County may also hereinafter be collectively referred to as the “Water Conserv II Partners” or the “Parties,” and sometimes individually as a “Party.”

RECITALS:

WHEREAS, the City and the County each owns a fifty percent undivided interest in property located in Orange and Lake counties (the “Water Conserv II Lands”) on which they, as the Water Conserv II Partners, jointly operate and maintain water reclamation facilities known as “Water Conserv II;” and

WHEREAS, the County desires to construct and operate a public water supply facility referred to as the Malcolm Road Water Supply Facility (“MRWSF”) on land adjacent to a

portion of the Water Conserv II Lands; and

WHEREAS, the Water Conserv II Partners provide the County access from State Road 545 across a portion of the Water Conserv II Lands to the MRWSF; and

WHEREAS, the City has provided the County with an access easement over the portion of the access road from State Road 545 to the MRWSF, encumbering the City's fifty percent undivided interest in a portion of the Water Conserv II Lands; and

WHEREAS, during the design of the MRWSF, the County determined that it required additional right-of-way for the access road for access, utilities, and stormwater management; and

WHEREAS, to meet the access, utility, and stormwater management needs of the MRWSF, the County desires to purchase from the City, and the City desires to sell and convey to the County, perpetual easements encumbering the City's fifty percent interest in a portion of the Water Conserv II Lands, as more particularly described in the exhibits to this Purchase Agreement, which exhibits are attached hereto and incorporated herein by reference; and

WHEREAS, the County has determined that it requires additional access adjacent to the current right-of-way from State Road 545 to the MRWSF during the construction of the MRWSF; and

WHEREAS, the City, at the request of the County, agrees to grant a temporary construction easement along the north and south boundaries of the existing access easement from State Road 545 to the MRWSF, and the temporary construction easement is more particularly described in Exhibit "E;" and

WHEREAS, the Parties have negotiated in good faith and are empowered to be bound by the terms and conditions set forth in this Purchase Agreement.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the

Parties hereto and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the City and the County agree as follows:

Section 1. Recitals Incorporated. The above recitals are true and correct, form a material part hereof, and are incorporated herein as fully as if set forth hereafter.

Section 2. Sale and Purchase of the Easements.

2.1 Drainage Easement. The City agrees to sell and convey to the County, and the County agrees to purchase, the Drainage Easement more particularly described in, and substantially in the form that is attached hereto and incorporated herein as, Exhibit "B." The County accepts the easement areas in their "AS IS" and "WHERE IS" condition, with no warranties whatsoever, except as otherwise provided in this Purchase Agreement.

2.2 Access Easement. The City agrees to sell, and the County agrees to purchase, an Access Easement more particularly described in, and substantially in the form that is attached hereto and incorporated herein as, Exhibit "C." The County accepts the easement area in its "AS IS" and "WHERE IS" condition, with no warranties whatsoever, except as otherwise provided in this Purchase Agreement.

2.3 Utility Easement. The City agrees to sell and convey to the County, and the County agrees to purchase, the Utility Easement more particularly described in, and substantially in the form that is attached hereto and incorporated herein as, Exhibit "D." The County accepts the easement area in its "AS IS" and "WHERE IS" condition, with no warranties whatsoever, except as otherwise provided in this Purchase Agreement.

2.4 Temporary Construction Easement. The City agrees to grant, at no cost to the County, the Temporary Construction Easement more particularly described in, and substantially in the form that is attached hereto and incorporated herein as, Exhibit "E." The County accepts

the easement areas in their “AS IS” and “WHERE IS” condition, with no warranties whatsoever, except as otherwise provided in this Purchase Agreement. The Temporary Construction Easement shall terminate on the first anniversary of the date that the County completes construction of the MRWSF, unless an extension of the Temporary Construction Easement is approved by letter agreement signed by the Public Works Director of the City and the Director of Orange County Utilities Department. The Temporary Construction Easement shall automatically terminate, without the necessity of vacation or the City obtaining a release from the County, at such time as provided for termination in this paragraph 2.4. Any Party may file a Notice in the Official Records of Orange County, Florida, as evidence of the termination of the Temporary Construction Easement.

Section 3. Closing. The closing on the purchase and sale of the easements shall occur within thirty days of the Effective Date, unless extended by letter agreement between the Public Works Director of the City and the Director of Orange County Utilities Department (the “Closing Date”). Within ten days of the Effective Date, Parties shall mutually agree on the Closing Date, time, and place. If the Parties cannot reach agreement on the Closing Date, time, and place, the closing shall be held at the Orange County Attorney’s Office at 10:00 A.M. on the thirtieth day after the Effective Date.

Section 4. Purchase Price and Payment. The County shall pay the City on the Closing Date, and the City agrees to accept \$128,950.00 as the purchase price for all the easements that are conveyed to the County in accordance with this Purchase Agreement. The Parties agree that the purchase price shall be paid at Closing in federal or other immediately available funds.

Section 5. Federal restrictions. Portions of the Water Conserv II Lands were

purchased with federal grant funding and are subject to certain restrictions. The Parties acknowledge that the lands subject to the easements described herein may be subject to federal restrictions and have determined that the uses proposed by the County are consistent with those restrictions. The County is responsible for ensuring that the uses of the easement areas are consistent with the general use of the land for the original purposes of Water Conserv II. This provision in Section 5 shall be automatically extinguished if the federal restrictions over the land is released or otherwise terminated.

Section 6. Indemnification. To the extent allowed by law, the County agrees to indemnify and hold the City harmless from and against any and all damages, losses or claims, including but not limited to legal fees and expenses, to the extent that such damages, losses or claims are attributable to actions, omissions or negligence in the exercise of the rights arising under this Purchase Agreement by the County, its agents, or employees; provided, however, the City agrees that nothing contained in this Purchase Agreement shall constitute or be construed as a waiver of the County's limitations on liability set forth in Section 768.28, Florida Statutes, and other law. Further, the foregoing indemnity shall not apply to damages, losses, or claims arising from negligence of the City, including its agents or employees, or any damages, losses, or claims arising from, directly or indirectly, the use or operations of Water Conserv II. This paragraph shall survive the termination or cancellation of this Purchase Agreement.

Section 7. Responsibility for Professional Fees and Costs. Each Party shall be responsible for its own attorney's fees and other costs in connection with the preparation and execution of this Purchase Agreement, the Closing of the transaction contemplated herein, and in connection with all judicial and administrative proceedings related to the acquisition of the easements.

Section 8. Responsibility for Recording Fees and Taxes. The County shall be responsible for all recording fees and taxes, if any as to either, relating to this Purchase Agreement.

Section 9. Notices; Proper Form. Any notices required or allowed to be delivered hereunder shall be in writing and may either be (1) hand delivered, (2) sent by recognized overnight courier (such as Federal Express) or (3) mailed by certified or registered mail, return receipt requested, in a postage prepaid envelope, and addressed to a Party at the address set forth opposite the Party's name below, or at such other address as the Party shall have specified by written notice to the other Party delivered in accordance herewith:

CITY OF ORLANDO:

Director, Public Works
400 S. Orange Avenue
Orlando, Florida 32802-4990

ORANGE COUNTY:

Manager, Real Estate Management Division
P.O. Box 1393
Orlando, Florida 32802-1393

With a copy to:

Director, Orange County Utilities
9150 Curry Ford Road
Orlando, Florida 32825-7600

Notices personally delivered by hand or sent by overnight courier shall be deemed given on the date of delivery and notices mailed in accordance with the foregoing shall be deemed given five (5) days after deposit in the U.S. mail.

Section 10. Entire Agreement. This instrument constitutes the entire agreement between the Parties and supersedes all previous discussions, understandings and agreements between the Parties relating to the subject matter of this Purchase Agreement. Amendments to

the provisions herein shall be made by the Parties in writing by formal action of their governing bodies.

Section 11. Disclaimer of Third Party Beneficiaries. This Purchase Agreement is solely for the benefit of the formal Parties herein, and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal Party hereto.

Section 12. Binding Effect. All of the provisions of this Purchase Agreement shall be binding upon and inure to the benefit of and be enforceable by the legal representatives, successors and nominees of the County and the City.

Section 13. Time of the Essence. Time is hereby declared of the essence in the performance of each and every provision of this Purchase Agreement.

Section 14. Applicable Law. This Purchase Agreement shall be construed, controlled, and interpreted according to the laws of the State of Florida. Venue for any litigation shall be in state court in Orange County, Florida. The Parties waive any right to a jury trial.

Section 15. Miscellaneous.

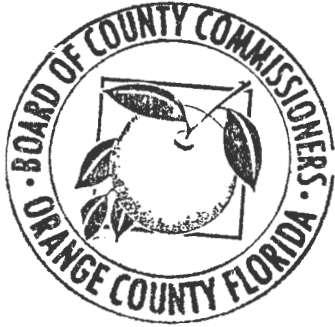
15.1 The Parties to this Purchase Agreement have participated fully in the negotiation and preparation hereof, and, accordingly, this Purchase Agreement shall not be more strictly construed against any one of the Parties hereto.

15.2 In construing this Purchase Agreement, the singular shall be held to include the plural, the plural shall be held to include the singular, the use of any gender shall be held to include every other and all genders, and captions and paragraph headings shall be disregarded.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement on the date and year written below their signatures.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



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

Date: 10 Sep 19

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

By: *Kate Smith*
Deputy Clerk

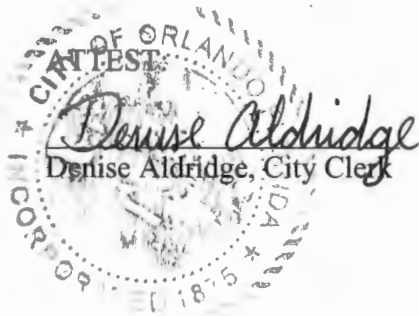
[THE CITY'S SIGNATURE ON NEXT PAGE]

CITY OF ORLANDO, FLORIDA

By: [Signature]
Mayor / Mayor Pro Tem

Date: 6-3-19

(SEAL)



APPROVED AS TO FORM AND LEGALITY

For the use and reliance of the City of Orlando, Florida only.

[Signature], 2019

[Signature]
Chief Assistant City Attorney
City of Orlando

City Council Meeting: 6-3-19
Item: B-9 Documentary: 190603809

EXHIBIT "A"

Key Map

Attached – 1 Page

Exhibit A

EXHIBIT "B"

Instrument: 801A.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.014(10), F.A.C.

DRAINAGE EASEMENT

THIS INDENTURE Made this ____ day of _____, A. D. 20____, between City of Orlando, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, paid by the GRANTEE, the receipt whereof is hereby acknowledged, as to the GRANTOR's undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage pipe, ditch, pond, or facility over, under, and upon the following described lands situate in Orange County, State of Florida, to wit;

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Numbers:

portions of

06-23-27-4292-07-080

09-23-27-0000-00-005

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 easement area and drainage pipe, ditch, pond, and any other facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 drainage facilities installed thereon. GRANTOR, however, retains the right to use the easement area when necessary for the operation of Water Conserv II.

GRANTEE may at any time change the location of pipelines or other facilities within the boundaries of the easement right of way, 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 extend its use of the easement beyond the easement boundaries described above.

Instrument: 801A.1

Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

Post Office Address

Witnesses:

As to City of Orlando

Printed Name

As to City of Orlando

Printed Name

BY: _____
Mayor / Mayor Pro Tem

ATTEST: _____
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

_____, 20____

City Attorney, Orlando, Florida

Printed Name

Instrument: 801A.1
Project: Malcolm Road Water Supply Facility

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, A.D. 20____, by _____, Mayor / Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They [] are personally known to me, or [] have each produced _____ and _____ as identification.

Witness my hand and official seal this ____ day of _____, 20 ____.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires:

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

EXHIBIT "A"

Drainage Easement

Attached – 8 Pages

PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - ORANGE COUNTY DRAINAGE EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 344.58 FEET; THENCE RUN S00°00'00"W, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 20.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 100.94 FEET; THENCE RUN S60°01'24"W, FOR A DISTANCE OF 27.57 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 72.75 FEET; THENCE RUN N60°03'24"W, FOR A DISTANCE OF 27.60 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 84.39 FEET; THENCE RUN S44°55'03"W, FOR A DISTANCE OF 19.31 FEET; THENCE RUN S00°07'28"E, FOR A DISTANCE OF 334.67 FEET; THENCE RUN S89°52'32"W, FOR A DISTANCE OF 25.00 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 368.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,025 SQUARE FEET OR 0.391 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 1)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-101

SHEET 1 OF 3

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⊠ ELECTRIC TRANSFORMER
- ☀ EVERGREEN TREE
- ⊕ FIRE HYDRANT
- ★ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- ⊠ MB MAIL BOX
- ☀ PALM TREE
- P POST
- ⊕ SATELLITE DISH
- ◆ SPIGOT
- ☀ SPRINKLER HEAD
- ⊠ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem er 23, 2016 10:46:34 AM DRAWING: P:\VER1\0034\200-10034-14001\CADIS r ey\DWG\V-SP-EASEMENTS .DWG



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 1)

Project No.: 200-10034-14001

Date: 12-22-2016

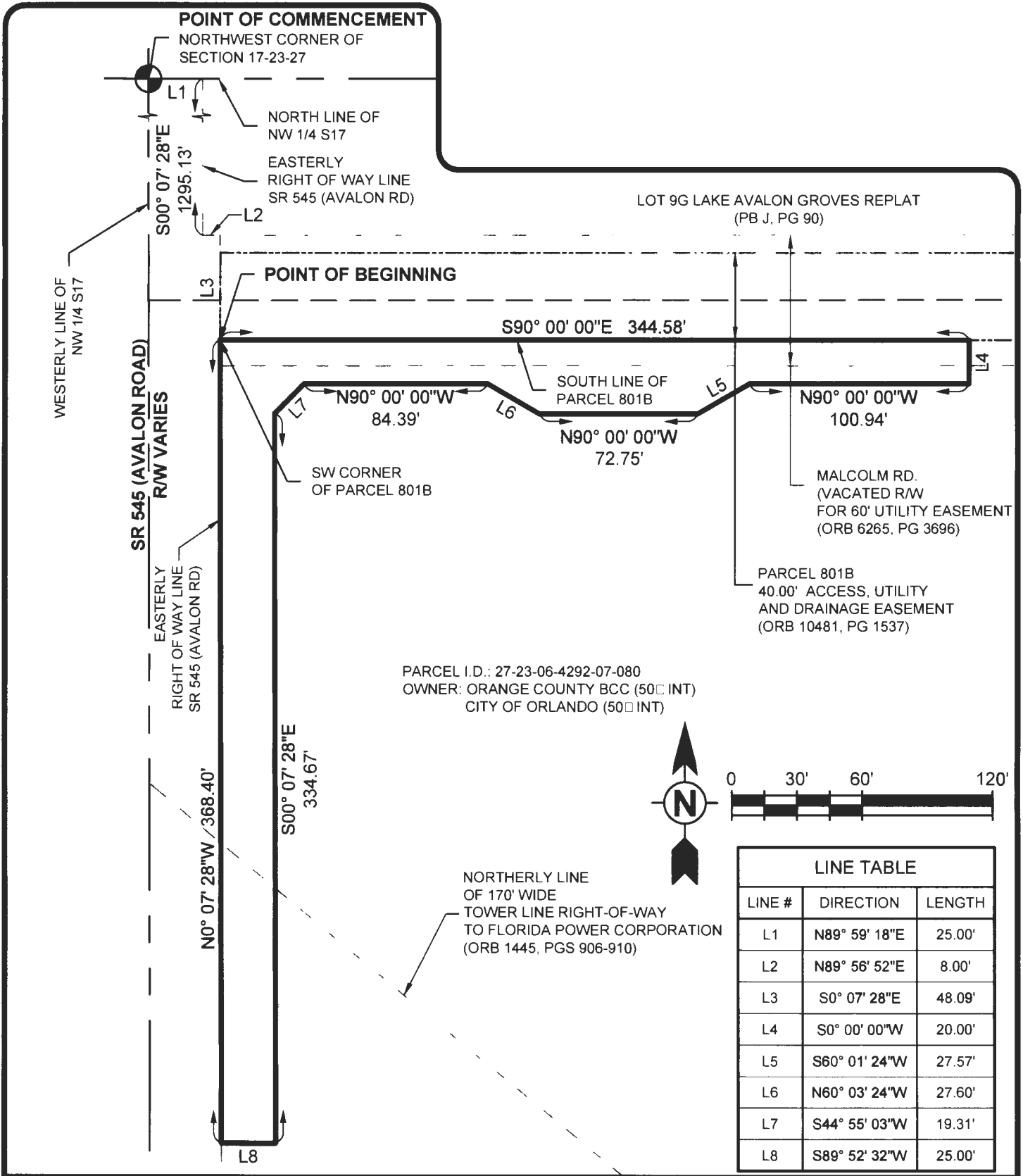
Designed By: BMM / LEJ

Drawing No.

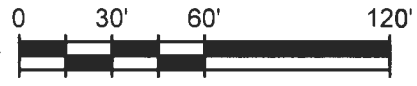
V-101

SHEET 2 OF 3

Friday, Decem er 23, 2016 10:46:39 AM DRAWING: P:\VER1\0034\200-10034-14001\CAD\IS r ey\DWG\V-SP-EASEMENTS .DWG



PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	S0° 00' 00"W	20.00'
L5	S60° 01' 24"W	27.57'
L6	N60° 03' 24"W	27.60'
L7	S44° 55' 03"W	19.31'
L8	S89° 52' 32"W	25.00'



www.tetrattech.com
 201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY
 DRAINAGE
 EASEMENT
 (EASEMENT 1)

Project No.: 200-10034-14001
 Date: 12-22-2016
 Designed By: BMM / LEJ
 Drawing No.
 V-101
 SHEET 3 OF 3

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50 INT)
 CITY OF ORLANDO (50 INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - ORANGE COUNTY DRAINAGE EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG THE SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 473.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S90°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2,946.95 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 203.11 FEET; THENCE RUN S00°04'23"E, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 15.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 799.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 355.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 326.08 FEET; THENCE RUN N00°00'00"E, FOR A DISTANCE OF 243.00 FEET; THENCE RUN N58°05'59"W, FOR A DISTANCE OF 189.68 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 416.00 FEET; THENCE RUN N82°40'33"W, FOR A DISTANCE OF 90.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 434.00 FEET; THENCE RUN N68°09'02"W, FOR A DISTANCE OF 20.35 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 414.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 88.00 FEET; THENCE RUN S90°00'00"E, FOR A DISTANCE OF 140.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 212.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 314.00 FEET; THENCE RUN N10°07'03"W, FOR A DISTANCE OF 300.63 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 265.00 FEET; THENCE RUN N00°00'00"E, TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED PARCEL 801B, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 272,376 SQUARE FEET OR 6.253 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5364 TETRA TECH - LB #26

Project No.:	200-10034-14001
Date:	12-22-2016
Designed By:	BMM / LEJ
Drawing No.	V-102
	SHEET 1 OF 5



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 2)

Friday, Decem er 23, 2016 10:46:43 AM DRAWING: P:\IER1\0034\200-10034-14001\CAD\IS r_by\DWG\IV-SP-EASEMENTS .DWG

LEGEND

- ◆ BM BENCHMARK
- ⊗ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ✦ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- Ⓜ MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ⚙ SPIGOT
- ☀ SPRINKLER HEAD
- Ⓜ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RPC | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem er 23, 2016 10:46:48 AM DRAWING: P:\VER10034\200-10034-14001\CAD\IS_r_eyDwg\IV-SF-EASEMENTS.DWG



TETRA TECH

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201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

DRAINAGE
EASEMENT
(EASEMENT 2)

Project No.: 200-10034-14001

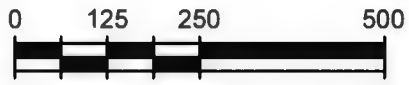
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 2 OF 5



LOT 9G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

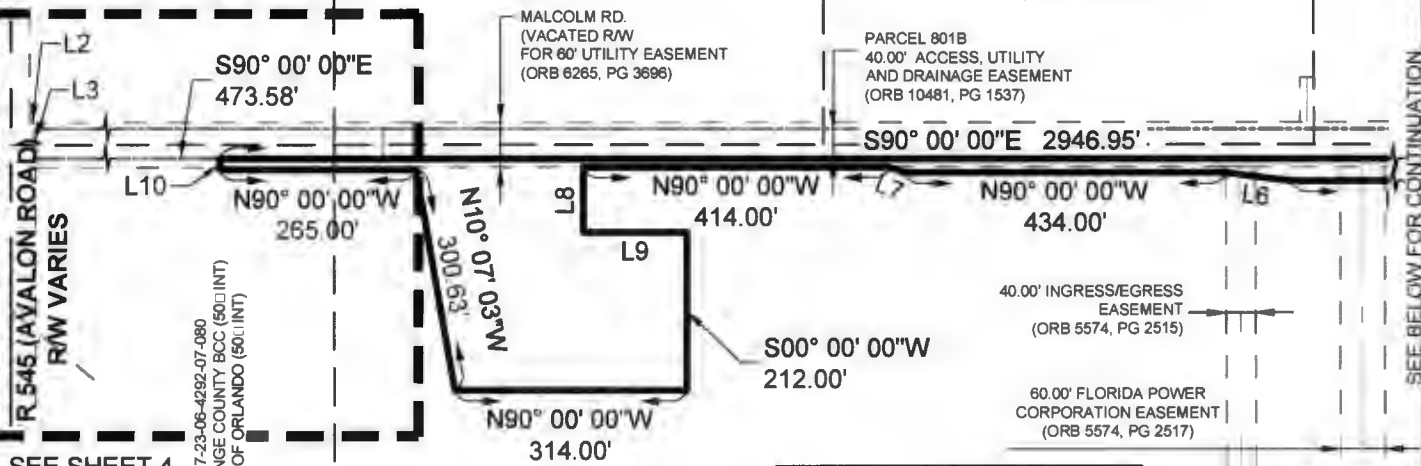
LOT 10G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-06-0003-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LOT 11G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)



SEE SHEET 4

PARCEL I.D.: 27-23-06-4292-07-080
OWNER: ORANGE COUNTY BCC (50:1 INT)
CITY OF ORLANDO (50:1 INT)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N82° 40' 33"W	90.00'
L7	N68° 09' 02"W	20.35'
L8	S0° 00' 00"W	88.00'
L9	S90° 00' 00"E	140.00'

LOT 12G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

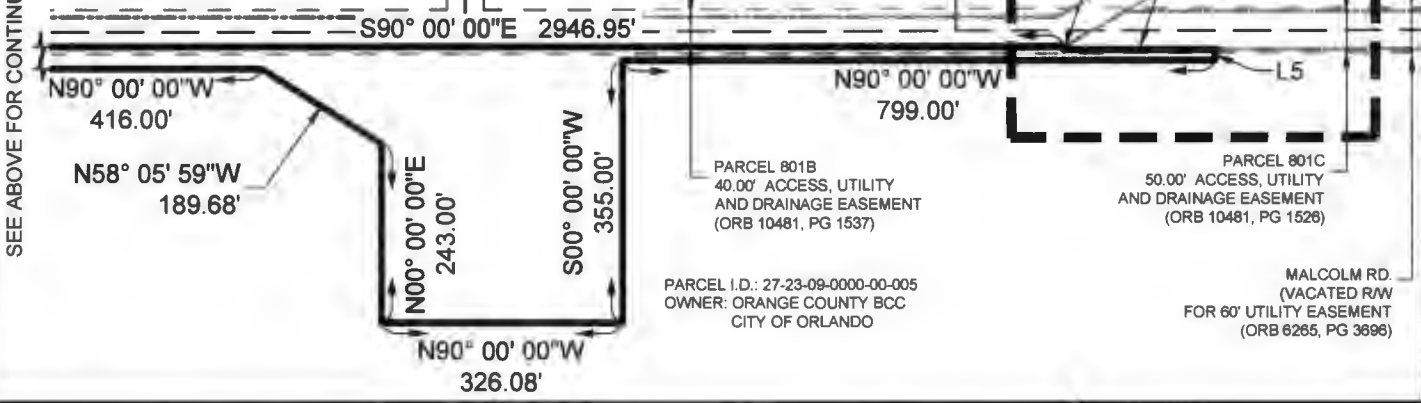
LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

LOT 13G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

50' RIGHT-OF-WAY
(PBJ, PG 90)

SEE SHEET 5

SEE ABOVE FOR CONTINUATION



PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)



TETRA TECH

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PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

DRAINAGE
EASEMENT
(EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

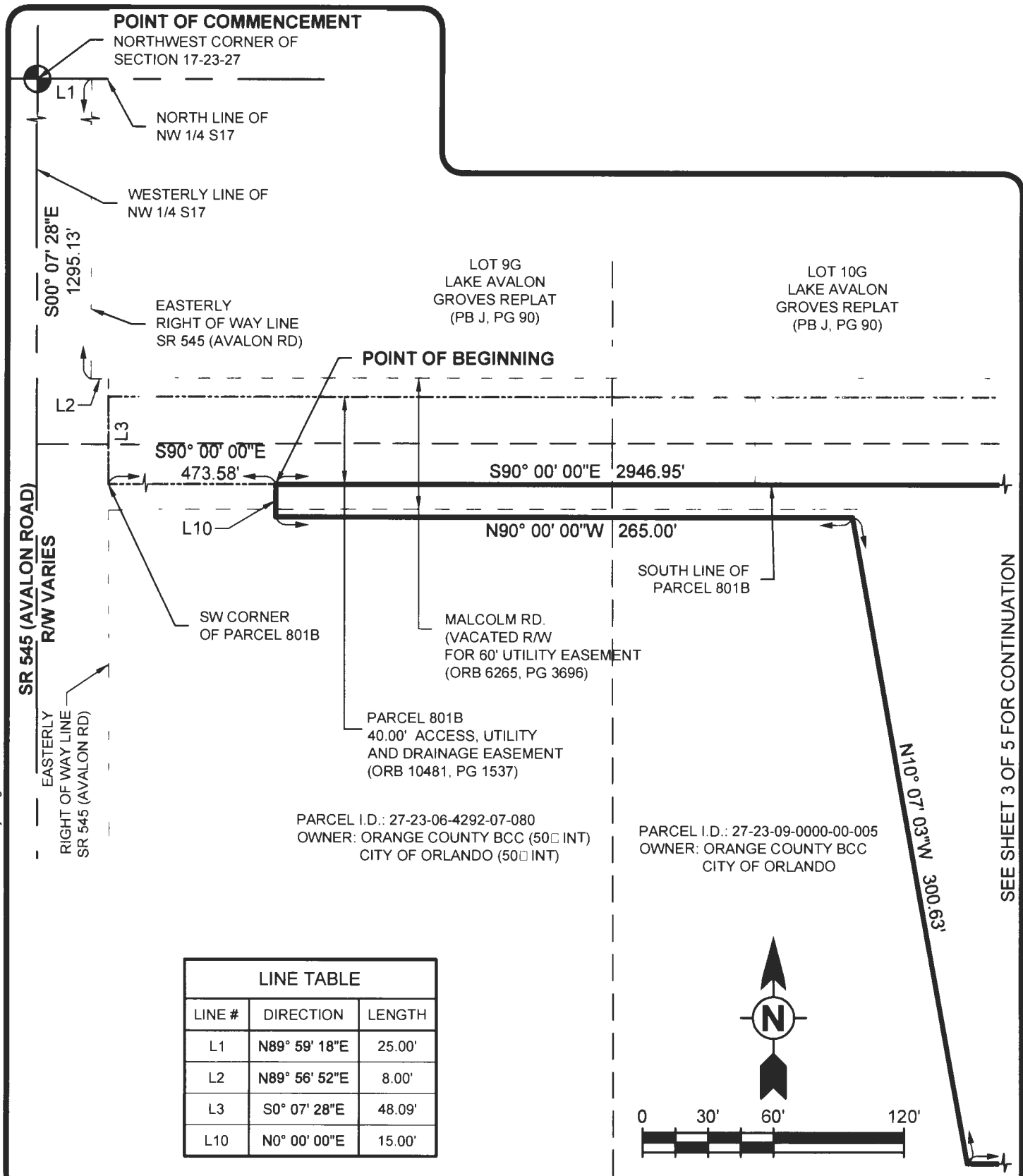
V-102

SHEET 3 OF 5

Friday, December 23, 2016 10:46:55 AM DRAWING: P:\10034\200-10034-14001\CAD\SI\Tt\ey\DWG\W-SR-EASEMENTS.DWG

SEE BELOW FOR CONTINUATION

Friday, Decem er 23, 2016 10:46:59 AM DRAWING: P:\I\10034\200-10034-14001\CAD\IS r ey\DWG\SP-EASEMENTS .DWG



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L10	N0° 00' 00"E	15.00'

SEE SHEET 3 OF 5 FOR CONTINUATION



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 2)

Project No.: 200-10034-14001

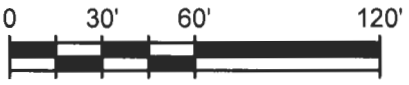
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 4 OF 5



PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

LOT 14G
 LAKE AVALON
 GROVES REPLAT
 (PB J, PG 90)

PARCEL 801B
 40.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1537)

SEE SHEET 3 OF 5 FOR CONTINUATION

S90° 00' 00"E
 2946.95'

N89° 55' 37"E 203.11'

N90° 00' 00"W 799.00'

SOUTH LINE OF
 PARCEL 801B

SOUTH LINE OF
 PARCEL 801C

PARCEL 801C
 50.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1526)

PARCEL 801B
 40.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1537)

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

MALCOLM RD.
 (VACATED R/W
 FOR 60' UTILITY EASEMENT
 (ORB 6265, PG 3696)

LINE TABLE

LINE #	DIRECTION	LENGTH
L4	S0° 02' 27"E	3.50'
L5	S0° 04' 23"E	15.00'



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 5 OF 5

Friday, December 23, 2016 10:47:03 AM DRAWING: P:\VERT\10034\200-10034-14001\CADIS_rsy\DWG\SP-EASEMENTS.DWG

EXHIBIT "C"

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.014(10), F.A.C.

ACCESS EASEMENT

THIS INDENTURE Made this ____ day of _____, A. D. 20____, between City of Orlando, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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 Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt of which is hereby acknowledged, as to its undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its successors, a non-exclusive perpetual easement for right-of-way for access road purposes and full authority to enter upon, construct, and operate a road over and upon the following described lands situate in the County of Orange, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

09-23-27-0000-00-005

TO HAVE AND TO HOLD the said access easement unto the GRANTEE and its successors for the purposes aforesaid.

THIS EASEMENT is given to and accepted by GRANTEE with the understanding and agreement that the GRANTOR shall have the right to use any road constructed within the easement area for the operation of Water Conserv II, without obligation on GRANTOR's part to contribute to the construction or maintenance of the road.

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

Post Office Address

Witnesses:

As to City of Orlando

Printed Name

As to City of Orlando

Printed Name

BY: _____
Mayor / Mayor Pro Tem

ATTEST: _____
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

_____, 20____

City Attorney, Orlando, Florida

Printed Name

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20____, by _____, Mayor / Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They [] are personally known to me, or [] have each produced _____ and _____ as identification.

Witness my hand and official seal this _____ day of _____, 20____.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires:

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

EXHIBIT "A"

Access Easement

Attached – 3 Pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-08-0000-00-001
 OWNER: ORANGE COUNTY BCC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY ACCESS EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.09 FEET TO THE NORTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N90°00'00"E, ALONG NORTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3359.89 FEET TO THE POINT OF BEGINNING; THENCE RUN N60°00'00"E, FOR A DISTANCE OF 423.06 FEET; THENCE RUN S00°08'02"E, FOR A DISTANCE OF 28.83 FEET; THENCE RUN S60°00'00"W, FOR A DISTANCE OF 365.40 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 801B.; THENCE RUN S90°00'00"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,856 SQUARE FEET OR 0.226 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
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LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

25' ACCESS EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-104

SHEET 1 OF 3

LEGEND

- ◆ BM BENCHMARK
- ⊗ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ E ELECTRIC TRANSFORMER
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- ☀ SPRINKLER HEAD
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- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- ◎ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
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| CONC | CONCRETE | NL | NAIL |
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| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
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| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem er 23, 2016 10:47:38 AM DRAWING: P:\IER\10034\200-10034-14001\CAD\IS r ey\DWG\IV-SP-EASEMENTS .DWG



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' ACCESS EASEMENT

Project No.: 200-10034-14001

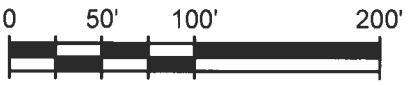
Date: 12-22-2016

Designed By: BMM / LEJ

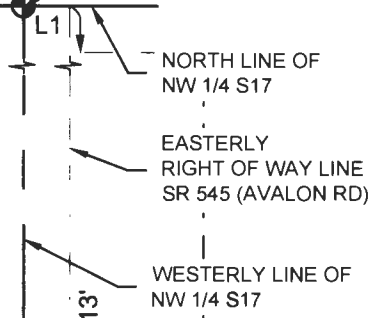
Drawing No.

V-104

SHEET 2 OF 3



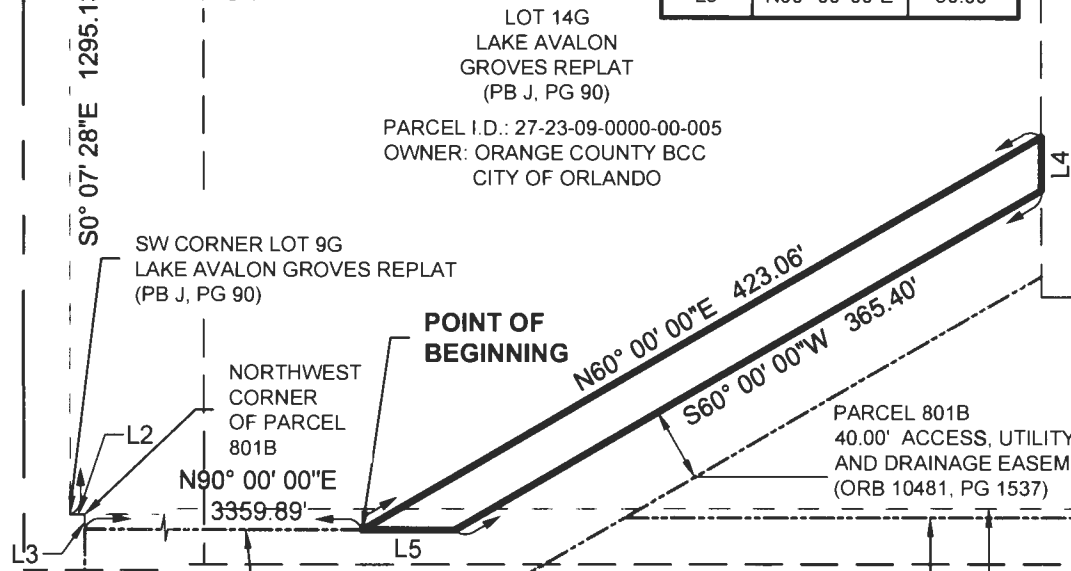
POINT OF COMMENCEMENT
 NORTHWEST CORNER OF
 SECTION 17-23-27



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	8.09'
L4	S0° 08' 02"E	28.83'
L5	N90° 00' 00"E	50.00'

PARCEL I.D.: 27-23-08-0000-00-001
 OWNER: ORANGE COUNTY BCC

LOT 14G
 LAKE AVALON
 GROVES REPLAT
 (PB J, PG 90)
 PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO



SW CORNER LOT 9G
 LAKE AVALON GROVES REPLAT
 (PB J, PG 90)

POINT OF BEGINNING

NORTHWEST
 CORNER
 OF PARCEL
 801B

PARCEL 801B
 40.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1537)

NORTH LINE OF
 PARCEL 801B

PARCEL 801C
 50.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1526)

MALCOLM RD.
 (VACATED R/W
 FOR 60' UTILITY EASEMENT
 (ORB 6265, PG 3696)

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

Friday, Decem er 23, 2016 10:47:44 AM DRAWING: P:\VER\10034\200-10034-14001\CAD\IS r ey\DWG\IV-SP-EASEMENTS .DWG



201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY
 25' ACCESS EASEMENT

Project No.: 200-10034-14001
 Date: 12-22-2016
 Designed By: BMM / LEJ

Drawing No.
V-104
 SHEET 3 OF 3

EXHIBIT "D"

Instrument: 801C.1

Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.014(10), F.A.C.

UTILITY EASEMENT

THIS INDENTURE Made _____, between City of Orlando, Florida, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, paid by the GRANTEE, the receipt whereof is hereby acknowledged, as to the GRANTOR's undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive 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, State of Florida, to wit;

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Number:

a portion of

09-23-27-0000-00-005

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 easement area and utilities, and any other facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor authorize 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. However, GRANTOR reserves the right to use the easement area when necessary for the operation of Water Conserv II.

GRANTEE may at any time change the location of utilities or other facilities within the boundaries of the easement right of way, 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 extend its use of the easement beyond the easement boundaries described above.

Instrument: 801C.1

Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

Post Office Address

Witnesses:

As to City of Orlando

Printed Name

As to City of Orlando

Printed Name

BY: _____
Mayor / Mayor Pro Tem

ATTEST: _____
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

_____, 20____

City Attorney, Orlando, Florida

Printed Name

Instrument: 801C.1
Project: Malcolm Road Water Supply Facility

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20____, by _____, Mayor / Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They [] are personally known to me, or [] have each produced _____ and _____ as identification.

Witness my hand and official seal this _____ day of _____, 20____.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires:

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

EXHIBIT "A"

Utility Easement

Attached – 7 Pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-08-0000-00-001
 OWNER: ORANGE COUNTY BCC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY UTILITY EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3420.53 FEET; THENCE RUN N60°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 103.23 FEET TO THE POINT OF BEGINNING; THENCE RUN N60°00'00"E, CONTINUING ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 249.92 FEET; THENCE RUN S00°08'02"E, FOR A DISTANCE OF 11.11 FEET; THENCE RUN N89°52'45"E, FOR A DISTANCE OF 30.85 FEET; THENCE RUN S60°00'00"W, FOR A DISTANCE OF 227.71 FEET; THENCE RUN S89°55'37"W, FOR A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,799 SQUARE FEET OR 0.133 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

25' UTILITY EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 1 OF 3

Friday, December 23, 2016 10:47:48 AM DRAWING: P:\10034\200-10034-14001\CADIS_r_ey\DWG\V-SP-EASEMENTS.DWG

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ E ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ★ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- Ⓜ MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ⊕ SPIGOT
- ★ SPRINKLER HEAD
- Ⓟ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem. er 23, 2016 10:47:53 AM DRAWING: P:\VER10034\200-10034-14001\CAD\IS r ey\DWG\IV-SF-EASEMENTS.DWG



TETRA TECH

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ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' UTILITY EASEMENT

Project No.: 200-10034-14001

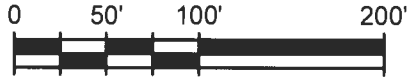
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 2 OF 3



POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 17-23-27

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	N60° 00' 00"E	103.23'
L5	S0° 08' 02"E	11.11'
L6	N89° 52' 45"E	30.85'
L7	S89° 55' 37"W	50.11'

PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)
PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)
POINT OF BEGINNING

S90° 00' 00"E
3420.53'
SOUTH LINE OF
PARCEL 801B
SW CORNER
OF PARCEL 801B

SOUTH LINE OF
PARCEL 801C

PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

S0° 07' 28"E 1295.13'

N60° 00' 00"E
249.92'

S60° 00' 00"W
227.71'

Friday, Decem er 23, 2016 10:47:59 AM DRAWING: P:\IER10034\200-10034-14001\CAD\IS r ey\dwg\V-SP-EASEMENTS .DWG



TETRA TECH

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ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' UTILITY EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 3 OF 3

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY UTILITY EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3420.53 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 300.98 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°04'15"E, FOR A DISTANCE OF 168.74 FEET; THENCE RUN S89°55'45"E, FOR A DISTANCE OF 50.00 FEET; THENCE RUN S00°04'15"W, FOR A DISTANCE OF 185.99 FEET; THENCE RUN N90°00'00"E, FOR A DISTANCE OF 324.84 FEET; THENCE RUN S65°28'07"E, FOR A DISTANCE OF 141.06 FEET; THENCE RUN S53°36'53"E, FOR A DISTANCE OF 339.23 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF S.R. 429 WESTERN BELTWAY PER RIGHT-OF-WAY MAPS PROJECT NO. 75320-6460-654; THENCE RUN S36°25'02"W, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 50.00 FEET; THENCE RUN N53°36'53"W, FOR A DISTANCE OF 334.01 FEET; THENCE RUN N65°28'07"W, FOR A DISTANCE OF 125.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 364.03 FEET; THENCE RUN N00°04'15"E, FOR A DISTANCE OF 67.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,255 SQUARE FEET OR 1.177 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-106

SHEET 1 OF 4



TETRA TECH

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 ORLANDO, FL 32801
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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

50' UTILITY
 EASEMENT
 FOR 36" TRANSMISSION MAIN

Friday, Decem er 23, 2016 10:48:03 AM DRAWING: P:\VERI10034\200-10034-14001\CADIS_r_eyDwg\IV-SP-EASEMENTS_.DWG

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊙ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ✦ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- Ⓜ MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ◆ SPIGOT
- ☀ SPRINKLER HEAD
- Ⓜ P TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊙ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem er 23, 2016 10:48:08 AM DRAWING: P:\IER\10034\200-10034-14001\CAD\IS r ey\dwg\IV-SP-EASEMENTS .DWG



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ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

50' UTILITY
EASEMENT
FOR 36" TRANSMISSION MAIN

Project No.: 200-10034-14001

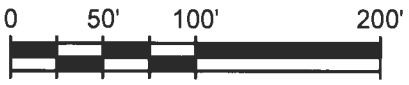
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

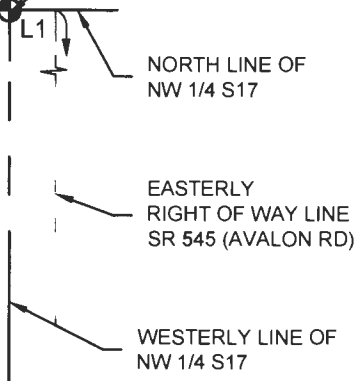
V-106

SHEET 2 OF 4



POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 17-23-27



LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

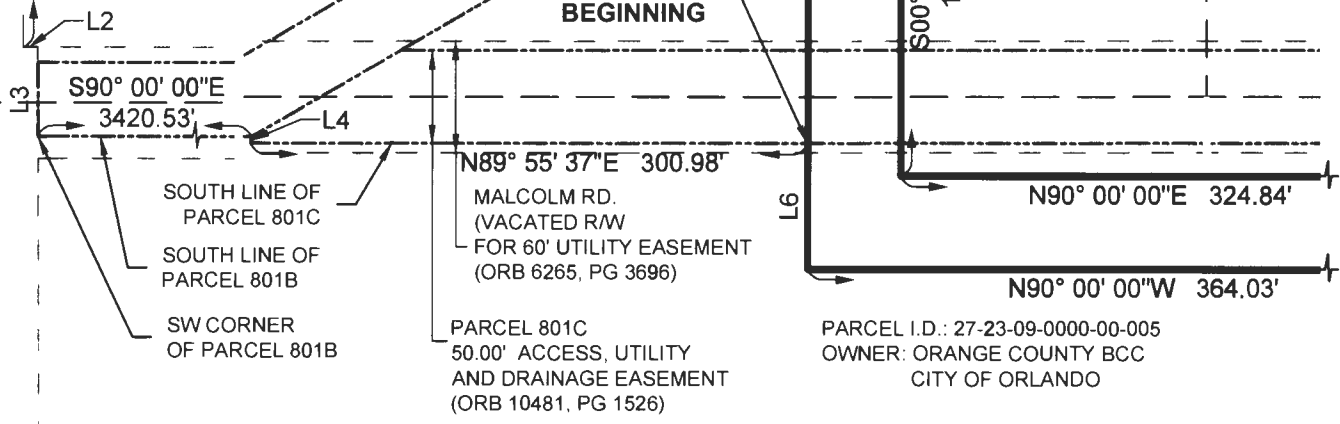
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	S0° 02' 27"E	3.50'
L5	N0° 04' 15"E	168.74'
L6	N0° 04' 15"E	67.31'

LOT 15G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

S0° 07' 28"E 1295.13'

POINT OF BEGINNING



SEE SHEET 4 OF 4 FOR CONTINUATION

Friday, Decem er 23, 2016 10:48:14 AM DRAWING: P:\VER10034\200-10034-14001\CAD\IS r_ey\DWG\IV-SF-EASEMENTS .DWG

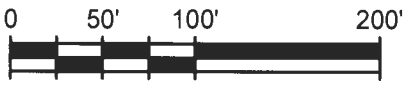


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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

50' UTILITY
EASEMENT
FOR 36" TRANSMISSION MAIN

Project No.:	200-10034-14001
Date:	12-22-2016
Designed By:	BMM / LEJ
Drawing No.	V-106
	SHEET 3 OF 4



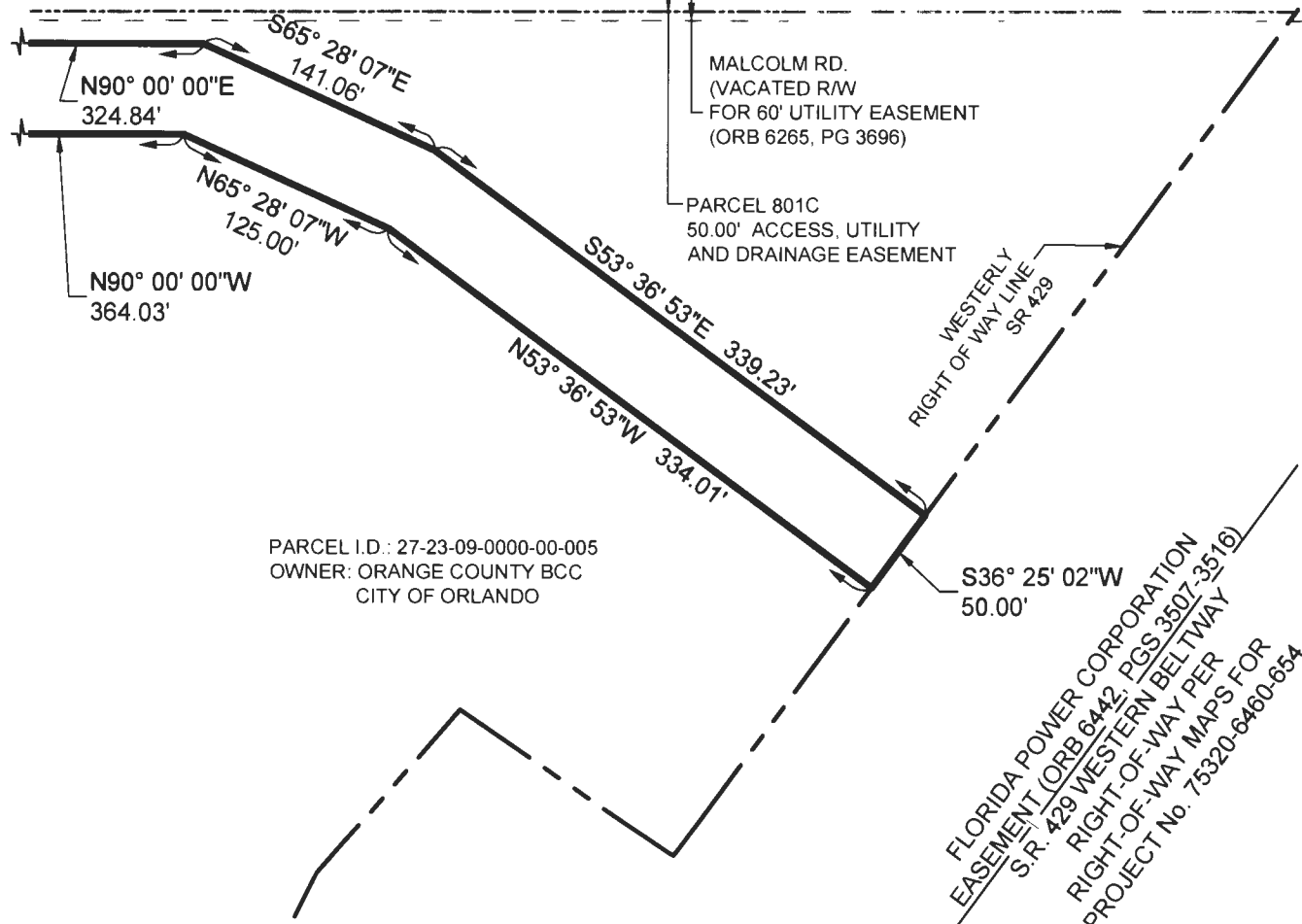
PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

LOT 15G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LOT 16G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

SEE SHEET 3 OF 4 FOR CONTINUATION



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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY
50' UTILITY
EASEMENT
FOR 36" TRANSMISSION MAIN

Project No.:	200-10034-14001
Date:	12-22-2016
Designed By:	BMM / LEJ
Drawing No.	V-106
	SHEET 4 OF 4

EXHIBIT "E"

Instrument: 701.1

Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.014(10), F.A.C.

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00 and other valuable considerations, the City of Orlando, Florida, a municipal corporation organized and existing under the laws of the state of Florida, whose address is 400 South Orange Avenue, Orlando, Florida, 32801, GRANTOR, as to its 50% interest, does hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owner, for the purposes described herein, such lands being described as follows:

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Numbers:

portions of

06-23-27-4292-07-080

09-23-27-0000-00-005

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of utility improvements, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire at 11:59 P.M. on the one-year anniversary of the completion of the construction of the project.

Instrument: 701.1
Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

Post Office Address

Witnesses:

As to City of Orlando

Printed Name

As to City of Orlando

Printed Name

BY: _____
Mayor / Mayor Pro Tem

ATTEST: _____
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

_____, 20____

City Attorney, Orlando, Florida

Printed Name

Instrument: 701.1
Project: Malcolm Road Water Supply Facility

STATE OF _____

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20____, by _____, Mayor / Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They [] are personally known to me, or [] have each produced _____ and _____ as identification.

Witness my hand and official seal this _____ day of _____, 20____.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires:

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

EXHIBIT "A"

Temporary Construction Easement

Attached – 5 Pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 20' ORANGE COUNTY CONSTRUCTION EASEMENT (EASEMENT 1):

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1283.21 FEET AND THE POINT OF BEGINNING; THENCE RUN N90°00'00"E, FOR A DISTANCE OF 3,452.58 FEET TO A POINT ON THE NORTH LINE OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S60°00'00"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET; THENCE RUN N90°00'00"W, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 3,417.89 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545; THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,705 SQUARE FEET OR 1.577 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26



TETRA TECH

www.tetratech.com

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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

TEMPORARY
 CONSTRUCTION
 EASEMENTS

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 1 OF 5

Friday, December 23, 2016 10:47:08 AM DRAWING: P:\VERT10034\200-10034-14001\CADIS_r_ey\Drawg\V-SP-EASEMENTS.DWG

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50 INT)
 CITY OF ORLANDO (50 INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 30' ORANGE COUNTY CONSTRUCTION EASEMENT (EASEMENT 2):

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN S90°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 3,420.53 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 329.26 FEET; THENCE RUN S00°04'23"E, FOR A DISTANCE OF 26.50 FEET; THENCE RUN S89°55'37"W, FOR A DISTANCE OF 329.26 FEET; THENCE RUN S90°00'00"W, FOR A DISTANCE OF 3,420.50 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 111,341 SQUARE FEET OR 2.556 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 2 OF 5



TETRA TECH

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 ORLANDO, FL 32801
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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

TEMPORARY
 CONSTRUCTION
 EASEMENTS

Friday, December 23, 2016 10:47:13 AM DRAWING: P:\EVER10034\200-10034-14001\CADIS_r_ey\dwg\V-SP-EASEMENTS.DWG

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ E ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ✦ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- Ⓜ MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ⊕ SPIGOT
- ☀ SPRINKLER HEAD
- Ⓜ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- ▣ UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 3 OF 5



POINT OF COMMENCEMENT
(EASEMENT 1 AND 2)
NORTHWEST CORNER OF
SECTION 17-23-27

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	S89° 56' 52"W	8.00'
L3	S0° 07' 28"E	48.09'

PARCEL I.D.: 27-23-06-4292-07-080
OWNER: ORANGE COUNTY BCC (50 INT)
CITY OF ORLANDO (50 INT)

LOT 9G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

WESTERLY LINE OF
NW 1/4 S17

S0° 07' 28"E 1295.13'
(EASEMENT 2)
S0° 07' 28"E 1283.21'
(EASEMENT 1)

EASTERLY
RIGHT OF WAY LINE
SR 545 (AVALON RD)

POINT OF BEGINNING
EASEMENT 1

EASEMENT 1

N90° 00' 00"E 3452.58'

NORTH LINE OF
PARCEL 801B

N0° 07' 28"W 20.00'

S90° 00' 00"W 3417.89'

S90° 00' 00"E 3420.53'

N0° 07' 28"W 30.00'

S90° 00' 00"W 3420.50'

SOUTH LINE OF
PARCEL 801B

POINT OF BEGINNING
EASEMENT 2
SW CORNER
OF PARCEL 801B

EASEMENT 2

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

PARCEL I.D.: 27-23-06-4292-07-080
OWNER: ORANGE COUNTY BCC (50 INT)
CITY OF ORLANDO (50 INT)

SR 545 (AVALON ROAD)
RW VARIES

EASTERLY
RIGHT OF WAY LINE
SR 545 (AVALON RD)

SEE SHEET 5 OF 5 FOR CONTINUATION

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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.: 200-10034-14001

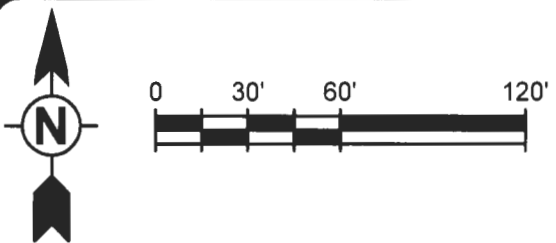
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

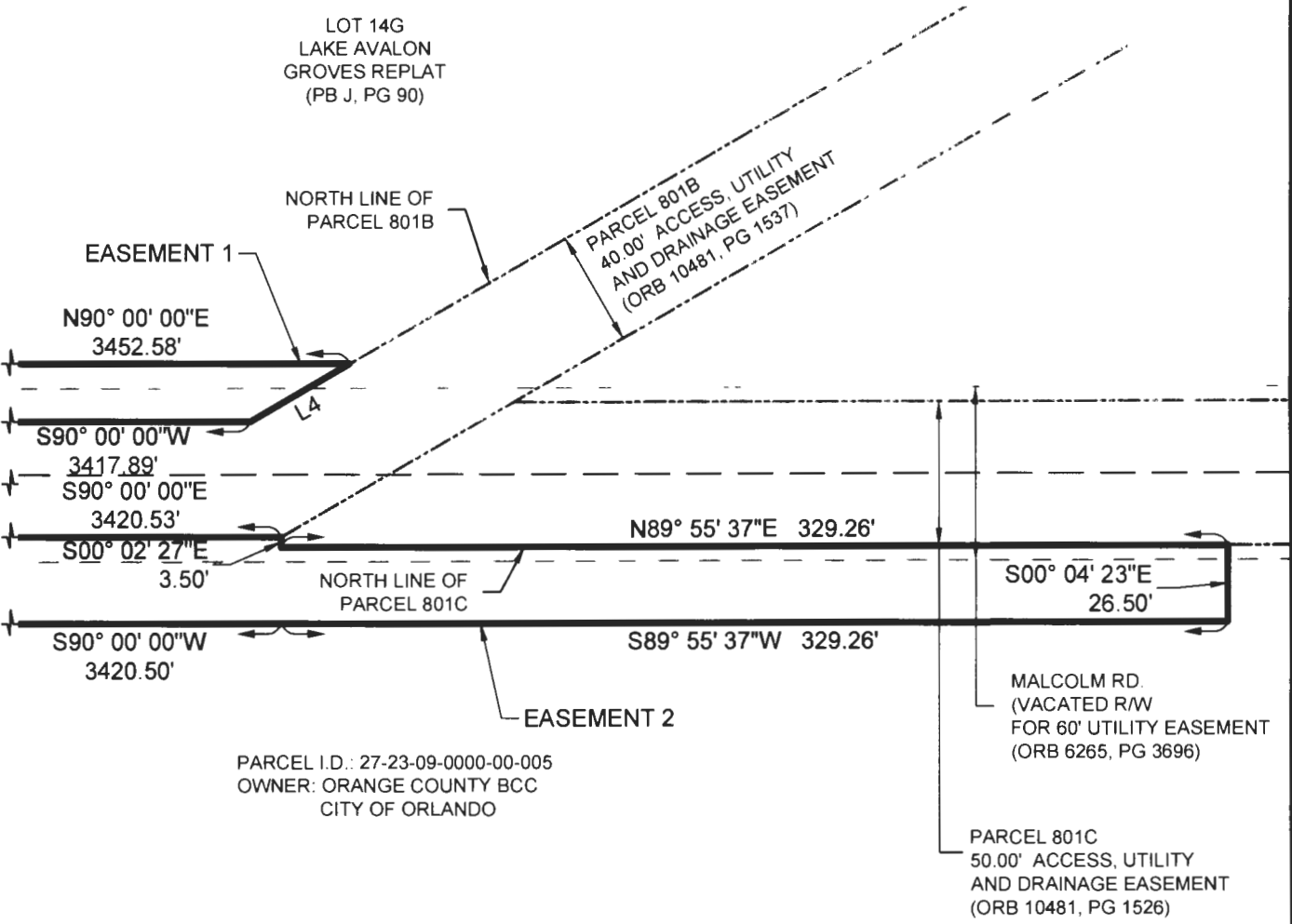
V-103

SHEET 4 OF 5



LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

SEE SHEET 4 OF 5 FOR CONTINUATION



PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S60° 00' 00"W	40.00'

Friday, Decem er 23, 2016 10:47:29 AM DRAWING: P:\VER10034\200-10034-14001\CAD\IS r ey\DWG\V-SP-EASEMENTS .DWG



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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.:	200-10034-14001
Date:	12-22-2016
Designed By:	BMM / LEJ
Drawing No.	V-103
	SHEET 5 OF 5

SEP 10 2019

Instrument: 801A.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.0114(10), F.A.C.

DRAINAGE EASEMENT

THIS INDENTURE Made this 3rd day of June, A. D. 20 19, between City of Orlando, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, paid by the GRANTEE, the receipt whereof is hereby acknowledged, as to the GRANTOR's undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive easement for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage pipe, ditch, pond, or facility over, under, and upon the following described lands situate in Orange County, State of Florida, to wit;

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Numbers:

portions of

06-23-27-4292-07-080
09-23-27-0000-00-005

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 easement area and drainage pipe, ditch, pond, and any other facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 drainage facilities installed thereon. GRANTOR, however, retains the right to use the easement area when necessary for the operation of Water Conserv II.

GRANTEE may at any time change the location of pipelines or other facilities within the boundaries of the easement right of way, 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 extend its use of the easement beyond the easement boundaries described above.

Instrument: 801A.1

Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

PO BOX 4990
Post Office Address

ORLANDO, FL 32802

Witnesses:

Denise Holmberg
As to City of Orlando

DENISE HOLMBERG
Printed Name

Diana Ruiz
As to City of Orlando

DIANA PEREZ
Printed Name

BY: J. L. Hill
Mayor / Mayor Pro Tem

ATTEST: Denise Aldridge
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

5/27, 2019

[Signature]
Chief Assistant City Attorney, Orlando, Florida

Roy Payne
Printed Name

Instrument: 801A.1
Project: Malcolm Road Water Supply Facility

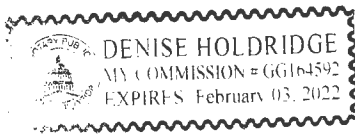
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3 day of JUNE, A.D. 2019, by REGINA F. HILL, ~~Mayor~~/ Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They are personally known to me, or have each produced _____ and _____ as identification.

Witness my hand and official seal this 3 day of JUNE, 2019.

(Notary Seal)



Denise Holdridge
Notary Signature

DENISE HOLDRIDGE
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 2-3-22

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

EXHIBIT "A"

Drainage Easement

Attached – 8 pages

PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50 INT)
 CITY OF ORLANDO (50 INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - ORANGE COUNTY DRAINAGE EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND THE POINT OF BEGINNING; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 344.58 FEET; THENCE RUN S00°00'00"W, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 20.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 100.94 FEET; THENCE RUN S60°01'24"W, FOR A DISTANCE OF 27.57 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 72.75 FEET; THENCE RUN N60°03'24"W, FOR A DISTANCE OF 27.60 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 84.39 FEET; THENCE RUN S44°55'03"W, FOR A DISTANCE OF 19.31 FEET; THENCE RUN S00°07'28"E, FOR A DISTANCE OF 334.67 FEET; THENCE RUN S89°52'32"W, FOR A DISTANCE OF 25.00 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 368.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,025 SQUARE FEET OR 0.391 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-101

SHEET 1 OF 3



TETRA TECH

www.tetrattech.com

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 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 1)

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LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊙ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ✦ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ⚙ SPIGOT
- ☀ SPRINKLER HEAD
- ⏏ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- ▣ UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊙ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 1)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

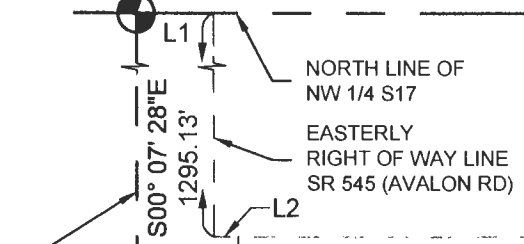
V-101

SHEET 2 OF 3

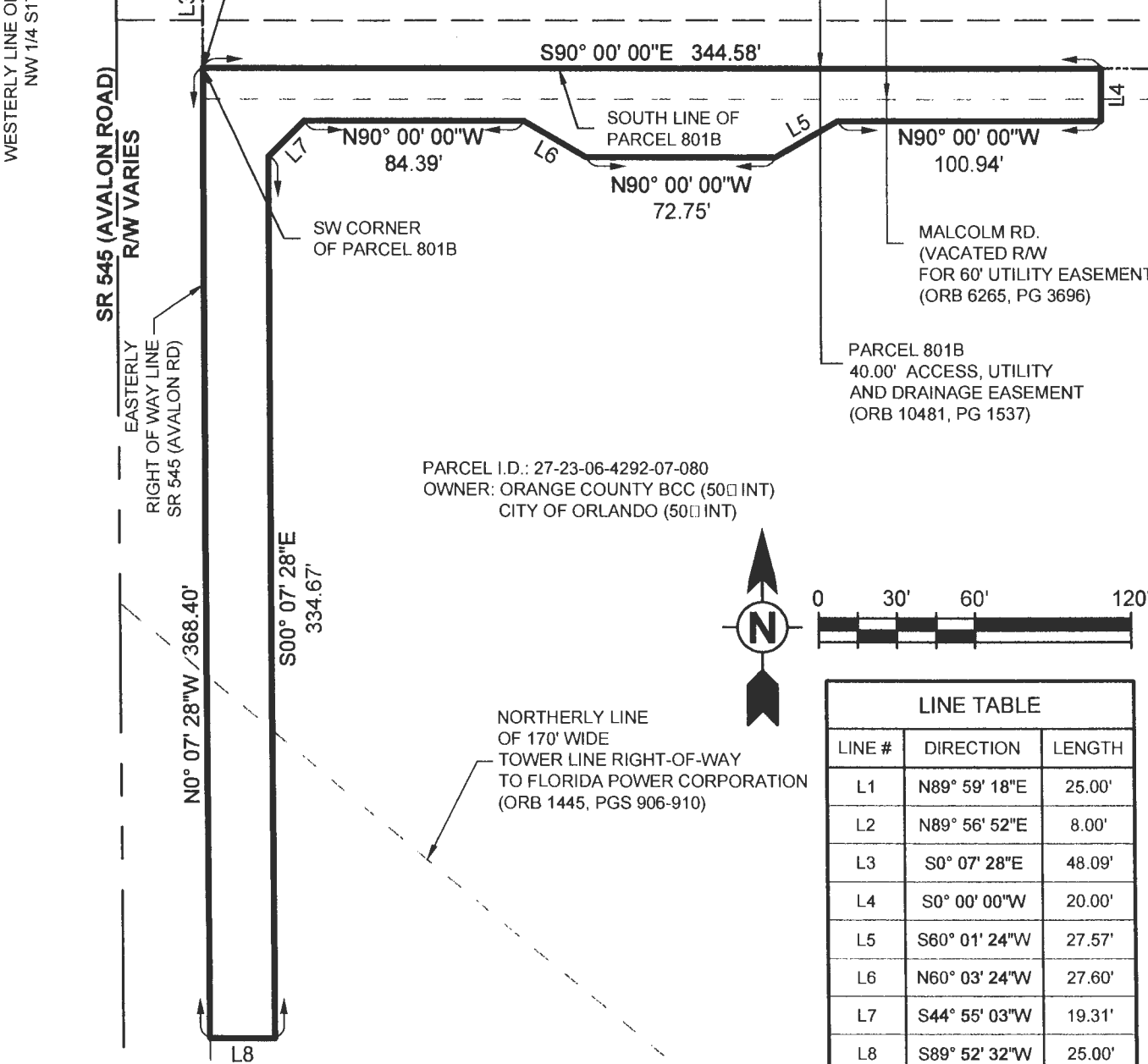
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POINT OF COMMENCEMENT

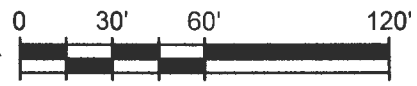
NORTHWEST CORNER OF SECTION 17-23-27



POINT OF BEGINNING



PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	S0° 00' 00"W	20.00'
L5	S60° 01' 24"W	27.57'
L6	N60° 03' 24"W	27.60'
L7	S44° 55' 03"W	19.31'
L8	S89° 52' 32"W	25.00'



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 1)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-101

SHEET 3 OF 3

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - ORANGE COUNTY DRAINAGE EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG THE SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 473.58 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S90°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 2,946.95 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 203.11 FEET; THENCE RUN S00°04'23"E, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 15.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 799.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 355.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 326.08 FEET; THENCE RUN N00°00'00"E, FOR A DISTANCE OF 243.00 FEET; THENCE RUN N58°05'59"W, FOR A DISTANCE OF 189.68 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 416.00 FEET; THENCE RUN N82°40'33"W, FOR A DISTANCE OF 90.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 434.00 FEET; THENCE RUN N68°09'02"W, FOR A DISTANCE OF 20.35 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 414.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 88.00 FEET; THENCE RUN S90°00'00"E, FOR A DISTANCE OF 140.00 FEET; THENCE RUN S00°00'00"W, FOR A DISTANCE OF 212.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 314.00 FEET; THENCE RUN N10°07'03"W, FOR A DISTANCE OF 300.63 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 265.00 FEET; THENCE RUN N00°00'00"E, TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED PARCEL 801B, FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 272,376 SQUARE FEET OR 6.253 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
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LAWRENCE E. JENKINS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5364 TETRA TECH - LB #26



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 1 OF 5

LEGEND

- ◆ BM BENCHMARK
- △ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⊞ ELECTRIC TRANSFORMER
- ☼ EVERGREEN TREE
- ⊕ FIRE HYDRANT
- ✱ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☼ LIGHT POLE
- ⊞ MB MAIL BOX
- ☼ PALM TREE
- P POST
- ⊞ SATELLITE DISH
- ⊕ SPIGOT
- ☼ SPRINKLER HEAD
- ⊞ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

DRAINAGE
EASEMENT
(EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 2 OF 5

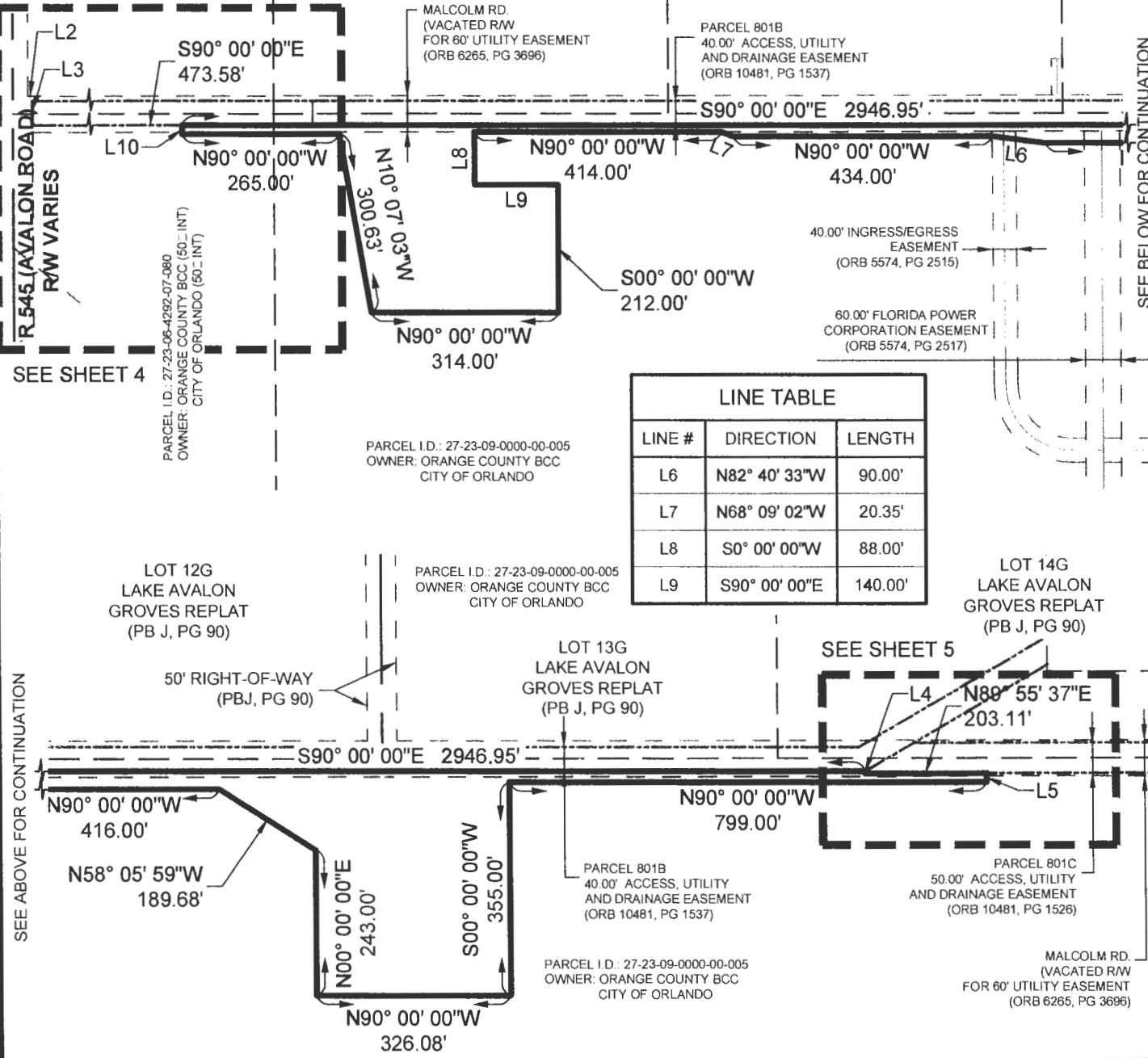


LOT 9G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

LOT 10G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LOT 11G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)



LINE TABLE		
LINE #	DIRECTION	LENGTH
L6	N82° 40' 33"W	90.00'
L7	N68° 09' 02"W	20.35'
L8	S0° 00' 00"W	88.00'
L9	S90° 00' 00"E	140.00'

SEE BELOW FOR CONTINUATION

SEE ABOVE FOR CONTINUATION

SEE SHEET 5



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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

DRAINAGE
EASEMENT
(EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

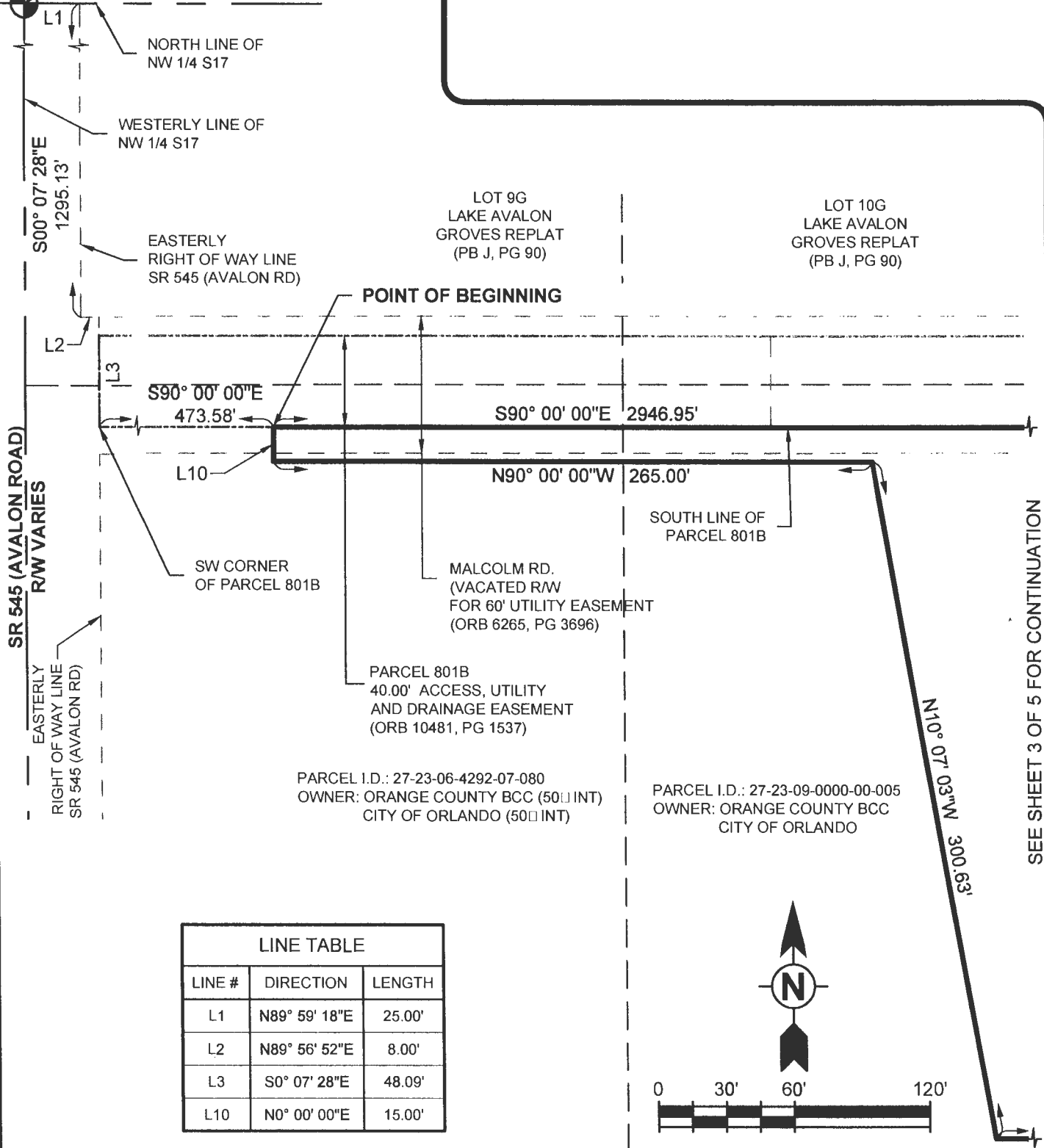
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SHEET 3 OF 5

Friday, Decem_ber 23, 2016 10:46:55 AM DRAWING: P:\IER110034\200-10034-14001\CAD\IS_TryByDwg\IV-SP-EASEMENTS.DWG

Friday, Decem_r 23, 2016 10:46:59 AM DRAWING: P:\IER\10034\200-10034-14001\CAD\IS\T_Ey\DWG\IV-SP-EASEMENTS.DWG

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 17-23-27



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L10	N0° 00' 00"E	15.00'

SEE SHEET 3 OF 5 FOR CONTINUATION



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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

DRAINAGE
EASEMENT
(EASEMENT 2)

Project No.: 200-10034-14001

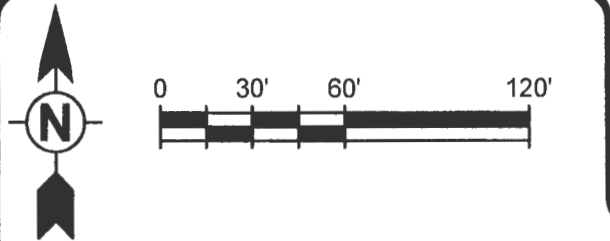
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 4 OF 5



PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

LOT 14G
 LAKE AVALON
 GROVES REPLAT
 (PB J, PG 90)

PARCEL 801B
 40.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1537)

SEE SHEET 3 OF 5 FOR CONTINUATION

S90° 00' 00"E
 2946.95'

N89° 55' 37"E 203.11'

N90° 00' 00"W 799.00'

SOUTH LINE OF
 PARCEL 801B

SOUTH LINE OF
 PARCEL 801C

PARCEL 801C
 50.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1526)

PARCEL 801B
 40.00' ACCESS, UTILITY
 AND DRAINAGE EASEMENT
 (ORB 10481, PG 1537)

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

MALCOLM RD.
 (VACATED R/W
 FOR 60' UTILITY EASEMENT
 (ORB 6265, PG 3696)

LINE TABLE

LINE #	DIRECTION	LENGTH
L4	S0° 02' 27"E	3.50'
L5	S0° 04' 23"E	15.00'



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

DRAINAGE
 EASEMENT
 (EASEMENT 2)

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-102

SHEET 5 OF 5

SEP 10 2019

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.0114(10), F.A.C.

ACCESS EASEMENT

THIS INDENTURE Made this 3rd day of June, A. D. 20 19, between City of Orlando, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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 Ten and No/100 Dollars (\$10.00) and other valuable considerations, paid by the GRANTEE, the receipt of which is hereby acknowledged, as to its undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its successors, a nonexclusive perpetual easement for right-of-way for access road purposes and full authority to enter upon, construct, and operate a road over and upon the following described lands situate in the County of Orange, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

09-23-27-0000-00-005

TO HAVE AND TO HOLD the said access easement unto the GRANTEE and its successors for the purposes aforesaid.

THIS EASEMENT is given to and accepted by GRANTEE with the understanding and agreement that the GRANTOR shall have the right to use any road constructed within the easement area for the operation of Water Conserv II, without obligation on GRANTOR's part to contribute to the construction or maintenance of the road.

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

PO BOX 4990
Post Office Address

ORLANDO, FL 32802

Witnesses:

Denise Holdridge
As to City of Orlando

DENISE HOLDRIDGE
Printed Name

Diana Perez
As to City of Orlando

DIANA PEREZ
Printed Name

BY: J. L. Hill
Mayor / Mayor Pro Tem

ATTEST: Denise Aldridge
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

5/23, 2019

[Signature]
Chief Assistant City Attorney, Orlando, Florida

Roy Payne
Printed Name

Instrument: 801B.1
Project: Malcolm Road Water Supply Facility

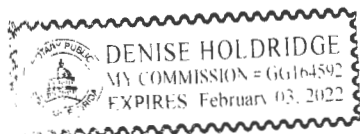
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3 day of JUNE, A.D. 2019, by REGINA I. HILL, ~~Mayor~~ Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They are personally known to me, or have each produced _____ and _____ as identification.

Witness my hand and official seal this 3 day of JUNE, 2019.

(Notary Seal)



Denise Holdridge
Notary Signature

DENISE HOLDRIDGE
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 2-3-22

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

EXHIBIT "A"

Access Easement

Attached – 3 Pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-08-0000-00-001
 OWNER: ORANGE COUNTY BCC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY ACCESS EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 8.09 FEET TO THE NORTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N90°00'00"E, ALONG NORTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3359.89 FEET TO THE POINT OF BEGINNING; THENCE RUN N60°00'00"E, FOR A DISTANCE OF 423.06 FEET; THENCE RUN S00°08'02"E, FOR A DISTANCE OF 28.83 FEET; THENCE RUN S60°00'00"W, FOR A DISTANCE OF 365.40 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL 801B,; THENCE RUN S90°00'00"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,856 SQUARE FEET OR 0.226 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5364 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No. V-104 SHEET 1 OF 3



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

25' ACCESS EASEMENT

Friday, Decem_ber 23, 2016 10:47:33 AM DRAWING: P:\IER\10034\200-10034-14001\CADIS_T_byDwg\IV-SP-EASEMENTS.DWG

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊙ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⊠ ELECTRIC TRANSFORMER
- ☀ EVERGREEN TREE
- ⊙ FIRE HYDRANT
- FLAG (AS SHOWN)
- ⊙ GUY ANCHOR
- ☀ LIGHT POLE
- ⊠ MB MAIL BOX
- ☀ PALM TREE
- P POST
- ⊙ SATELLITE DISH
- ◆ SPIGOT
- ☀ SPRINKLER HEAD
- ⊠ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊙ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WV | WATER VALVE |
| | | XC | X CUT |

Friday, Decem...er 23, 2016 10:47:38 AM DRAWING: P:\IER\10034\200-10034-14001\CAD\IS_T_byDwg\IV-SP-EASEMENTS .DWG



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' ACCESS EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

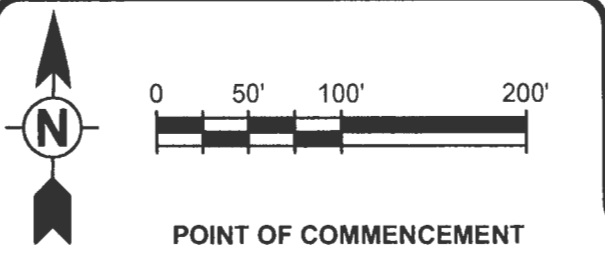
Designed By: BMM / LEJ

Drawing No.

V-104

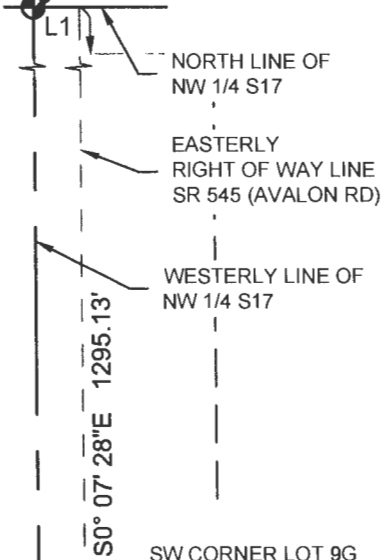
SHEET 2 OF 3

Friday, December 23, 2016 10:47:44 AM DRAWING: P:\EVER\10034\200-10034-14001\CAD\SET\ey\dwg\V-SP-EASEMENTS.DWG



POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 17-23-27



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	8.09'
L4	S0° 08' 02"E	28.83'
L5	N90° 00' 00"E	50.00'

PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

LOT 14G
LAKE AVALON GROVES REPLAT
(PB J, PG 90)
PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

SW CORNER LOT 9G
LAKE AVALON GROVES REPLAT
(PB J, PG 90)

POINT OF BEGINNING



PARCEL 801B
40.00' ACCESS, UTILITY AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

NORTH LINE OF PARCEL 801B

PARCEL 801C
50.00' ACCESS, UTILITY AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

MALCOLM RD.
(VACATED RW FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' ACCESS EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-104

SHEET 3 OF 3

SEP 10 2019

Instrument: 801C.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.0114(10), F.A.C.

UTILITY EASEMENT

THIS INDENTURE Made June 3, 2019, between City of Orlando, Florida, a municipal corporation, whose address is 400 South Orange Avenue, Orlando, FL 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, in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other valuable consideration, paid by the GRANTEE, the receipt whereof is hereby acknowledged, as to the GRANTOR's undivided 50% interest in the property described herein, does hereby give and grant to the GRANTEE and its assigns, a perpetual non-exclusive 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, State of Florida, to wit;

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Number:

a portion of

09-23-27-0000-00-005

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 easement area and utilities, and any other facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor authorize 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. However, GRANTOR reserves the right to use the easement area when necessary for the operation of Water Conserv II.

GRANTEE may at any time change the location of utilities or other facilities within the boundaries of the easement right of way, 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 extend its use of the easement beyond the easement boundaries described above.

Instrument: 801C.1

Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

PO BOX 4990
Post Office Address

ORLANDO, FL 32802

Witnesses:

Denise Aldridge
As to City of Orlando

DENISE ALDRIDGE
Printed Name

Diana Perez
As to City of Orlando

DIANA PEREZ
Printed Name

BY: D.J. Hill
Mayor / Mayor Pro Tem

ATTEST: Denise Aldridge
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

5/23, 2019

[Signature]
Chief Assistant City Attorney, Orlando, Florida

Roy Pynn
Printed Name

Instrument: 801C.1
Project: Malcolm Road Water Supply Facility

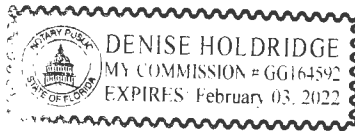
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3 day of JUNE, A.D. 2019, by REGINA I. HILL, ~~Mayor~~ Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They are personally known to me, or have each produced _____ and _____ as identification.

Witness my hand and official seal this 3 day of JUNE, 2019.

(Notary Seal)



Denise Holdridge
Notary Signature

DENISE HOLDRIDGE
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 2-3-22

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

EXHIBIT "A"

Utility Easement

Attached – 7 pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-08-0000-00-001
 OWNER: ORANGE COUNTY BCC

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY UTILITY EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3420.53 FEET; THENCE RUN N60°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 103.23 FEET TO THE POINT OF BEGINNING; THENCE RUN N60°00'00"E, CONTINUING ALONG THE SAID SOUTH LINE, FOR A DISTANCE OF 249.92 FEET; THENCE RUN S00°08'02"E, FOR A DISTANCE OF 11.11 FEET; THENCE RUN N89°52'45"E, FOR A DISTANCE OF 30.85 FEET; THENCE RUN S60°00'00"W, FOR A DISTANCE OF 227.71 FEET; THENCE RUN S89°55'37"W, FOR A DISTANCE OF 50.11 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,799 SQUARE FEET OR 0.133 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 1 OF 3



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

25' UTILITY EASEMENT

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ ELECTRIC TRANSFORMER
- ☀ EVERGREEN TREE
- ⊕ FIRE HYDRANT
- ▣ FLAG (AS SHOWN)
- ⊕ GUY ANCHOR
- ☀ LIGHT POLE
- ⊕ MB MAIL BOX
- ☀ PALM TREE
- P POST
- ⊕ SATELLITE DISH
- ◆ SPIGOT
- ☀ SPRINKLER HEAD
- ⊕ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- ▣ UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⊕ UTILITY POLE (AS SHOWN)
- WELL

ABBREVIATIONS

- | | | | |
|------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WW | WATER VALVE |
| | | XC | X CUT |

Friday, December 23, 2016 10:47:53 AM DRAWING: P:\IER\10034\200-10034-14001\CAD\IS\T_BY\ADwgV-SP-EASEMENTS .DWG



TETRA TECH

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201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

25' UTILITY EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

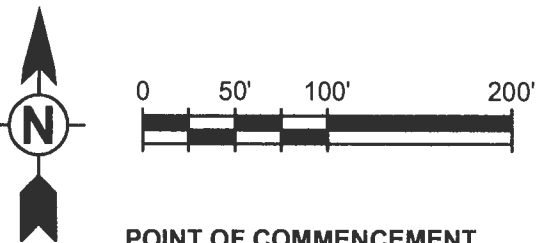
Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 2 OF 3

Friday, Decem...er 23, 2016 10:47:59 AM DRAWING: P:\IER10034\200-10034-14001\CAD\IS...byDwg\IV-SP-EASEMENTS .DWG



POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 17-23-27

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	N60° 00' 00"E	103.23'
L5	S0° 08' 02"E	11.11'
L6	N89° 52' 45"E	30.85'
L7	S89° 55' 37"W	50.11'

PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

NORTH LINE OF NW 1/4 S17

EASTERLY RIGHT OF WAY LINE SR 545 (AVALON RD)

WESTERLY LINE OF NW 1/4 S17

LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

1295.13'
S0° 07' 28"E

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

POINT OF BEGINNING

N60° 00' 00"E
249.92'

S60° 00' 00"W
227.71'

L2
L3

S90° 00' 00"E
3420.53'

SOUTH LINE OF PARCEL 801B

SW CORNER OF PARCEL 801B

SOUTH LINE OF PARCEL 801C

PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO



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ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

25' UTILITY EASEMENT

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-105

SHEET 3 OF 3

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 25' ORANGE COUNTY UTILITY EASEMENT:

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S90°00'00"E, ALONG SOUTH LINE OF SAID PARCEL 801B, FOR A DISTANCE OF 3420.53 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 300.98 FEET TO THE POINT OF BEGINNING; THENCE RUN N00°04'15"E, FOR A DISTANCE OF 168.74 FEET; THENCE RUN S89°55'45"E, FOR A DISTANCE OF 50.00 FEET; THENCE RUN S00°04'15"W, FOR A DISTANCE OF 185.99 FEET; THENCE RUN N90°00'00"E, FOR A DISTANCE OF 324.84 FEET; THENCE RUN S65°28'07"E, FOR A DISTANCE OF 141.06 FEET; THENCE RUN S53°36'53"E, FOR A DISTANCE OF 339.23 FEET TO A POINT ON WEST RIGHT-OF-WAY LINE OF S.R. 429 WESTERN BELTWAY PER RIGHT-OF-WAY MAPS PROJECT NO. 75320-6460-654; THENCE RUN S36°25'02"W, ALONG SAID WEST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 50.00 FEET; THENCE RUN N53°36'53"W, FOR A DISTANCE OF 334.01 FEET; THENCE RUN N65°28'07"W, FOR A DISTANCE OF 125.00 FEET; THENCE RUN N90°00'00"W, FOR A DISTANCE OF 364.03 FEET; THENCE RUN N00°04'15"E, FOR A DISTANCE OF 67.31 FEET TO THE POINT OF BEGINNING.

CONTAINING 51,255 SQUARE FEET OR 1.177 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS
 PROFESSIONAL
 SURVEYOR AND MAPPER
 FLORIDA REGISTRATION #5364
 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-106

SHEET 1 OF 4



TETRA TECH

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 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

50' UTILITY
 EASEMENT
 FOR 36" TRANSMISSION MAIN

Friday, Decem_23, 2016 10:48:03 AM DRAWING: P:\JER\10034\200-10034-14001\CAD\IS\Trey\Dwg\IV-SP-EASEMENTS.DWG

LEGEND

- ◆ BM BENCHMARK
- ⊙ ND NAIL & DISK
- △ TP TRAVERSE POINT
- F FOUND IRON (TYPE)
- S SET IRON (TYPE)
- F FOUND MONUMENT (TYPE)
- S SET MONUMENT (TYPE)
- ⊕ SC SECTION CORNER
- CO CLEANOUT
- ☁ DECIDUOUS TREE
- ⚡ ELECTRIC TRANSFORMER
- 🌲 EVERGREEN TREE
- 🔥 FIRE HYDRANT
- ▣ FLAG (AS SHOWN)
- ☾ GUY ANCHOR
- ☀ LIGHT POLE
- Ⓜ MB MAIL BOX
- 🌴 PALM TREE
- P POST
- 📡 SATELLITE DISH
- ⚙ SPIGOT
- ☀ SPRINKLER HEAD
- Ⓟ TRAFFIC SIGN
- UTILITY MARKER (AS SHOWN)
- UTILITY MANHOLE (AS SHOWN)
- UTILITY METER (AS SHOWN)
- ▣ UTILITY RISER (AS SHOWN)
- ⊗ UTILITY VALVE (AS SHOWN)
- ⚙ UTILITY POLE (AS SHOWN)
- ⊙ WELL

ABBREVIATIONS

- | | | | |
|-------|------------------------------|------|------------------------------|
| ANT | ANTENNA | (M) | MEASURED |
| BM | BENCHMARK | MB | MAILBOX |
| BFP | BACKFLOW PREVENTER | MH | MANHOLE |
| (C) | CALCULATED | MW | MONITORING WELL |
| CO | CLEANOUT | ND | NAIL & DISK |
| CONC | CONCRETE | NL | NAIL |
| CLF | CHAIN LINK FENCE | OE | OVERHEAD UTILITY LINES |
| CM | CONCRETE MONUMENT | ORB | OFFICIAL RECORDS BOOK |
| CMP | CORRUGATED METAL PIPE | OUC | ORLANDO UTILITIES COMMISSION |
| CPP | CORRUGATED PLASTIC PIPE | P | POST |
| (D) | AS DESCRIBED | (P) | PER PLAT |
| DIP | DUCTILE IRON PIPE | PB | PLAT BOOK |
| DH | DRILL HOLE | PG | PAGE |
| EB | ELECTRIC RISER | PK | PK NAIL |
| ELEC | ELECTRIC | RCP | REINFORCED CONC PIPE |
| EM | ELECTRIC METER | RR | RAILROAD |
| ET | ELECTRIC TRANSFORMER | RW | RECLAIMED WATER |
| EP | EDGE OF PAVEMENT | S17 | SECTION 17 |
| ESMT | EASEMENT | S | SET |
| F | FOUND | SC | SECTION CORNER |
| FDC | FIRE DEPT CONNECTION | SH | SPRINKLER HEAD |
| FF | FINISHED FLOOR | SPIG | WATER SPIGOT |
| FH | FIRE HYDRANT | SS | SANITARY SEWER |
| FO | FIBER OPTIC | SD | STORM DRAIN |
| G | GAS | SV | SANITARY SEWER VALVE |
| GM | GAS METER | TB | TELEPHONE RISER |
| GV | GAS VALVE | TEL | TELEPHONE |
| INV | INVERT | TP | TRAVERSE POINT |
| IP | IRON PIPE | TSC | TRAFFIC SIGNAL CONTROL |
| IR | IRON ROD | TSP | TRAFFIC SIGNAL POLE |
| IRRIV | IRRIGATION VALVE | TV | CABLE TELEVISION |
| JBL | JURISDICTIONAL BOUNDARY LINE | UE | UNDERGROUND UTILITY LINES |
| | | W | WATER |
| | | WM | WATER METER |
| | | WW | WATER VALVE |
| | | XC | X CUT |

Friday, Decem. 23, 2016 10:48:08 AM DRAWING: P:\VER10034\200-10034-14001\CAD\IS:J...by:DwgV-SP-EASEMENTS .DWG



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

50' UTILITY
 EASEMENT
 FOR 36" TRANSMISSION MAIN

Project No.: 200-10034-14001

Date: 12-22-2016

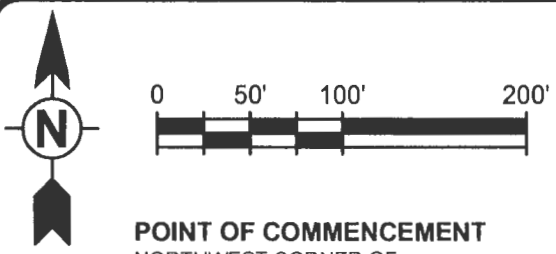
Designed By: BMM / LEJ

Drawing No.

V-106

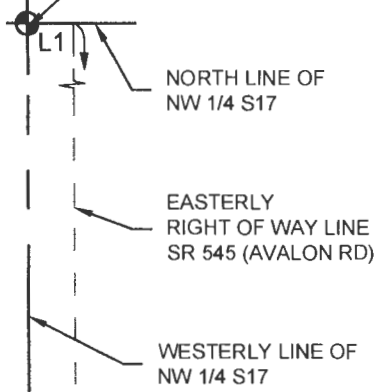
SHEET 2 OF 4

Friday, Decem_er 23, 2016 10:48:14 AM DRAWING: P:\ERY10034\200-10034-14001\CAD\SET\ByDwg\V-SP-EASEMENTS .DWG



POINT OF COMMENCEMENT

NORTHWEST CORNER OF SECTION 17-23-27



LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

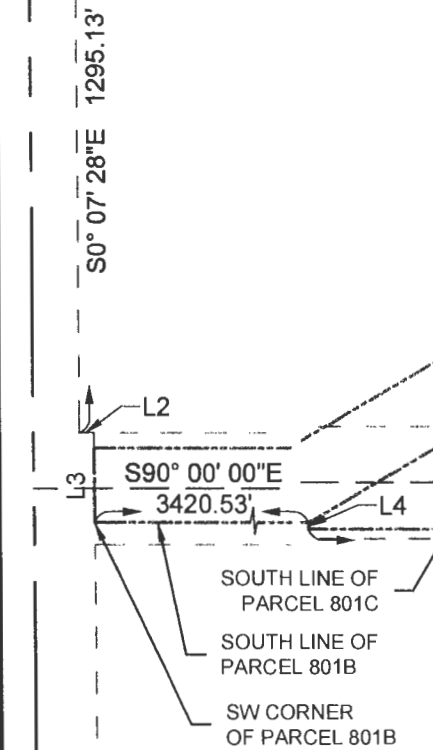
PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	N89° 56' 52"E	8.00'
L3	S0° 07' 28"E	48.09'
L4	S0° 02' 27"E	3.50'
L5	N0° 04' 15"E	168.74'
L6	N0° 04' 15"E	67.31'

LOT 15G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

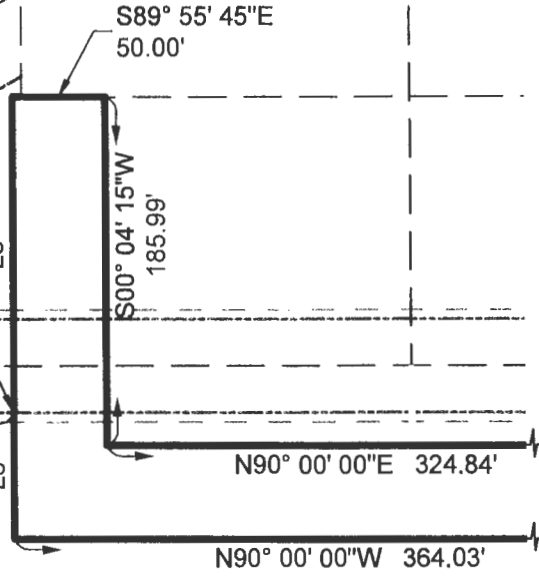
PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)



PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

POINT OF BEGINNING



SEE SHEET 4 OF 4 FOR CONTINUATION



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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

50' UTILITY
EASEMENT
FOR 36" TRANSMISSION MAIN

Project No.: 200-10034-14001
Date: 12-22-2016
Designed By: BMM / LEJ

Drawing No.
V-106
SHEET 3 OF 4



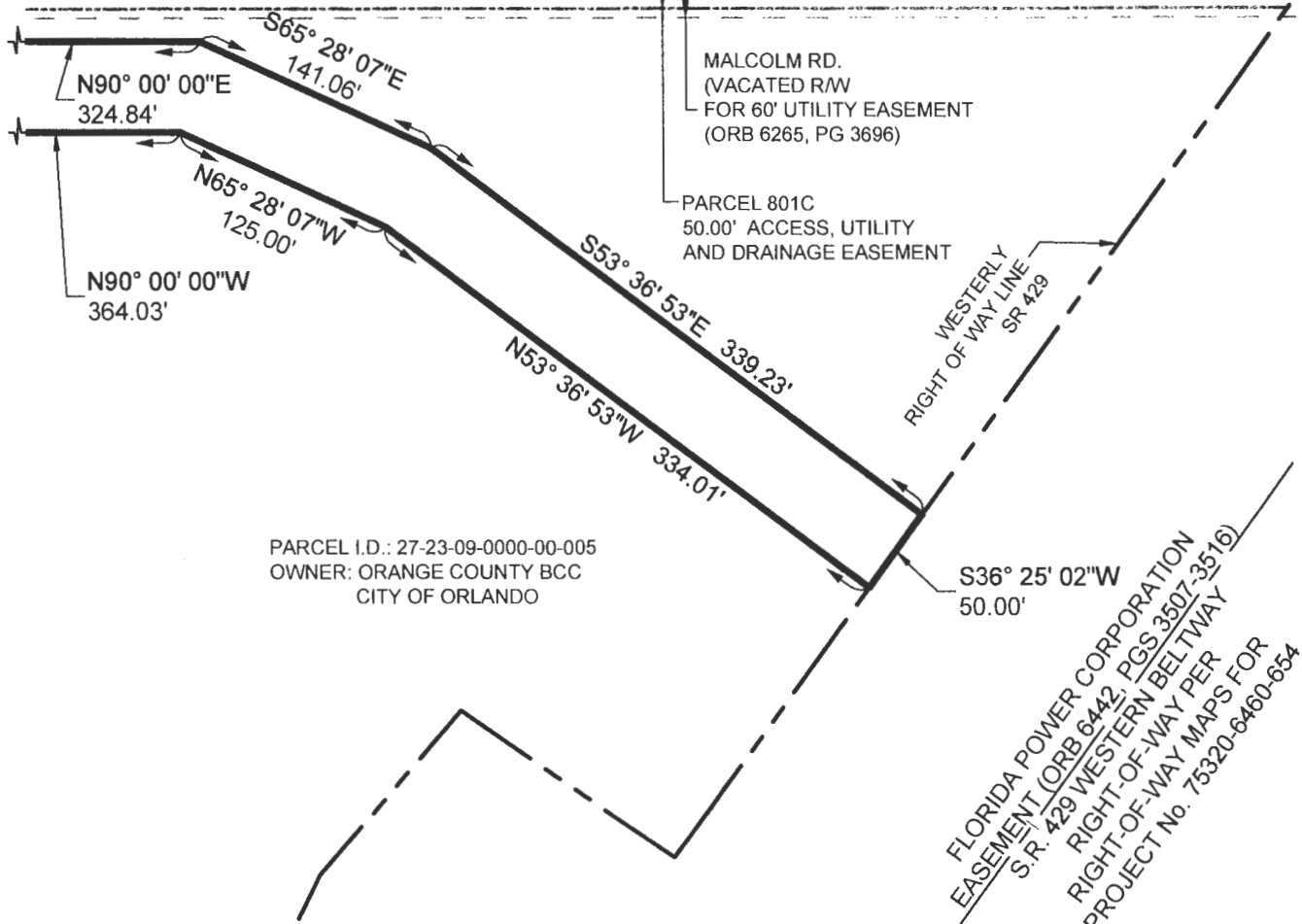
PARCEL I.D.: 27-23-08-0000-00-001
OWNER: ORANGE COUNTY BCC

LOT 15G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

LOT 16G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

SEE SHEET 3 OF 4 FOR CONTINUATION



MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT

WESTERLY
RIGHT OF WAY LINE
SR 429

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

FLORIDA POWER CORPORATION
EASEMENT (ORB 6442, PGS 3507-3516)
S.R. 429 WESTERN BELTWAY
RIGHT-OF-WAY MAPS PER
PROJECT No. 75320-6460-654

Friday, Decem:er 23, 2016 10:48:19 AM DRAWING: P:\VER\10034\200-10034-14001\CAD\IS\T_eby\DWG\V-SP-EASEMENTS.DWG



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ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

50' UTILITY
EASEMENT
FOR 36" TRANSMISSION MAIN

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-106

SHEET 4 OF 4

SEP 10 2019

Instrument: 701.1
Project: Malcolm Road Water Supply Facility

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 Rule 12B-4.0114(10), F.A.C.

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$10.00 and other valuable considerations, the City of Orlando, Florida, a municipal corporation organized and existing under the laws of the state of Florida, whose address is 400 South Orange Avenue, Orlando, Florida, 32801, GRANTOR, as to its 50% interest, does hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owner, for the purposes described herein, such lands being described as follows:

SEE ATTACHED EXHIBIT "A"

Property Appraisers Parcel Identification Numbers:

portions of

06-23-27-4292-07-080

09-23-27-0000-00-005

THIS EASEMENT is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of utility improvements, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT is granted upon the condition that the sloping and/or grading upon the above land shall not extend beyond the limits outlined, and that all grading or sloping shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that existing structural improvements will not be damaged.

THIS EASEMENT shall expire at 11:59 P.M. on the one-year anniversary of the completion of the construction of the project.

Instrument: 701.1
Project: Malcolm Road Water Supply Facility

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

Signed, sealed, and delivered
in the presence of:

City of Orlando, Florida, a municipal
corporation

PO BOX 4990
Post Office Address

ORLANDO, FL 32802

Witnesses:

Denise Holdridge
As to City of Orlando

DENISE HOLDRIDGE
Printed Name

Diana Perez
As to City of Orlando

DIANA PEREZ
Printed Name

BY: J. L. Hill
Mayor / Mayor Pro Tem

ATTEST: Denise Aldridge
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND
LEGALITY for the use and reliance
of the City of Orlando, Florida only.

5/23, 2019

[Signature]
Chief Assistant City Attorney, Orlando, Florida

Roy Ryzyn
Printed Name

Instrument: 701.1
Project: Malcolm Road Water Supply Facility

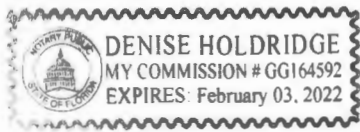
STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 3 day of JUNE, A.D. 2019, by REGINA F. HILL, ~~Mayor~~/ Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, Florida, a municipal corporation. They are personally known to me, or have each produced _____ and _____ as identification.

Witness my hand and official seal this 3 day of JUNE, 2019.

(Notary Seal)



Denise Holdridge
Notary Signature

DENISE HOLDRIDGE
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 2-3-22

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

EXHIBIT "A"

Temporary Construction Easement

Attached – 5 pages

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 20' ORANGE COUNTY CONSTRUCTION EASEMENT (EASEMENT 1):

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 1283.21 FEET AND THE POINT OF BEGINNING; THENCE RUN N90°00'00"E, FOR A DISTANCE OF 3,452.58 FEET TO A POINT ON THE NORTH LINE OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S60°00'00"W, ALONG SAID NORTH LINE, FOR A DISTANCE OF 40.00 FEET; THENCE RUN N90°00'00"W, CONTINUING ALONG SAID NORTH LINE, FOR A DISTANCE OF 3,417.89 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545; THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 68,705 SQUARE FEET OR 1.577 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5364 TETRA TECH - LB #26	
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Project No.:	200-10034-14001
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Date:	12-22-2016
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Designed By:	BMM / LEJ
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Drawing No.	V-103
SHEET 1 OF 5	



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ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY
 TEMPORARY
 CONSTRUCTION
 EASEMENTS

PARCEL I.D.: 27-23-09-0000-00-005
 OWNER: ORANGE COUNTY BCC
 CITY OF ORLANDO
 PARCEL I.D.: 27-23-06-4292-07-080
 OWNER: ORANGE COUNTY BCC (50% INT)
 CITY OF ORLANDO (50% INT)

SKETCH OF DESCRIPTION

(NOT A BOUNDARY SURVEY)

LEGAL DESCRIPTION - 30' ORANGE COUNTY CONSTRUCTION EASEMENT (EASEMENT 2):

A PORTION OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N89°59'18"E, ALONG THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 17, A DISTANCE OF 25.00 FEET TO A POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN S00°07'28"E, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 1295.13 FEET; THENCE RUN N89°56'52"E, CONTINUING ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 8.00 FEET; THENCE RUN S00°07'28"E, CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 48.09 FEET TO THE SOUTHWEST CORNER OF PARCEL 801B, A 40 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1537, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN S90°00'00"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 3,420.53 FEET; THENCE RUN S00°02'27"E, FOR A DISTANCE OF 3.50 FEET, TO A POINT ON THE SOUTH LINE OF PARCEL 801C, A 50 FEET ACCESS, UTILITY AND DRAINAGE EASEMENT, AS RECORDED IN OFFICIAL RECORDS BOOK 10481, PAGE 1526, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N89°55'37"E, ALONG SAID SOUTH LINE, FOR A DISTANCE OF 329.26 FEET; THENCE RUN S00°04'23"E, FOR A DISTANCE OF 26.50 FEET; THENCE RUN S89°55'37"W, FOR A DISTANCE OF 329.26 FEET; THENCE RUN S90°00'00"W, FOR A DISTANCE OF 3,420.50 FEET TO A POINT ON AFOREMENTIONED EAST RIGHT-OF-WAY LINE OF S.R. 545 (AVALON ROAD); THENCE RUN N00°07'28"W, ALONG SAID EAST RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 111,341 SQUARE FEET OR 2.556 ACRES, MORE OR LESS.

SURVEYOR'S NOTES:

1. THERE MAY BE EASEMENTS AND RESTRICTIONS OF RECORDS AND/OR PRIVATE AGREEMENTS NOT FURNISHED TO THIS SURVEYOR THAT MAY AFFECT PROPERTY RIGHTS AND/OR LAND USE RIGHTS OF THE LANDS SHOWN HEREON.
2. NO UNDERGROUND INSTALLATIONS, FOUNDATION FOOTINGS OR IMPROVEMENTS HAVE BEEN LOCATED EXCEPT AS NOTED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS SKETCH OF DESCRIPTION WAS PERFORMED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
5. BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 23 SOUTH, RANGE 27 EAST AS BEING NORTH 89°59'18" EAST.

LAWRENCE E. JENKINS PROFESSIONAL SURVEYOR AND MAPPER FLORIDA REGISTRATION #5364 TETRA TECH - LB #26

Project No.: 200-10034-14001

Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 2 OF 5



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
 ORLANDO, FL 32801
 PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
 MALCOLM ROAD
 WATER SUPPLY FACILITY

TEMPORARY
 CONSTRUCTION
 EASEMENTS

Friday, Decem_er 23, 2016 10:47:13 AM DRAWING: P:\E\10034\200-10034-14001\CAD\IS_T-ey\DWG\IV-SP-EASEMENTS.DWG

LEGEND

	BM BENCHMARK
	ND NAIL & DISK
	TP TRAVERSE POINT
	F FOUND IRON (TYPE)
	S SET IRON (TYPE)
	F FOUND MONUMENT (TYPE)
	S SET MONUMENT (TYPE)
	SC SECTION CORNER
	CO CLEANOUT
	DECIDUOUS TREE
	ELECTRIC TRANSFORMER
	EVERGREEN TREE
	FIRE HYDRANT
	FLAG (AS SHOWN)
	GUY ANCHOR
	LIGHT POLE
	MAIL BOX
	PALM TREE
	POST
	SATELLITE DISH
	SPIGOT
	SPRINKLER HEAD
	TRAFFIC SIGN
	UTILITY MARKER (AS SHOWN)
	UTILITY MANHOLE (AS SHOWN)
	UTILITY METER (AS SHOWN)
	UTILITY RISER (AS SHOWN)
	UTILITY VALVE (AS SHOWN)
	UTILITY POLE (AS SHOWN)
	WELL

ABBREVIATIONS

ANT	ANTENNA	(M)	MEASURED
BM	BENCHMARK	MB	MAILBOX
BFP	BACKFLOW PREVENTER	MH	MANHOLE
(C)	CALCULATED	MW	MONITORING WELL
CO	CLEANOUT	ND	NAIL & DISK
CONC	CONCRETE	NL	NAIL
CLF	CHAIN LINK FENCE	OE	OVERHEAD UTILITY LINES
CM	CONCRETE MONUMENT	ORB	OFFICIAL RECORDS BOOK
CMP	CORRUGATED METAL PIPE	OUC	ORLANDO UTILITIES COMMISSION
CPP	CORRUGATED PLASTIC PIPE	P	POST
(D)	AS DESCRIBED	(P)	PER PLAT
DIP	DUCTILE IRON PIPE	PB	PLAT BOOK
DH	DRILL HOLE	PG	PAGE
EB	ELECTRIC RISER	PK	PK NAIL
ELEC	ELECTRIC	RCP	REINFORCED CONC PIPE
EM	ELECTRIC METER	RR	RAILROAD
ET	ELECTRIC TRANSFORMER	RW	RECLAIMED WATER
EP	EDGE OF PAVEMENT	S17	SECTION 17
ESMT	EASEMENT	S	SET
F	FOUND	SC	SECTION CORNER
FDC	FIRE DEPT CONNECTION	SH	SPRINKLER HEAD
FF	FINISHED FLOOR	SPIG	WATER SPIGOT
FH	FIRE HYDRANT	SS	SANITARY SEWER
FO	FIBER OPTIC	SD	STORM DRAIN
G	GAS	SV	SANITARY SEWER VALVE
GM	GAS METER	TB	TELEPHONE RISER
GV	GAS VALVE	TEL	TELEPHONE
INV	INVERT	TP	TRAVERSE POINT
IP	IRON PIPE	TSC	TRAFFIC SIGNAL CONTROL
IR	IRON ROD	TSP	TRAFFIC SIGNAL POLE
IRRV	IRRIGATION VALVE	TV	CABLE TELEVISION
JBL	JURISDICTIONAL BOUNDARY LINE	UE	UNDERGROUND UTILITY LINES
		W	WATER
		WM	WATER METER
		WW	WATER VALVE
		XC	X CUT

Friday, Decem_r 23, 2016 10:47:18 AM DRAWING: P:\VER110034\200-10034-14001\CAD\IS_T_by\dwg\V-SP-EASEMENTS.DWG



TETRA TECH

www.tetrattech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.: 200-10034-14001

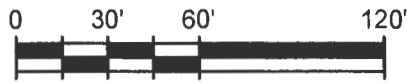
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 3 OF 5



POINT OF COMMENCEMENT
(EASEMENT 1 AND 2)
NORTHWEST CORNER OF
SECTION 17-23-27

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N89° 59' 18"E	25.00'
L2	S89° 56' 52"W	8.00'
L3	S0° 07' 28"E	48.09'

PARCEL I.D.: 27-23-06-4292-07-080
OWNER: ORANGE COUNTY BCC (50 INT)
CITY OF ORLANDO (50 INT)

LOT 9G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

WESTERLY LINE OF
NW 1/4 S17

NORTH LINE OF
NW 1/4 S17

EASTERLY
RIGHT OF WAY LINE
SR 545 (AVALON RD)

POINT OF BEGINNING
EASEMENT 1

EASEMENT 1

N90° 00' 00"E 3452.58'

NORTH LINE OF
PARCEL 801B

N0° 07' 28"W 20.00'

S90° 00' 00"W 3417.89'

S90° 00' 00"E 3420.53'

N0° 07' 28"W 30.00'

S90° 00' 00"W 3420.50'

SOUTH LINE OF
PARCEL 801B

POINT OF BEGINNING
EASEMENT 2
SW CORNER
OF PARCEL 801B

EASEMENT 2

MALCOLM RD.
(VACATED RW
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

PARCEL I.D.: 27-23-06-4292-07-080
OWNER: ORANGE COUNTY BCC (50 INT)
CITY OF ORLANDO (50 INT)

SR 545 (AVALON ROAD)
R/W VARIES

EASTERLY
RIGHT OF WAY LINE
SR 545 (AVALON RD)

SEE SHEET 5 OF 5 FOR CONTINUATION

Friday, Decem_ar 23, 2016 10:47:24 AM DRAWING: P:\JER\10034\200-10034-14001\CAD\IS_T_byDwg\V-SP-EASEMENTS.DWG



TETRA TECH

www.tetratech.com

201 EAST PINE STREET, SUITE 1000
ORLANDO, FL 32801
PHONE: 407.839.3955 FAX: 407.839.3790

ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.: 200-10034-14001

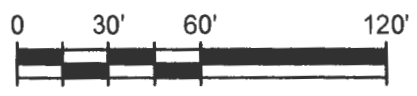
Date: 12-22-2016

Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 4 OF 5



LOT 14G
LAKE AVALON
GROVES REPLAT
(PB J, PG 90)

NORTH LINE OF
PARCEL 801B

PARCEL 801B
40.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1537)

EASEMENT 1

N90° 00' 00"E
3452.58'

S90° 00' 00"W
3417.89'

S90° 00' 00"E
3420.53'

S00° 02' 27"E
3.50'

NORTH LINE OF
PARCEL 801C

N89° 55' 37"E 329.26'

S90° 00' 00"W
3420.50'

S89° 55' 37"W 329.26'

EASEMENT 2

S00° 04' 23"E
26.50'

MALCOLM RD.
(VACATED R/W
FOR 60' UTILITY EASEMENT
(ORB 6265, PG 3696)

PARCEL I.D.: 27-23-09-0000-00-005
OWNER: ORANGE COUNTY BCC
CITY OF ORLANDO

PARCEL 801C
50.00' ACCESS, UTILITY
AND DRAINAGE EASEMENT
(ORB 10481, PG 1526)

SEE SHEET 4 OF 5 FOR CONTINUATION

Friday, Decem.ter 23, 2016 10:47:29 AM DRAWING: P:\VER\10034\200-10034-14001\CAD\IS J.r.by\DWG\V-SP-EASEMENTS .DWG

LINE TABLE		
LINE #	DIRECTION	LENGTH
L4	S60° 00' 00"W	40.00'



TETRA TECH

www.tetrattech.com

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ORLANDO, FL 32801
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ORANGE COUNTY UTILITIES
MALCOLM ROAD
WATER SUPPLY FACILITY

TEMPORARY
CONSTRUCTION
EASEMENTS

Project No.: 200-10034-14001
Date: 12-22-2016
Designed By: BMM / LEJ

Drawing No.

V-103

SHEET 5 OF 5

SEP 10 2019

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: August 2, 2019

Total Amount: \$129,287.50

Project: Malcolm Road Water Supply Facility

Parcels: 801/701

Charge to Account # 4420-038-1557-03-6110

Andrei Salcedo 8/16/19
Controlling Agency Approval Signature Date

Printed Name:
Wayne McCoy 8/20/19
Fiscal Approval Signature Date

Printed Name
WAYNE MCCOY

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

XX N/A District # 1

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

Name, Address

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Payable to: City of Orlando \$128,950.00 (purchase price)

Orange County Comptroller \$337.50 (recording fees)

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

Recommended by Elizabeth Price Jackson 8/2/2019
Elizabeth Price Jackson, Sr. Title Examiner, Real Estate Management Division Date

Payment Approved Paul Sladek 8/2/19
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved _____
Russell Corriveau, Asst. Mgr. Real Estate Management Div. Date

Certified Kate Smith 9/10/19
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.

Request For Funds 1-15-19 P. Sladek & R. Corriveau

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 801A, Part 1
County: Orange

I certify to the best of my knowledge and belief, that:

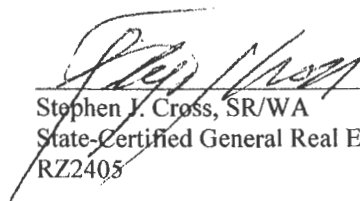
1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions or conclusions were developed and this appraisal has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this report.
9. I understand that this appraisal is to be used in connection with the purchase of lands by Orange County.
10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County, and I will not do so until so authorized by them, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$12,400	Parcel 801A, Part 1 Land Area
IMPROVEMENTS:	\$ -0-	17,025 (SF) square feet or 0.391 acres
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>	
TOTAL:	\$12,400	

August 9, 2017
DATE



 Stephen J. Cross, SR/WA
 State-Certified General Real Estate Appraiser
 RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 801A, Part 2
County: Orange

I certify to the best of my knowledge and belief, that:

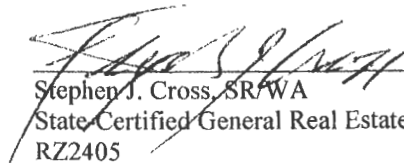
1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
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10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County, and I will not do so until so authorized by them, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
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Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$197,000	Parcel 801A, Part 2 Land Area
IMPROVEMENTS:	\$ -0-	272,376 (SF) square feet or 6.253 acres
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>	
TOTAL:	\$197,000	

August 9, 2017
DATE



 Stephen J. Cross, SR/WA
 State Certified General Real Estate Appraiser
 RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 801B
County: Orange

I certify to the best of my knowledge and belief, that:

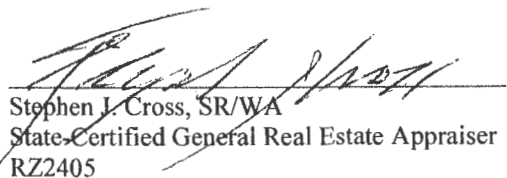
1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
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10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County, and I will not do so until so authorized by them, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
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Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$7,200	Parcel 801B Land Area
IMPROVEMENTS:	\$ -0-	9,856 (SF) square feet or 0.226 acres
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>	
TOTAL:	\$7,200	

August 9, 2017
DATE



Stephen J. Cross, SR/WA
State-Certified General Real Estate Appraiser
RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 801C, Part 1
County: Orange

I certify to the best of my knowledge and belief, that:

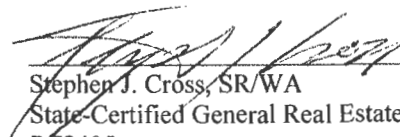
1. The statements of fact contained in this appraisal are true and correct.
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12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$4,200	Parcel 801C, Part 1 Land Area
IMPROVEMENTS:	\$ -0-	5,799 (SF) square feet or 0.133 acres
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>	
TOTAL:	\$4,200	

August 9, 2017
DATE



 Stephen J. Cross, SR/WA
 State-Certified General Real Estate Appraiser
 RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 801C, Part 2
County: Orange

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions or conclusions were developed and this appraisal has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this report.
9. I understand that this appraisal is to be used in connection with the purchase of lands by Orange County.
10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County, and I will not do so until so authorized by them, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.

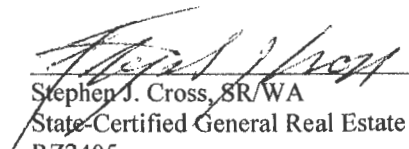
Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$37,100
IMPROVEMENTS:	\$ -0-
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>
TOTAL:	\$37,100

Parcel 801C, Part 2 Land Area
51,255 (SF) square feet or 1.177 acres

August 9, 2017
DATE



 Stephen J. Cross, SR/WA
 State-Certified General Real Estate Appraiser
 RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 701A (1)
County: Orange

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
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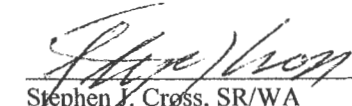
Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$25,100
IMPROVEMENTS:	\$ -0-
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>
TOTAL:	\$25,100

Parcel 701A (1) Land Area
68,705 (SF) square feet or 1.577 acres

August 9, 2017
DATE



Stephen J. Cross, SR/WA
State-Certified General Real Estate Appraiser
RZ2405

CERTIFICATE OF VALUE

Project: Malcolm Road Water Supply Facility
Parcel: 701A (2)
County: Orange

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions or conclusions were developed and this appraisal has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
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10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
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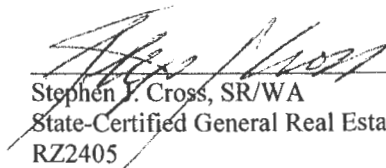
Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **July 12, 2017** is:

Market value should be allocated as follows

LAND:	\$40,700
IMPROVEMENTS:	\$ -0-
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>
TOTAL:	\$40,700

Parcel 701A (2) Land Area
111,341 (SF) square feet or 2.556 acres

August 9, 2017
DATE



 Stephen J. Cross, SR/WA
 State-Certified General Real Estate Appraiser
 RZ2405