

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 26 2025

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

RATIFICATION OF INTEREST IN THAT CERTAIN DRAINAGE EASEMENT RECORDED ON JUNE 26, 2025, IN OFFICIAL RECORDS AS DOCUMENT NO. 20250374185 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

RESOLUTION NO. 2025 M-34

WHEREAS, through Resolution No. 86-M-44, Orange County has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by the Board of County Commissioners of Orange County (the "Board") at a public hearing; and

WHEREAS, on or about the 26th day of June 2025, Mission Pointe II LLC, Vass, Inc., Wells Next Generation Financial, LLC, and Greystone Debt Acquisitions, LLC, (the "**Grantors**") recorded a Drainage Easement in favor of Orange County in Official Records as Document No. 20250374185 of the Public Records of Orange County, Florida (the "**Drainage Easement**"); and

WHEREAS, the Drainage Easement affects and impacts certain real property, more particularly described on Exhibit A attached and incorporated to said Drainage Easement; and

WHEREAS, the Drainage Easement was recorded without approval by the Board as required by Resolution No. 86-M-44; and

WHEREAS, the Board has reviewed the Drainage Easement and desires to accept the instrument by this Resolution in fulfillment of Resolution No. 86-M-44.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Drainage Easement was properly accepted by the governing board of Orange County, Florida.

Section 2. Although the Drainage Easement was never accepted by the Board, as required by Orange County regulations; the Board hereby accepts and ratifies the interest purportedly conveyed to Orange County by the Drainage Easement recorded on June 26, 2025, in Official Records as Document No. 20250374185, of the Public Records of Orange County, Florida.

Section 3. The manager of the Orange County Real Estate Management Division, or a designee, shall provide a copy of this Resolution to the Property Appraiser of Orange County, Florida for the records of that office, and shall record this Resolution in the Official Records of Orange County, Florida.

ADOPTED THIS _____ DAY OF AUG 26 2025, 20__.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Burrill Brooks*
for Jerry L. Demings
Orange County Mayor

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

By: *Jennifer Lane-Klimetz*
Deputy Clerk

Date: *26 August 2025*

Print name: *Jennifere Lane-Klimetz*

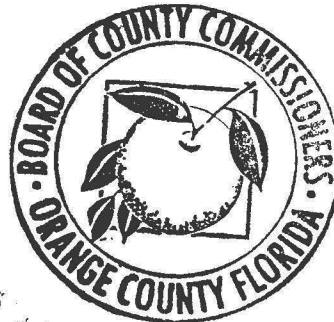


Exhibit A

**SKETCH OF DESCRIPTION
MISSION POINTE 2
DRAINAGE EASEMENT**

SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF THE NORTH 330.00 FEET OF THE WEST 2250.00 FEET OF THE SOUTHWEST 1/4 OF SAID SECTION 20, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF LOT 2, PIONEERS REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 106, PAGES 27-29, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 20, ALSO BEING THE SOUTH LINE OF SAID LOT 2 AND SOUTH LINE OF LOT 3 AND TRACT C OF SAID PIONEERS REPLAT, S89°48'56"E, A DISTANCE OF 1359.23 FEET TO THE APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL; THENCE ALONG SAID APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL, S01°19'55"E, A DISTANCE OF 11.50 FEET; THENCE DEPARTING SAID APPROXIMATE WATERS EDGE OF LAKE WHIPPOORWILL, N89°48'56"W, A DISTANCE OF 1359.56 FEET TO THE EAST RIGHT OF WAY OF NARCOOSSEE ROAD (COUNTY ROAD 15) VARIABLE WIDTH PUBLIC RIGHT OF WAY PER DEED BOOK 347, PAGE 195 AND OFFICIAL RECORDS BOOK 9838, PAGE 5903, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY OF NARCOOSSEE ROAD, N00°20'36"E, A DISTANCE OF 11.50 FEET TO THE POINT OF BEGINNING.


CONTAINING 0.359 ACRES (15633 SQUARE FEET) OF LAND, MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH OF DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A DRAINAGE EASEMENT.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF LOT 3, PIONEERS REPLAT, P.B. 106, PGS. 27-29, WHICH BEARS S89°48'56"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.
5. THIS IS NOT A SURVEY.
6. REVISED ON 7/10/2024 AND 7/11/2024 FOR MAP AND DESCRIPTION.

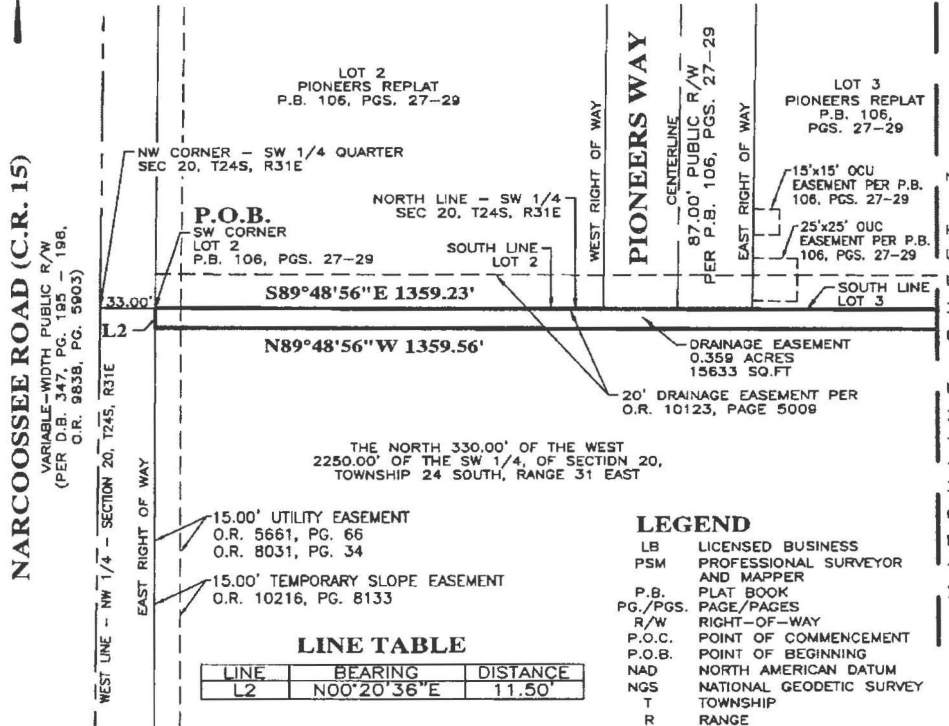
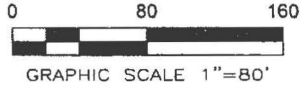
THIS SKETCH OF DESCRIPTION OR COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Digitally signed by Emanuel Donato, PSM
DN: cn=, o=, ou=, email=emmanuel.donato@psm.com, c=US, ou=Survey Department, ou=Public Works, ou=Professional Clients, ou=PSM
Date: 2024.07.18 12:26:31-0500
Emanuel Donato, PSM

 <p>LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge.com FLORIDA LICENSED BUSINESS NUMBER LB 6648</p>	<p>SKETCH OF DESCRIPTION FOR THE BAINBRIDGE COMPANIES, LLC</p>	<p>DATE OF DRAWING: 17 MAY 2024 MANAGER: MB CADD: JAA PROJECT NUMBER: 984-22004 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): N/A COMPUTER FILE: 984004_SD4.DWG SCALE: N/A SHEET 1 OF 3</p>
	<p>SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 5J-17 STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.</p> <p><i>Mike Baerhold</i> DATE: 7-11-2024 MIKE BAERHOLD PROFESSIONAL SURVEYOR AND MAPPER NUMBER 5575</p>	

**SKETCH OF DESCRIPTION
MISSION POINTE 2
DRAINAGE EASEMENT**

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CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



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- LEGEND**
- LB LICENSED BUSINESS
 - PSM PROFESSIONAL SURVEYOR AND MAPPER
 - P.B. PLAT BOOK
 - PG./PGS. PAGE/PAGES
 - R/W RIGHT-OF-WAY
 - P.O.C. POINT OF COMMENCEMENT
 - P.O.B. POINT OF BEGINNING
 - NAD NORTH AMERICAN DATUM
 - NGS NATIONAL GEODETIC SURVEY
 - T TOWNSHIP
 - R RANGE
 - DOC# DOCUMENT NUMBER
 - SQ.FT. SQUARE FEET
 - INT INTEREST
 - LLC LIMITED LIABILITY COMPANY
 - INC INCORPORATED
 - O.R. OFFICIAL RECORDING

**LEADING EDGE
LAND SERVICES
INCORPORATED**

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedges.com

FLORIDA LICENSED BUSINESS NUMBER LB 58448

SKETCH OF DESCRIPTION
FOR
THE BAINBRIDGE COMPANIES, LLC

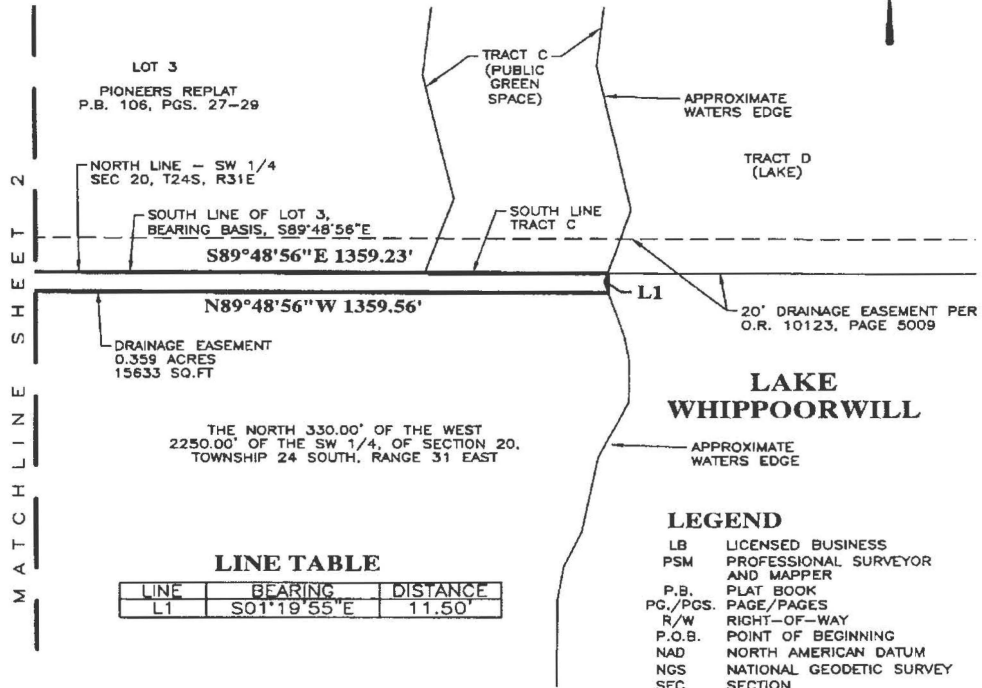
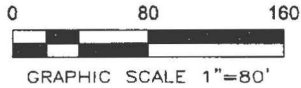
THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT A SURVEY

DATE OF DRAWING: 17 MAY 2024	
MANAGER: MB	CADD: JAA
PROJECT NUMBER: 984-22004	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 984004_SD4.DWG	
SCALE: 1" = 80'	SHEET 2 OF 3

**SKETCH OF DESCRIPTION
MISSION POINTE 2
DRAINAGE EASEMENT**

SECTION 20, TOWNSHIP 24 SOUTH, RANGE 31 EAST
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA



SHEET 2
MATCH LINE

LINE TABLE

LINE	BEARING	DISTANCE
L1	S01°19'55\"E	11.50'

LEGEND

- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.B. PLAT BOOK
- PG./PGS. PAGE/PAGES
- R/W RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
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**LEADING EDGE
LAND SERVICES
INCORPORATED**
8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9891
WEB: www.leadingedge.lands.com

FLORIDA LICENSED BUSINESS NUMBER LB 6646

SKETCH OF DESCRIPTION
FOR
THE BAINBRIDGE COMPANIES, LLC

THIS SKETCH IS INCOMPLETE
UNLESS ACCOMPANIED BY A
LEGAL DESCRIPTION OF THE
PROPERTY DEPICTED HEREON

THIS IS NOT A SURVEY

DATE OF DRAWING: 17 MAY 2024	
MANAGER: MB	CADD: JAA
PROJECT NUMBER: 984-22004	
FIELD BOOK NUMBER: N/A	
LAST FIELD WORK: N/A	
CREW CHIEF(S): N/A	
COMPUTER FILE: 984004_SD4.DWG	
SCALE: 1"= 80'	SHEET 3 OF 3