

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

~~MAY 07 2024~~

# RESOLUTION

*of the*

**ORANGE COUNTY BOARD OF COUNTY  
COMMISSIONERS**

*regarding*

**RATIFICATION OF INTEREST IN THAT CERTAIN  
UTILITY EASEMENT RECORDED ON  
MARCH 18, 2024, IN OFFICIAL RECORDS DOCUMENT  
NUMBER 20240158346 OF THE PUBLIC RECORDS OF  
ORANGE COUNTY, FLORIDA**

RESOLUTION NO. 2024-M-13

**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 18<sup>th</sup> day of March 2024, Provident 3 LLC (the "Grantor") recorded a Utility Easement in favor of Orange County in Official Records Document Number 20240158346 of the Public Records of Orange County, Florida (the "Utility Easement"); and

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

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

**WHEREAS**, the Board has reviewed the Utility 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 Utility Easement was properly accepted by the governing board of Orange County, Florida.

**Section 2.** Although the Utility 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 Utility Easement recorded on March 18, 2024, in Official Records Document Number 20240158346 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 7<sup>TH</sup> DAY OF MAY, 2024

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Bryan Burko*  
for Jerry L. Demings  
Orange County Mayor

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

By: *[Signature]*  
Deputy Clerk

Date: 5/7/24

Print name: DAVID ROONEY



# EXHIBIT A

PROJECT NAME: HAMLIN RETAIL SITE  
 PERMIT NUMBER: B23900209

## SKETCH OF DESCRIPTION

### NOT A SURVEY 10' UTILITY EASEMENT PARCEL "B" NORTH

**LEGAL DESCRIPTION:**

A PORTION OF PARCEL B, HAMLIN RESERVE AS RECORDED IN PLAT BOOK 88, PAGES 78 THROUGH 95 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING MORE PARTICULARLY DESCRIBED AS:

BEGIN AT THE NORTHEASTERLY CORNER OF SAID PARCEL B, BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF HAMLIN GROVES TRAIL AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5782 OF THE AFORESAID PUBLIC RECORDS AND A POINT ON A NON TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 3182.00 FEET, A CHORD BEARING OF SOUTH 28°50'08" EAST AND A CHORD DISTANCE OF 118.24 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 02°07'45" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 118.25 FEET TO A POINT OF TANGENCY; THENCE CONTINUE SOUTH 29°54'01" EAST ALONG SAID WESTERLY RIGHT OF WAY LINE FOR A DISTANCE OF 86.48 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE RUN SOUTH 60°23'11" WEST FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 29°54'01" WEST FOR A DISTANCE OF 86.43' FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 3192.00 FEET, A CHORD BEARING OF NORTH 28°50'08" WEST AND A CHORD DISTANCE OF 118.61 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'45" FOR A DISTANCE OF 118.62 FEET TO THE END OF SAID CURVE AND A POINT ON THE NORTHWESTERLY LINE OF SAID PARCEL B; THENCE RUN NORTH 62°13'44" EAST ALONG SAID NORTHWESTERLY LINE FOR A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 2049 SQUARE FEET OR 0.05 ACRES, MORE OR LESS.

SHEET 1 OF 2  
 SEE SHEET 2 FOR SKETCH OF DESCRIPTION



**ALLEN  
 COMPANY**  
INCORPORATED

SURVEYING • MAPPING  
 GEOSPATIAL SERVICES  
 www.allen-company.com  
 16 EAST PLANT STREET  
 WINTER GARDEN, FLORIDA 34787  
 (407) 854-5355  
 LB#6723


**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062(3).
2. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF HAMLIN GROVES TRAIL AS BEING S29°54'01"E (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB #: <u>20210749</u>	CALC BY: <u>DY</u>
DATE: <u>03/06/2023</u>	DRAWN BY: <u>MCD</u>
SCALE: <u>N/A</u>	CHECKED BY: <u>DY</u>

FOR THE LICENSED BUSINESS #6723 BY:

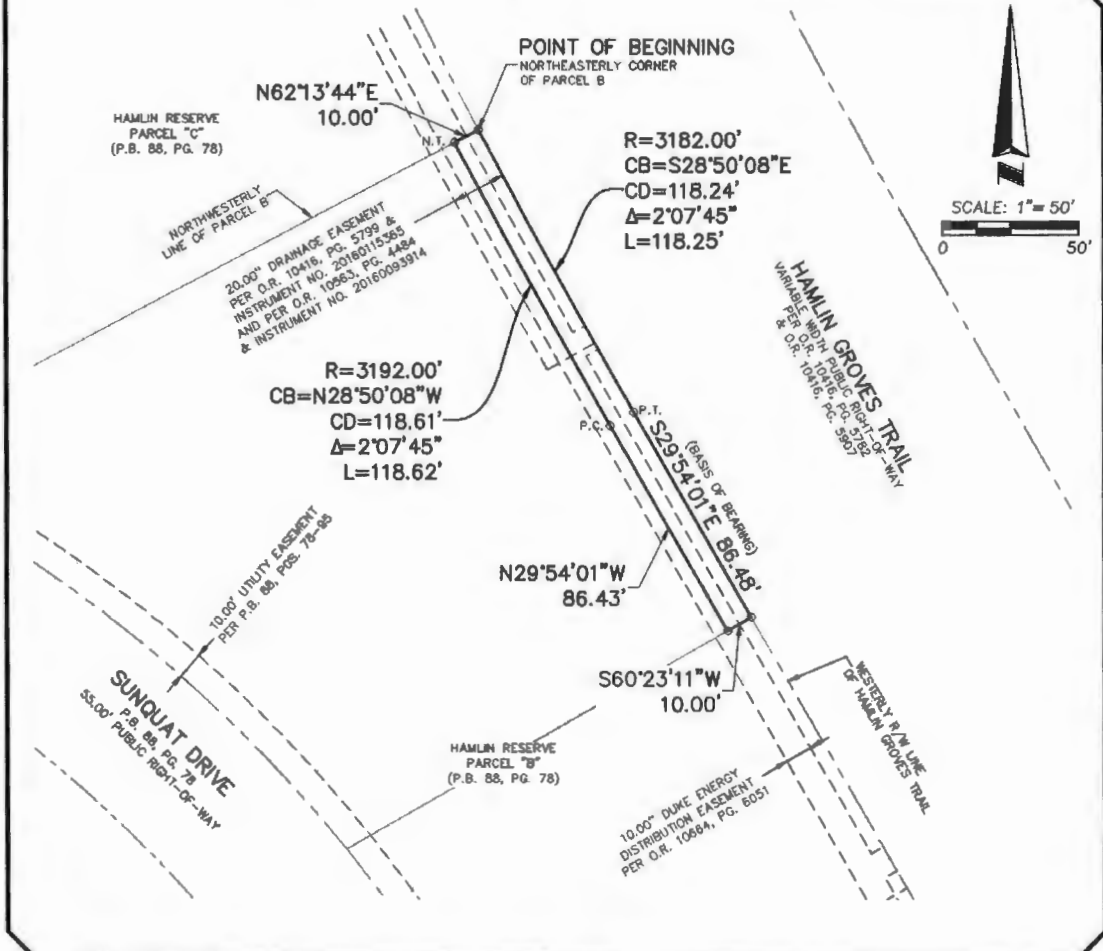
Digitally signed by:  
 James L Rickman  
 Date: 2023.07.13  
 07:44:18 -04'00'



JAMES L. RICKMAN, P.S.M. #5633

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**SYMBOL AND ABBREVIATION LEGEND:**

○ CHANGE IN DIRECTION	P.B. PLAT BOOK
R/W RIGHT-OF-WAY	R RADIUS
O.R. OFFICIAL RECORDS BOOK	CB CHORD BEARING
PG. PAGE	CD CHORD DISTANCE
P.C. POINT OF CURVATURE	L LENGTH
P.T. POINT OF TANGENCY	Δ DELTA
N.T. POINT OF NON-TANGENCY	LB LICENSED BUSINESS

SHEET 2 OF 2  
 SEE SHEET 1 FOR LEGAL  
 DESCRIPTION

JOB #: 20210749  
 DATE: 03/06/2023  
 SCALE: 1"=50'