



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** December 13, 2018

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

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

**FROM:** Kim Heim, Senior Title Examiner *KH*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** Approval of Utility Easement from Westgate Lakes, LLC to Orange County and authorization to record instrument

**PROJECT:** Westgate Lakes Bldg. 60/70 Site Work Permit: B15904179 OCU File #: 83386  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 377 square feet

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

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**JAN 08 2018**

THIS IS A DONATION

Project: Westgate Lakes Bldg. 60/70 Site Work Permit: B15904179 OCU File #: 83386

**UTILITY EASEMENT**

THIS INDENTURE, Made this 8 day of November, A.D. 2018, between Westgate Lakes, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 5201 Windhover Drive, Orlando, Florida, 32819, 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 \$1.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, a right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

**SEE ATTACHED EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:  
a portion of  
02-24-28-0000-00-032**

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its successors and assigns, agrees not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

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

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered  
in the presence of:

Witness

[Signature]  
Bryan Smith  
Printed Name

Westgate Lakes, LLC,  
a Florida limited liability company

BY: Westgate Resorts, Inc.,  
a Florida corporation,  
as Manager

BY:

[Signature]  
David A. Siegel, as Director, President and  
Secretary

Witness

[Signature]  
Maria Ash  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

2018 The foregoing instrument was acknowledged before me this 8 of November,  
by David A. Siegel, as Director, President and Secretary, for Westgate Resorts, Inc., a Florida  
corporation, as manager of Westgate Lakes, LLC, a Florida limited liability company, on behalf of the  
limited liability company. He  is personally known to me or  has produced  
\_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature

Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires:



MARIA E SANTIAGO  
Commission # GG 133160  
Expires October 31, 2021  
Bonded Thru Budget Notary Services

# EXHIBIT "A"

Sand Lake Village (Section 1 Phase 3)  
parcel number: 11-24-28-7806-00-001  
PROJECT NAME: WESTGATE LAKES BLDG. 60/70  
BUILDING DEPARTMENT PERMIT NUMBER: B15904179

## LEGAL DESCRIPTION

A portion of land located in the southeast quarter of Section 2, Township 24 South, Range 28 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the southeast corner of Sand Lake Village, Condominium Book 10, Page 19 as recorded in the Public Records of Orange County, Florida; being a point on a curve concave southeasterly, having a radius of 2110.86 feet, a central angle of 005° 57' 46" and a chord distance of 219.58 feet that bears North 08° 22' 07" East; thence run northerly along the arc of said curve and easterly boundary line of said Condominium Book a distance of 219.68 feet to the POINT OF BEGINNING; thence leaving said easterly boundary line, run North 78° 39' 00" West, 25.00 feet to a point on a non-tangent curve concave southeasterly, having a radius of 2135.86 feet, a central angle of 000° 24' 26" and a chord distance of 15.18 feet that bears North 11° 33' 13" East; thence run northerly along the arc of said curve a distance of 15.18 feet; thence run South 78° 14' 34" East, 25.00 feet to the aforementioned easterly boundary line, being a point on a non-tangent curve concave southeasterly, having a radius of 2110.86 feet and a central angle of 000° 24' 26" and a chord distance of 15.00 feet that bears South 11° 33' 13" West; thence run southerly along the arc of said curve and easterly boundary line a distance of 15.00 feet to the POINT OF BEGINNING.


Said parcel contains 377 Square Feet, more or less.

## NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON A SOUTHERLY BOUNDARY LINE OF SAND LAKE VILLAGE, CONDOMINIUM BOOK 10, PAGE 19, IN SECTION 2, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY FLORIDA, BEING NORTH 89°32'28" EAST.


## CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

  
ELI DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6984

4/12/2017  
DATE

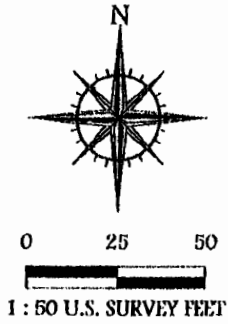
SECTION 2, TOWNSHIP 24 SOUTH, RANGE 28 EAST - ORANGE COUNTY, FLORIDA

  
Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153  
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.      CHECKED: E.J.D.  
PROJECT # 61051.06  
DRAWING: 61051.06 OCU Util f:smtd.dwg  
DRAWING DATE: 04/10/2017  
SHEET 1 OF 2

**SKETCH & DESCRIPTION**  
**UTILITY EASEMENT**  
ISSUED FOR:  
**ORANGE COUNTY UTILITIES**

PROJECT NAME: WESTGATE LAKES BLDG. 60/70  
 BUILDING DEPARTMENT PERMIT NUMBER: B15904179



$R=2135.86'$   
 $\Delta=000^{\circ}24'26''$   
 $CHD=15.18'$   
 $CHB=N 11^{\circ}33'13'' E$   
 $L=15.18'$

$S 78^{\circ}14'34'' E$   
 $25.00'$

$R=2110.86'$   
 $\Delta=000^{\circ}24'26''$   
 $CHD=15.00'$   
 $CHB=S 11^{\circ}33'13'' W$   
 $L=15.00'$

POINT OF BEGINNING

$N 78^{\circ}39'00'' W$   
 $25.00'$

**LEGEND**

- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- L = LENGTH
- R = RADIUS
- $\Delta$  = CENTRAL ANGLE

SAND LAKE VILLAGE  
 CONDOMINIUM BOOK 10, PAGE 19

ASPHALT PARKING

TURKEY LAKE ROAD  
 RIGHT OF WAY VARIANCE

$R=2110.86'$   
 $\Delta=005^{\circ}57'46''$   
 $CHD=219.58'$   
 $CHB=N 08^{\circ}22'07'' E$   
 $L=219.68'$

EASTERLY BOUNDARY LINE

POINT OF COMMENCEMENT  
 SE CORNER SAND LAKE VILLAGE  
 CONDOMINIUM BOOK 10, PAGE 19

SOUTHERLY BOUNDARY LINE  
 SAND LAKE VILLAGE  
 $N 89^{\circ}32'28'' E$

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 2, TOWNSHIP 24 SOUTH, RANGE 28 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

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PROJECT # 61051.06	
DRAWING: 61051.06 OCU Util Esmt.dwg	
DRAWING DATE: 04/10/2017	
SCALE: 1" = 50'	SHEET 2 OF 2

**SKETCH & DESCRIPTION  
 UTILITY EASEMENT**

ISSUED FOR:  
**ORANGE COUNTY UTILITIES**