



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 12

DATE: April 18, 2019

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

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

FROM: David L. Brown, Senior Title Examiner *DLB*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from The Lodge at Hamlin, LLC to Orange County and authorization to record instrument

PROJECT: The Lodge at Hamlin – NC Site Work Only Permit # B18904226 OCU
File # 97095

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: 396.56 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 07 2019

THIS IS A DONATION

Project: The Lodge at Hamlin – NC Site Work Only Permit # B18904226 OCU File # 97095

UTILITY EASEMENT

THIS INDENTURE, Made this 20th day of March, A.D. 2019, between THE LODGE AT HAMLIN, LLC, a Florida limited liability company, whose address is 14422 SHORESIDE WAY, SUITE 130, WINTER GARDEN, FL 34787, 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 \$10.00 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, an 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**

21-23-27-2719-03-000

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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, 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 easement 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, 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

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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:

THE LODGE AT HAMLIN, LLC, a Florida limited
liability company

[Signature]
Witness

By: BOYD LAKEWALK AT HAMLIN
PHASE 2, LLC, a Florida limited liability
company, as Manager

Dennis B Seliga Jr.
Printed Name

[Signature]
By:
SCOTT T. BOYD, MANAGER

[Signature]
Witness

Scott T. Boyd
Printed Name

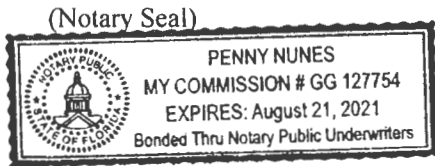
Annie Laisch
Printed Name

Manager
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20th of March,
2019, by Scott T. Boyd, as Manager
of BOYD LAKEWALK AT HAMLIN PHASE 2, LLC, a Florida limited liability company, as Manager
for THE LODGE AT HAMLIN LLC, a Florida limited liability company, on behalf of the limited liability
company. He/She is personally known to me or has produced _____ as
identification.



[Signature]
Notary Signature

Penny Nunes
Printed Notary Name

Notary Public in and for
the county and state aforesaid.
My commission expires: _____

This instrument prepared by:
David L. Brown, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: The Lodge at Hamlin – NC Site Work Only Permit # B18904226 OCU File # 97095

EXHIBIT "A"

SEE THE ATTACHED SKETCH

OF DESCRIPTION

(2 PAGES)

LEGAL DESCRIPTION: UTILITY EASEMENT

PROJECT NAME: THE LODGE AT HAMLIN-NC-SITE WORK ONLY
BUILDING DEPARTMENT PERMIT NUMBER: B18904226

A PARCEL OF LAND BEING A PORTION OF LOT 3, OF THE PLAT OF HAMLIN EAST, AS RECORDED IN PLAT BOOK 97, PAGES 64 THROUGH 67 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 21, TOWNSHIP 23 SOUTH, RANGE 27 EAST.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 3, BEING ON THE NORTHERLY RIGHT OF WAY LINE OF NEW INDEPENDENCE PARKWAY AS RECORDED IN OFFICIAL RECORDS BOOK 10416, PAGE 5729 AND A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2135.00 FEET AND A CENTRAL ANGLE OF 3°37'35" WITH A CHORD BEARING OF SOUTH 70°10'43" EAST, AND A CHORD DISTANCE OF 135.10 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE FOR A DISTANCE OF 135.13 FEET TO A POINT ON A NON TANGENT LINE AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE RUN NORTH 21°38'04" EAST FOR A DISTANCE OF 10.00 FEET; THENCE RUN SOUTH 67°49'53" EAST FOR A DISTANCE OF 40.00 FEET; THENCE RUN SOUTH 22°42'10" WEST FOR A DISTANCE OF 10.00 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE AND A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2135.00 FEET, WITH A CHORD BEARING OF NORTH 67°49'53" WEST, AND A CHORD DISTANCE OF 39.81 FEET; THENCE RUN NORTHWESTERLY THROUGH A CENTRAL ANGLE OF 01°04'06" ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 39.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 396.56 SQUARE FEET

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF LOT 3, HAMLIN EAST AS BEING N18°03'14"E. (ASSUMED FOR ANGULAR DESIGNATION ONLY)
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20110078
 DATE: 11/29/2018
 SCALE: 1" = 40'

CALCULATED BY: SEJ
 DRAWN BY: DY
 CHECKED BY: MR
 REV 12/18/18 PER COUNTY COMMENT

FOR THE LICENSED BUSINESS #5723 BY:

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



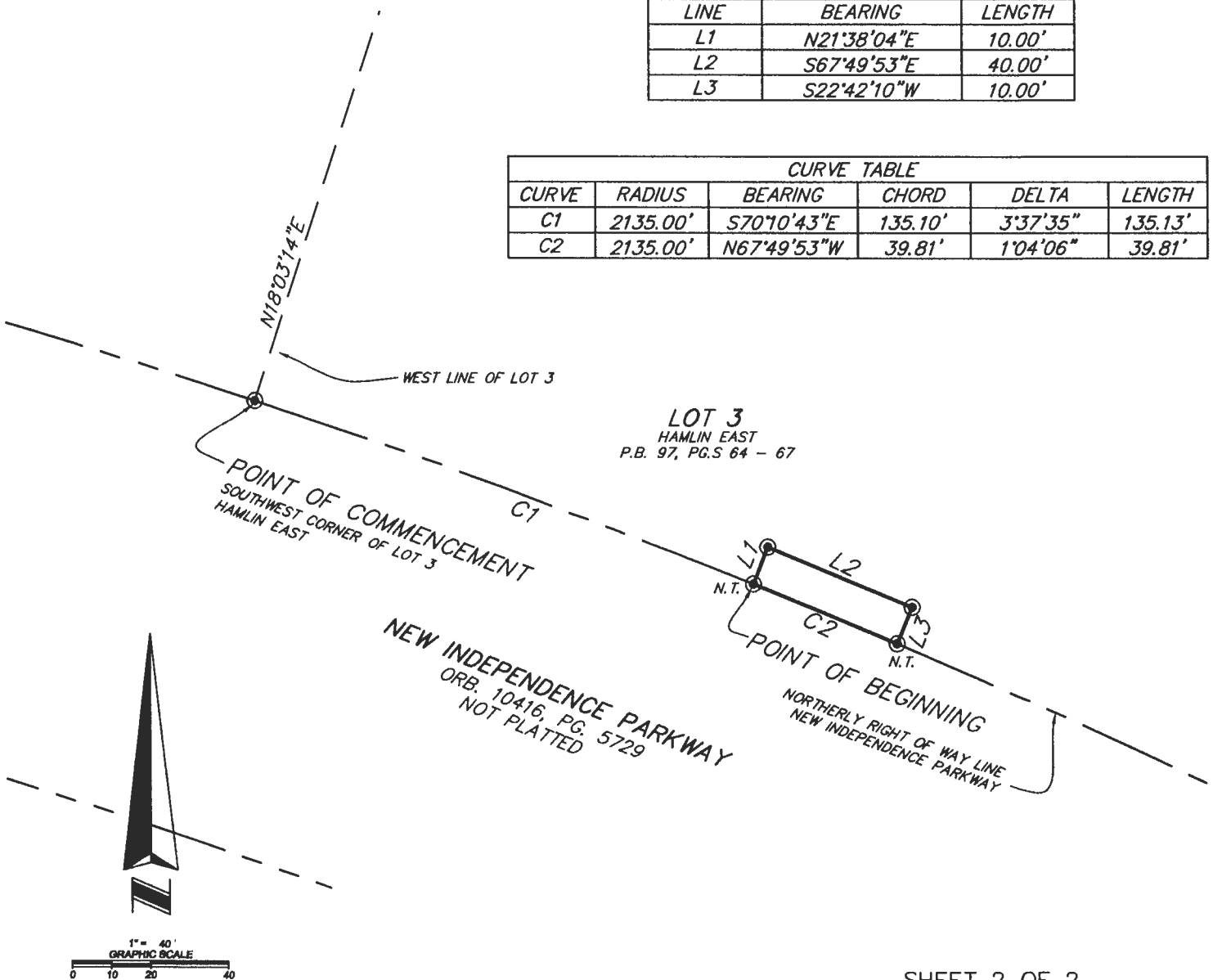
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SKETCH OF DESCRIPTION

PROJECT NAME: THE LODGE AT HAMLIN-NC-SITE WORK ONLY
 BUILDING DEPARTMENT PERMIT NUMBER: B18904226

LINE TABLE		
LINE	BEARING	LENGTH
L1	N21°38'04"E	10.00'
L2	S67°49'53"E	40.00'
L3	S22°42'10"W	10.00'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	2135.00'	S70°10'43"E	135.10'	3°37'35"	135.13'
C2	2135.00'	N67°49'53"W	39.81'	1°04'06"	39.81'



SHEET 2 OF 2
 SEE SHEET 1 FOR DESCRIPTION

LEGEND

- ORB. OFFICIAL RECORDS BOOK
- PG.S PAGE.S
- P.B. PLAT BOOK
- ⊙ CHANGE IN DIRECTION

N.T. NON TANGENT

JOB NO. 20110078
 DATE: 11/29/18
 SCALE: 1" = 40'
 DRAWN BY: DY

REV 12/18/18 PER COUNTY COMMENT



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