



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** May 31, 2019

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

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

**FROM:** Elena Hutchinson, Senior Title Examiner *EH*  
Real Estate Management Division

**CONTACT PERSON:** **Paul Sladek, Manager**

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

**ACTION REQUESTED:** Approval of Utility Easement from U-Haul Co. of Florida to Orange County and authorization to record instrument

**PROJECT:** U-Haul of Orlando Moving & Storage Sitework (B15904340) OCU File #83690  
  
District 4

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 600.180 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 18 2019

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THIS IS A DONATION

Project: U-Haul of Orlando Moving & Storage Sitework (B15904340) OCU File #83690

**UTILITY EASEMENT**

THIS INDENTURE, Made this 17<sup>th</sup> day of May, A.D. 2019, between U-Haul Co. of Florida, a Florida corporation, whose address is 2721 N. Central Ave., Phoenix, AZ 85004, 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**

**25-23-30-0000-00-051**

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 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:

[Signature]  
Witness

Rod Baldwin  
Printed Name

Laura Ruffino  
Witness

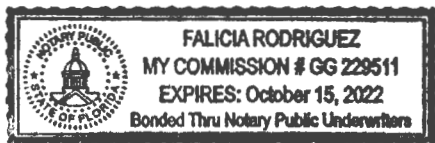
Laura Ruffino  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> of May,  
2019, by Miguel Caminos, as Vice President  
of U-Haul Co. of Florida, a Florida corporation, on behalf of the corporation. He/She  is personally  
known to me or  has produced \_\_\_\_\_  
as identification.

(Notary Seal)



U-Haul Co. of Florida, a Florida corporation

BY: [Signature]

Miguel Caminos  
Printed Name

Vice President  
Title U-Haul Co of Florida

[Signature]  
Notary Signature

Falicia Rodriguez  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires:

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

# SKETCH OF DESCRIPTION

A PORTION LYING IN SECTION 25,  
TOWNSHIP 23 SOUTH, RANGE 30 EAST  
CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

## UTILITY EASEMENT

## EXHIBIT A

### LEGAL DESCRIPTION:

A PARCEL OF LAND LYING IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, CITY OF ORLANDO, ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 1, OFF LEASE ONLY PLAT, AS RECORDED IN PLAT BOOK 90, PAGES 130 THROUGH 131, CITY OF ORLANDO, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT ALSO BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF NARCOOSEE ROAD (RIGHT OF WAY WIDTH VARIES) AS RECORDED IN MAP SECTION 75080 F.P. NO. 239266-2 PER CITY OF ORLANDO RIGHT OF WAY MAP; THENCE NORTH 30°07'54" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE A DISTANCE OF 236.19 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUE ON SAID WESTERLY RIGHT OF WAY LINE NORTH 30°07'54" WEST A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE PROCEED SOUTH 59°57'38" WEST A DISTANCE OF 40.00 FEET; THENCE SOUTH 30°02'24" EAST A DISTANCE OF 15.00 FEET; THENCE NORTH 59°57'38" EAST A DISTANCE OF 40.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 600.180 SQUARE FEET, MORE OR LESS.

PROJECT NAME: U-HAUL OF ORLANDO MOVING & STORAGE SITework  
BUILDING DEPARTMENT PERMIT NUMBER: B-15904340

SEE SHEET 2 FOR SKETCH



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 854-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF NARCOOSEE ROAD AS HAVING AN ASSUMED BEARING OF NORTH 30°07'54" WEST.

SHEET 1 OF 2

JOB NO. 20170327  
DATE: 02-08-2019  
SCALE: N/A  
FIELD BY: N/A

CALCULATED BY: N/A  
DRAWN BY: SCS  
CHECKED BY: GJ  
REVISION DATE: 3-06-2019

FOR THE LICENSED BUSINESS #6723 BY:

  
3-06-2019  
GERALD M. JOHNSTON, P.S.M. #5570

**SKETCH OF DESCRIPTION**  
 A PORTION LYING IN SECTION 25,  
 TOWNSHIP 23 SOUTH, RANGE 30 EAST  
 CITY OF ORLANDO, ORANGE COUNTY, FLORIDA

OWNER: NARCOOSSEE COMMERCE PARK  
 CONDOMINIUM ASSOCIATION, INC.  
 PARCEL # 25-23-30-5877-00-001  
 NOT PLATTED

**UTILITY EASEMENT**

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00	N30°07'54"W
L2	40.00	S59°57'38"W
L3	15.00	S30°02'24"E
L4	40.02	N59°57'38"E

UTILITY EASEMENT  
 600.180 SQUARE FEET

POINT OF BEGINNING

OWNER: U-HAUL COMPANY OF FLORIDA  
 PARCEL #25-23-30-0000-00-051  
 7800 NARCOOSSEE ROAD  
 ORLANDO, FLORIDA 32822  
 NOT PLATTED



**GRAPHIC SCALE**



LOT 1  
 OFF LEASE ONLY PLAT  
 PLAT BOOK 90, PAGE 130-131  
 OWNER: OFF LEASE ONLY INC.  
 PARCEL # 25-23-30-6160-01-000

POINT OF COMMENCEMENT  
 NORTH EAST CORNER OF LOT 1  
 OFF LEASE ONLY PLAT  
 PLAT BOOK 90, PAGES 130-131

SEE SHEET 1 FOR DESCRIPTION



16 East Plant Street  
 Winter Garden, Florida 34707 • (407) 654-5355

PROJECT NAME: U-HAUL OF ORLANDO MOVING & STORAGE SITWORK  
 BUILDING DEPARTMENT PERMIT NUMBER: B-15904340

SHEET 2 OF 2

JOB NO. 20170327	CALCULATED BY: N/A
DATE: 02-08-2019	DRAWN BY: SCS
SCALE: 1"=50'	CHECKED BY: GJ
FIELD BY: N/A	REVISION DATE: 3-08-2019