



Legislation Text

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**File #:** 24-1732, **Version:** 1

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**Interoffice Memorandum**

**DATE:** November 13, 2024

**TO:** Mayor Jerry L. Demings and County Commissioners

**THROUGH:** Mindy T. Cummings, Manager

**FROM:** Mary Tiffault, Senior Title Examiner

**CONTACT:** Mindy T. Cummings, Manager

**PHONE:** 407-836-7090

**DIVISION:** Real Estate Management Division

**ACTION REQUESTED:**

Approval and execution of Partial Release of Conservation Easement by Orange County and authorization to record instrument for Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043. District 4. **(Real Estate Management Division)**

**PROJECT:** Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043

**PURPOSE:** To release a portion of lands encumbered by a Conservation Easement.

**ITEM:**

Partial Release of Conservation Easement

Cost: None

Size: 7,356 square feet

**BUDGET:** N/A

**REVENUE:** N/A

**FUNDS:** N/A

**APPROVALS:**

Real Estate Management Division

Environmental Protection Division

**REMARKS:** Conservation Area Impact Permit #05-102 issued by Orange County Environmental Protection Division (EPD) on July 12, 2006, required a Conservation Easement (the Easement) to be granted in favor of Orange County over certain lands. The Easement was approved by the Board on June 6, 2006, and subsequently recorded on June 20, 2006, Official Records Book 8707, Page 3508 in the Public Records of Orange County, Florida.

EPD has agreed to release a portion of the Easement pursuant to issuance of Conservation Area Impact Permit CAI-23-09-043.

The property owner to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 03 2024

**THIS INSTRUMENT PREPARED BY  
AND AFTER RECORDING RETURN TO:**

Mary Tiffault, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 06-24-32-1500-01-000

**Project:** Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043

**PARTIAL RELEASE OF CONSERVATION EASEMENT**

**This Partial Release of Conservation Easement** is made by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393 (the "County").

**WITNESSETH:**

**WHEREAS**, the County is the owner and holder of that certain Conservation Easement executed by Correct Craft, Inc., a Florida corporation, and recorded June 20, 2006, in Official Records Book 8707, Page 3508 of the Public Records of Orange County, Florida (the "Easement"); and

**WHEREAS**, the County has been requested to release the Conservation Easement with respect only to that portion of the original easement area described on **Exhibit A** attached hereto and made a part hereof (the "Release Parcel"); and

**WHEREAS**, the County is amenable to releasing the Conservation Easement with respect only to the Release Parcel.

**NOW, THEREFORE**, for good and valuable consideration, the adequacy and receipt of which are hereby acknowledged, the County hereby releases, terminates, and forever extinguishes the Easement with respect only to the Release Parcel, without impairing the operation or effect of the Easement as to the original easement area which is not contained within the Release Parcel. The Conservation Easement shall remain in full force and effect with respect to the original easement area which is not contained within the Release Parcel and shall remain unaffected by this Partial Release of Easement.

Project: Nautique Boat Company, Inc. (Correct Craft) CAI-23-09-043

IN WITNESS WHEREOF, the County has caused its presents to be executed as of the day and year written below.

(Official Seal)



Attest: Phil Diamond, CPA,  
Orange County Comptroller  
as Clerk of the Board of County Commissioners

By: Jennifer Lara-Klimetz  
Deputy Clerk

Jennifer Lara-Klimetz  
Printed Name

Orange County, Florida  
By: Board of County Commissioners

By: Jerry L. Demings  
Orange County Mayor

Date: 3 December 2024

**EXHIBIT A**

**SKETCH OF DESCRIPTION**

**Description:**

That part of Lot 1, CORRECT CRAFT, according to the plat thereof, as recorded in Plat Book 68, Pages 61 through 63, of the Public Records of Orange County Florida, lying within Section 6, Township 24 South, Range 32 East, Orange County, Florida, described as follows:

Commence at the Northwest corner of the Southwest 1/4 of said Section 6; thence S00°08'02"E along the West line of said Southwest 1/4, a distance of 233.71 feet to a non-tangent curve concave Southwesterly having a radius of 2000.00 feet and a chord bearing of S39°10'57"E; thence departing said West line, run Southeasterly along the arc of said curve through a central angle of 03°33'18" for a distance of 124.09 feet to the point of tangency; thence S37°24'18"E, 364.65 feet to the point of curvature of a curve concave Southwesterly having a radius of 2672.50 feet and a chord bearing of S28°43'07"E; thence Southeasterly along the arc of said curve through a central angle of 17°22'23" for a distance of 810.34 feet to the centerline of Wewahootee Road; thence N89°32'00"E along said centerline, 36.13 feet to the West line of the aforesaid plat of CORRECT CRAFT; thence N00°02'15"E along said West line, 28.09 feet to the Southwest corner of aforesaid Lot 1 and the POINT OF BEGINNING; thence continue N00°02'15"E along said West line, 35.91 feet; thence departing said West line run N89°44'57"E, 86.47 feet; thence S83°58'25"E, 100.60 feet; thence S76°29'26"E, 102.95 feet to the South line of said Lot 1; thence S89°39'54"W along said South line, 286.65 feet to the POINT OF BEGINNING; bearings and distances are based on the Florida State Plane Coordinate System, East Zone, NAD 83 (NSRS 2007); the reciprocal grid factor is 1.00005499931.

Containing 0.169 acres (7,356 square feet) more or less and being subject to any rights-of-way, restrictions and easements of record.

**NOTES**

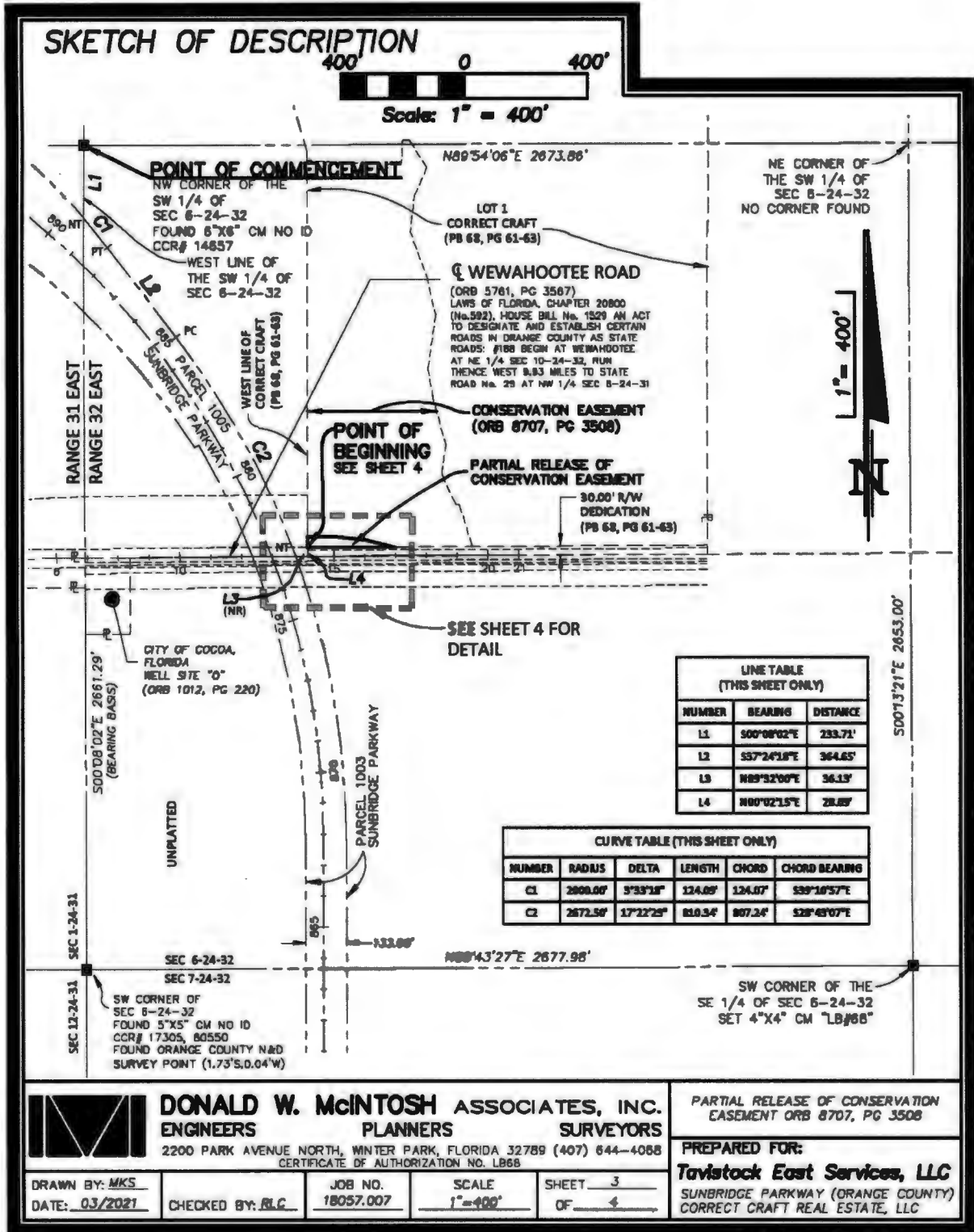
- This is not a survey.
- Bearings and distances shown hereon are based on the Florida East Zone, State Plane Coordinate System, NAD83 (NSRS2007), having a reciprocal grid factor of 1.00005499931, deriving a bearing of South 00°08'02" East along the West line of the Southwest 1/4 of Section 6, Township 24 South, Range 32 East.
- The existing easements shown hereon are based on an Ownership and Encumbrance Report, File Number 2037-5228213, dated 03/16/21, prepared by First American Title Insurance Company.

**LEGEND**

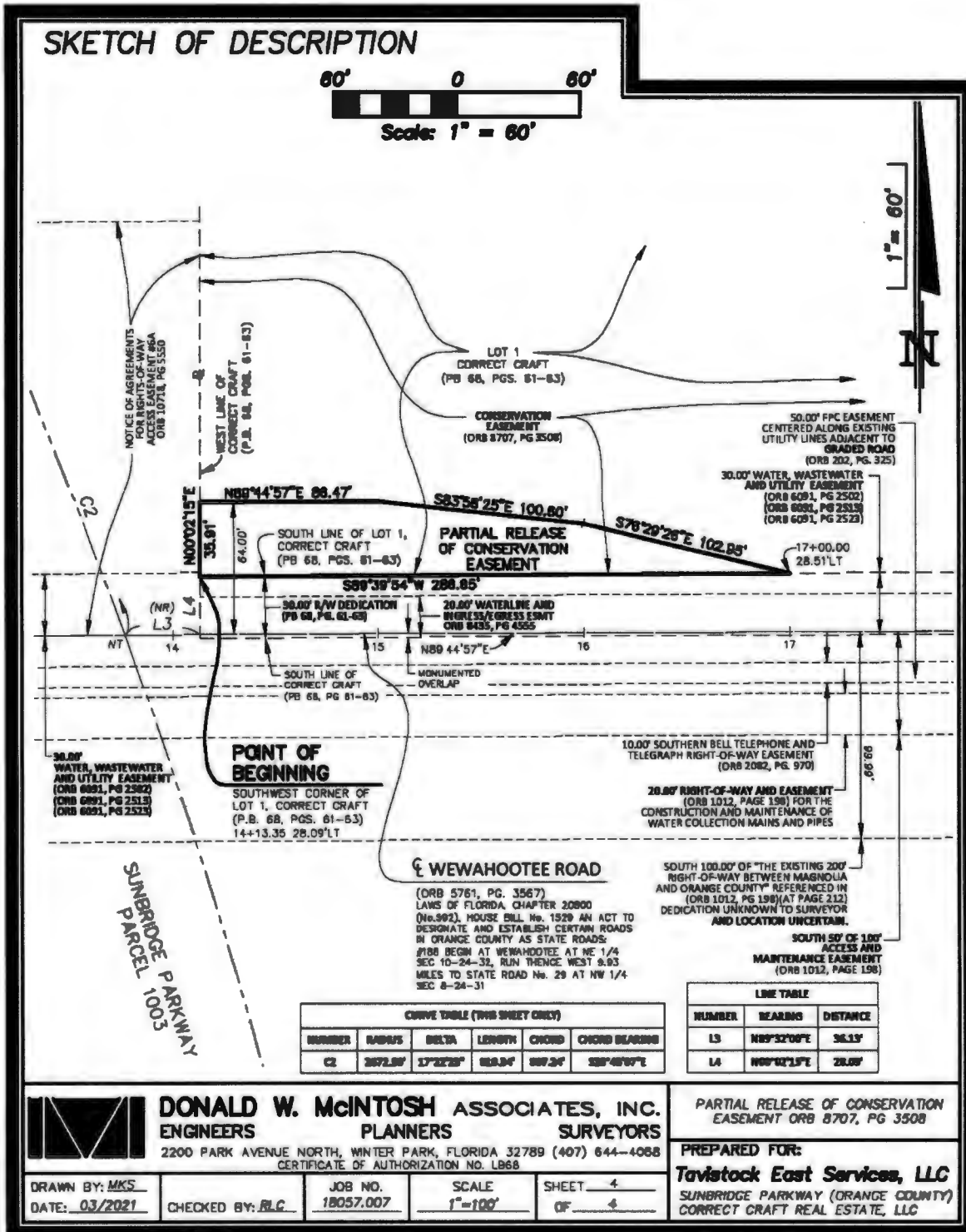
CL	CENTERLINE	PT	POINT OF TANGENCY
PL	PROPERTY LINE	NT	NON-TANGENT
CCR	CERTIFIED CORNER RECORD	(NR)	NON-RADIAL
CM	CONCRETE MONUMENT	(R)	RADIAL
FND	FOUND	PB	PLAT BOOK
ID	IDENTIFICATION	PBS	PAGES
LT	LEFT	R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK	N/A	NOT APPLICABLE
PB	PLAT BOOK	NAD 83	NORTH AMERICAN DATUM OF 1983
PCS	PAGE(S)	NSRS	NATIONAL SPATIAL REFERENCE SYSTEM
PC	POINT OF CURVATURE	Δ	CENTRAL ANGLE
PCG	POINT OF COMPOUND CURVATURE	R	RADIUS
PRC	POINT OF REVERSE CURVATURE	L	ARC LENGTH
PBB	POINT OF BEGINNING	CB	CHORD BEARING
SEC 6-24-32	SECTION 6, TOWNSHIP 24 SOUTH, RANGE 32 EAST	14413.35	28.09' CENTERLINE STATION AND OFFSET FOR WEWAHOOTEE ROAD

<b>PREPARED FOR:</b> <b>Tavistock East Services, LLC</b> SUNBRIDGE PARKWAY (ORANGE COUNTY) CORRECT CRAFT	PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508	04/08/24 CAA DATE BY REVISIONS	ADDED BEARING BASIS LABEL DESCRIPTION
<b>DONALD W. McINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB88		DONALD W. McINTOSH ASSOCIATES, INC. CERTIFICATE OF AUTHORIZATION NO. LB88 <b>Rocky L. Carson</b> Rocky L. Carson Florida Professional Surveyor and Mapper Certificate No. 4285 NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OR AN ELECTRONIC SIGNATURE (S-17,082(3) F.A.C.) OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.	
DRAWN BY: MKS DATE: 03/2021	CHECKED BY: BLC	JOB NO. 18057.007	SCALE N/A
		SHEET 1 OF 4	





	<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b> ENGINEERS PLANNERS SURVEYORS 2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068 CERTIFICATE OF AUTHORIZATION NO. LB68	PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508
PREPARED FOR: <b>Tavistock East Services, LLC</b> SUNBRIDGE PARKWAY (ORANGE COUNTY) CORRECT CRAFT REAL ESTATE, LLC		
DRAWN BY: <u>MKS</u> DATE: <u>03/2021</u>	CHECKED BY: <u>RLC</u>	JOB NO. <u>18057.007</u> SCALE <u>1"=400'</u> SHEET <u>3</u> OF <u>4</u>



NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C2	3072.89'	17°22'29"	682.34'	597.34'	337°46'00"E

NUMBER	BEARINGS	DISTANCE
L3	N89°32'00"E	36.13'
L4	N89°44'57"E	28.09'

**DONALD W. McINTOSH ASSOCIATES, INC.**  
ENGINEERS PLANNERS SURVEYORS  
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

PARTIAL RELEASE OF CONSERVATION EASEMENT ORB 8707, PG 3508

PREPARED FOR:  
**Tavistock East Services, LLC**  
SUNBRIDGE PARKWAY (ORANGE COUNTY)  
CORRECT CRAFT REAL ESTATE, LLC

DRAWN BY: MKS  
DATE: 03/2021

CHECKED BY: R.L.C.

JOB NO.  
18057.007

SCALE  
1"=100'

SHEET 4  
OF 4

Printed: Mon 06-Apr-2024 - 02:40PM  
F:\Proj\2015\15152\Sdwy\WAV\088\user\18057\20-128(43C) Partial Release of CE 8707-3508 CCRE.dwg