



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: December 14, 2020

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: William J. Blackham, Assistant Manager *JB for WJB*
Real Estate Management Division

FROM: Mary Tiffault, Senior Title Examiner *JB for MT*
Real Estate Management Division

CONTACT PERSON: William J. Blackham, Assistant Manager

DIVISION: Real Estate Management
Phone: (407) 836-7352

ACTION REQUESTED: Approval and execution of Partial Release of Easement by Orange County and authorization to record instrument

PROJECT: Avalon Park Townhomes Permit 19-S-055 OCU File #97869

District 4

PURPOSE: To release a portion of a utility easement that is no longer needed for access, construction, operation, and maintenance of utility facilities.

ITEM: Partial Release of Easement
Revenue: None
Size: 5,127.80 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: This Partial Release of Easement will release a portion of the utility easement that was approved by the Board on December 2, 2014 and recorded on December 8, 2014 in Official Records Book 10845, Page 572 of the Public Records of Orange County, Florida.

Developer to pay recording fees.

JAN 1 2 2021

Project: Avalon Park Townhomes Permit 19-S-055 OCU File #97869

PARTIAL RELEASE OF EASEMENT

This Partial Release of 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 Utility Easement executed by Avalon Seniors Housing, LLC, a Florida limited liability company and recorded December 8, 2014 in Official Records Book 10845, Page 572 of the Public Records of Orange County, Florida (the "Easement"); and

WHEREAS, the County has been requested to release the 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

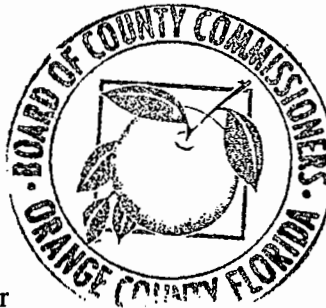
WHEREAS, the County is amenable to releasing the Easement with respect only to the Release Parcel.

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 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.

(SIGNATURES APPEAR ON NEXT PAGE)

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

(Official Seal)



Orange County, Florida

By: Board of County Commissioners

By: Brynn Brooks

At Jerry L. Demings

Orange County Mayor

Date: 13 January 2021

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

By: Lakela Louis
Deputy Clerk

Lakela Louis

Printed Name

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

EXHIBIT "A"

**SEE THE ATTACHED SKETCH
OF DESCRIPTION**

SKETCH OF DESCRIPTION

AVALON PARK TOWNHOMES
OC PROJECT NUMBER 19-S-055

DESCRIPTION - RELEASED UTILITY EASEMENT

THAT PORTION OF TRACT 6, AVALON TOWN CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 69, PAGES 28 THROUGH 33, INCLUSIVE, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT 6; THENCE RUN S23°12'24"W, ALONG THE EAST LINE OF SAID TRACT 6, 71.00 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE S23°12'24"W, ALONG SAID EAST LINE, 20.00 FEET; THENCE RUN N66°47'36"W, 256.39 FEET; THENCE RUN N23°12'24"E, 20.00 FEET; THENCE RUN S66°47'36"E, 256.39 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 5,127.80 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
3. BEARINGS SHOWN HEREON ARE BASED ON THE FOLLOWING: THE EAST LINE OF TRACT 6 AS BEING S23°12'24"W (ASSUMED).
4. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
5. UNDERGROUND IMPROVEMENTS AND INSTALLATIONS HAVE NOT BEEN LOCATED.
6. THIS IS NOT A BOUNDARY SURVEY.
7. THE ELECTRONIC FILE FOR THIS PROJECT IS THE PROPERTY OF BISHMAN SURVEYING AND MAPPING, INC. AND IS NOT THE PROPERTY OF THE CLIENT.

06/12/2020 - MISC REVISIONS

SHEET 1 OF 2

JOB NUMBER: 18159.014

SURVEY DATE: 06/01/2020
FIELD BY: N/A
FIELD BOOK: N/A
PAGES: N/A
FIELD FILE: N/A

DRAWING FILE: 18159-14-RED.DWG

DONALD W. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 4218



CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

2149114120

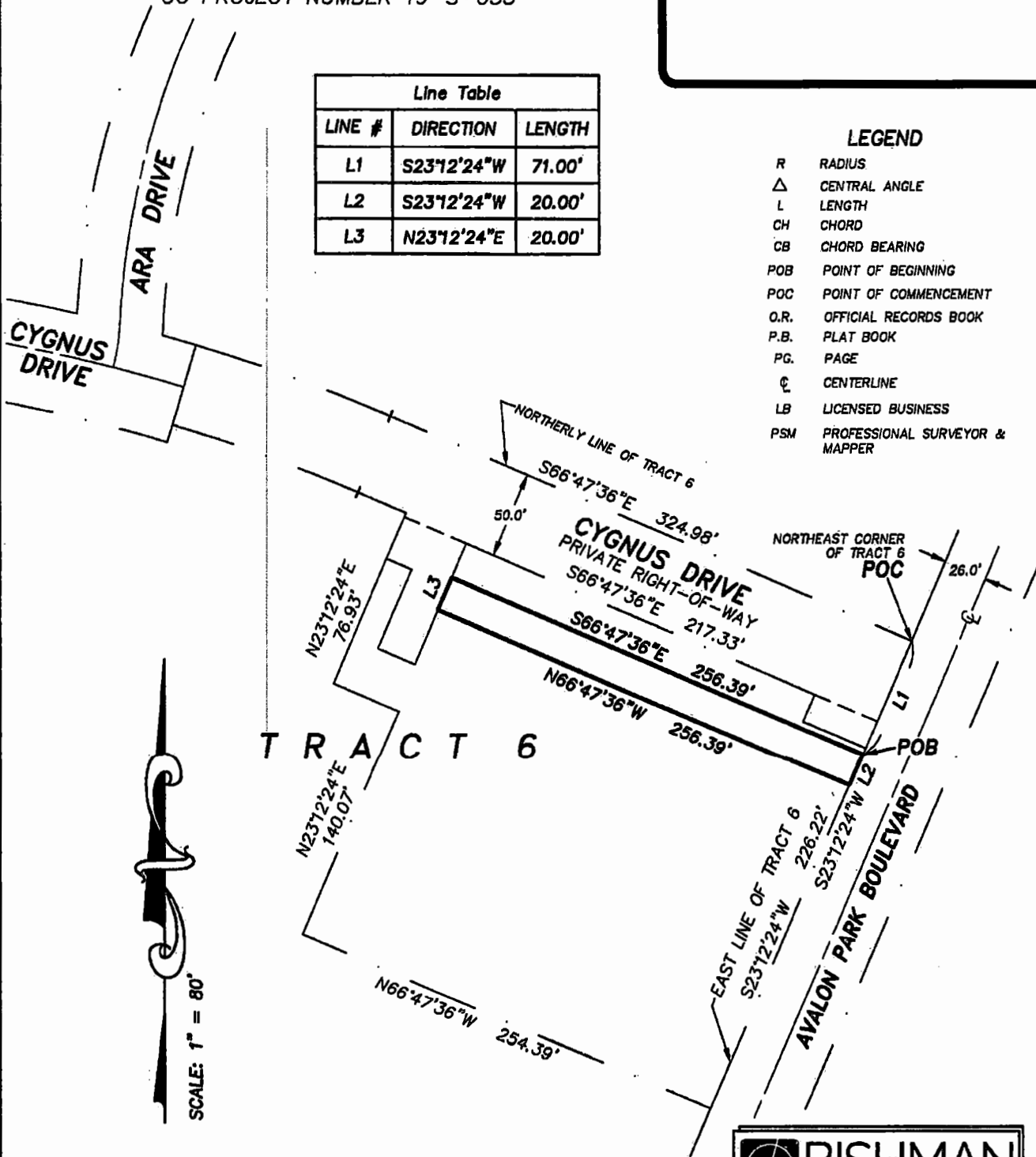
SKETCH OF DESCRIPTION

AVALON PARK TOWNHOMES
OC PROJECT NUMBER 19-S-055

Line Table		
LINE #	DIRECTION	LENGTH
L1	S23°12'24"W	71.00'
L2	S23°12'24"W	20.00'
L3	N23°12'24"E	20.00'

LEGEND

- R RADIUS
- △ CENTRAL ANGLE
- L LENGTH
- CH CHORD
- CB CHORD BEARING
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- O.R. OFFICIAL RECORDS BOOK
- P.B. PLAT BOOK
- P.G. PAGE
- ⊙ CENTERLINE
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR & MAPPER



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SURVEY DATE: 06/01/2020
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SHEET 2 OF 2



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