



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

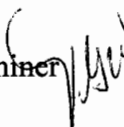
BCC Mtg. Date: November 1, 2016

REAL ESTATE MANAGEMENT ITEM 7

DATE: October 17, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

ACTION REQUESTED: APPROVAL OF DONATION AGREEMENT AND TEMPORARY DRAINAGE EASEMENT BETWEEN ABBAS SASSANFAR, INDIVIDUALLY AND AS TRUSTEE AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Royal Estates Neighborhood PD / Lakeside Village SAP Reams Road
District 1

PURPOSE: To provide for access, construction, operation, and maintenance of drainage facilities in connection with road widening improvements.

ITEMS: Donation Agreement (7001)
Temporary Drainage Easement (7001.1)
Cost: Donation
Size: 23,694 square feet
Term: Until replaced by platted right-of-way

BUDGET: Account No.: 1304-072-5068-6110

FUNDS: \$44.70 Payable to Orange County Comptroller
(all recording fees)

Real Estate Management Division
Agenda Item 7
October 17, 2016
Page 2

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: 10/11/16

Amount: \$44.70

Project: Royal Estates Neighborhood PD /
Lakeside Village SAP Reams Road

Parcel: 7001.1

Charge to Account: 1304-072-5068-6110

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

NOV 01 2016

Fiscal: _____

Damian Czapka, P.E., Chief Engineer _____

Raymond L. A. Williams P.E., Manager _____

TYPE TRANSACTION (Check appropriate block(s))
 _____ Pre-Condemnation _____ Post-Condemnation
 _____ Acquisition at Approved Appraisal
 _____ Acquisition at Below Approved Appraisal
 _____ Acquisition at Above Approved Appraisal
XX Advance Payment Requested (recording fees)

XX N/A District # 1

Name: Orange County Comptroller

DOCUMENTATION ATTACHED (Check appropriate block(s))

XX Contract/Agreement
XX Copy of (Executed) Instruments
 _____ Certificate of Value
 _____ Settlement Analysis

Payable to: Orange County Comptroller (recording fees)

 CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Virginia G. Williams
 Virginia G. Williams, Senior Title Examiner

October 11, 2016
 Date

Payment Approved Ann Caswell
 Ann Caswell, Manager

October 11, 2016
 Date

Under Ordinance
 Approved by _____
 Asst. Manager/ Manager, Real Estate Management Division

_____ Date

Certified Shelba Christian
 Approved by BCC for Deputy Clerk to the Board

11-2-16
 Date

Examined/Approved _____
 Comptroller/Government Grants

_____ Check No. / Date

REMARKS:

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: 10/11/16

Amount: \$44.70

Project: Royal Estates Neighborhood PD /
Lakeside Village SAP Reams Road

Parcel: 7001.1

Charge to Account: 1304-072-5068-6110 *OK 10/12/16 -*

Fiscal: *10-17-16*

Damian Czapka, P.E., Chief Engineer *Acting 10-12-16*

Raymond L. A. Williams P.E., Manager *10/12/16*

TYPE TRANSACTION (Check appropriate block(s))

XX Pre-Condernation XX Post-Condernation

XX N/A

District # 1

- XX Acquisition at Approved Appraisal
- XX Acquisition at Below Approved Appraisal
- XX Acquisition at Above Approved Appraisal
- XX Advance Payment Requested (recording fees)

Name: Orange County Comptroller

DOCUMENTATION ATTACHED (Check appropriate block(s))

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- XX Settlement Analysis

Payable to: Orange County Comptroller (recording fees)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by *Virginia G. Williams*
Virginia G. Williams, Senior Title Examiner

October 11, 2016
Date

Payment Approved *Ann Caswell*
Ann Caswell, Manager

October 11, 2016
Date

Under Ordinance Approved by Asst. Manager/ Manager, Real Estate Management Division

Date

Certified Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

NOV 01 2016

Parcel: 7001
Project: Royal Estates Neighborhood PD / Lakeside Village SAP Reams Road

DONATION AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Abbas Sassanfar, Individually and as Trustee, hereinafter referred to as OWNER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as COUNTY.

WITNESSETH:

WHEREAS, the COUNTY requires the Temporary Drainage Easement described on Schedule "A" and as defined on Schedule "B" attached hereto for construction and maintenance of the above referenced project and said OWNER agrees to furnish said easement for such purpose.

**Property Appraiser's Parcel Identification Number:
a portion of
01-24-27-0000-00-006**

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

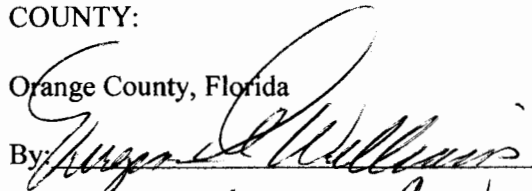
1. OWNER agrees to donate and grant said easement, known as Parcel No. 7001 of the above referenced project, unto COUNTY by Temporary Drainage Easement.
2. The County will pay the recording fees.
3. Effective Date: This Agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners.

THIS AGREEMENT represents the agreement heretofore in effect between OWNER and COUNTY, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between OWNER and COUNTY. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the dates written below.

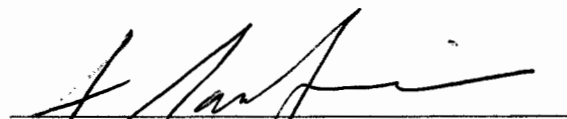
COUNTY:

Orange County, Florida

By: 
Printed Name: Virginia G. Williams

DATE: 10/11/16

OWNER:


Abbas Sassanfar, Individually and as Trustee

DATE: 9/20/16

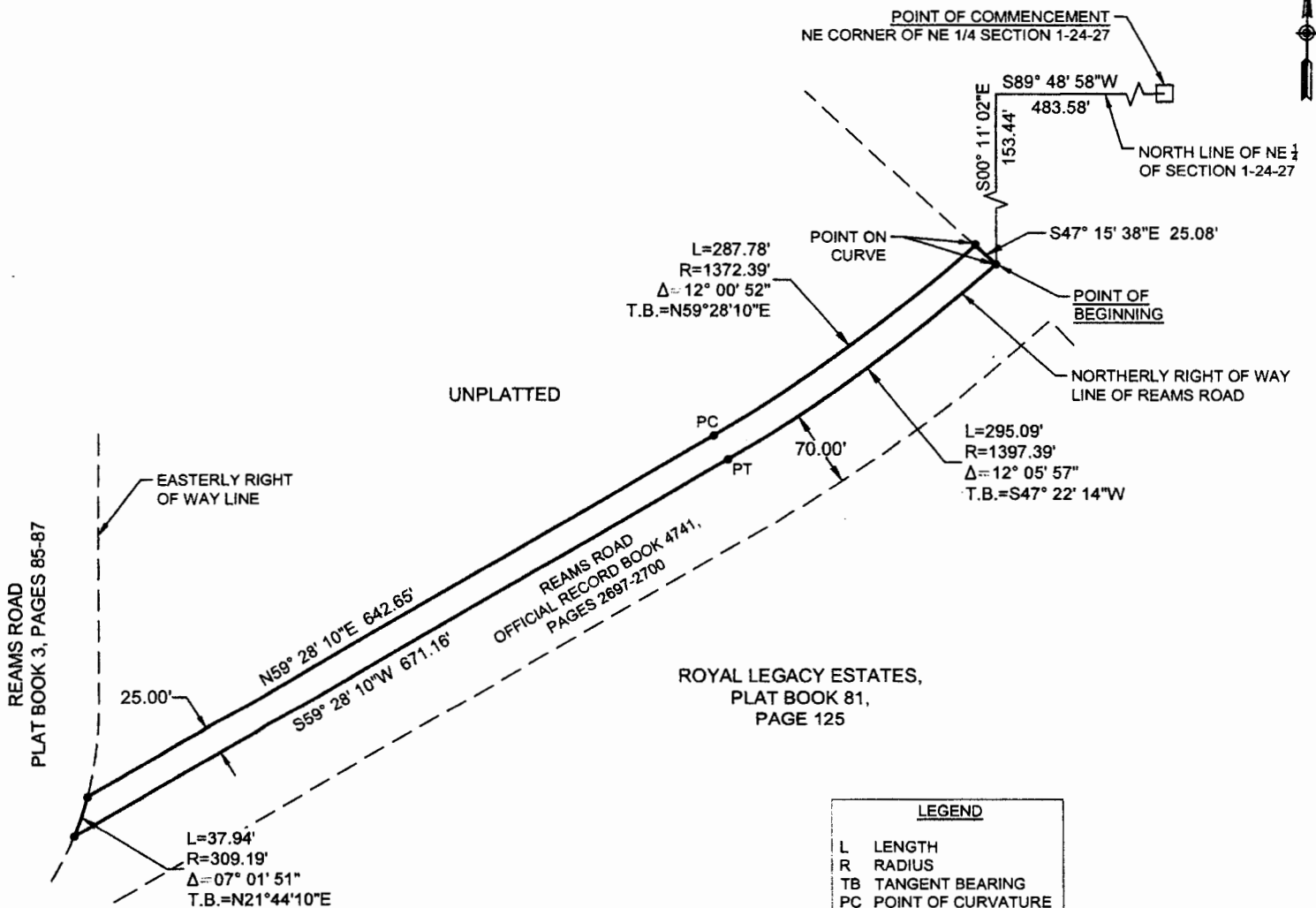
This instrument prepared by:

Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

SCHEDULE "A"

SKETCH OF DESCRIPTION

PURPOSE: Drainage Easement



NOTES:

1. BEARINGS ARE BASED ON THE NORTH LINE OF THE NE 1/4 OF SECTION 1-24-27, BEING S 89° 48' 58\" W, ASSUMED.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

LEGEND

L LENGTH
R RADIUS
TB TANGENT BEARING
PC POINT OF CURVATURE
PT POINT OF TANGENCY
Δ CENTRAL ANGLE

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J, F.A.C. PURSUANT TO CHAPTERS 771 AND 472 OF THE FLORIDA STATUTES, AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

DATE: 8/3/16
Matthew A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

DRAWN BY: Washington	DATE: 8/3/16	SECTION: 1	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION	DRAWING SCALE: 1"=150'
CHECKED BY: Daynes	JOB No: 7876	TOWNSHIP: 24	4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 838-7940	PROJECT NUMBER 7876
APPROVED BY: Daynes	DRAWING FILE: 7876 Reams Rd	RANGE: 27	ORANGE COUNTY GOVERNMENT	
REVISION DATE:	Royal Estates	SHEET 1 OF 2		

PREPARED FOR:
Engineering

REAMS ROAD
PLAT BOOK 3, PAGES 85-87

UNPLATTED

ROYAL LEGACY ESTATES,
PLAT BOOK 81,
PAGE 125

SCHEDULE "A"


LEGAL DESCRIPTION

Purpose: Drainage Easement

A portion of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, Orange County, Florida, more particularly described as follows:

Commencing at the Northeast corner of the Northeast 1/4 of Section 1, Township 24 South, Range 27 East, run S89°48'58"W along the North line of said Northeast 1/4, for a distance of 483.58 feet; thence departing said North line, run S00°11'02"E, for a distance of 153.44 feet to a point on the Northerly right of way line of Reams Road, as recorded in Official Records Book 4741, Pages 2697-2700, of the Public Records of Orange County, Florida, for a Point of Beginning; said point also being on a curve, concave Northwesterly, having a central angle of 12°05'57" and a radius of 1,397.39 feet; thence from a tangent bearing of S47°22'14"W, run Southwesterly along the arc of said curve and said right of way line for a distance of 295.09 feet to the point of tangency; thence run S59°28'10"W for a distance of 671.16 feet to a point on the Easterly right of way line of Reams Road, as recorded in Plat book 3, Pages 85-87, of the Public Records of Orange County, Florida; said point being on a curve, concave Westerly, having a central angle of 07°01'51" and a radius of 309.19 feet; thence departing said Northerly right of way line, from a tangent bearing of N21°44'10" E, run Northerly along the arc of said curve and said right of way line for a distance of 37.94 feet; thence departing said Easterly right of way line and the arc of said curve, run N59°28'10" E for a distance of 642.65 feet to the point of curvature of a curve, concave Northwesterly, having a central angle of 12°00'52" and a radius of 1,372.39 feet; thence run Northeasterly along the arc of said curve for a distance of 287.78 feet; thence departing the arc of said curve, run S47°15'38" E for a distance of 25.08 feet to the Point of Beginning.

Containing 23,694 square feet, or 0.54 acres, more or less.

PREPARED FOR: Engineering		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 8/3/16	SECTION: 1	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940 	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No:7876	TOWNSHIP: 24		PROJECT NUMBER 7876
CHECKED BY: Daynes	DRAWING FILE: 7876 Reams Rd. Royal Estates	RANGE: 27		
APPROVED BY: Daynes		SHEET 2 OF 2		

SCHEDULE "B"

REAMS ROAD

TEMPORARY DRAINAGE EASEMENT

This Parcel is being acquired as a temporary non-exclusive easement for drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a stormwater drainage ditch and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 stormwater drainage ditch and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the stormwater drainage ditch and appurtenant facilities.

This easement is for the purposes noted herein and does not obligate the GRANTEE to perform any right-of-way maintenance or other duties.

This easement shall expire upon the parcel being platted as fee simple right of way.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
NOV 01 2016

THIS IS A DONATION

Instrument: 7001.1

Project: Royal Estates Neighborhood PD / Lakeside Village SAP Reams Road

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, made and executed the 23 day of SEPTEMBER, A.D. 2016, by Abbas Sassanfar, Individually and as Trustee, 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, its successors and assigns, a temporary drainage easement more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

01-24-27-0000-00-006

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 7001.1

Project: Royal Estates Neighborhood PD / Lakeside Village SAP Reams Road

IN WITNESS WHEREOF, the GRANTOR has hereunto set his hand the date first above written.

Signed, sealed and delivered in
the presence of:

Noushin Chaffarpour
Witness

NOUSHIN CHAFFARPOUR
Printed Name

N. Chaffarpour
Witness

NASRIN CHAFFARPOUR
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Abbas Sassanfar, Individually and as Trustee, well known to me, or who has produced _____ as identification, and did (did not) take an oath, to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 23 day of September 2016.

(Notary Seal)



Houshang Sabeti
Notary Signature
HOUSHANG SABETI
Printed Notary Name

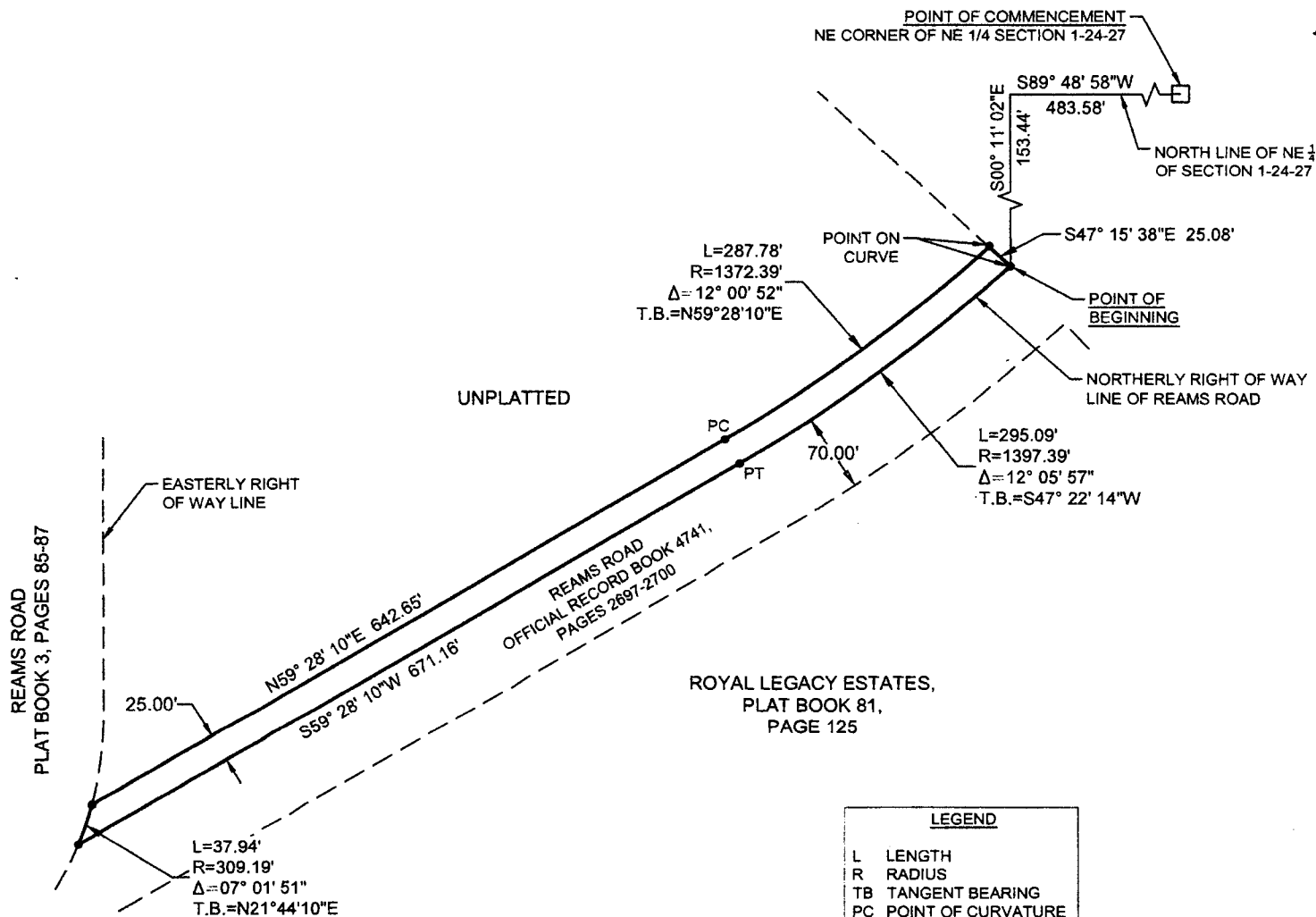
This instrument prepared by:

Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Notary Public in and for
the County and State aforesaid

My commission expires: July 25, 2017

SCHEDULE "A"
SKETCH OF DESCRIPTION
PURPOSE: Drainage Easement



LEGEND	
L	LENGTH
R	RADIUS
TB	TANGENT BEARING
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
Δ	CENTRAL ANGLE

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DATE: 8/3/16
 W. A. Daynes
 REGISTERED LAND SURVEYOR AND MAPPER
 STATE OF FLORIDA LICENSE NO. 5479

DRAWN BY: Washington	DATE: 8/3/16	SECTION: 1	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION	ORANGE COUNTY GOVERNMENT	DRAWING SCALE: 1"=150'
CHECKED BY: Daynes	JOB No: 7876	TOWNSHIP: 24	4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		PROJECT NUMBER 7876
APPROVED BY: Daynes	DRAWING FILE: 7876 Reams Rd	RANGE: 27			
REVISION DATE:	Royal Estates	SHEET 1 OF 2			

PREPARED FOR:
 Engineering

SCHEDULE "A"


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PREPARED FOR: Engineering		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DESIGNED BY: Washington	DATE: 8/3/16	SECTION: 1	<div>SURVEY SECTION</div> <div>4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940</div> <div> ORANGE COUNTY GOVERNMENT FLORIDA</div>	DRAWING SCALE: NTS
DRAWN BY: Washington	JOB No: 7876	TOWNSHIP: 24		PROJECT NUMBER
CHECKED BY: Daynes	DRAWING FILE: 7876 Reams Rd.	RANGE: 27		7876
APPROVED BY: Daynes	Royal Estates	SHEET 2 OF 2		

SCHEDULE "B"

REAMS ROAD

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