



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: November 1, 2016

REAL ESTATE MANAGEMENT ITEM 9

DATE: October 14, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Kim Heim, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN COLONIAL EQUITY PARTNERS, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Verizon Heartland OCU Permit: B15902574 OCU File #: 82191

District 5

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

ITEM: Utility Easement
Cost: Donation
Size: 150 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

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.

THIS IS A DONATION

Project: Verizon Heartland OCU Permit: B15902574 OCU File #: 82191

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of SEPTEMBER, A.D. 2016, between Colonial Equity Partners, LLC, a Florida limited liability company, having its principal place of business in the city of MILFORD, county of NEW HAVEN, whose address is 245 CHERRY ST, MILFORD, CT. 06460, 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, a right-of-way and 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

20-22-32-1380-00-030

TO HAVE AND TO HOLD said right-of-way and 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 right-of-way, and the GRANTOR, its successors and assigns, agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted right-of-way 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 right-of-way, 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.

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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:

Colonial Equity Partners, LLC,
a Florida limited liability company

BY:


Barrie Drazen,
its Manager


Witness

Jacqueline S. Bontems
Printed Name


Witness

Kimberly Frisk
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Connecticut

COUNTY OF New Haven

The foregoing instrument was acknowledged before me this 21ST day of September, 2016, by Barrie Drazen, as Manager of Colonial Equity Partners, LLC, a Florida limited liability company, on behalf of the company. He/she is personally known to me or has produced as identification.


(Notary Seal)


Notary Signature

Jacqueline S. Bontems
Printed Notary Name

This instrument prepared by:
Kim Heim, 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:

5/31/2019

LEGAL DESCRIPTION - ORANGE COUNTY UTILITIES EASEMENT WITHIN LOT 3, CORNER LAKES PLAZA

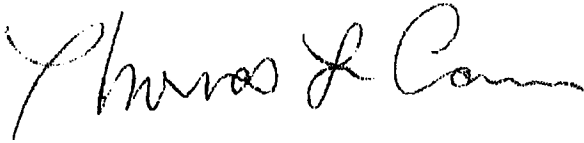
A EASEMENT LYING IN LOT 3, CORNER LAKES PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, WITHIN SECTION 20, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 3, CORNER LAKES PLAZA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN N19°28'51"E ALONG THE WEST LINE OF SAID LOT 3 A DISTANCE OF 95.53 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 15°08'14"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF LOT 3 A DISTANCE OF 140.82 FEET FOR A POINT OF BEGINNING AT THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 533.00 FEET AND A CENTRAL ANGLE OF 01°04'30"; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID WEST LINE OF LOT 3 A DISTANCE OF 10.00 FEET; THENCE LEAVING SAID WEST LINE OF LOT 3 RUN S54°50'40"E 15.00 FEET; THENCE S35°09'20"W 10.00 FEET; THENCE N54°50'40"W 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS THEREIN 150 SQUARE FEET, MORE OR LESS.

NOTES

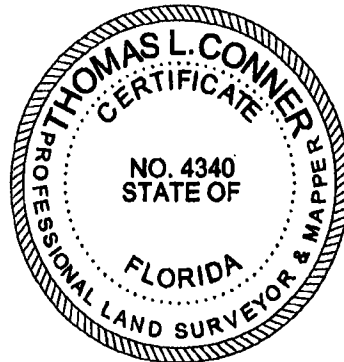
1. THIS SKETCH AND DESCRIPTION WAS PREPARED BY THOMAS L. CONNER, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA, FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NOT A BOUNDARY SURVEY, SKETCH OF DESCRIPTION ONLY. SEE RECORD PLAT FOR EXISTING EASEMENTS AND OTHER MATTERS OF SURVEY.
3. NO UNDERGROUND FEATURES, INCLUDING UTILITIES AND FOOTERS HAVE BEEN SHOWN.
4. BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 3, CORNER LAKES PLAZA AS BEING N70°31'09"W ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 52, PAGES 36 AND 37, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
5. THIS SKETCH MEETS THE STANDARDS OF PRACTICE SET FORTH IN FLORIDA ADMINISTRATIVE CODE RULE 5J-17.05 PURSUANT TO FLORIDA STATUTE 472, FOR A SKETCH OF DESCRIPTION.
6. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



THOMAS L. CONNER
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340

NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.
THIS DESCRIPTION IS NOT VALID WITHOUT SHEET 2 OF 2 ATTACHED.

ORANGE COUNTY BUILDING PERMIT NUMBER B15902574
UNIQUE IDENTIFIER : 20620SD1



DATE 6/7/16
SCALE 1" = 60'
DRAWING 20620SD1
PROJECT 20620
1 OF 2
SHEET NUMBER

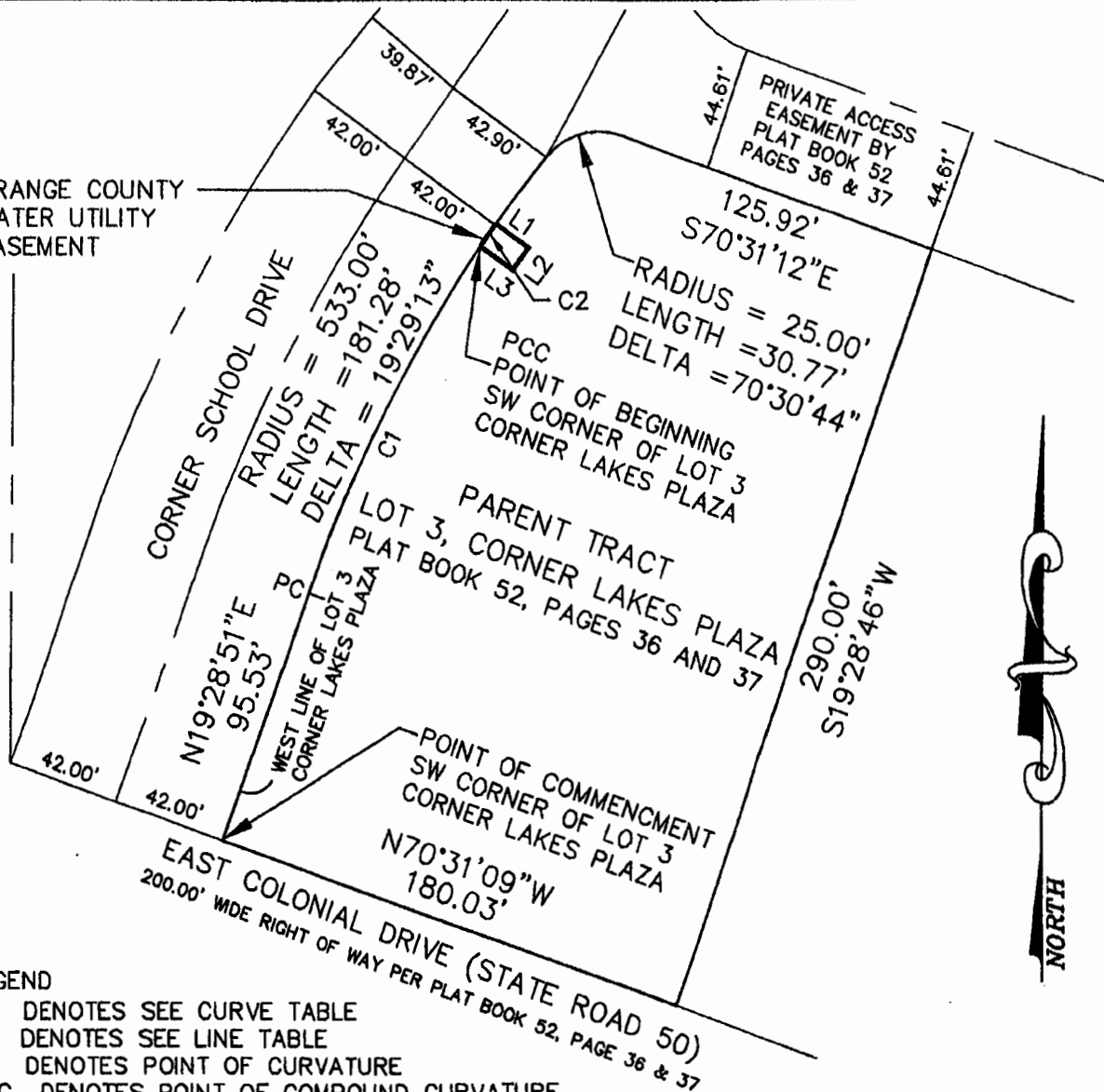
SKETCH AND DESCRIPTION
ORANGE COUNTY UTILITIES EASEMENT
PERMANENT WATER EASEMENT
VERIZON / HEARTLAND DENTAL
ORANGE COUNTY, FLORIDA
PREPARED FOR
ROCK VENTURES, LLC

THOMAS L. CONNER, PSM
SURVEY AND MAPPING CONSULTANT
5424 SOUTH BRACKEN COURT
WINTER PARK, FLORIDA 32782-8405
TELEPHONE: (407) 538-9137
FLORIDA LICENSED SURVEYOR AND MAPPER
BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS
LICENSE NUMBER LS0004340

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S54°50'40"E
L2	10.00'	S35°09'20"W
L3	15.00'	N54°50'40"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE
C1	140.82'	533.00'	15°08'14"	S27°02'58"W	140.41'
C2	10.00'	533.00'	1°04'30"	S35°09'20"W	10.00'

ORANGE COUNTY
WATER UTILITY
EASEMENT



LEGEND

C# DENOTES SEE CURVE TABLE
L# DENOTES SEE LINE TABLE
PC DENOTES POINT OF CURVATURE
PCC DENOTES POINT OF COMPOUND CURVATURE

ORANGE COUNTY BUILDING PERMIT NUMBER B15902574
UNIQUE IDENTIFIER : 20620SD1

NOTE: SEE SHEET 1 OF 2 FOR LEGAL
DESCRIPTION AND NOTES. THIS SKETCH IS
NOT VALID WITHOUT SHEET 1 OF 2 ATTACHED.

DATE 6/7/16
SCALE 1" = 60'
DRAWING 20620SD1
PROJECT 20620
2 OF 2
SHEET NUMBER

SKETCH AND DESCRIPTION
ORANGE COUNTY UTILITIES EASEMENT
PERMANENT WATER EASEMENT
VERIZON / HEARTLAND DENTAL
ORANGE COUNTY, FLORIDA
PREPARED FOR
ROCK VENTURES, LLC

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