





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** December 20, 2016

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager   
Real Estate Management Division

**FROM:** Elizabeth Price Jackson, Senior Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF NON-EXCLUSIVE DRAINAGE AND ACCESS  
EASEMENT BETWEEN KINGS HWY LLC AND ORANGE COUNTY  
AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Petition to Vacate #15-03-007 (402 N. Mission Road)  
  
District 6

**PURPOSE:** To provide for access, construction, operation, and maintenance of  
drainage and access facilities as a requirement of petition to vacate.

**ITEM:** Non-Exclusive Drainage and Access Easement  
Cost: Donation  
Size: 7,146.7 square feet

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:**

Petition to Vacate #15-03-007 (PTV) was approved by the Board of County Commissioners on September 13, 2016. This action provides a non-exclusive drainage and access easement to Orange County over the south 25 feet of the two lots adjacent to the north right-of-way of Livingston Street and the east one-half of Goodland Street. This PTV vacated the south 30 feet of Livingston Street in this area and two portions of Goodland Street; a northern section between Livingston Street and S.R. 408 and a section 200.02 feet long lying south of Livingston Street.

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.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**JAN 10 2017**

THIS IS A DONATION

Project: Petition to Vacate #15-03-007 (402 N. Mission Road)

**NON-EXCLUSIVE DRAINAGE AND ACCESS EASEMENT**

THIS INDENTURE Made this 10<sup>th</sup> day of June A. D., 2016, between Kings Hwy LLC, a Florida limited liability company, whose address is 24151 Ventura Blvd., Calabasas, California 91302, 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 for and in consideration of the sum of \$1.00 and other valuable considerations, paid by the GRANTEE the receipt of which is hereby acknowledged, do hereby give and grant to the GRANTEE and its assigns, a non-exclusive easement for drainage and access purposes in order to maintain an adjacent drainage facility, with full authority to enter upon, construct, maintain and operate a drainage facility and access road, as the GRANTEE and its assigns may deem necessary, 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 30-22-29-2746-01-100**

TO HAVE AND TO HOLD the said access and drainage easement unto the 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 access and drainage, out of and away from the herein granted easement, and the GRANTOR, their heirs, 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 easement that may interfere with the normal operation or maintenance of the access and drainage.

Project: Petition to Vacate #15-03-007 (402 N. Mission Road)

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered in  
the presence of:

TKZ  
Witness

Kendall Forden  
Printed Name

Uonna Sking  
Witness

Uonna Eskridge  
Printed Name

Kings Hwy LLC,  
a Florida limited liability company

BY Charlene Sperber  
Charlene Sperber  
its Manager

(Signature of TWO witnesses required by Florida law)

STATE OF California  
COUNTY OF Los Angeles

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of June,  
2016 by Charlene Sperber as Manager of Kings Hwy LLC, a Florida limited liability company, on behalf  
of the limited liability company. She is personally known to me or has produced  
California Drivers License as identification.

(Notary Seal)



Lb  
Notary Signature  
Laura D Brown  
Printed Notary Name

This instrument prepared by:  
E. Price Jackson, 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: 10-10-18

# SKETCH OF DESCRIPTION

## DESCRIPTION: (DRAINAGE AND ACCESS EASEMENT)

THE SOUTH 25.00' OF LOTS 12 AND 13, BLOCK A, FLEMING HEIGHTS EXTENDED, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "P", PAGE 26, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; TOGETHER WITH THAT PART OF GOODLAND STREET, SAID FLEMING HEIGHTS, BEING DESCRIBED AS FOLLOWS: THE EAST 30.00 FEET OF SAID GOODLAND STREET (A 60.00 FOOT RIGHT OF WAY) LYING WESTERLY OF THE WESTERLY EXTENSION OF THE SOUTH 25.00 FEET OF SAID LOT 13.

CONTAINING 7,146.7 SQUARE FEET MORE OR LESS.

### SURVEYORS NOTES:

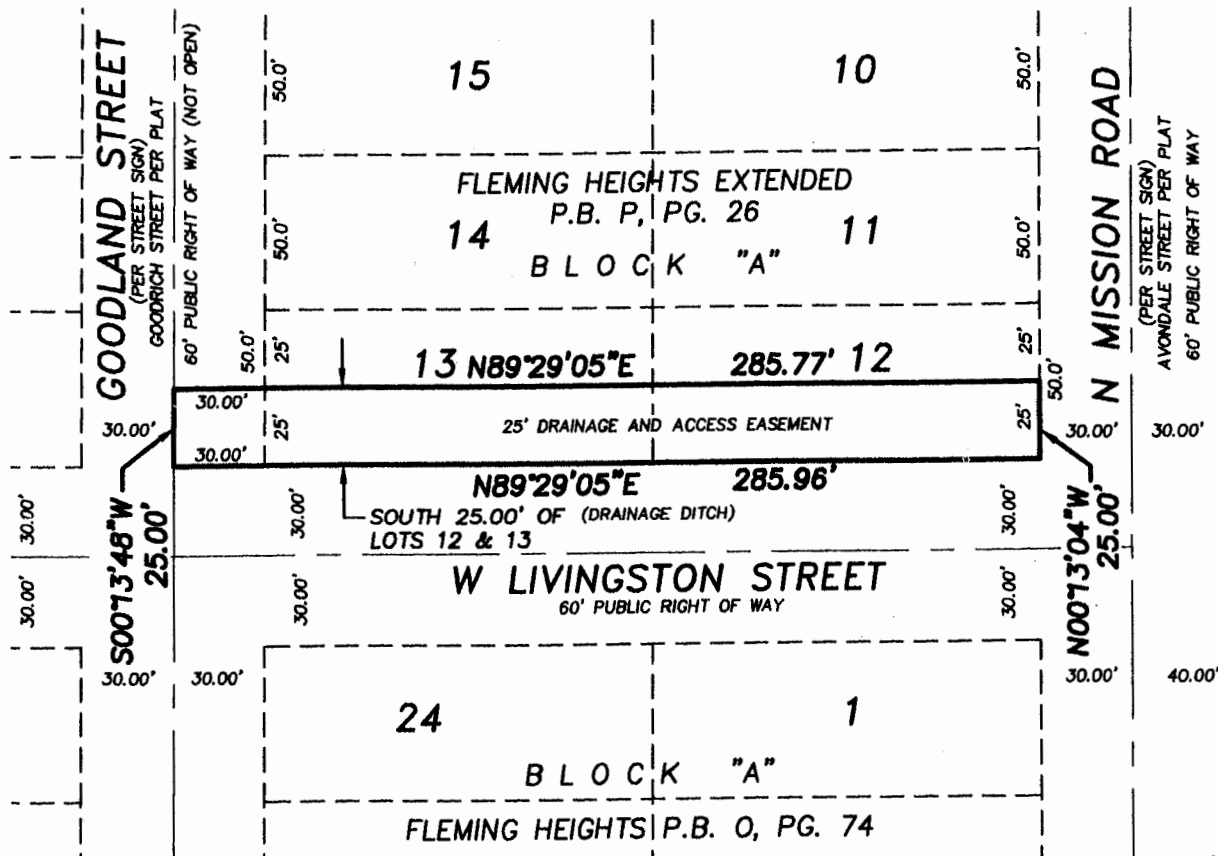
1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHTS OF WAY, EASEMENTS, OWNERSHIP, OR OTHER INSTRUMENTS OF RECORD, BY THIS FIRM.
4. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF N MISSION ROAD AS BEING N00°13'04"W (ASSUMED).
5. THE DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
6. THIS IS NOT A BOUNDARY SURVEY.

### LEGEND:

(M) MEASURED  
(P) PLAT  
(C) CALCULATED  
(D) DESCRIPTION  
P.B. PLAT BOOK  
O.R. OFFICIAL RECORDS BOOK  
PG. PAGE  
TYP. TYPICAL  
CL CENTERLINE  
LB LICENSED BUSINESS  
PSM PROFESSIONAL SURVEYOR & MAPPER



SCALE 1"=60'



JOB NUMBER: 15013.001

SURVEY DATE: 8/21/15  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

DRAWING FILE: 15013-1.DWG

3/10/16 - ADDED PLAT STREET NAME  
9/28/16 - ADDED VACATED STREET

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668



**BISHMAN**  
Surveying & Mapping, Inc.

CERTIFICATE OF AUTHORIZATION LB 7274

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