





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** December 20, 2016

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

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

**FROM:** Madelyn Johnson, 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 TAYLOR MORRISON OF FLORIDA, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Overlook 2 at Hamlin Phase 1 and 6  
Permit: 13-S-082 OCU File #: 74925  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 4,546 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.**

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

Project: Overlook 2 at Hamlin Phase 1 and 6  
Permit: 13-S-082 OCU File #: 74925

**UTILITY EASEMENT**

THIS INDENTURE, Made this 30<sup>th</sup> day of November, A.D. 2016,  
between Taylor Morrison of Florida, Inc., a Florida corporation, having its principal place of business in  
the city of Maitland, county of Orange, whose  
address is 2600 Lake Lucien Drive,  
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 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**

**20-23-27-5846-12-000**

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, agrees 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:

Corinne Jackson  
Witness

Corinne Jackson  
Printed Name

Julia A. Shepperd  
Witness

JULIA A Shepperd  
Printed Name

Taylor Morrison of Florida, Inc.,  
a Florida corporation

BY: P. Brian Dalrymple

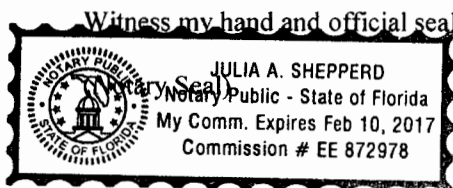
P. Brian Dalrymple  
Printed Name

V.P. Land  
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 30th day of November, 2016, by Brian Dalrymple, as V.P. Land of Taylor Morrison of Florida, Inc., a Florida corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Julia A. Shepperd  
Notary Signature  
JULIA A Shepperd  
Printed Notary Name

**This instrument prepared by:**  
Madelyn Johnson, 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 February 10, 2017

**LEGAL DESCRIPTION**  
**THIS IS NOT A SURVEY**

**EXHIBIT A**

ORANGE COUNTY PERMIT No.: 13-05-131

PROJECT NAME: OVERLOOK 2 AT HAMLIN PHASE 1 AND 6

PURPOSE: UTILITY EASEMENT

ESTATE: PERMANENT

**LEGAL DESCRIPTION:**

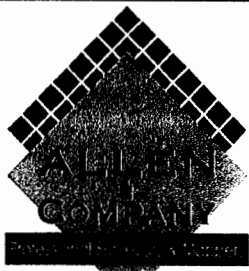
A STRIP OF LAND 20.00 FEET IN WIDTH, BEING A PORTION OF TRACT L, OVERLOOK 2 AT HAMLIN PHASE 1 AND 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 84, PAGES 10 THROUGH 14 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT L FOR A POINT OF REFERENCE; THENCE RUN NORTH 19°02'43" WEST ALONG THE WESTERLY LINE OF SAID TRACT L, ALSO THE EASTERLY LINE OF TRACT K OF SAID OVERLOOK 2 AT HAMLIN PHASE 1 AND 6, FOR A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 19°02'43" WEST, ALONG SAID WESTERLY LINE AND SAID EASTERLY LINE, FOR A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 71°00'02" EAST, DEPARTING SAID EASTERLY LINE AND SAID WESTERLY LINE, PARALLEL WITH AND 20.00 FEET NORTH OF (PERPENDICULAR MEASURE) AN EXISTING UTILITY EASEMENT, ACCORDING TO SAID PLAT, FOR A DISTANCE OF 231.78 FEET TO THE NORTHERLY LINE OF SAID UTILITY EASEMENT; THENCE RUN THE FOLLOWING COURSES ALONG SAID UTILITY EASEMENT: SOUTH 05°02'30" WEST, FOR A DISTANCE OF 21.90 FEET; THENCE RUN SOUTH 71°00'02" WEST, FOR A DISTANCE OF 222.84 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA, AND CONTAINS 4,546 SQUARE FEET OR 0.104 ACRES MORE OR LESS.

**SHEET 1 OF 2**

SEE SHEET 2 OF 2 FOR SKETCH



16 East Plant Street  
Winter Garden, Florida 34787 \* (407) 654-5355

**SURVEYOR'S NOTES:**

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WESTERLY LINE OF TRACT L, OVERLOOK 2 AT HAMLIN PHASE 1 AND 6, P.B. 84, PGS. 10-14, BEING NORTH 19°02'43" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130011

DATE: 05/12/2016

SCALE: 1" = 60 FEET

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: MR

CHECKED BY: SEJ

FOR THE LICENSED BUSINESS BY:

STATE OF FLORIDA

JAMES L. RICKMAN #5633

# SKETCH OF DESCRIPTION

## THIS IS NOT A SURVEY

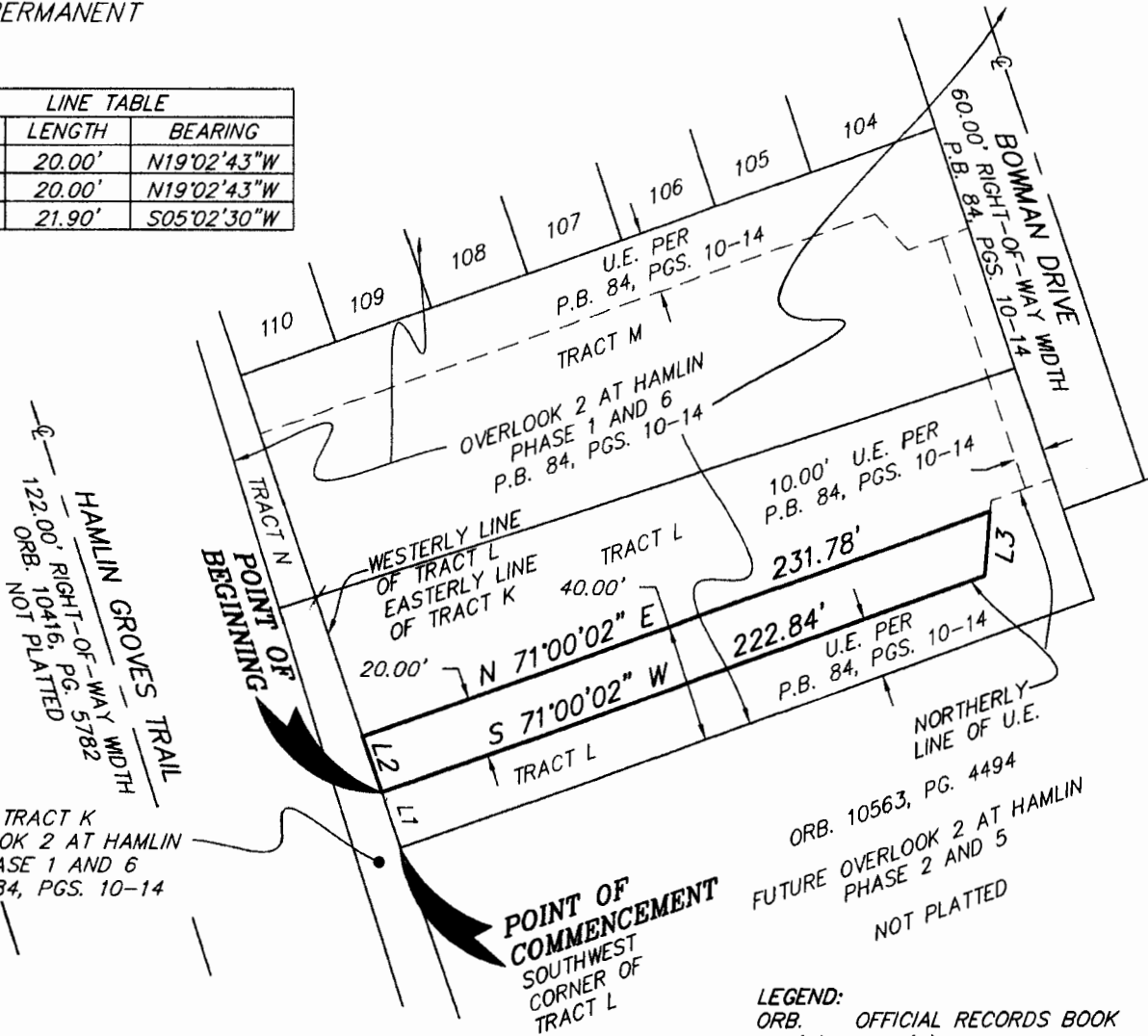
ORANGE COUNTY PERMIT No.: 13-05-131

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LINE TABLE		
LINE	LENGTH	BEARING
L1	20.00'	N19°02'43"W
L2	20.00'	N19°02'43"W
L3	21.90'	S05°02'30"W



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**SHEET 2 OF 2**

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