



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** January 6, 2017

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

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

**FROM:** Roger A. Wright, Acquisition Agent  
Real Estate Management Division

**CONTACT  
PERSON:** Ann Caswell, Manager

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

**ACTION  
REQUESTED:** APPROVAL OF SIGNALIZATION AND SIDEWALK EASEMENT  
BETWEEN HUNTER'S CREEK COMMUNITY ASSOCIATION A/K/A  
HUNTER'S CREEK COMMUNITY ASSOCIATION, INC. AND  
ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS  
TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Town Center Blvd & Hunters Creek Blvd Intersection

District 1

**PURPOSE:** To provide for access, construction, operation and signalization and  
sidewalk improvements.

**ITEM:** Signalization and Sidewalk Easement (Instrument 8001.1)  
Cost: Donation  
Size: 4,993 square feet

**BUDGET:** Account No.: 1023-072-5142-6110

**FUNDS:** \$53.20 Payable to Orange County Comptroller  
(all recording fees)

Real Estate Management Division

Agenda Item 4

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

**REMARKS:** The easement is being donated to provide for pedestrian safety improvements in the Hunter's Creek Community.

**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.**

X Under BCC Approval

Request for CHECK 09/1/16

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: December 20th, 2016 Project: Town Center Blvd & Hunters Creek Blvd Intersection Parcel: 8001

Total Amount: \$53.20

Charge to Account # 1023-072-5142-6110 Amount \$ 53.20

# \_\_\_\_\_ Amount \$ \_\_\_\_\_

Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condernation ☐ Post-Condernation ☒ N/A Not Applicable District # 1

- ☐ Acquisition at Approved Appraisal
- ☐ Acquisition at Below Approved Appraisal
- ☐ Acquisition at Above Approved Appraisal
- ☒ Advance Payment Requested

DOCUMENTATION ATTACHED (Check appropriate block(s))

- ☐ Contract/Agreement
- ☒ Copy of Executed Instruments
- ☐ Certificate of Value
- ☒ Settlement Analysis

Orange County Comptroller  
Recording Fees \$53.20

Payable to Orange County Comptroller (\$53.20.)

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

Recommended by Roger A. Wright, Acquisition Agent

12/20/16  
Date

Under Ordinance Ann Caswell  
Approved by Ann Caswell, Manager, Real Estate Management Division

1-6-17  
Date

Certified  
Approved by BCC Deputy Clerk to the Board

Date

Examined/Approved Comptroller/Government Grants

CHECK No. / Date

## REMARKS:

Scheduled Closing Date: As soon as check is available

Please Contact Acquisition Agent @ 67093 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JAN 24 2017

THIS IS A DONATION

Instrument: 8001.1

Project: Town Center Blvd & Hunters Creek Blvd Intersection

### **SIGNALIZATION AND SIDEWALK EASEMENT**

THIS INDENTURE, made and executed the 21<sup>st</sup> day of October, A.D. 2016, by Hunter's Creek Community Association a/k/a Hunter's Creek Community Association, Inc., a Florida not for profit corporation, whose address is 14101 TOWN LOOP BLVD ORLANDO, FL 32837 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 Signalization and Sidewalk 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**

**32-24-29-0000-00-012**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

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: 8001.1

Project: Town Center Blvd & Hunters Creek Blvd Intersection

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

Signed, sealed and delivered  
in the presence of:

Hunter's Creek Community Association a/k/a  
Hunter's Creek Community Association, Inc.,  
a Florida not for profit corporation

*Seth Emmons*  
Witness

SETH EMMONS  
Printed Name

BY:

*Roy Figg*

Roy Figg  
Printed Name

Maintenance Manager  
Title

*John Ribeiro*  
Witness

JOHN RIBEIRO  
Printed Name

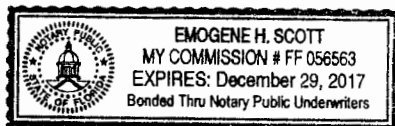
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st of October,  
2016, by Roy Figg, as Maintenance & Landscape Mgr. of Hunter's Creek  
Community Association a/k/a Hunter's Creek Community Association, Inc., a Florida not for profit  
corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.

(Notary Seal)



*Emogene H. Scott*  
Notary Signature

Emogene H. Scott  
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: Dec. 29, 2017

# SCHEDULE "A"

PARCEL: 8001

PROJECT: TOWN CENTER BOULEVARD

## LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 32, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7782, PAGE 1012 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEASTERLY CORNER OF TRACT "F", HUNTERS CREEK TRACT 205, AS RECORDED IN PLAT BOOK 27, PAGES 90 AND 91 OF THE PUBLIC RECORDS OF COUNTY, FLORIDA, BEING A FOUND 4"X4" CONCRETE MONUMENT WITH NO IDENTIFICATION; THENCE NORTH 20°50'18" WEST ALONG THE WESTERLY EXISTING RIGHT OF WAY LINE OF HUNTER'S CREEK BOULEVARD PER HUNTER'S CREEK-TRACT 335, PHASE I, AS RECORDED IN PLAT BOOK 26, PAGES 132 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 429.09 FEET TO THE POINT OF BEGINNING; THENCE NORTH 64°36'45" WEST, A DISTANCE OF 144.23 FEET TO A POINT ON A CURVE BEING ON THE SOUTHERLY EXISTING RIGHT OF WAY LINE OF TOWN CENTER BOULEVARD PER TOWN CENTER BOULEVARD PHASE III, AS RECORDED IN PLAT BOOK 32, PAGE 92, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE FROM A TANGENT BEARING OF NORTH 72°08'37" EAST, RUN 99.85 FEET ALONG SAID EXISTING SOUTHERLY RIGHT OF WAY LINE, IN AN EASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE NORTH, HAVING A DELTA ANGLE OF 01°56'33", A RADIUS OF 2945.00 FEET, A CHORD BEARING OF NORTH 71°10'20" EAST AND A CHORD LENGTH OF 99.84 FEET TO A POINT ON THE SAID WESTERLY EXISTING RIGHT OF WAY LINE OF HUNTER'S CREEK BOULEVARD; THENCE SOUTH 20°50'18" EAST ALONG SAID EXISTING WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 100.64 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,993 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION

SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET 1 OF 3

DATE: APRIL 27, 2016

PROJECT NO.: G07-21

DRAWN: PMM CHECKED: JMS

**TOWN CENTER BOULEVARD  
PARCEL 8001**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 S INTERNATIONAL PARKWAY

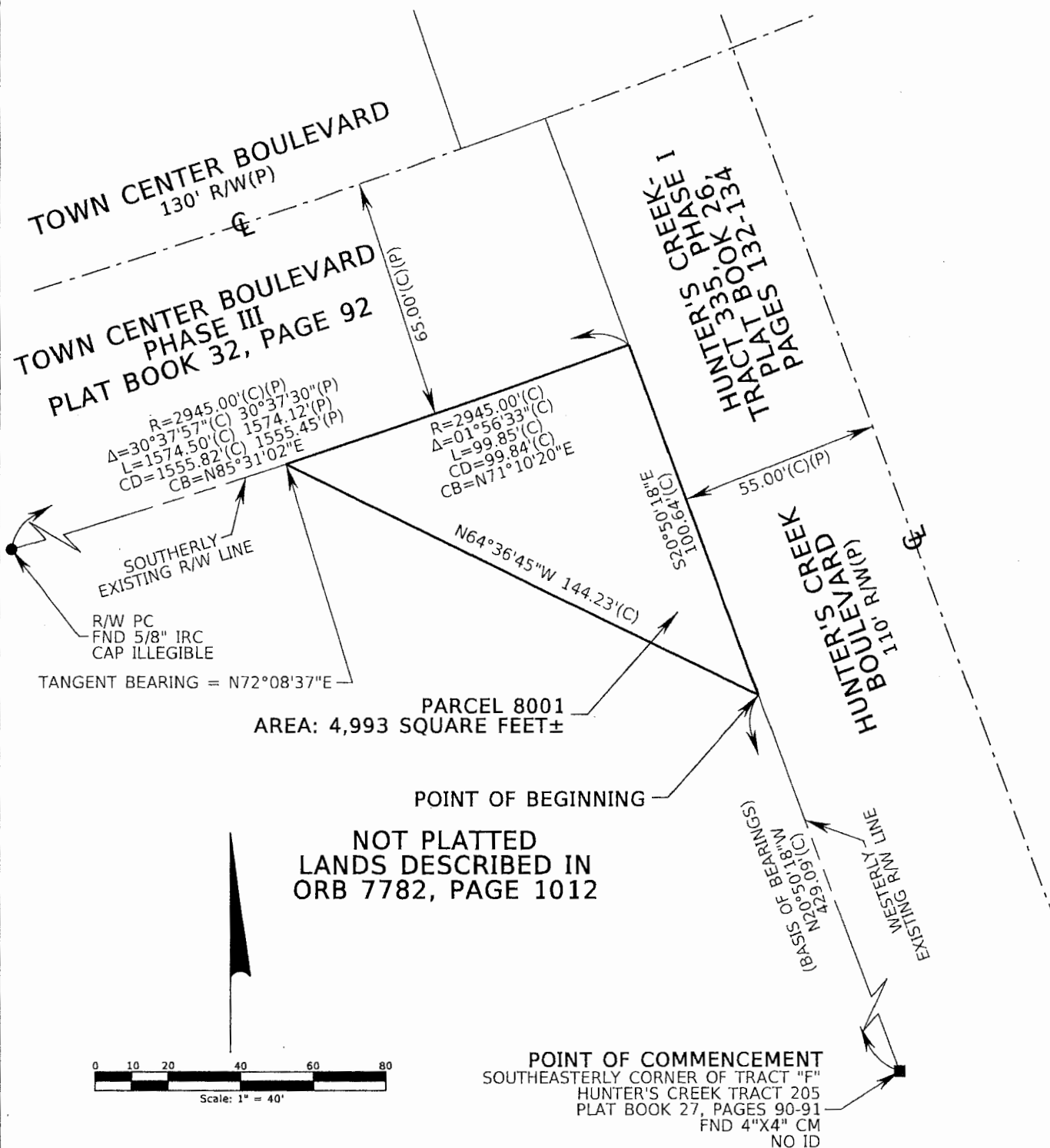
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 878-0841

LAND SURVEYOR BUSINESS LICENSE NO. 6556

# SKETCH OF DESCRIPTION



SEE SHEET 1 FOR LEGAL DESCRIPTION

SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET 2 OF 3

DATE: APRIL 27, 2016  
PROJECT NO.: G07-21  
DRAWN: PMM CHECKED: JMS

**TOWN CENTER BOULEVARD**  
**PARCEL 8001**



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LAND SURVEYOR BUSINESS LICENSE NO. 6556



## SKETCH OF DESCRIPTION

### LEGEND AND ABBREVIATIONS

(C)	= CALCULATED
CL	= CENTERLINE
CB	= CHORD BEARING
CD	= CHORD DISTANCE
CM	= CONCRETE MONUMENT
Δ	= DELTA (CENTRAL ANGLE)
FND	= FOUND
ID	= IDENTIFICATION
IRC	= IRON ROD & CAP
L	= LENGTH
ORB	= OFFICIAL RECORDS BOOK
(P)	= PLAT
PC	= POINT OF CURVATURE
R	= RADIUS
R/W	= RIGHT OF WAY

### GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), EAST ZONE, WITH THE WESTERLY EXISTING RIGHT OF WAY LINE OF HUNTER'S CREEK BOULEVARD PER HUNTER'S CREEK-TRACT 335, PHASE I, AS RECORDED IN PLAT BOOK 26, PAGES 132 THROUGH 134, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, HAVING A BEARING OF NORTH 20°50'18" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT OF WAY RECORDS, THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 1 FOR LEGAL DESCRIPTION  
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARD OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivero, Professional Land Surveyor No. 4990

DATE

DATE: APRIL 27, 2016  
PROJECT NO.: G07-21  
DRAWN: PMM CHECKED: JMS

TOWN CENTER BOULEVARD  
PARCEL 8001



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LAND SURVEYOR BUSINESS LICENSE NO. 6556

## **SCHEDULE "B"**

### **TOWN CENTER BOULEVARD PARCEL 8001**

#### **SIGNALIZATION AND SIDEWALK EASEMENT**

Parcel 8001 is being acquired as a permanent, non-exclusive easement for signalization purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, a mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

Parcel 8001 is also being acquired as a permanent non-exclusive easement for sidewalk purposes with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a paved sidewalk 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 sidewalk, mast arm assembly, pedestrian signal and pedestal pole, interconnect 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 sidewalk, mast arm assembly, pedestrian signal and pedestal pole, interconnect and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement including, but not limited to, open space, setback area, landscaping, or any activity that will not adversely affect the operation, maintenance and integrity of the signalization and sidewalk 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.

Project: Town Center Blvd & Hunters Creek Blvd Intersection  
Parcel: 8001.1

N/A Pre-Condemnation  
N/A Post-Condemnation

**SETTLEMENT ANALYSIS**

**\*This is a Donation**

Signalization and Sidewalk Easement: 4,993 Square Feet

\$-0-

**EXPLANATION OF RECOMMENDED SETTLEMENT**


The easement is being donated to provide for pedestrian safety improvements in the Hunter's Creek Community.

Recommended by

  
Roger A. Wright, Acquisition Agent

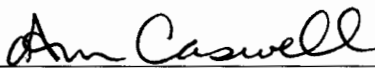
Date 12/13/16

Approved by

  
Mary A. Keller, Assistant Manager  
Real Estate Management Division

Date 12/13/16

Approved by

  
Ann Caswell, Manager,  
Real Estate Management Division

Date 12-13-16