




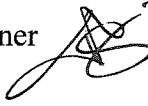
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

DATE: February 3, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior 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 CRP/FP AXIS
WEST OWNER, L.L.C. AND ORANGE COUNTY WITH JOINDER
AND CONSENT OF ASSOCIATION TO UTILITY EASEMENT FROM
WESTWOOD LAKES PROPERTY OWNERS' ASSOCIATION, INC.,
SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS
TO ORANGE COUNTY FROM BRANCH BANKING AND TRUST
COMPANY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: The Axis – Seaworld Site Work NC
Permit: B15902580 OCU File #: 81826

District 1

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

ITEMS: Utility Easement with Joinder and Consent of Association to Utility
Easement

Cost: Donation

Total size: 308 square feet

Subordination of Encumbrances to Property Rights to Orange County

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
FEB 21 2017

THIS IS A DONATION

Project: The Axis – Seaworld Site Work NC
Permit: B15902580 OCU File #: 81826

UTILITY EASEMENT

THIS INDENTURE, Made this 18 day of JANUARY, A.D. 2017, between CRP/FP Axis West Owner, L.L.C., a Delaware limited liability company, having its principal place of business in the city of COLUMBUS, county of MUSCOGEE, whose address is 233 12 STREET, SUITE 900 COLUMBUS, GA 31901, 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

11-24-28-3829-00-010

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.

Project: The Axis – Seaworld Site Work NC
Permit: B15902580 OCU File #: 81826Project:

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 said GRANTOR has caused these presents to be signed in its name by John F. Flournoy, Jr., its duly authorized agent.

Signed, sealed and delivered
in the presence of:

Caitlin Wilkins
Witness

Caitlin Wilkins
Printed Name

Kristie Rump
Witness

Kristie Rump
Printed Name

CRP/FP Axis West Owner, L.L.C.,
a Delaware limited liability company

BY: CRP/FP Axis West Venture, L.L.C.,
a Delaware limited liability company,
its sole Member

BY: FP Axis West Venture, LLC,
a Delaware limited liability company
its Administrative Member

BY: Flournoy Partners, LLC
a Delaware limited liability company,
its Managing Member

BY: John F. Flournoy, Jr.
John F. Flournoy, Jr.
President

(Signature of TWO witnesses required by Florida law)

STATE OF Georgia
COUNTY OF Muscogee

The foregoing instrument was acknowledged before me this 19th day of January, 2017, by John F. Flournoy, Jr., as President of Flournoy Partners, LLC, a Delaware limited liability company, acting in its capacity as Managing Member of FP Axis West Venture, L.L.C., a Delaware limited liability company, acting as Administrative Member of CRP/FP Axis West Venture, L.L.C., a Delaware limited liability company, acting as sole member of CRP/FP Axis West Owner, L.L.C., a Delaware limited liability company, on behalf of the company. He ☒ is personally known to me or ☐ has produced _____ as identification.



This instrument prepared by:
Theresa Avery, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Angela M. Little
Notary Signature
Angela M. Little
Printed Notary Name
Notary Public in and for
the county and state aforesaid

My commission expires: September 7, 2018

Project: The Axis – Seaworld Site Work NC
Permit: B15902580 OCU File #: 81826

JOINDER AND CONSENT OF ASSOCIATION
TO
UTILITY EASEMENT

WESTWOOD LAKES PROPERTY OWNERS' ASSOCIATION, INC., a Florida corporation, (the "Association"), being granted certain easements rights by virtue of that certain declaration of covenants, conditions and restrictions for "Westwood Lakes Subdivision" recorded in Official Records Book 3790, Page 2732 ("Original Declaration"), as amended by that certain Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood Lakes Subdivision" as recorded in Official Records Book 3827, Page 1018, as further amended by that certain Second Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood Lakes Subdivision" recorded in Official Records Book 4115, Page 4648, as further amended by that certain Third Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood Lakes Subdivision" recorded in Official Records Book 5970, Page 4268, and as further amended by that certain Fourth Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood Lakes Subdivision" recorded in Official Records Book 10700, Page 2964, as further amended by that certain Fifth Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood Lakes Subdivision" recorded in Official Records Book 11025, Page 5118, all in the Public Records of Orange County, Florida, hereby joins in and consents to the execution and filing of the foregoing Utility Easement.

IN WITNESS WHEREOF, WESTWOOD LAKES PROPERTY OWNERS' ASSOCIATION, INC., has caused these presents to be signed this 19th day of January, 2017.

Witnesses:

Print Name:

Print Name: Michael Plotnick

STATE OF FLORIDA NEW JERSEY)
COUNTY OF MORRIS)

Westwood Lakes Property Owners' Association,
Inc., a Florida corporation

By:

Print Name: JONATHAN GREGOR

Title: President

I HEREBY CERTIFY that, on this 19th day of JANUARY, 2017, before me personally appeared JONATHAN GREGOR (name) the PRESIDENT (title), of Westwood Lakes Property Owners' Association, Inc., a Florida corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

NANETTE VASQUEZ
ID # 2360125
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires May 17, 2017

Nanette Vasquez
Notary Signature
Nanette Vasquez
Printed Notary Name

This instrument prepared by:
Theresa Avery, 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: 5/17/2017

EXHIBIT "A"

SKETCH OF DESCRIPTION

PROJECT: THE AXIS - SEAWORLD

PERMIT NUMBER: B15902580

PURPOSE: 15'X20' UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
NOT VALID WITHOUT SHEET 2

DESCRIPTION:


A PORTION OF LOT 1, I L H INTERCHANGE CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 27, PAGES 96 THROUGH 98, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 12, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 1; SAID CORNER BEING A POINT ON THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 4; THENCE RUN S89°25'21"E ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 1119.36 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF WESTWOOD BOULEVARD AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 690.00 FEET; THENCE FROM A RADIAL BEARING OF S62°41'09"E, RUN NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE OF WESTWOOD BOULEVARD AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°20'47", AN ARC DISTANCE OF 136.64 FEET, HAVING A CHORD BEARING OF N32°59'14"E AND A CHORD DISTANCE OF 136.42 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°14'57", AN ARC DISTANCE OF 15.04 FEET, HAVING A CHORD BEARING OF N39°17'06"E AND A CHORD DISTANCE OF 15.05 FEET; THENCE DEPARTING SAID WEST RIGHT OF WAY LINE, RUN N46°14'38"W, A DISTANCE OF 20.00 FEET; THENCE RUN S43°45'22"W, A DISTANCE OF 15.00 FEET; THENCE RUN S46°14'38"E, A DISTANCE OF 21.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 308 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES

1. Bearings based on South line of Lot 1 of I L H Interchange Center as being S89°25'21"E.
2. The purpose of this Sketch of Description is for a 15.00' x 20.00' Utility Easement.
3. I hereby certify that the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying set forth in Florida Administrative Code Rule 5J-17.05 requirements.
4. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.


JAMES R. SHANNON JR., P.L.S. #4671
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.
499 NORTH S.R. 434 - SUITE 2045
ALTAMONTE SPRINGS, FLORIDA, 32714
(407) 774-8372 LB # 6898

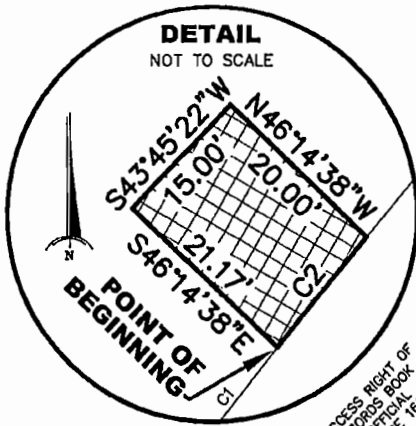
DATE OF SURVEY: 07/14/2016
DRAWN BY: BP SCALE: 1" = 200'

SEAWORLD 15x20 UTILITY EASE
SHEET 1 OF 2

SKETCH OF DESCRIPTION

PROJECT: THE AXIS - SEAWORLD
 PERMIT NUMBER: B15902580
 PURPOSE: 15'X20' UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY
 NOT VALID WITHOUT SHEET 1



INTERSTATE 4
 RIGHT OF WAY WIDTH VARIES

Integra Cove Apartments
 OWNER: Panther Orlando/Cove LLC
 TAX PARCEL: 11-24-28-3829-00-011



POINT OF COMMENCEMENT
 SW CORNER OF LOT 1

EASTERLY LIMITED ACCESS RIGHT OF WAY FOR OFFICIAL RECORDS BOOK 4209, PAGE 1658
 RECORDS BOOK 4209, PAGE 1658

PART OF LOT 1,
 I L H INTERCHANGE CENTER
 PLAT BOOK 27, PAGES 96-98

SEE DETAIL

Residence Inn By Marriott Seaworld
 OWNER: Ashford Orlando Sea World Limited Partnership
 TAX PARCEL: 11-24-28-0000-00-015

SOUTH LINE OF LOT 1 1119.36'

SOUTH LINE OF SECTION 11-24-28

SE CORNER OF SECTION 11-24-28

WEST R/W LINE OF WESTWOOD BOULEVARD

CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CH. BEARING	CHORD	RAD. BEARING
C1	690.00'	11°20'47"	136.64'	N32°59'14"E	136.42'	S62°41'09"E
C2	690.00'	01°14'57"	15.04'	N39°17'06"E	15.04'	S51°20'22"E
C3	690.00'	10°56'19"	131.73'	N45°22'45"E	131.53'	S50°05'25"E
C4	690.00'	23°32'03"	283.42'	N39°04'52"E	281.43'	S62°41'09"E
C5	7672.24'	02°48'55"	376.98'	S42°10'43"W	376.94'	N49°13'44"W

WESTWOOD BOULEVARD
 90' PUBLIC RIGHT OF WAY

SHANNON SURVEYING, INC.
 499 NORTH S.R. 434 - SUITE 2045
 ALTAMONTE SPRINGS, FLORIDA, 32714
 (407) 774-8372 LB # 6898

DATE OF SURVEY: 07/14/2016
 DRAWN BY: BP SCALE: 1" = 200'

SEAWORLD 15x20 UTILITY EASE
 SHEET 2 OF 2

Project: The Axis – Seaworld Site Work NC
Permit: B15902580 OCU File #: 81826

SUBORDINATION OF ENCUMBRANCES TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida, 32802-1393, to locate, construct, maintain, and/or improve a transit easement, in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage and Security Agreement, Assignment of Leases and Rents, and Financing Statement held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrances to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrances as they have been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrances:

Branch Banking and Trust Company

FROM: CRP/FP Axis West Owner, L.L.C.

Mortgage and Security Agreement filed November 12, 2015

Recorded in Official Records Book 11011, Page 9447

Assignment of Rents and Leases filed November 12, 2015

Recorded in Official Records Book 11011, Page 9467

Financing Statement filed November 12, 2015

Recorded in Official Records Book 11011, Page 9476

All in the Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrances insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for transit easement purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrances or the remedies at law or in equity for recovering thereon, or against the parties charged

Instrument: 8002.2
Project: I-Drive Transit Easement
(ILH Interchange – The Axis)

thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for transit easement purposes that in such event the subordination of said encumbrances shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrances has duly executed this instrument this 18 day of January, A.D. 2017.

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Michael Hull
Printed Name

[Signature]
Witness

Cynthia Allison
Printed Name

Branch Banking and Trust Company
a North Carolina banking corporation

BY: [Signature]

W. Wesley Lee
Printed Name

Senior Vice President
Title

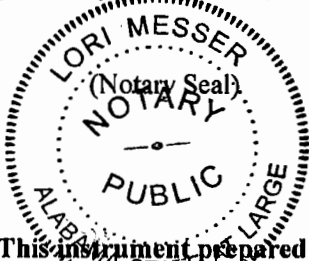
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Alabama

COUNTY OF Jefferson

The foregoing instrument was acknowledged before me this 18 day of January, 2017, by W. Wesley Lee, the Senior Vice President of Branch Banking and Trust Company, a North Carolina banking corporation, on behalf of said corporation. He/she ☒ is personally known to me, or [] has produced _____ as identification.



This instrument prepared by:
Theresa Averna, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

[Signature]
Notary Public

Lori Messer
Printed Name

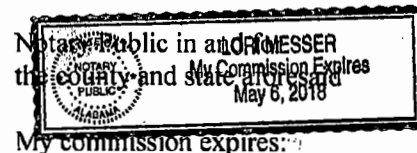


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(407) 774-8372 LB # 6898

DATE OF SURVEY: 07/14/2016

DRAWN BY: BP SCALE: 1" = 200'

SEAWORLD 15x20 UTILITY EASE

SHEET 1 OF 2

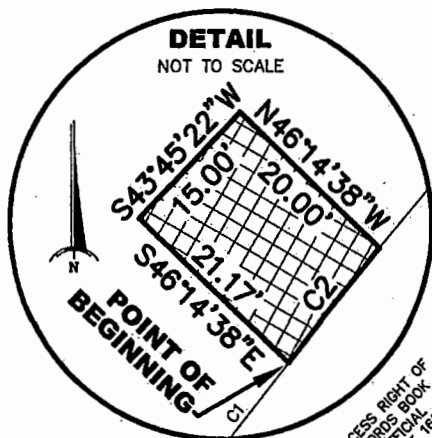
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OWNER: Panther Orlando/Cove LLC
TAX PARCEL: 11-24-28-3629-00-011



POINT OF COMMENCEMENT
SW CORNER OF LOT 1

EASTERLY LIMITED ACCESS RIGHT OF WAY PER OFFICIAL RECORDS BOOK 4164, PAGE 1632 AND OFFICIAL RECORDS BOOK 4209, PAGE 1638

PART OF LOT 1,
I L H INTERCHANGE CENTER
PLAT BOOK 27, PAGES 96-98

SEE DETAIL 2

Residence Inn By Marriott Seaworld
OWNER: Ashford Orlando Sea World Limited Partnership
TAX PARCEL: 11-24-28-0000-00-015

SOUTH LINE OF SECTION 11-24-28

SE CORNER OF SECTION 11-24-28

WEST R/W LINE OF WESTWOOD BOULEVARD

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SHEET 2 OF 2