





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** February 17, 2017

**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 TRANSIT EASEMENT AND LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, AND UTILITY EASEMENT BETWEEN ZERO I DRIVE, LLC, ACM ORLANDO PROPERTIES, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

**PROJECT:** I-Drive Transit Easement  
(Central Florida Parkway)  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road infrastructure improvements as a requirement of development.

**ITEMS:** Transit Easement (Instrument 8005A.1)  
Cost: Donation  
Size: 1,618 square feet  
  
Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement (Instrument 8005B.1)  
Cost: Donation  
Size: 2,157 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Transportation Planning Division

**REMARKS:** These easements are being donated as a condition of development approval in connection with the International Drive Activity Center Element, Goals, Objectives, and Policies of the Orange County Comprehensive Plan-Destination 2030.

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.**

MAR 07 2017

THIS IS A DONATION

Instrument: 8005A.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

**TRANSIT EASEMENT**

THIS INDENTURE, made and executed the 27<sup>th</sup> day of January, A.D. 20 17, by Zero I Drive, LLC, a Florida limited liability company, as the owner of 18-24-29-6270-00-030, whose address is 1305 City View Center, Oviedo, Florida 32765 and ACM Orlando Properties, LLC, a Florida limited liability company, as the owner of 18-24-29-6270-00-034, who address is 390 Vista Oak Drive, Longwood, Florida 32779, 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 Transit Easement more particularly defined in Schedule "B" 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 Numbers:**

**a portion of**

**18-24-29-6270-00-030 and 18-24-29-6270-00-034**

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: 8005A.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

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

Signed, sealed and delivered  
in the presence of:

*[Signature]*

Witness

Deolinda Tilus

Printed Name

*[Signature]*

Witness

Joel Watkins

Printed Name

Zero I Drive, LLC,  
a Florida limited liability company

BY: Addiction Supper Club, LLC,  
a Florida limited liability company  
its Manager,

BY: *[Signature]*  
Nicholas Virthe,  
its Manager

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of JANUARY, 2017  
by Nicholas Virthe, as Manager of Addiction Supper Club, LLC, a Florida limited liability company, as  
Manager of Zero I Drive, LLC, a Florida limited liability company, on behalf of said limited liability company.  
He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(Notary Seal)

*Linda Hulsmann*  
Notary Signature

LINDA HULSMANN  
Printed Notary Name



Notary Public in and for  
the County and State aforesaid

My commission expires:

10/06/2019

Instrument: 8005A.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

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

Signed, sealed and delivered  
in the presence of:

ACM Orlando Properties, LLC,  
a Florida limited liability company

Arijun Murthy  
Witness

BY: [Signature]  
Nalluru C. Murthy,  
its Manager

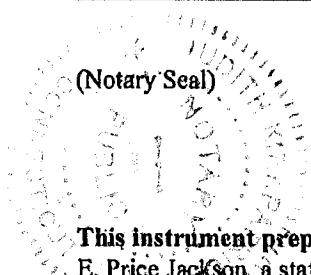
Arijun Murthy  
Printed Name

[Signature]  
Witness  
Rocio Manetti  
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 27<sup>th</sup> day of January, 2017  
by Nalluru C. Murthy, as Manager of ACM Orlando Properties, LLC, a Florida limited liability company, on  
behalf of said limited liability company. He ☐ is personally known to me or ☐ has produced  
\_\_\_\_\_ as identification.



(Notary Seal)

Judith Kirkpatrick  
Notary Signature

Judith Kirkpatrick  
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: 06-30-2021

S:\Forms & Master Docs\Project Document Files\I-Drive Transit Easement\8005A.1 TRE.doc 6/27/16bj rev 12/12/16bj

**JUDITH KIRKPATRICK**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES JUNE 30, 2021



## **SCHEDULE "B"**

### **I-DRIVE TRANSIT EASEMENT PARCEL 8005A**

#### **TRANSIT EASEMENT**

Parcel 8005A is being acquired as a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, and drainage purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, drainage, and appurtenant facilities over, under, and 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 roadway, traffic signals, traffic signs, drainage, 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 roadway, traffic signals, traffic signs, drainage, 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 that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, drainage, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

MAR 07 2017

THIS IS A DONATION

Instrument: 8005B.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

**LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT**

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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 Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement more particularly defined in Schedule "B" 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 Numbers:**

**a portion of**

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Instrument: 8005B.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

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

Signed, sealed and delivered  
in the presence of:

*Deolinda Titus*

Witness

Deolinda Titus  
Printed Name

*Joel Watkins*  
Witness

Joel Watkins  
Printed Name

Zero I Drive, LLC,  
a Florida limited liability company

BY: Addiction Supper Club, LLC,  
a Florida limited liability company  
its Manager,

BY: *Nicholas Virthe*  
Nicholas Virthe,  
its Manager

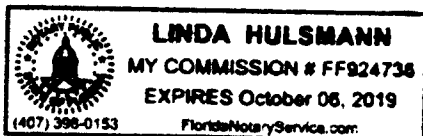
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of JANUARY, 20 17  
by Nicholas Virthe, as Manager of Addiction Supper Club, LLC, a Florida limited liability company, as  
Manager of Zero I Drive, LLC, a Florida limited liability company, on behalf of said limited liability company.  
He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(Notary Seal)



*Linda Hulsmann*  
Notary Signature

LINDA HULSMANN  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:

10/06/2019

Instrument: 8005B.1  
Project: I-Drive Transit Easement  
(Central Florida Parkway)

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

Signed, sealed and delivered  
in the presence of:

ACM Orlando Properties, LLC,  
a Florida limited liability company

Arijun Murthy  
Witness

BY: [Signature]  
Nalluru C. Murthy,  
its Manager

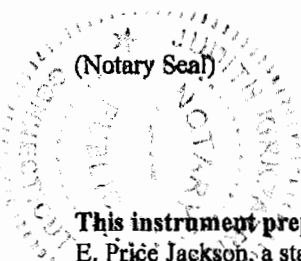
Arijun Murthy  
Printed Name

[Signature]  
Witness  
Poco Mannetti  
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 27<sup>th</sup> day of January, 2017  
by Nalluru C. Murthy, as Manager of ACM Orlando Properties, LLC, a Florida limited liability company, on  
behalf of said limited liability company. He ☐ is personally known to me or ☐ has produced  
as identification.



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

Judith Kirkpatrick  
Notary Signature

Judith Kirkpatrick  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires: 06-30-2021

# Schedule "A"

## SKETCH OF DESCRIPTION DESCRIPTION

A PORTION OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 & 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 3, ORANGEWOOD CENTER, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 32, PAGES 95 & 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN THENCE S00°19'54"E, ALONG THE EASTERNMOST BOUNDARY LINE OF SAID LOT 3, A DISTANCE OF 15.03 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE, ALONG SAID EASTERNMOST BOUNDARY LINE A DISTANCE OF 20.04 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,905.00 FEET, A CHORD BEARING OF S84°52'07"W, AND A CHORD DISTANCE OF 107.89 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°07'41", A DISTANCE OF 107.89 FEET TO THE WEST LINE OF A 10 FOOT SEWER LINE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 4200, PAGE 1421, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N00°20'03"W, ALONG SAID WEST LINE, A DISTANCE OF 20.10 FEET TO A NON-TANGENT POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2,925.00 FEET, A CHORD BEARING OF N84°54'05"E, AND A CHORD DISTANCE OF 107.88 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 02°06'48", A DISTANCE OF 107.89 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,157 SQUARE FEET, MORE OR LESS.

### LINE CHART

L1: S00°19'54"E 15.03'  
L2: S00°19'54"E 20.04'  
L3: N00°20'03"W 20.10'

### C1-CURVE DATA

Δ = 02°07'41"  
R = 2905.00'  
L = 107.89'  
CHORD  
S84°52'07"W  
107.89'

### C3-CURVE DATA

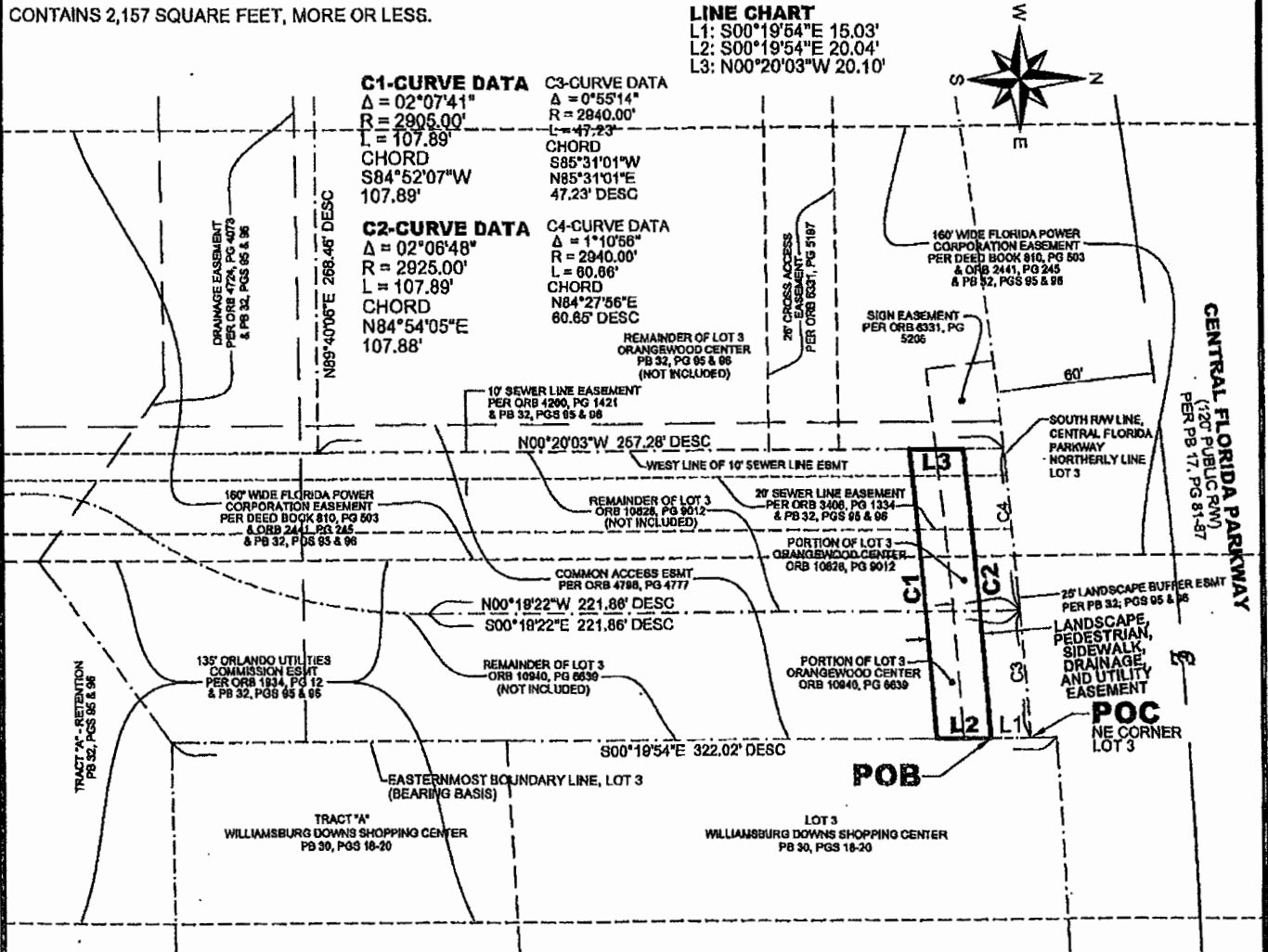
Δ = 0°55'14"  
R = 2940.00'  
L = 47.23'  
CHORD  
S85°31'01"W  
N85°31'01"E  
47.23' DESC

### C2-CURVE DATA

Δ = 02°06'48"  
R = 2925.00'  
L = 107.89'  
CHORD  
N84°54'05"E  
107.88'

### C4-CURVE DATA

Δ = 1°10'58"  
R = 2940.00'  
L = 60.86'  
CHORD  
N84°27'56"E  
60.86' DESC



<b>JOB # 276</b> <b>CF# OC32-95 Bella Casa (SOD)</b> <b>DATE: 2/2/2016</b> <b>SCALE: 1" = 60'</b> <b>DRAWN BY: YEB</b>		<b>THIS SKETCH IS NOT A BOUNDARY SURVEY.</b> <b>PREPARED FOR: HB ASSOCIATES, LLC</b> <b>BEARING STRUCTURE IS BASED ON THE MONUMENTED EASTERNMOST BOUNDARY LINE OF LOT 3, BEING S00°19'54"E (PER PLAT)</b>		<b>REVISIONS:</b> <b>4/25/2016 - COMMENTS - YEB</b> <b>5/10/2016 - COMMENTS - YEB</b>	
<b>THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.</b> <b>JAMES D. BRAY PSM 6507</b> <b>*NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.*</b>		<b>ACCURIGHT</b> <b>ACCURIGHT SURVEYS OF ORLANDO INC., LB 4475</b> <b>2012 E. Robinson Street Orlando, Florida 32803</b> <b>www.AccurightSurveys.net</b> <b>Admin@AccurightSurveys.net</b> <b>PHONE: (407) 894-6314</b>		<b>LEGEND</b> <b>L - ARC LENGTH</b> <b>MEAS - MEASURED</b> <b>MS - METAL SHED</b> <b>N&amp;D - NAIL &amp; DISK</b> <b>ORB - OFFICIAL RECORDS BOOK</b> <b>P&amp;M - PLAT &amp; MEASURED</b> <b>PB - PLAT BOOK</b> <b>PC - POINT OF CURVATURE</b> <b>PG - PAGE</b> <b>POB - POINT OF BEGINNING</b> <b>POC - POINT OF COMMENCEMENT</b> <b>RW - RIGHT OF WAY</b> <b>TY - TYPICAL</b> <b>UB - UTILITY BOX</b> <b>UE - UTILITY EASEMENT</b> <b>WF - WOOD FENCE</b> <b>CLC - CALCULATED</b> <b>CBW - CONCRETE BLOCK WALL</b> <b>CLF - CHAIN LINK FENCE</b> <b>CM - CONCRETE MONUMENT</b> <b>CP - CONCRETE PAD</b> <b>CONC - CONCRETE</b> <b>COWD - COVERED</b> <b>CW - CONCRETE WALKWAY</b> <b>A - CENTRAL ANGLE</b> <b>DB - DEED BOOK</b> <b>DE - DRAINAGE EASEMENT</b> <b>DESC - DESCRIPTION</b> <b>DW - DRIVEWAY</b> <b>EIP - EDGE OF PAVEMENT</b> <b>ESMT - EASEMENT</b> <b>FFE - FINISHED FLOOR ELEVATION</b> <b>FND - FOUND</b>	

## **SCHEDULE "B"**

### **I-DRIVE TRANSIT EASEMENT PARCEL 8005B**

#### **LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT**

Parcel 8005B is being acquired as a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, drainage, utilities, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

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 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 landscaping, pedestrian access, sidewalk, drainage, utilities, 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 that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.