




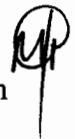
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: February 17, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT BETWEEN BENT OAK
PHASE 2 INDUSTRIAL, LLC AND ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Bent Oak Industrial Park-Phase 2

District 4

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

ITEM: Drainage Easement
Cost: Donation
Size: 3,470 square feet

APPROVALS: Real Estate Management Division
Public Works 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.

THIS IS A DONATION

Project: Bent Oak Industrial Park-Phase 2

DRAINAGE EASEMENT

THIS INDENTURE, Made this 17 day of January, A.D. 2017, between Bent Oak Phase 2 Industrial, LLC, a Delaware limited liability company, whose address is 2257 Vista Parkway, Suite 17, W. Palm Beach, FL 33411, 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, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility 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

10-24-29-0150-01-000

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its 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 drainage ditch, pipe, or facility.

Project: Bent Oak Industrial Park-Phase 2

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

Signed, sealed and delivered
in the presence of:

[Signature]
Witness

Andrew M. Jacobson
Printed Name

[Signature]
Witness

Guillermo Lopez
Printed Name

Bent Oak Phase 2 Industrial, LLC,
a Delaware limited liability company

BY: Bent Oak Phase 2 Industrial Florida, LLC,
a Florida limited liability company,
its Managing Member

BY: [Signature]
Steven E. McCraney, Member

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 17 day of January, 2017 by Steven E. McCraney, as member of Bent Oak Phase 2 Industrial Florida, LLC, a Florida limited liability company, as managing member of Bent Oak Phase 2 Industrial, LLC, a Delaware limited liability company. He ☒ is personally known to me or ☐ has produced _____ as identification.

Witness my hand and official seal this 17 day of January, 2017.

(Notary Seal)



[Signature]
Notary Signature

Lori Jadick
Printed Notary Name

This instrument prepared by:

Jeffrey Sponenburg, 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

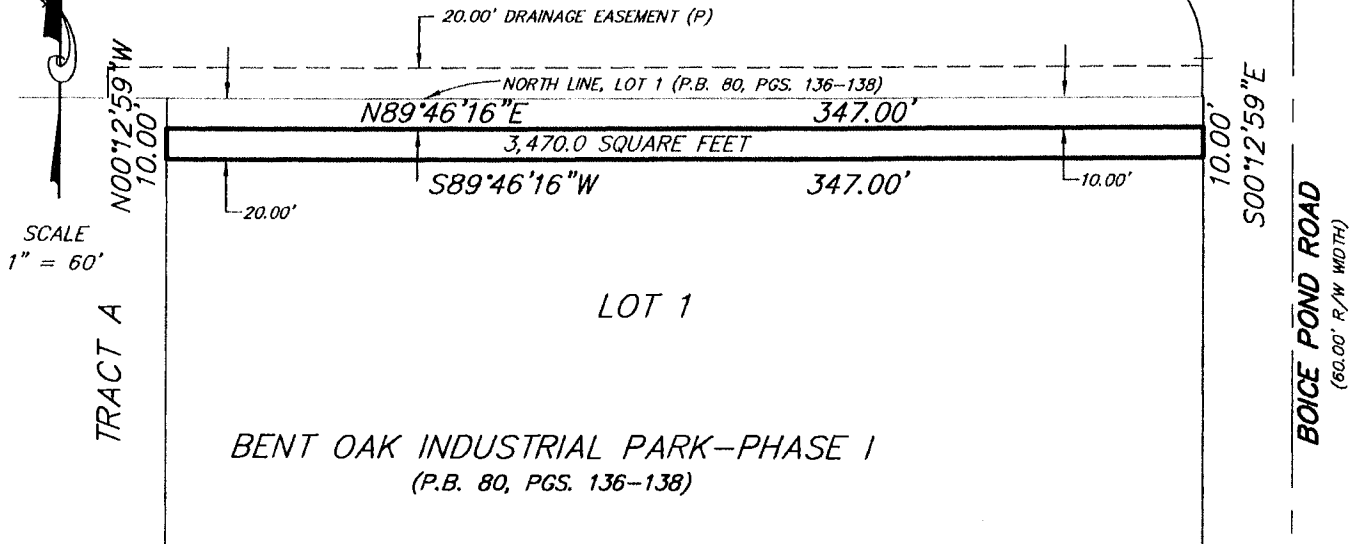
My commission expires: June 18, 2017

LEGAL DESCRIPTION
(DRAINAGE EASEMENT)

EXHIBIT A

LEGEND
P.B.....PLAT BOOK
PG.....PAGE
(P).....PLAT
R/W...RIGHT-OF-WAY

TRACT C
(FUTURE DEVELOPMENT)



LEGAL DESCRIPTION

A STRIP OF LAND, BEING THE SOUTH 10.00 FEET OF THE NORTH 20.00 FEET OF LOT 1, BENT OAK INDUSTRIAL PARK-PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 80, PAGES 136 THROUGH 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF LOT 1, BENT OAK INDUSTRIAL PARK-PHASE I, AS RECORDED IN PLAT BOOK 80, PAGES 136 THROUGH 138, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING NORTH 89°46'16" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

DAVID A. WHITE, R.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 03-22-2016

(THIS IS NOT A SURVEY)

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967

WWW.PECONLINE.COM

SECTION 10, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: MARCH 22, 2016

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 16-011

O:\16-011 Bent Oak 2\16-011 LOT1 DRAIN ESMT.dwg Jul 12, 2016 - 9:05am