





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** February 10, 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 AND EXECUTION OF UTILITY EASEMENT BETWEEN THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Riverside ES  
OCU File No. 81348  
  
District 2

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

**ITEM:** Utility Easement  
Cost: Donation  
Total size: 390 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** The County is executing the Utility Easement to show acceptance of the terms and conditions.

Grantor to pay 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 instrument prepared by and return to:  
Laura L. Kelly, Esq.  
Orange County Public Schools  
445 West Amelia Street  
Orlando, FL 32801

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAR 21 2017

Project: Riverside ES  
OCU File No. 81348

This easement constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

### UTILITY EASEMENT

THIS INDENTURE, made this 8th day of December, 2016, between THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801 ("GRANTOR"), and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose post office address is P. O. Box 1393, Orlando, Florida 32802-1393 ("GRANTEE").

WITNESSETH, that GRANTOR, in consideration of the sum of \$10.00 and other good and valuable considerations, paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to GRANTEE and its assigns, a perpetual, non-exclusive easement for the limited purpose of constructing a fire line master meter, potable water irrigation meter, and any appurtenances thereto (the "Facilities"), including installation, repair, replacement and maintenance of same, with fully authority to enter upon, excavate, construct, repair, replace and maintain, as the GRANTEE and its assigns may deem necessary, under, upon and above the following described lands situated in Orange County, Florida aforesaid, to wit:

See attached Exhibits "A" and "B"

A portion of Tax Parcel I.D. Number: 28-21-29-0000-00-094  
(the "Easement Areas")

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

GRANTEE shall use all commercially reasonable efforts to direct its employees, contractors, consultants and agents, to undertake all work in the Easement Areas in a safe and prudent manner, and in such manner that the normal, orderly construction and operation of any adjacent public school is not unreasonably disturbed. GRANTEE, its successors, assigns, employees, contractors, subcontractors, laborers, consultants, agents, licensees, guests and invitees shall not make any use of the Easement Areas which is or would be a nuisance or unreasonably detrimental to the construction, use or operation of any adjacent public school, or that would weaken, diminish or impair the lateral or subjacent support to any improvement located or to be constructed on the campus of any adjacent public school. Further, GRANTEE shall comply with all applicable federal, state, and county laws, regulations and ordinances, and such permits that GRANTEE requires, with respect to the construction, installation, repair, replacement, maintenance and use of the Facilities in the Easement Areas; further, GRANTEE shall comply with GRANTOR'S policies that are applicable to GRANTEE'S activities under this easement to the extent such policies do not unreasonably impair GRANTEE'S rights provided herein.

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 Facilities placed thereon by GRANTEE and its assigns; however, GRANTEE shall have no responsibility for the general maintenance of the Easement Areas.

GRANTOR retains the right to use, access and enjoy and to permit others to use, access and enjoy the Easement Areas for any purpose whatsoever that will not unreasonably interfere with GRANTEE'S rights provided herein.

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 within the Easement Areas that interferes with the normal operation or maintenance of the Facilities. In the event any of the Facilities are located above-ground, GRANTEE shall have the right to build, construct or install fencing around the Facilities in the Easement Areas if reasonably required to protect the safety and security of the Facilities and normal operation thereof; provided; however, the fencing shall not unreasonably interfere with GRANTOR's use of the Easement Areas or the remaining property owned by GRANTOR, and the exact location and type of fencing must be previously approved by GRANTOR in writing, which approval shall not be unreasonably withheld, conditioned or delayed.

GRANTEE may at any time change the location of the Facilities within the boundaries of the Easement Areas, or modify the size of the Facilities as it may determine in its sole discretion from time to time (the "Modifications") without paying any additional compensation to Grantor or Grantor's heirs, successors or assigns, provided Grantee does not expand its use beyond the Easement Areas. Prior to commencing any Modifications, Grantee shall notify Grantor's Department of Facilities Services and furnish such department with a description of the proposed Modifications. Grantee shall notify the Principal of the adjacent public school prior to performing Modifications; provided, however, no prior notification to the Department of Facilities Services or the Principal shall be required in the event the Grantee determines that Modifications must be performed on an emergency basis, so long as the Grantee notifies the Principal and Department of Facilities Services as soon as possible thereafter.

GRANTEE shall repair any damage to any property, facilities or improvements of GRANTOR located in the Easement Areas or adjacent thereto, including, without limitation, parking areas, driveways, walkways, recreational facilities and landscaping, if such damage is incident to GRANTEE'S use of the Easement Areas.

GRANTEE shall exercise its rights and privileges hereunder at its own risk and expense. Throughout the term of this easement, GRANTEE shall maintain general liability insurance or self-insurance in compliance with the limits provided in §768.28, Fla. Stat. Upon request by GRANTOR, GRANTEE shall furnish evidence of such insurance or self-insurance to GRANTOR. For actions attributable to the exercise of its rights under this easement, GRANTEE will indemnify and hold harmless GRANTOR, its agents, employees and elected officials to the extent provided in §768.28, Fla. Stat., as same may be amended from time to time. The terms of this indemnification shall survive any termination of this easement.

GRANTEE expressly acknowledges and agrees to comply with any and all rules and regulations of the Jessica Lunsford Act, if applicable, and any and all rules or regulations implemented by GRANTOR in order to comply with the Jessica Lunsford Act, if applicable.

THIS EASEMENT is granted subject to all matters of record and without warranty as to the Easement Areas' suitability for use as an easement.

Nothing herein shall be construed as a waiver of GRANTEE'S or GRANTOR'S sovereign immunity provided under §768.28, Fla. Stat., as same may be amended from time to time. The terms of this paragraph shall survive any termination of this easement.

The acceptance of this easement by GRANTEE, as evidenced by the recordation of same in the Public Records of Orange County, Florida, or the entry onto the Easement Areas by GRANTEE, its agents or assigns, for the purposes of this easement shall constitute GRANTEE'S agreement to be bound by the terms hereof.

**[INTENTIONALLY LEFT BLANK – SIGNATURE PAGE TO FOLLOW]**

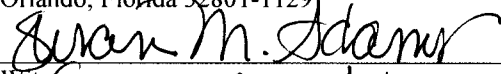
IN WITNESS WHEREOF, the GRANTOR and GRANTEE have caused these presents to be signed on the dates provided below.

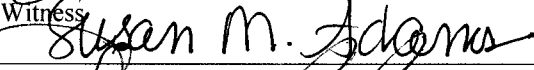
**GRANTOR:**  
**THE SCHOOL BOARD OF**  
**ORANGE COUNTY, FLORIDA**

Grantor(s) mailing address:

445 West Amelia Street  
Orlando, Florida 32801-1129

  
WILLIAM E. SUBLETTE, its Chairman

  
Susan M. Adams

Witness  
  
Susan M. Adams

Print or Type Name of First Witness

Witness  
  
Susan R. Barshill

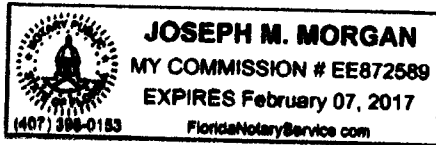
Print or Type Name of Second Witness

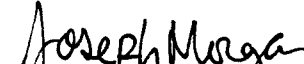
\*(Names must be typed on or printed under each signature)

STATE OF FLORIDA )  
 ) s.s.:  
COUNTY OF ORANGE )

The foregoing Easement was acknowledged before me this 8<sup>th</sup> day of December, 2016, by William E. Sublette, as Chairman of THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, on behalf of The School Board. He is personally known to me or had produced \_\_\_\_\_ as identification.

(SEAL)




  
Name: Joseph Morgan

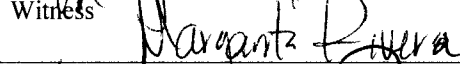
Notary Public:

Serial Number:

My Commission Expires:

ATTEST:  
  
BARBARA M. JENKINS, Ed.D.  
as Superintendent

  
Margarita Ruiz

Witness  
  
Margarita Ruiz

Print or Type Name of First Witness

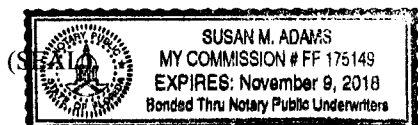
Witness  
  
Karina Garcia

Print or Type Name of Second Witness

\*(Names must be typed on or printed under each signature)

STATE OF FLORIDA )  
 ) s.s.:  
COUNTY OF ORANGE )

The foregoing instrument was acknowledged before me this 8<sup>th</sup> day of December, 2016, by Barbara M. Jenkins, Ed.D., as Superintendent of The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida, on behalf of The School Board. She is personally known to me or had produced \_\_\_\_\_ (type of identification) as identification and has acknowledged that he/she signed the instrument voluntarily for the purpose expressed in it.



  
Susan M. Adams

Notary Public:

Serial Number:

My Commission Expires:

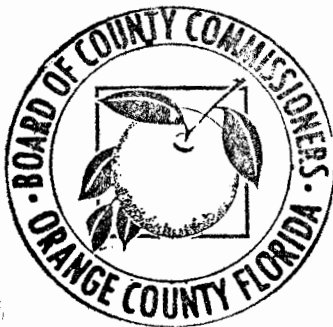
\*(Names must be typed on or printed under each signature)

Approved as to form and legality by legal counsel  
to The School Board of Orange County, Florida,  
exclusively for its use and reliance.

By: Laura L. Kelly  
Laura L. Kelly, Esquire  
Date: Nov 30, 2016

Reviewed and approved by Orange County Public Schools  
Chief Facilities Officer

By: John T. Morris  
John T. Morris, Chief Facilities Officer  
Date: 11/30, 2016



**"GRANTEE"**  
**ORANGE COUNTY, FLORIDA**  
By Board of County Commissioners

By: Teresa Jacobs  
Teresa Jacobs,  
Orange County Mayor  
Date: 3.21.17

ATTEST: \_\_\_\_\_ County  
Comptroller, Clerk to the Board

By: Katie Smith  
Deputy **Katie Smith**  
Printed Name

## LEGAL DESCRIPTION

OF A  
ORANGE COUNTY UTILITIES - WATER (UTILITY) EASEMENT  
LOCATED IN  
SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION - ORANGE COUNTY UTILITIES - WATER (UTILITY) EASEMENT

A PORTION OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK K, RIVERSIDE ACRES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 0°25'20" WEST FOR A DISTANCE OF 60.00 FEET TO SOUTHWEST CORNER OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 2931, PAGE 1876; THENCE RUN NORTH 89°52'05" EAST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT FOR A DISTANCE OF 96.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°52'05" EAST ALONG SAID SOUTHERLY LINE FOR A DISTANCE OF 15.00 FEET; THENCE DEPARTING SAID SOUTHERLY LINE RUN SOUTH 0°07'55" EAST FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 89°52'05" WEST FOR A DISTANCE OF 15.00 FEET; THENCE RUN NORTH 0°07'55" WEST FOR A DISTANCE OF 20.00 FEET TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 300 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2

## CERTIFIED TO:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

UTILITY EASEMENT  
OCPS - RIVERSIDE ELEMENTARY

PROJECT No.	150059	DRAWN DATE	2016.02.23
SURVEY BY	N/A	REVIEWED BY	S.L. MANOR
SURVEY DATE	N/A	APPROVED BY	S.L. MANOR
DRAWN BY	D. MURPHY	CLIENT FILE No.	C0083

No.	DATE	BY	DESCRIPTION
Δ1	2016.MAY.23	S.L. MANOR	REVISED UTILITY LOCATION
Δ2	2016.MAY.26	S.L. MANOR	SPLIT LEGAL & SKETCH
Δ3	2016.SEP.28	S.L. MANOR	OCPS COMMENTS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

*Sherry Lee* 9/29/16  
SHERRY LEE MANOR, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



**L & S**  
**Diversified**

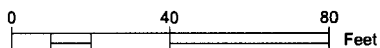
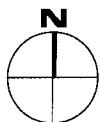
Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB# 7829

# SKETCH OF DESCRIPTION

OF A  
ORANGE COUNTY UTILITIES - WATER (UTILITY) EASEMENT  
LOCATED IN  
SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA



## SYMBOL & ABBREVIATIONS LEGEND:

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
ORB = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
● = CHANGE IN DIRECTION

## SURVEYOR'S NOTES

THIS IS A SKETCH OF DESCRIPTION, NOT A SURVEY.

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

THIS DOCUMENT WAS PREPARED FOR THE PURPOSE OF  
ESTABLISHING A UTILITY EASEMENT.

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE  
OF LOT 7, BLOCK K, RIVERSIDE ACRES SECOND ADDITION, AS  
BEING S89°30'33"W.

Line Table

Line #	Length	Direction
L9	15.00	N89°52'05"E
L10	20.00	S00°07'55"E
L11	15.00	S89°52'05"W
L12	20.00	N00°07'55"W

POC  
CORNER OF LOT 7  
BLOCK K  
RIVERSIDE ACRES  
SECOND ADDITION

RIVERSIDE ACRES SECOND ADDITION  
BLOCK "K"  
PLAT BOOK "V" PAGE 8

LOT 7

ELBA WAY  
60' R/W  
PER PLAT

10' UTILITY EASEMENT  
PLAT BOOK V, PAGE 8

15' UTILITY EASEMENT  
ORB 2836, PAGE 433

SOUTHERLY LINE OF  
UTILITY EASEMENT  
PER ORB 2931, PAGE 1876

45' UTILITY EASEMENT  
ORB 2931, PAGE 1876

S0°25'20"W 60.00'

N89°52'05"E 96.99'

POB  
ORANGE COUNTY UTILITIES-  
WATER EASEMENT

SOUTHWEST CORNER OF  
UTILITY EASEMENT  
PER ORB 2931, PAGE 1876

L9  
L12  
L10  
L11

SHEET 2 OF 2

## CERTIFIED TO:

- 
- 
- 
- 

## UTILITY EASEMENT OCPS - RIVERSIDE ELEMENTARY

PROJECT No. 150059/DRAWN DATE 2016.02.23

SURVEY BY N/A REVIEWED BY S.L. MANOR

SURVEY DATE N/A APPROVED BY S.L. MANOR

DRAWN BY D. MURPHY CLIENT FILE No. C0083

No.	DATE	BY	DESCRIPTION
Δ1	2016.MAY.23	S.L. MANOR	REVISED UTILITY LOCATION
Δ2	2016.MAY.26	S.L. MANOR	SPLIT LEGAL & SKETCH
Δ3	2016 SEP 29	S.L. MANOR	CODE COMMENTS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED  
HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE,  
INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE  
WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA  
ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF  
THE FLORIDA STATUTES.

SHERY LEE MANOR, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S  
Diversified

Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829



## LEGAL DESCRIPTION

Exhibit "B"

OF A  
ORANGE COUNTY UTILITIES - WATER (UTILITY) EASEMENT  
LOCATED IN  
SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA

## LEGAL DESCRIPTION - UTILITY EASEMENT

A PORTION OF SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK K, RIVERSIDE ACRES SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK V, PAGE 8, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 0°25'20" WEST FOR A DISTANCE OF 741.53 FEET TO THE NORTHWEST CORNER OF THE UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3037, PAGE 1112; THENCE RUN SOUTH 89°41'25" EAST ALONG THE NORTHERLY LINE OF SAID UTILITY EASEMENT FOR A DISTANCE OF 292.50 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE RUN NORTH 0°18'35" EAST FOR A DISTANCE OF 6.00 FEET; THENCE RUN SOUTH 89°41'25" EAST FOR A DISTANCE OF 15.00 FEET; THENCE RUN SOUTH 0°18'35" WEST FOR A DISTANCE OF 6.00 FEET TO A POINT ALONG THE AFORESAID NORTHERLY LINE OF THE UTILITY EASEMENT; THENCE RUN NORTH 89°41'25" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 15.00 FEET ALONG SAID NORTHERLY LINE TO THE AFORESAID POINT OF BEGINNING.

SAID PARCEL CONTAINING 90 SQUARE FEET, MORE OR LESS.

SHEET 1 OF 2

## CERTIFIED TO:

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

UTILITY EASEMENT  
OCPS - RIVERSIDE ELEMENTARY

PROJECT No.	150059	DRAWN DATE	2016.02.23
SURVEY BY	N/A	REVIEWED BY	S.L. MANOR
SURVEY DATE	N/A	APPROVED BY	S.L. MANOR
DRAWN BY	D. MURPHY	CLIENT FILE No.	C0083
No.	DATE	BY	DESCRIPTION
Δ1	2016.JUNE.16	S.L. MANOR	SPLIT LEGAL & SKETCH
Δ2	2016.SEP.29	S.L. MANOR	OCPS COMMENTS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

*Sherry Lee* 9/29/16  
SHERRY LEE MANOR, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S  
Diversified

Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB#7829

# SKETCH OF DESCRIPTION

OF A  
ORANGE COUNTY UTILITIES - WATER (UTILITY) EASEMENT  
LOCATED IN  
SECTION 28, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
ORANGE COUNTY, FLORIDA

Line Table		
Line #	Length	Direction
L5	6.00	N00°18'35"E
L6	15.00	S89°41'25"E
L7	6.00	S00°18'35"W
L8	15.00	N89°41'25"W

POC  
SOUTHWEST CORNER OF LOT 7  
BLOCK K  
RIVERSIDE ACRES  
SECOND ADDITION



0 40 80 Feet

## SYMBOL & ABBREVIATIONS LEGEND:

POC = POINT OF COMMENCEMENT  
POB = POINT OF BEGINNING  
ORB = OFFICIAL RECORDS BOOK  
R/W = RIGHT OF WAY  
• = CHANGE IN DIRECTION

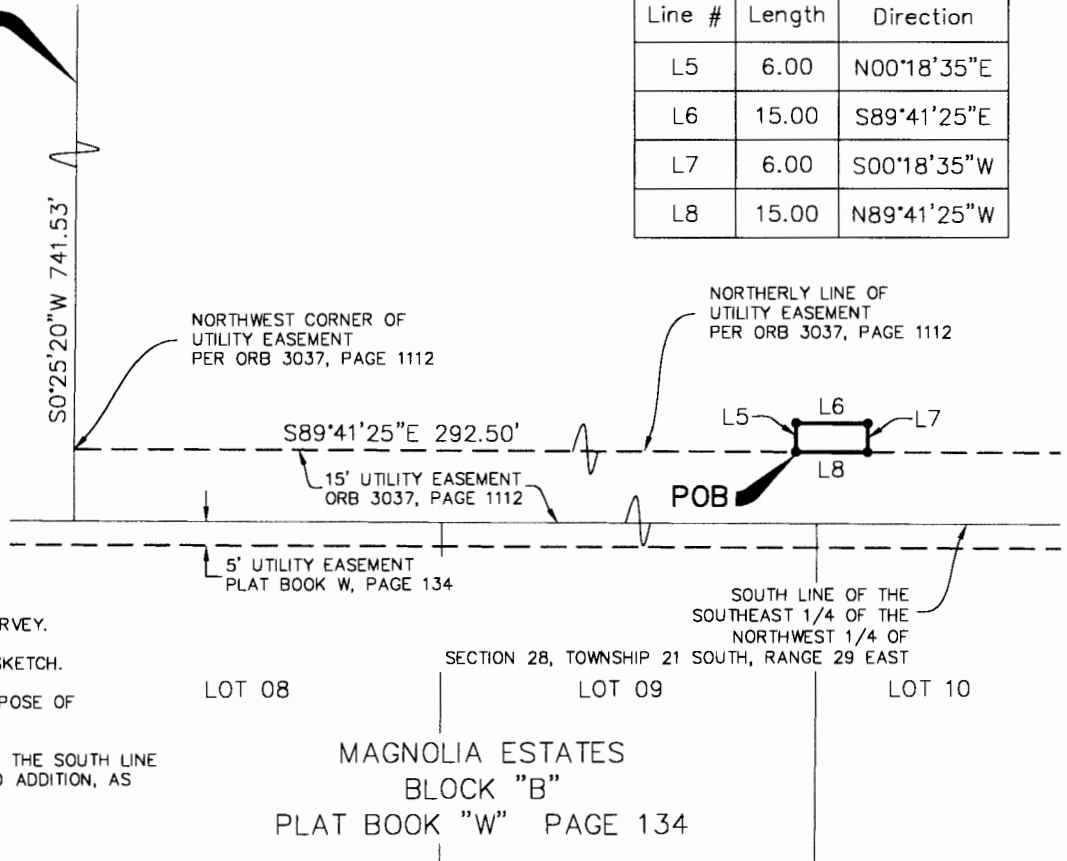
## SURVEYOR'S NOTES

THIS IS A SKETCH OF DESCRIPTION, NOT A SURVEY.

NO CORNERS WERE SET AS A PART OF THIS SKETCH.

THIS DOCUMENT WAS PREPARED FOR THE PURPOSE OF  
ESTABLISHING A UTILITY EASEMENT.

THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE  
OF LOT 7, BLOCK K, RIVERSIDE ACRES SECOND ADDITION, AS  
BEING S89°30'33"W.



SHEET 2 OF 2

## CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

## UTILITY EASEMENT OCPS - RIVERSIDE ELEMENTARY

PROJECT No. 150059 | DRAWN DATE 2016.02.23  
SURVEY BY N/A | REVIEWED BY S.L. MANOR  
SURVEY DATE N/A | APPROVED BY S.L. MANOR  
DRAWN BY D. MURPHY | CLIENT FILE No. C0083

No.	DATE	BY	DESCRIPTION
Δ1	2016 JUNE 16	S.L. MANOR	SPLIT LEGAL & SKETCH
Δ2	2016 SEP 29	S.L. MANOR	OCPS COMMENTS

## SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION REPRESENTED  
HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE,  
INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE  
WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA  
ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF  
THE FLORIDA STATUTES.

Sherry Lee Manors 9/29/16  
SHERRY LEE MANORS, PSM - LS# 6961

THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE  
SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



L & S  
Diversified

Professional Surveyors and Mappers

405 LAKE HOWELL ROAD | SUITE 1001 | MAITLAND, FL | 32751  
PHONE 407.681.3836 | FAX 407.681.6541  
WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

PROFESSIONAL SURVEYOR & MAPPER BUSINESS LICENSE | LB# 7829