



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: March 3, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *MAC for A*
Real Estate Management Division

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

**CONTACT
PERSON:** Ann Caswell, Manager

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

**ACTION
REQUESTED:** APPROVAL OF PURCHASE AGREEMENT, UTILITY EASEMENT
AND TEMPORARY CONSTRUCTION EASEMENT BETWEEN
BRETT THOMAS AND ORANGE COUNTY, SUBORDINATION OF
ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY
FROM QUICKEN LOANS INC. AND AUTHORIZATION TO
DISBURSE FUNDS TO PAY PURCHASE PRICE AND RECORDING
FEES AND RECORD INSTRUMENTS

PROJECT: Pump Station No. 3260 (Wekiva Meadows)

District 2

PURPOSE: To provide for access, construction, operation and maintenance of utility
facilities.

ITEMS: Purchase Agreement (Parcel 701,801)

Utility Easement (Instrument 801.1)
Cost: \$800.00
Size: 31 square feet

Temporary Construction Easement (Instrument 701.1)
Cost: \$300.00
Size: 269 square feet
Term: 3 years

Subordination of Encumbrance to Property Rights to Orange County
(Instrument 801.2)

BUDGET: Account No.: 4420-038-1503-85-6110

FUNDS: \$1,100 Payable to Brett Thomas
(purchase price)

\$106.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: The easements are being acquired for the rehabilitation of Pump Station
3260 (Wekiva Meadows).

Grantor to pay documentary stamp tax.

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.

REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: February 6, 2017

Project: Pump Station No. 3260 (Wekiva Meadows)

Parcels: 701/801

Total Amount: \$1,206.50

Charge to Account # 4420-038-1503-85-6110 Amount \$ 1,206.50

_____ Amount \$ _____

Andres Salcedo
Engineering Approval
[Signature]
Fiscal Approval

Date 2/8/17

TYPE TRANSACTION (Check appropriate block{s})
_____ Pre-Condemnation _____ Post-Condemnation

N/A Not Applicable District # 2

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

Brett Thomas
2623 Canterclub Trail
Apopka, FL 32712
Purchase Price \$1100.00

DOCUMENTATION ATTACHED (Check appropriate block{s})

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

Orange County Comptroller
Recording Fees \$106.50

Payable to Bret Thomas (\$1100.00)

Payable to Orange County Comptroller (\$106.50)

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

Recommended by

[Signature]
Roger A. Wright, Acquisition Agent

2-15-2017
Date

Approved by

Ann Caswell
Ann Caswell, Manager, Real Estate Management Division

3-2-17
Date

Certified

Approved by BCC Deputy Clerk to the Board

MAR 21 2017
Date

Examined/Approved

Comptroller/Government Grants

CHECK No. / Date

REMARKS:

Scheduled Closing Date: As soon as check is available

Anticipated Closing Date: TBD

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 21 2017

Project: Pump Station No. 3260 (Wekiva Meadows)
Parcel: 701, 801

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 21 2017

PURCHASE AGREEMENT

**COUNTY OF ORANGE
STATE OF FLORIDA**

THIS AGREEMENT made between Brett Thomas, a single man, hereinafter referred to as SELLER, and Orange County, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

WHEREAS, the BUYER requires the land described on Exhibit "A" attached hereto for construction and maintenance of the above referenced project and said SELLER agrees to furnish said land for such purpose.

Property Appraiser's Parcel Identification Number:

01-21-28-9080-00-230

In consideration of the sum of One (\$1.00) Dollar, each to the other paid, the parties hereto agree as follows:

1. SELLER agrees to execute a Permanent Utility Easement on Parcel 801, conveying said Easement unto BUYER free of all liens and encumbrances for the sum of \$ 800.00.
2. SELLER agrees to execute a Temporary Easement for a period of 3 years on Parcel 701, for the sum of \$ 300.00.

Total \$ 1100.00


3. SELLER agrees to pay the state documentary stamp tax, on land and improvements only, prior to receipt of proceeds, by separate check payable to the Orange County Comptroller in the amount of \$ 7.70.
4. This transaction shall be closed and the deed and other closing papers delivered on or before Ninety (90) days from the effective date of this AGREEMENT. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER.

Project: Pump Station No. 3260 (Wekiva Meadows)
Parcel: 701, 801

5. SELLER shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.
6. Effective Date: This agreement shall become effective on the date upon which it has been fully executed by the parties and approved by the Orange County Board of County Commissioners and/or the Manager/Assistant Manager of the Orange County Real Estate Management Division as may be appropriate.

THIS AGREEMENT supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the AGREEMENT between SELLER and BUYER. No additions, alterations, or variations to the terms of this AGREEMENT shall be valid, nor can provisions of this AGREEMENT be waived by either party unless expressly set forth in writing and duly signed.

The parties hereto have executed this AGREEMENT on the date(s) written below.


Brett Thomas, SELLER

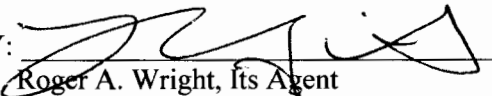
2623 Canterbury Trl

Apopka FL 32712

Date: 2-1-17

AND

ORANGE COUNTY, FLORIDA, BUYER

BY: 
Roger A. Wright, Its Agent

DATE: 2-1-17

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

EXHIBIT "A"

PARCEL: 701
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 23, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT STAMPED "HENRICH"; THENCE NORTH 84°01'28" EAST ALONG THE NORTH LINE OF LOTS 21 AND 22 OF SAID PLAT, A DISTANCE OF 150.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 131.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 83°22'00" EAST, RUN 32.12 FEET IN A EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 01°36'53", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF NORTH 84°10'27" EAST AND A CHORD LENGTH OF 32.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°20'24" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 85°39'36" EAST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 04°20'24" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 86°20'19" WEST, RUN 27.00 FEET IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 01°21'26", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF SOUTH 85°39'36" WEST AND A CHORD LENGTH OF 27.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 269 SQUARE FEET, MORE OR LESS.

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), ZONE 901, FLORIDA EAST, WITH THE NORTH LINE OF LOTS 21 THROUGH 26 AS SHOWN ON THE PLAT OF WEKIVA, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 84°01'28" EAST.
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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2015 - FUND FILE NUMBER 2037-3349794/15.00066, PUMP STATION NO. 3260 (WEKIVA MEADOWS).
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 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

PUMP STATION 3260 PARCEL 701



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32748

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

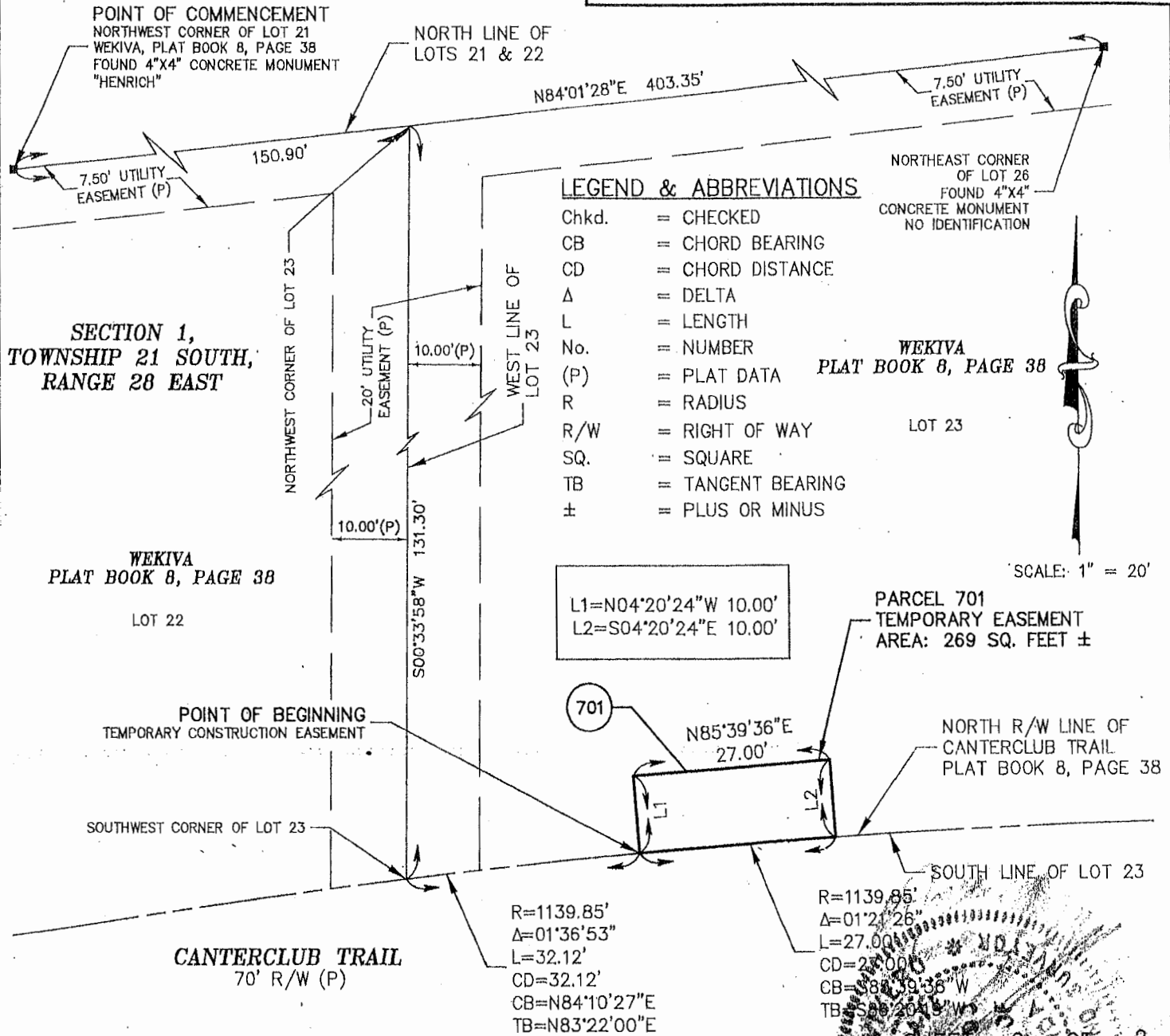
Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

REVISED PER ORANGE COUNTY COMMENTS		DPW	03/29/2016	<p>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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.</p> <p><i>H. Paul deVivero</i></p> <p>H. Paul deVivero, Professional Land Surveyor No. 19991</p>
REVISION		BY	DATE	

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3260
PARCEL 701**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32748

VOICE: (407) 732-6985 FAX: (407) 878-0841

Land Surveyor Business License No. 6558

EXHIBIT "A"

PARCEL: 801
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 23, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT STAMPED "HENRICH"; THENCE NORTH 84°01'28" EAST ALONG THE NORTH LINE OF LOTS 21 AND 22 OF SAID PLAT, A DISTANCE OF 150.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 131.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 83°22'00" EAST, RUN 10.07 FEET IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°30'23", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF NORTH 83°37'12" EAST AND A CHORD LENGTH OF 10.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°33'58" EAST ALONG A LINE 10.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, SAID LINE BEING THE EAST LINE OF AN EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN PER SAID PLAT, A DISTANCE OF 10.45 FEET TO A POINT; THENCE SOUTH 89°26'02" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 00°33'58" WEST ALONG A LINE 13.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 10.10 FEET TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 84°01'31" WEST, RUN 3.02 FEET WESTERLY ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°09'07", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF SOUTH 83°56'57" WEST AND A CHORD LENGTH OF 3.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 31 SQUARE FEET, MORE OR LESS.

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), ZONE 901, FLORIDA EAST, WITH THE NORTH LINE OF LOTS 21 THROUGH 26 AS SHOWN ON THE PLAT OF WEKIVA, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 84°01'28" EAST.
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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2015 - FUND FILE NUMBER 2037-3349794/15.00066, PUMP STATION NO. 3260 (WEKIVA MEADOWS).
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 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3260
PARCEL 801**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32748

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

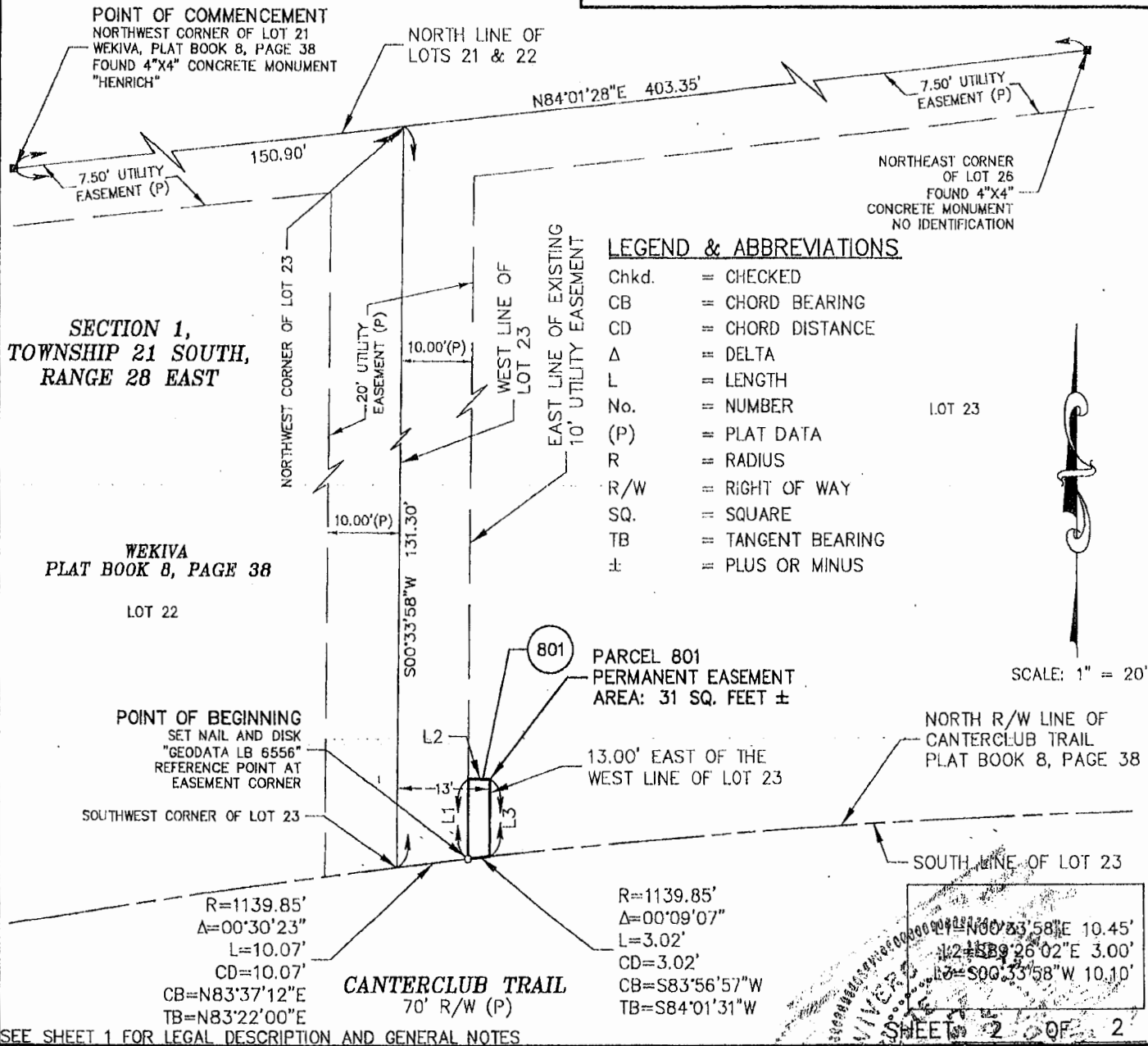
Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

PARCEL: 801

ESTATE: PERMANENT EASEMENT

PURPOSE: UTILITY



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

REVISED PER ORANGE COUNTY COMMENTS	DPW	03/29/2016
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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 422 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature] DATE 03-29-2016

H. Paul deViverra, Professional Land Surveyor No. 49861

Date: MARCH 08, 2016	PUMP STATION 3260 PARCEL 801	 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32748 VOICE: (407) 732-8965 FAX: (407) 878-0841 Land Surveyor Business License No. 6558
Project No.: B18-18		
Drawn: DPW Chkd.: JMS		

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 21 2017

Instrument: 801.1
Project: Pump Station No. 3260 (Wekiva Meadows)

UTILITY EASEMENT

THIS INDENTURE, Made this 12th day of July A.D., 20 16, between Brett Thomas, a single man, of the county of Orange, and state of Florida, 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 \$800.00 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

01-21-28-9080-00-230

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, his 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 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.

Instrument: 801.1

Project: Pump Station No. 3260 (Wekiva Meadows)

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 GRANTOR has caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered
in the presence of:

Witness

Printed Name

Witness

Printed Name

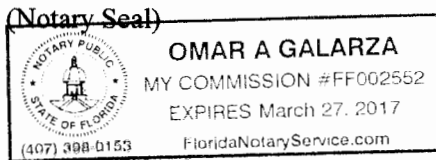
Brett Thomas, a single man

Address

(Signature of **TWO** witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 12th day of July, 2016
by Brett Thomas, a single man, who is personally known to me or who has produced
FLDL 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

Notary Signature

Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 03/27/2017

EXHIBIT "A"

PARCEL: 801
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 23, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT STAMPED "HENRICH"; THENCE NORTH 84°01'28" EAST ALONG THE NORTH LINE OF LOTS 21 AND 22 OF SAID PLAT, A DISTANCE OF 150.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 131.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 83°22'00" EAST, RUN 10.07 FEET IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°30'23", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF NORTH 83°37'12" EAST AND A CHORD LENGTH OF 10.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°33'58" EAST ALONG A LINE 10.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, SAID LINE BEING THE EAST LINE OF AN EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN PER SAID PLAT, A DISTANCE OF 10.45 FEET TO A POINT; THENCE SOUTH 89°26'02" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 00°33'58" WEST ALONG A LINE 13.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 10.10 FEET TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 84°01'31" WEST, RUN 3.02 FEET WESTERLY ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°09'07", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF SOUTH 83°56'57" WEST AND A CHORD LENGTH OF 3.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 31 SQUARE FEET, MORE OR LESS.

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), ZONE 901, FLORIDA EAST, WITH THE NORTH LINE OF LOTS 21 THROUGH 26 AS SHOWN ON THE PLAT OF WEKIVA, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 84°01'28" EAST.
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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2015 -- FUND FILE NUMBER 2037-3349794/15.00066, PUMP STATION NO. 3260 (WEKIVA MEADOWS).
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 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3260
PARCEL 801**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

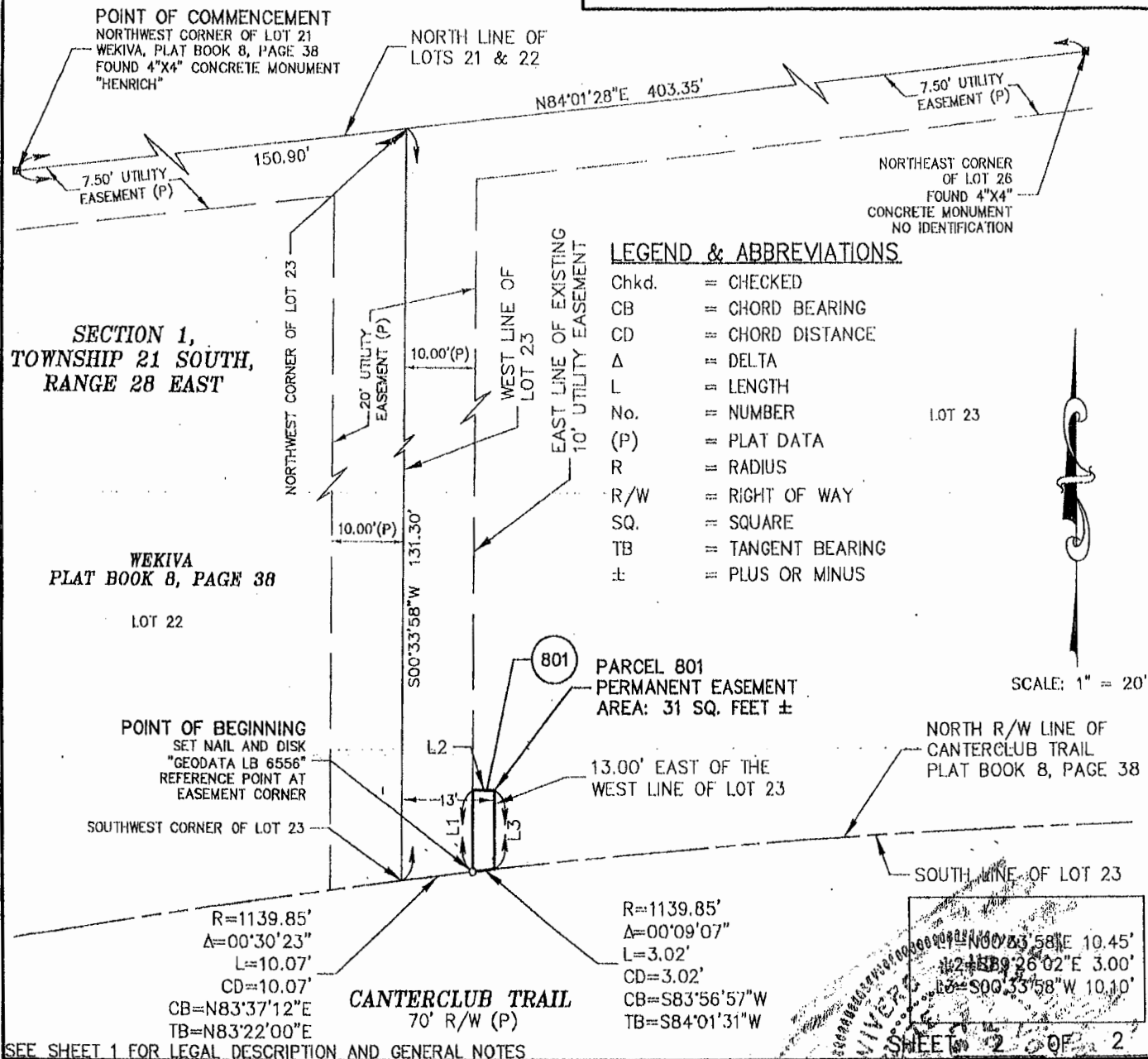
SUITE 2401

LAKE MARY, FLORIDA 32740



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

Land Surveyor Business License No. 6556

PARCEL: 801
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

				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 STANDARDS OR PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, SUPPLEMENT TO CHAPTER 422 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.	
REVISED PER ORANGE COUNTY COMMENTS		DPW	03/29/2016	 H. Paul DeViverra, Professional Land Surveyor No. 49877	
REVISION		BY	DATE	DATE	
Date: <u>MARCH 08, 2016</u> Project No.: <u>B18--18</u> Drawn: <u>DPW</u> Chkd.: <u>JMS</u>		PUMP STATION 3260 PARCEL 801		 GEO DATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-8065 FAX: (407) 870-0841 Land Surveyor Business License No. 6568	

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 21 2017

Instrument: 701.1

Project: Pump Station No. 3260 (Wekiva Meadows)

TEMPORARY CONSTRUCTION EASEMENT

For and in consideration of \$300.00, other valuable considerations, and of the benefits accruing to me, I, Brett Thomas, a single man, of the county of Orange, and the state of Florida, GRANTOR, do hereby give, grant, bargain, and release to 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, a temporary easement to enter upon the portion of the lands of the owner being described as follows:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

01-21-28-9080-00-230

This easement is granted for construction purposes only, including the right to enter upon said lands for the purposes of sloping, grading, clearing, grubbing, storage of materials and equipment, excavation, and restoration during GRANTEE'S construction of a pump station improvement, as GRANTEE deems necessary or prudent. Should GRANTEE perform any such construction activities in the easement area, GRANTEE shall, at its sole cost and expense, restore such lands to the condition existing prior to such construction activities, including the repair or replacement of any paving, curbing, sidewalks, or landscaping.

THIS EASEMENT shall expire upon the completion of the construction of the said project or after three (3) years, whichever occurs first.

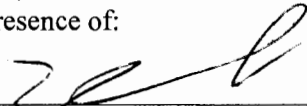
Instrument: 701.1

Project: Pump Station No. 3260 (Wekiva Meadows)

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand.

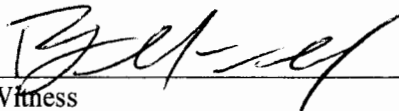
Signed, sealed and delivered in
the presence of:

Witness


Zach Allard

Printed Name

Witness


RYAN MARKELL

Printed Name

Brett Thomas, a single man

2623 Canterbury Trl
Post Office Address

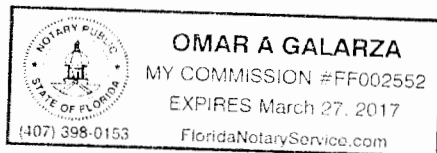
Apalachee, FL 32712

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF SEMINOLE

THE FOREGOING instrument was acknowledged before me this 12th of July,
20 16 by Brett Thomas, a single man, who [] is personally known to me or [] has produced
FLDL as identification.

(Notary Seal)



Notary Signature

Omar A Galarza

Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: 03/27/2017

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

EXHIBIT "A"

PARCEL: 701
ESTATE: TEMPORARY EASEMENT
PURPOSE: TEMPORARY CONSTRUCTION

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 23, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"X4" CONCRETE MONUMENT STAMPED "HENRICH"; THENCE NORTH 84°01'28" EAST ALONG THE NORTH LINE OF LOTS 21 AND 22 OF SAID PLAT, A DISTANCE OF 150.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 131.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 83°22'00" EAST, RUN 32.12 FEET IN A EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 01°36'53", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF NORTH 84°10'27" EAST AND A CHORD LENGTH OF 32.12 FEET TO THE POINT OF BEGINNING; THENCE NORTH 04°20'24" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 85°39'36" EAST, A DISTANCE OF 27.00 FEET TO A POINT; THENCE SOUTH 04°20'24" EAST, A DISTANCE OF 10.00 FEET TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 86°20'19" WEST, RUN 27.00 FEET IN A WESTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 01°21'26", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF SOUTH 85°39'36" WEST AND A CHORD LENGTH OF 27.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 269 SQUARE FEET, MORE OR LESS.

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), ZONE 901, FLORIDA EAST, WITH THE NORTH LINE OF LOTS 21 THROUGH 26 AS SHOWN ON THE PLAT OF WEKIVA, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 84°01'28" EAST.

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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2015 - FUND FILE NUMBER 2037-3349794/15.00066, PUMP STATION NO. 3260 (WEKIVA MEADOWS).

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 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3260
PARCEL 701**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

LAKE MARY, FLORIDA 32746

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

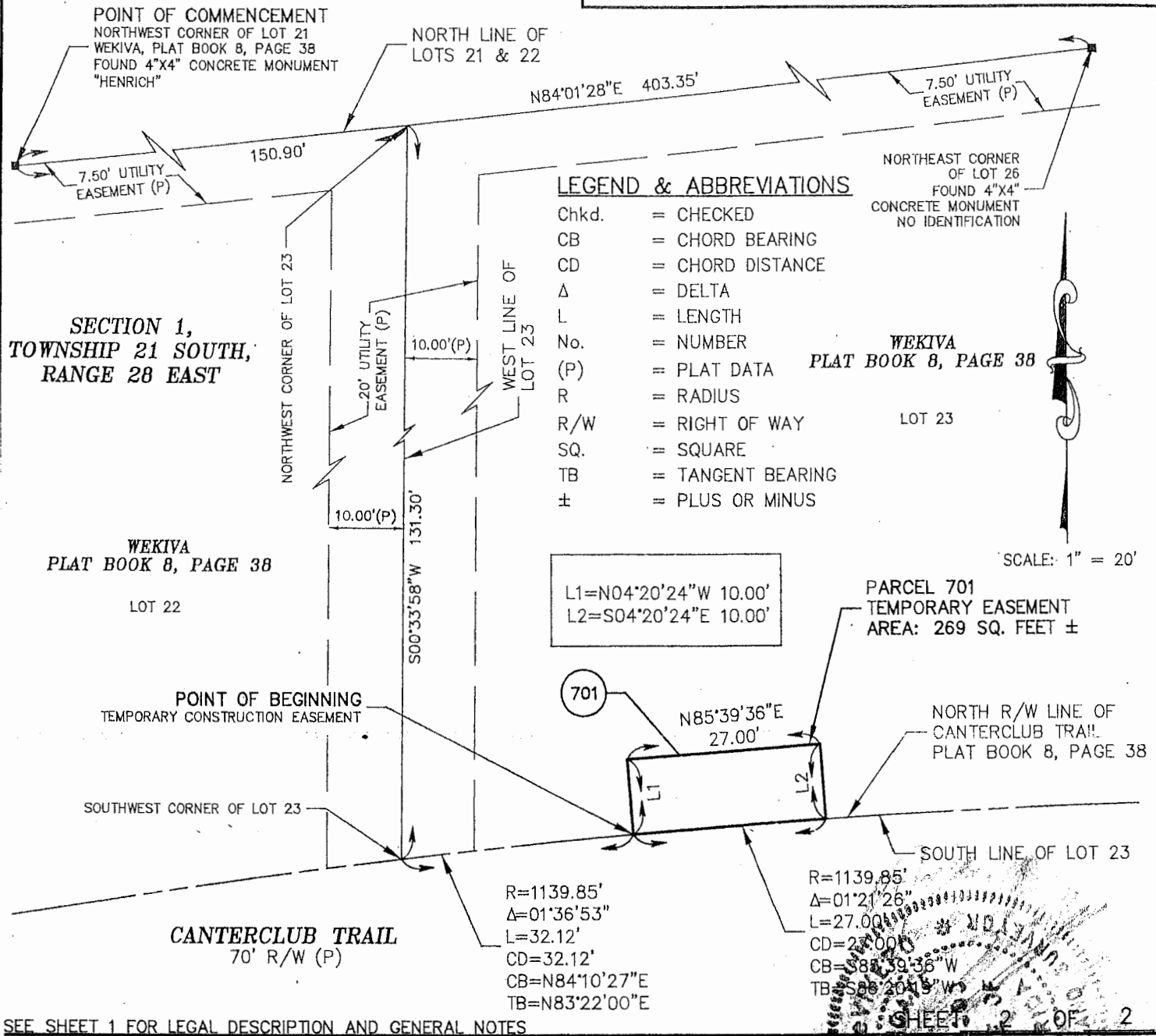
Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

PARCEL: 701

ESTATE: TEMPORARY EASEMENT

PURPOSE: TEMPORARY CONSTRUCTION



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

REVISED PER ORANGE COUNTY COMMENTS			DPW	03/29/2016	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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS, IN CHAPTER 5J-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. 19998 DATE
REVISION			BY	DATE	

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

PUMP STATION 3260
PARCEL 701



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY
SUITE 2401

LAKE MARY, FLORIDA 32746

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

Land Surveyor Business License No. 6556

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 21 2017

Instrument: 801.2
Project: Pump Station No. 3260 (Wekiva Meadows)

SUBORDINATION OF ENCUMBRANCE 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 utility easement in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to a Mortgage held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrance 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 encumbrance as it has 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"

Encumbrance:

Quicken Loans Inc.
FROM: Brett Thomas
Mortgage filed February 24, 2016
Recorded as Document No. 20160093058
Public Records of Orange County, Florida

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

Instrument: 801.2

Project: Pump Station No. 3260 (Wekiva Meadows)

abandoned by ORANGE COUNTY and cease to be used for utility easement purposes that in such event the subordination of said encumbrance 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 encumbrance has duly executed this instrument this 27 day of January, A.D. 2017.

Signed, sealed, and delivered
in the presence of:

Halvin Cauthen

Witness

Halvin Cauthen

Printed Name

Kristie Walker

Witness

Kristie Walker

Printed Name

STATE OF Michigan
COUNTY OF Wayne

Quicken Loans Inc.,
a Michigan corporation

BY: Anita Jackson

Anita Jackson

Printed Name

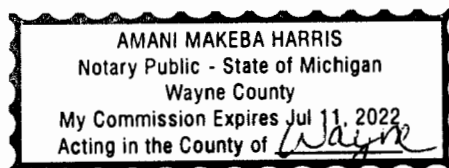
Assistant Secretary of MERCS

Title

(Corporate Seal)

The foregoing instrument was acknowledged before me this 27 of January, 2017, by Anita Jackson, as Assistant Secretary of Quicken Loans Inc., a Michigan corporation, on behalf of the corporation. He/She ☐ is personally known to me or ☒ has produced Drivers Licence as identification.

(Notary Seal)



Amani Makeba Harris

Notary Signature

Amani Makeba Harris

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

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

EXHIBIT "A"

PARCEL: 801
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY

LEGAL DESCRIPTION

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 1, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 23, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 21, WEKIVA, AS RECORDED IN THE PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT STAMPED "HENRICH"; THENCE NORTH 84°01'28" EAST ALONG THE NORTH LINE OF LOTS 21 AND 22 OF SAID PLAT, A DISTANCE OF 150.90 FEET TO THE NORTHWEST CORNER OF LOT 23 OF SAID PLAT; THENCE SOUTH 00°33'58" WEST ALONG THE WEST LINE OF SAID LOT 23, A DISTANCE OF 131.30 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23 AND A POINT ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 83°22'00" EAST, RUN 10.07 FEET IN AN EASTERLY DIRECTION ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°30'23", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF NORTH 83°37'12" EAST AND A CHORD LENGTH OF 10.07 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00°33'58" EAST ALONG A LINE 10.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, SAID LINE BEING THE EAST LINE OF AN EXISTING 10 FOOT UTILITY EASEMENT AS SHOWN PER SAID PLAT, A DISTANCE OF 10.45 FEET TO A POINT; THENCE SOUTH 89°26'02" EAST, A DISTANCE OF 3.00 FEET TO A POINT; THENCE SOUTH 00°33'58" WEST ALONG A LINE 13.00 FEET EAST OF AND PARALLEL TO SAID WEST LINE, A DISTANCE OF 10.10 FEET TO A POINT ON SAID SOUTH LINE, SAID POINT BEING ON A NON-TANGENT CURVE; THENCE FROM A TANGENT BEARING OF SOUTH 84°01'31" WEST, RUN 3.02 FEET WESTERLY ALONG THE SOUTH LINE OF SAID LOT 23, ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A DELTA ANGLE OF 00°09'07", A RADIUS LENGTH OF 1139.85 FEET, A CHORD BEARING OF SOUTH 83°56'57" WEST AND A CHORD LENGTH OF 3.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 31 SQUARE FEET, MORE OR LESS.

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), ZONE 901, FLORIDA EAST, WITH THE NORTH LINE OF LOTS 21 THROUGH 26 AS SHOWN ON THE PLAT OF WEKIVA, AS RECORDED IN PLAT BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF NORTH 84°01'28" EAST.
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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF APRIL 22, 2015 - FUND FILE NUMBER 2037-3349794/15.00066, PUMP STATION NO. 3260 (WEKIVA MEADOWS).
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 2 FOR SKETCH OF DESCRIPTION

SHEET 1 OF 2

Date: MARCH 08, 2016

Project No.: B18-18

Drawn: DPW Chkd.: JMS

**PUMP STATION 3260
PARCEL 801**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32748

VOICE: (407) 732-8966 FAX: (407) 878-0841

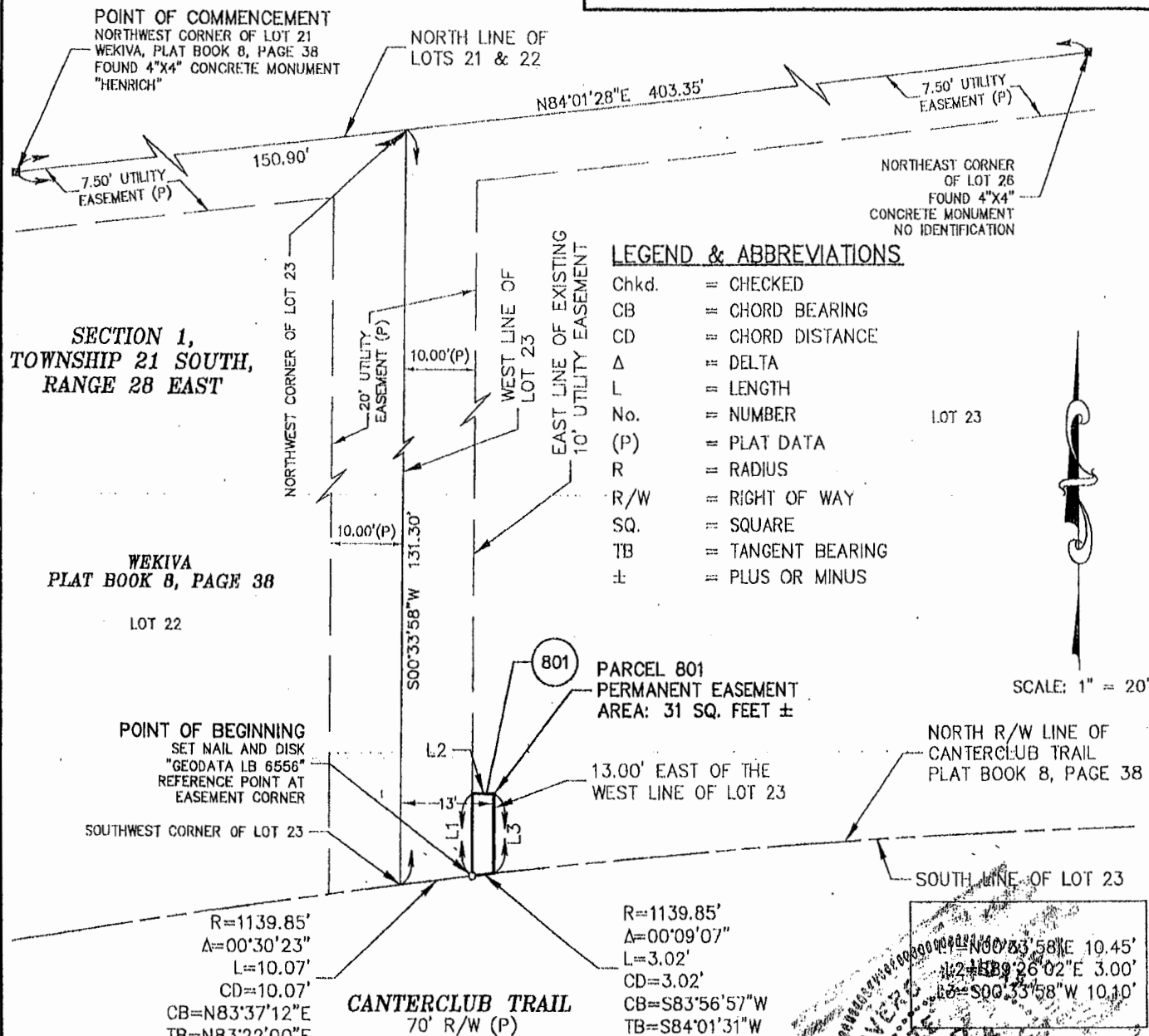
Land Surveyor Business License No. 8556

SKETCH OF DESCRIPTION

PARCEL: 801

ESTATE: PERMANENT EASEMENT

PURPOSE: UTILITY



SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

REVISED PER ORANGE COUNTY COMMENTS		DPW	03/29/2016	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 STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 422 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON. H. Paul DeVivier, Professional Land Surveyor No. 4980
REVISION		BY	DATE	
Date: MARCH 08, 2016		PUMP STATION 3260 PARCEL 801		GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2401 LAKE MARY, FLORIDA 32748 VOICE: (407) 732-0065 FAX: (407) 870-0041 Land Surveyor Business License No. 6556
Project No.: B18-18		Drawn: DPW Chkd.: JMS		

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
801	Pump Station No. 3260	Wekiva Meadows	Thomas Brett	

- A. I certify that, to the best of my knowledge and belief:
- The statements of fact contained in this report are true and correct.
 - The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
 - I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
 - I have not performed any professional services regarding the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
 - I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
 - My engagement in this assignment was not contingent upon developing or reporting predetermined results.
 - My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
 - My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
 - My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
 - I have made a personal inspection of the subject of the work under review.
 - No one provided significant appraisal or appraisal review assistance to the person signing this certification.
 - The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
 - The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
 - As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

	1	2	3	4
APPRAISER	R. MacMillan			
DATE OF REPORT	3-22-2016			
PURPOSE*	A			
PROPERTY TYPE	Residential			
ACQUISITION SIZE:	31 s.f.			
APPRAISAL DOV	3-14-2016			
APPRAISAL TOTAL:	\$800			
LAND	\$100			
IMPROVEMENTS	\$600			
COST TO CURE	\$100			
DAMAGES	\$N/A			
REVIEWER	D. Henderson			

*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

CONCLUSION OF VALUE: \$ 800.00

ALLOCATION:

LAND \$ 100.00

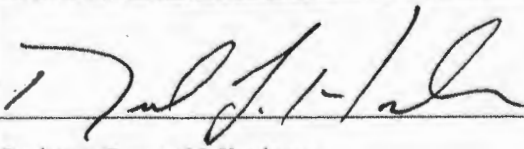
IMPROVEMENTS \$ 600.00

COST TO CURE \$ 100.00

DAMAGES \$ N/A

UNECONOMIC REMNANT (UNECO): N/A

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Desmond J. Henderson
Review Appraiser
Review Report Date: 5-10-2016
Ann Caswell, Manager

B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.

ASSIGNMENT PARAMETERS

This review was conducted by Desmond J. Henderson, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of this appraisal review is to provide a basis for establishing recommended compensation for a proposed acquisition for the Pump Station #3260 project.

The appraisal was prepared by Richard MacMillan, MAI, State-Certified General Appraiser #RZ353, an employee of The Appraisal Group of Central Florida, Inc. According to the appraisal report, significant professional assistance was provided by Thomas A. Riddle, MAI, State-Certified General Appraiser #RZ1451, also an employee of The Appraisal Group of Central Florida, Inc.

The report under review is an appraisal to estimate the market value of the subject property. The real estate and real property interest appraised is the proportionate interest in the unencumbered fee simple interest in the property to be acquired. The report type reviewed is an appraisal report, as defined by USPAP 2-2(a). The format is appropriate for the analysis and scope of work. The effective date of the opinion in the report being reviewed is March 14, 2016. The effective date of this review is May 10, 2016. There were no extraordinary assumptions or hypothetical conditions affecting the appraisal under review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Orange County R/W procedures.

The report as reviewed is an appraisal report. The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject property. It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

SUBJECT DESCRIPTION

The subject property parent tract is a 9,870 square foot residential lot that is improved with a single family residence. The subject is located on the north side of Canterclub Trail, across from Haverlake Circle, in the Wekiva subdivision in unincorporated Orange County, Florida. The physical address is 2623 Canterclub Trail, Apopka, Florida 32712. It is owned by Thomas Brett. Parcel 801 is a proposed permanent utility easement that encompasses 31 s.f. of land area. It is located near the southwest corner of the property, west of the existing driveway and north of the existing sidewalk, adjacent to the existing pump station. Site improvements located in the easement area include two 8' ligustrum bushes and 31 s.f. of sod.

The Highest and Best Use analysis considers the four components thereof. Mr. MacMillan concludes that the highest and best use of the subject, as if vacant, is for single-family residential development. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the subject property. The Income and Cost Approaches were appropriately determined to be not applicable.

VALUATION

Mr. MacMillan has included four comparable sales to value the subject and has correlated to a value conclusion within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate an adjusted range of \$29,000 per lot to \$32,500 per lot. Mr. MacMillan concludes to a value of \$32,500 per lot or \$3.29 per s.f. for the subject property. Due to the fact that this is a permanent easement acquisition, Orange County will only be acquiring a portion of the fee simple interest and the owner will retain the remaining interest. The appraiser estimated that the portion that Orange County will be acquiring is 95% of the fee simple interest (95% of the fee simple value). This brings the concluded value to \$3.13 per square foot. The sod within the proposed easement area will be replaced by the county and the two ligustrum bushes were valued at a total contributory value of \$600. The characteristics and functionality of the remainder site are not diminished by the proposed easement acquisition. The proposed easement was determined to have no affect on the site's overall utility. Due to these factors, there are no damages to the remainder.

CONCLUSIONS

The data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the MacMillan report are appropriate and reasonable. The report is complete and adequately supported within the scope of an appraisal report and in the context of market conditions as of the effective date of valuation. The value conclusions estimated in the MacMillan appraisal are reasonable and supported by the analyses. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and Orange County R/W procedures.

Compensation is allocated as follows:

Land	\$	100
Improvements	\$	600
Damages	\$	-0-
Cost to Cure	\$	100
TOTAL	\$	800

DJH

ORANGE COUNTY REAL ESTATE MANAGEMENT DIVISION
REVIEW APPRAISER'S STATEMENT

PARCEL	PROJECT	LIMITS	PROPERTY OWNER	CIP
701	Pump Station No. 3260	Wekiva Meadows	Thomas Brett	

A. I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of the work under review and no personal interest with respect to the parties involved.
- I have not performed any professional services regarding the subject of the work under review within the three-year period immediately preceding acceptance of this assignment.
- I have no bias with respect to the property that is the subject of the work under review or to the parties involved with this assignment.
- My engagement in this assignment was not contingent upon developing or reporting predetermined results.
- My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in this review or from its use.
- My compensation for completing this assignment is not contingent upon the development or reporting of predetermined assignment results or assignment results that favors the cause of the client, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal review.
- My analyses, opinions, and conclusions were developed, and this review report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- I have made a personal inspection of the subject of the work under review.
- No one provided significant appraisal or appraisal review assistance to the person signing this certification.
- The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, I have completed the Standards and Ethics Education Requirements for Candidates of the Appraisal Institute.

	1	2	3	4
APPRAISER	R. MacMillan			
DATE OF REPORT	3-22-2016			
PURPOSE*	A			
PROPERTY TYPE	Residential			
ACQUISITION SIZE:	269 s.f.			
APPRAISAL DOV	3-14-2016			
APPRAISAL TOTAL:	\$300			
LAND	\$300			
IMPROVEMENTS	\$0			
COST TO CURE	\$0			
DAMAGES	\$N/A			
REVIEWER	D. Henderson			

*Purpose: A=Neg., B=Rev. Neg., C=2nd Rev. Neg., D=OT, E=Rev. OT, F=DOD, G=Rev. DOD, H=2nd Rev/DOD, O=Owner Report, R=Rev. Owner Report, X=Other.

CONCLUSION OF VALUE: \$300.00

ALLOCATION:

LAND \$300.00

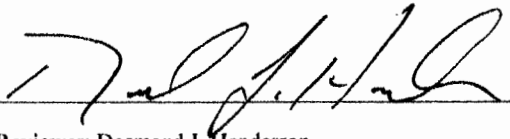
IMPROVEMENTS \$0.00

COST TO CURE \$0.00

DAMAGES \$N/A

UNECONOMIC REMNANT (UNECO): N/A

Value to Acquisition Including Uneconomic Remainder		
Land Area:		Partial/Whole (P/W):
Land:		
Improvements		
Damages and/or Cost to Cure		
Total:		


Reviewer: Desmond J. Henderson
Review Appraiser
Review Report Date: 5-10-2016
Ann Caswell, Manager

B. Reviewer's Statement of reasoning in conformance with the current R/W Procedures.

ASSIGNMENT PARAMETERS

This review was conducted by Desmond J. Henderson, Real Estate Review Appraiser, employed by the Orange County Real Estate Management Division.

The client and the intended user of this review is Orange County. The intended use is to determine whether the analysis, opinions, and conclusions in the appraisal report under review are appropriate and reasonable. The purpose of this appraisal review is to provide a basis for establishing recommended compensation for a proposed acquisition for the Pump Station #3260 project.

The appraisal was prepared by Richard MacMillan, MAI, State-Certified General Appraiser #RZ353, an employee of The Appraisal Group of Central Florida, Inc. According to the appraisal report, significant professional assistance was provided by Thomas A. Riddle, MAI, State-Certified General Appraiser #RZ1451, also an employee of The Appraisal Group of Central Florida, Inc.

The report under review is an appraisal to estimate the market value of the subject property. The real estate and real property interest appraised is the present value rights of the unencumbered fee simple interest in the property to be acquired. The report type reviewed is an appraisal report, as defined by USPAP 2-2(a). The format is appropriate for the analysis and scope of work. The effective date of the opinion in the report being reviewed is March 14, 2016. The effective date of this review is May 10, 2016. There were no extraordinary assumptions or hypothetical conditions affecting the appraisal under review.

The nature and extent of this review included a desk and field review of the subject property and the comparable sales. The scope of this review assignment does not include the development of an independent opinion of value by the reviewer. However, it does necessitate the reviewer to determine whether the appraisal report under review is both reasonable and supportable. In addition, the scope does entail a determination as to the appraisal report's compliance with the Uniform Standards of Professional Appraisal Practice (USPAP) and Orange County R/W procedures.

The report as reviewed is an appraisal report. The format is appropriate for the analysis. The purpose of the appraisal was to estimate the market value of the subject property. It should be noted that market value estimates typically exclude business damages, goodwill damages, relocation costs, and incidental costs, even though they may be considered elements of full compensation under Florida law.

SUBJECT DESCRIPTION

The subject property parent tract is a 9,870 square foot residential lot that is improved with a single family residence. The subject is located on the north side of Canterclub Trail, across from Haverlake Circle, in the Wekiva subdivision in unincorporated Orange County, Florida. The physical address is 2623 Canterclub Trail, Apopka, Florida 32712. It is owned by Thomas Brett. Parcel 701 is a temporary construction easement that encompasses 269 s.f. of land area. It is located east of the existing drive and north of the sidewalk. Site improvements located within the easement area will be replaced by Orange County and will not be included in the total compensation.

The Highest and Best Use analysis considers the four components thereof. Mr. MacMillan concludes that the highest and best use of the subject, as if vacant, is for single-family residential development. The appraiser's analysis and development of the highest and best use are appropriate and reasonable. The methodology is consistent with and in conformance with standard appraisal practice. The report employs the Sales Comparison Approach to value the subject property. The Income and Cost Approaches were appropriately determined to be not applicable.

VALUATION

Mr. MacMillan has included four comparable sales to value the subject and has correlated to a value conclusion within the value range of the sales. His value indication is reasonable and supported for the subject property. The comparable sales indicate an adjusted range of \$29,000 per lot to \$32,500 per lot. Mr. MacMillan concludes to a value of \$32,500 per lot or \$3.29 per s.f. for the subject property. As stated previously, any site improvements located within the easement area will be replaced by Orange County. The characteristics and functionality of the remainder site are not diminished by the proposed easement acquisition. The proposed easement was determined to have no affect on the site's overall utility. Due to these factors, there are no damages to the remainder.

CONCLUSIONS

The data, appraisal methods and techniques, analyses, opinions, conclusions and adjustments within the MacMillan report are appropriate and reasonable. The report is complete and adequately supported within the scope of an appraisal report and in the context of market conditions as of the effective date of valuation. The value conclusions estimated in the MacMillan appraisal are reasonable and supported by the analyses. This report is approved as meeting the current Uniform Standards of Professional Appraisal Practice and Orange County R/W procedures.

Compensation is allocated as follows:

Land	\$	300
Improvements	\$	-0-
Damages	\$	-0-
Cost to Cure	\$	-0-
TOTAL	\$	300

DJH

Project: Pump Station No. 3260 (Wekiva Meadows)
Parcel: 701/801

SETTLEMENT ANALYSIS

County's Appraised Value

<u>Land:</u> 31 S.F. (PE)	\$ 100.00
<u>Land:</u> 269 S.F. (TCE)	\$ 300.00
<u>Improvements:</u>	\$ 600.00
<u>Cost-to-Cure:</u>	\$ 100.00

Total Appraisal Value **\$ 1100.00**

Owner's Offer

Parcel \$ 1100.00


Total: Owner's Offer **\$ 1100.00**

Recommended Settlement Amount **\$ 1100.00**

EXPLANATION OF RECOMMENDED SETTLEMENT

The utility easement and temporary construction easement are needed for the rehabilitation of the pump station. The site improvements within the area of the acquisition include sod and several large ornamental bushes.

Recommended by  Date 2-15-2017
Roger A. Wright, Acquisition Agent

Recommended by  Date 2-15-17
Mary Kelley, Asst. Manager, Real Estate Management Division

Recommended by  Date 3-2-17
Ann Caswell, Manager, Real Estate Management Division