




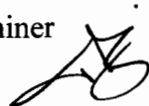
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: March 31, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED AND UTILITY
EASEMENT FROM LENNAR HOMES, LLC TO ORANGE COUNTY
AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Storey Park Parcel M Lift Station, Forcemain, Gravity Sewer
Permit: 15-U-106 OCU File #: 82408

District 4

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

ITEMS: Special Warranty Deed
Cost: Donation
Size: 2,549 square feet

Utility Easement
Cost: Donation
Total size: 2,693 square feet

APPROVALS: Real Estate Management Division
Utilities Department
Risk Management Division

REMARKS: Grantor to pay all recording fees and prorated taxes.

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 11 2017

THIS IS A DONATION

Project: Storey Park Parcel M Lift Station, Forcemain, Gravity Sewer
Permit: 15-U-106 OCU File #: 82408

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, Made and executed the 3rd day of March
A.D., 20 17, by Lennar Homes, LLC, a Florida limited liability company, having its principal place of business
in the city of Orlando, county of Orange, whose address is
6750 Forum Drive, Ste 310, Orlando, FL 32827, 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, for and in consideration of the sum of \$1.00 and other
valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain,
sell, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange
County, Florida:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

04-24-31-0000-00-003

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in
anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land
in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby
warrants the title to said land and will defend the same against the lawful claims of all persons claiming by,
through or under the said GRANTOR, and that said land is free of all encumbrances, except matters of
record acceptable to GRANTEE and taxes accruing subsequent to December 31, 2016.

Project: Storey Park Parcel M Lift Station, Forcemain, Gravity Sewer
Permit: 15-U-106 OCU File #: 82408

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

Signed, sealed, and delivered
in the presence of:

Steven M. Boyette
Witness

STEVEN M BOYETTE
Printed Name

[Signature]
Witness

ROBERTO MILLER
Printed Name

Lennar Homes, LLC,
a Florida limited liability company

BY: [Signature]

Brock Nicholas
Printed Name

Vice President
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 3rd day of MARCH, 2017, by Brock Nicholas, as Vice President, on behalf of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He She is personally known to me or has produced N/A as identification.

Witness my hand and official seal this 3rd day of MARCH, 2017.

(Notary Seal)

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

[Signature]
Notary Signature

Susan Finkbeiner
Printed Notary Name

Notary Public in and for in the
county and state aforesaid



My commission expires: 4/14/2020

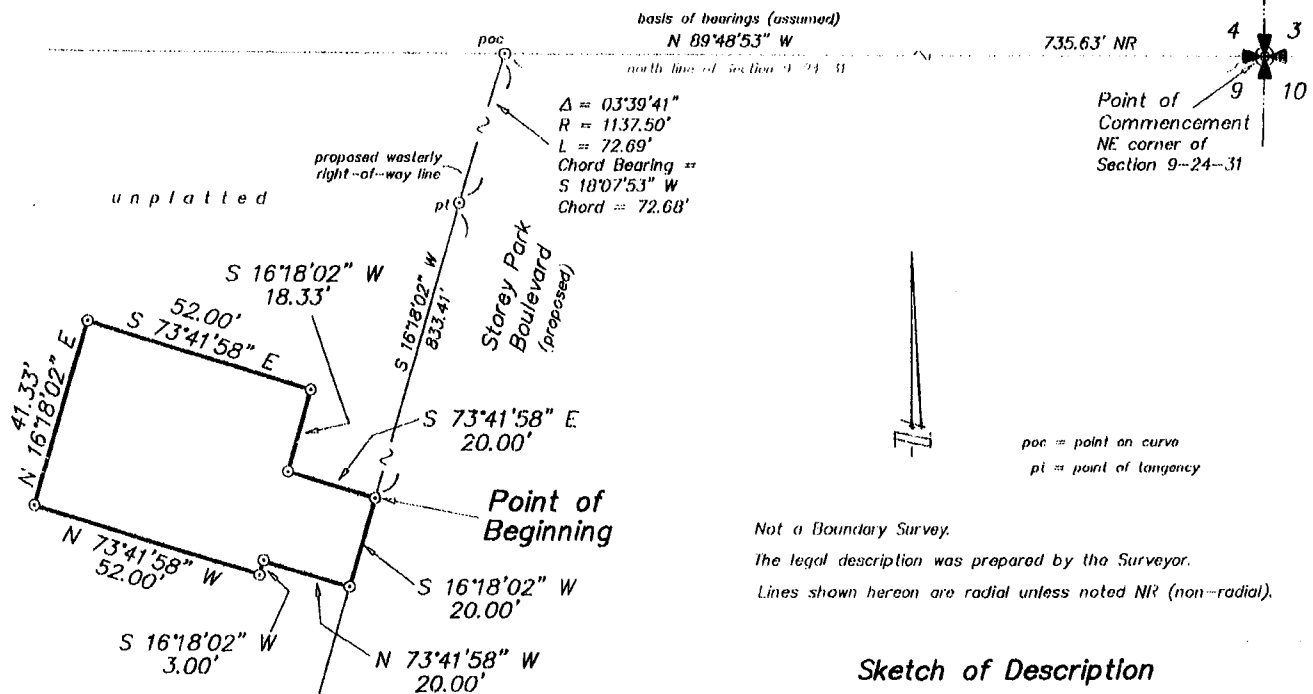
EXHIBIT "A"

Legal Description

A portion of Section 9, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 9; thence run N 89°48'53" W, along the north line of Section 9, a distance of 735.63 feet to a point on the proposed westerly right-of-way line of Storey Park Boulevard; said point being a point on a non-tangent curve, concave southeasterly, having a radius of 1137.50 feet; thence, southwesterly, along said proposed westerly right-of-way line, the following courses and distances: on a chord bearing of S 18°07'53" W and a chord distance 72.68 feet, run southwesterly, along the arc of said curve, a distance of 72.69 feet through a central angle of 03°39'41" to the point of tangency thereof; thence run S 16°18'02" W, a distance of 833.41 feet for the POINT OF BEGINNING; thence, continue S 16°18'02" W, a distance of 20.00 feet; thence, departing said proposed westerly right-of-way line, run N 73°41'58" W, a distance of 20.00 feet; thence run S 16°18'02" W, a distance of 3.00 feet; thence run N 73°41'58" W, a distance of 52.00 feet; thence run N 16°18'02" E, a distance of 41.33 feet; thence run S 73°41'58" E, a distance of 52.00 feet; thence run S 16°18'02" W, a distance of 18.33 feet; thence run S 73°41'58" E, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 2,549 square feet, more or less.



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

Lines shown hereon are radial unless noted NR (non-radial).

Sketch of Description of a Lift Station Site situated in

Section 9, Township 24 South, Range 31 East
Orange County, Florida

SKETCH OF DESCRIPTION ONLY -- NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR:

Lennar Homes



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

0813.79A

SHEET

1 of 1

DATE

6/17/16

SCALE

1" = 40'

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LB No. 7194

R. CLAYTON GANUNG

4236

APR 11 2017

THIS IS A DONATION

Project: Storey Park Parcel M Lift Station, Forcemain, Gravity Sewer
Permit: 15-U-106 OCU File #: 82408

UTILITY EASEMENT

THIS INDENTURE, Made this 27th day of January, A.D. 20 17, between Lennar Homes, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6750 Forum Drive, Ste 30, Orlando, FL 32821, 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 utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, underground water lines, wastewater lines, reclaimed water lines, and any other underground utility facilities (together with above and underground associated appurtenances) over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Numbers:

a portion of

04-24-31-0000-00-003 and 09-24-31-0000-00-038

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever. GRANTOR'S conveyance of said easement, and GRANTEE'S acceptance and use of the same, is made subject to any and all matters of record; provided, however, reference herein to such matters of record shall not serve to re-impose the same.

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 easement, and the GRANTOR, its 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 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, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTOR or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

Project: Storey Park Parcel M Lift Station, Forcemain, Gravity Sewer
Permit: 15-U-106 OCU File #: 82408

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.

GRANTOR reserves the right to construct utilities, paved areas (such as roads, trails, and sidewalks), and landscaping within the easement area to the extent that such improvements do not materially interfere with GRANTEE'S rights hereunder.

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

Signed, sealed, and delivered
in the presence of:

Lennar Homes, LLC,
a Florida limited liability company

Witness

BY:

Printed Name

Printed Name

Witness

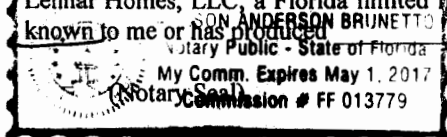
Title

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 27 day of January,
2017 by Brock Nicholas as Vice President of
Lennar Homes, LLC, a Florida limited liability company, on behalf of the company. He/she is personally
known to me or has produced SON ANDERSON BRUNETTO as identification.



Notary Signature

Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires:

05/01/2017

OCU FILE #: 15-U-106

PURPOSE: UTILITY EASEMENT

ESTATE: PERMANENT

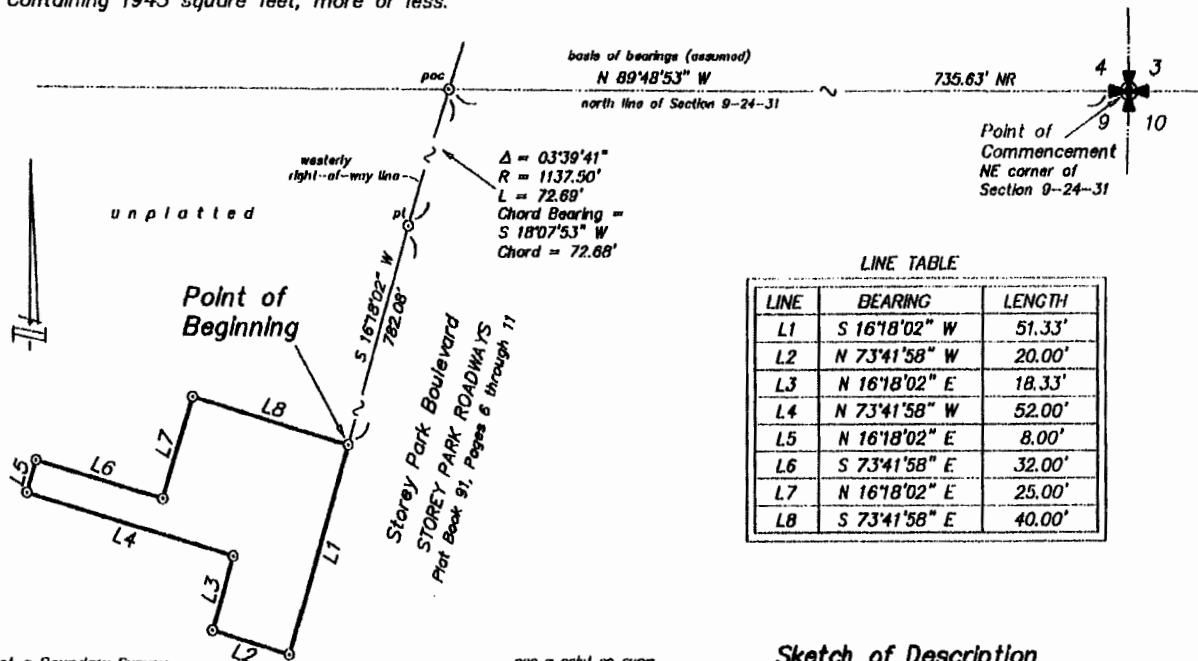
EXHIBIT "A"

Legal Description

A portion of Section 9, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 9; thence run N 89°48'53" W, along the north line of Section 9, a distance of 735.63 feet to a point on the westerly right-of-way line of Storey Park Boulevard as recorded in Plat Book 91, Pages 6 through 11, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave southeasterly, having a radius of 1137.50 feet; thence run southwesterly, along said westerly right-of-way line, the following courses and distances: on a chord bearing of S 18°07'53" W and a chord distance 72.68 feet, run southwesterly, along the arc of said curve, a distance of 72.69 feet through a central angle of 03°39'41" to the point of tangency thereof; thence run S 16°18'02" W, a distance of 782.08 feet for the POINT OF BEGINNING; thence continue S 16°18'02" W, a distance of 51.33 feet; thence, departing said westerly right-of-way line, run N 73°41'58" W, a distance of 20.00 feet; thence run N 16°18'02" E, a distance of 18.33 feet; thence run N 73°41'58" W, a distance of 52.00 feet; thence run N 16°18'02" E, a distance of 8.00 feet; thence run S 73°41'58" E, a distance of 32.00 feet; thence run N 16°18'02" E, a distance of 25.00 feet; thence run S 73°41'58" E, a distance of 40.00 feet to the POINT OF BEGINNING.

Containing 1943 square feet, more or less.



Sketch of Description

of a

Utility Easement

situated in

Section 9, Township 24 South, Range 31 East
Orange County, Florida

PREPARED FOR:

Lennar Homes

JOB NO.

0813.790

SHEET

1 of 1

DATE

6/24/16

REV

1/11/17

SCALE

1" = 40'



GANUNG-BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL
RAISED-SURVEY AND SURVEY OF A FLORIDA LICENSED SURVEYOR
AND MAPPING ENGINEER. THIS SKETCH IS NOT A SUBSTITUTE FOR
A SURVEY. IT IS THE PROPERTY OF GANUNG-BELTON ASSOCIATES, INC.
AND IS NOT TO BE REPRODUCED OR USED IN ANY MANNER WITHOUT
THE WRITTEN CONSENT OF THE FIRM.

0813.790
6/24/16
1/11/17
1" = 40'

OCU FILE #15-U-106
 PURPOSE: UTILITY EASEMENT
 ESTATE: PERMANENT

EXHIBIT "A"

Legal Description

A portion of Section 9, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of said Section 9; thence run N 89°48'53" W, along the north line of Section 9, a distance of 601.71 feet to a point on the proposed easterly right-of-way line of Storey Park Boulevard; said point being a point on a non-tangent curve, concave southeasterly, having a radius of 1012.50 feet; thence run southwesterly, along said proposed easterly right-of-way line, the following courses and distances: on a chord bearing of S 19°24'49" W and a chord distance 109.97 feet, run southwesterly, along the arc of said curve, a distance of 110.03 feet through a central angle of 06°13'35" to the point of tangency thereof; thence run S 16°18'02" W, a distance of 784.78 feet for the POINT OF BEGINNING; thence, departing said proposed easterly right-of-way line, run S 73°41'58" E a distance of 25.00 feet; thence run S 16°18'02" W, a distance of 30.00 feet; thence run N 73°41'58" W, a distance of 25.00 feet to a point on the aforementioned proposed easterly right-of-way line; thence run N 16°18'02" E, along said proposed easterly right-of-way line, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 750 square feet, more or less.

