





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: April 27, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Paul Sladek, Assistant Manager 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM NARCOOSSEE ACRES STORAGE LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Metro Self Storage Permit: 15-U-064 OCU File #: 81308

District 4

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

ITEM: Utility Easement
Cost: Donation
Size: 900 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAY 09 2017

THIS IS A DONATION

Project: Metro Self Storage Permit: 15-U-064 OCU File #: 81308

UTILITY EASEMENT

THIS INDENTURE, Made this 6TH day of APRIL, A.D. 20 17, between Narcoossee Acres Storage LLC, a Delaware limited liability company, having its principal place of business in the city of LAKE FOREST, county of LAKE, whose address is 13528 W. BOULTON BLVD., 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, 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
25-23-30-5626-01-000

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

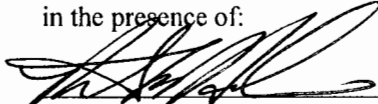
THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, 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 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.

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 executed in its name.

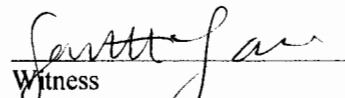
Signed, sealed, and delivered
in the presence of:


Witness

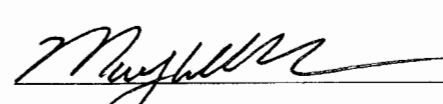
Narcoossee Acres Storage LLC,
a Delaware limited liability company

BY: Acres Storage Ventures, LLC,
a Delaware limited liability company
as Managing Member

ROBERT M HEILMAN
Printed Name


Witness

Samantha Larson
Printed Name

BY: 
MARTIN J. GALLAGHER
Printed name

President
Title

(Signature of TWO witnesses required by Florida law)

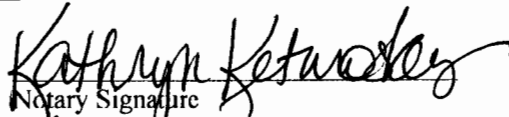
STATE OF ILLINOIS

COUNTY OF LAKE

The foregoing instrument was acknowledged before me this 6TH day of APRIL, 2017, by MARTIN J. GALLAGHER of Acres Storage Ventures, LLC, a Delaware limited liability company as Managing Member of Narcoossee Acres Storage LLC, a Delaware limited liability company, of behalf of the limited liability company. He/She ☒ is personally known to me, or [] has produced _____ as identification.



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


Notary Signature
KATHRYN KETUROSKEY
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 08-30-19

SKETCH OF DESCRIPTION

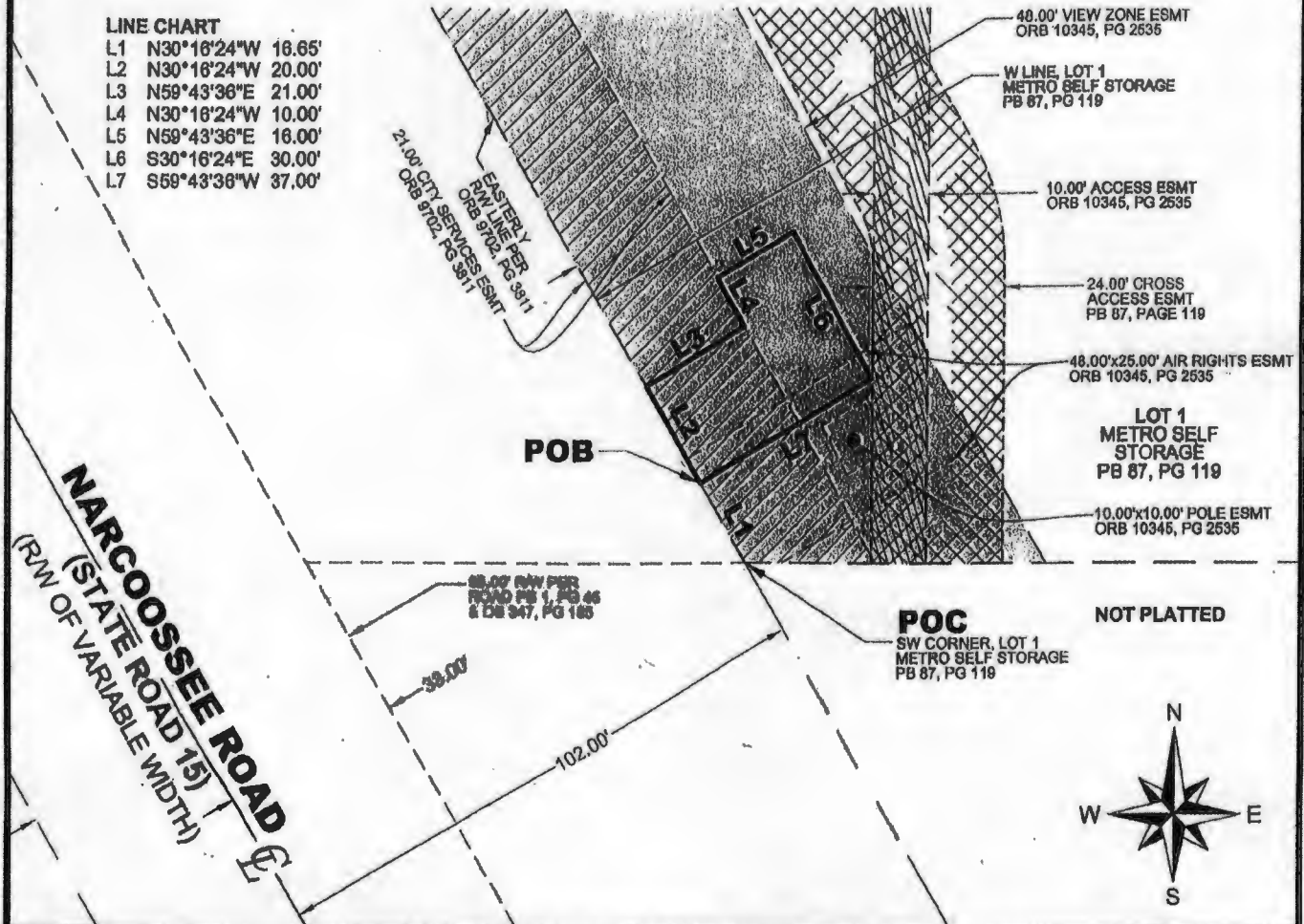
PROJECT NAME: METRO SELF STORAGE
PROJECT REFERENCE NO: 15-U-064

DESCRIPTION

A PORTION OF LOT 1, METRO SELF STORAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 25, TOWNSHIP 23 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 1, METRO SELF STORAGE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGE 119, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N30°16'24"W, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF NARCOOSSEE ROAD A DISTANCE OF 16.65 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N30°16'24"W, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.00 FEET; THENCE N59°43'36"E A DISTANCE OF 21.00 FEET TO THE EASTERLY LINE OF THE 21.00 FEET CITY SERVICES EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 9702, PAGE 3811, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE N30°16'24"W, ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET; THENCE N59°43'36"E A DISTANCE OF 16.00 FEET; THENCE S30°16'24"E A DISTANCE OF 30.00 FEET; THENCE S59°43'36"W A DISTANCE OF 37.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 900 SQUARE FEET MORE OR LESS.



JOB #46314

CF#OC87-119 OCU ESMT

DATE: 1/16/2017

SCALE: 1" = 30'

DRAWN BY: JDB

THIS SKETCH IS NOT A BOUNDARY SURVEY.

PREPARED FOR: METRO SELF STORAGE, LLC

BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED EASTERLY R/W LINE OF NARCOOSSEE ROAD, BEING: N30°16'24"W (PER PLAT).

REVISIONS:

OCU COMMENTS ~ 2/20/17 ~ JB

THIS SKETCH MEETS THE STANDARDS OF PRACTICE AS REQUIRED BY CHAPTER 6J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 372.02 OF THE FLORIDA STATUTES.

JAMES D. BRAY PSM 6507

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER.

ACCURIGHT

ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
2012 E. Robinson Street Orlando, Florida 32803
www.AccurightSurveys.net
Admin@AccurightSurveys.net
PHONE: (407) 694-6314

C - CENTERLINE
 CALC - CALCULATED
 CBW - CONCRETE BLOCK WALL
 CLF - CHAIN LINK FENCE
 CM - CONCRETE MONUMENT
 CP - CONCRETE PAD
 CONC - CONCRETE
 COVD - COVERED
 CW - CONCRETE WALKWAY
 D - CENTRAL ANGLE
 DB - DEED BOOK
 DE - DRAINAGE EASEMENT
 DW - DRIVEWAY
 E/P - EDGE OF PAVEMENT
 ESMT - EASEMENT
 FFE - FINISHED FLOOR ELEVATION
 FND - FOUND
 IP - IRON PIPE

LEGEND

IR - IRON ROD
 L - ARC LENGTH
 MEAS - MEASURED
 MS - METAL SHED
 N&D - NAIL & DISK
 ORB - OFFICIAL RECORDS BOOK
 P&M - PLAT & MEASURED
 PB - PLAT BOOK
 PC - POINT OF CURVATURE
 PG - PAGE
 POB - POINT OF BEGINNING
 POC - POINT OF COMMENCEMENT
 R/W - RIGHT OF WAY
 R - RADIUS
 TYP - TYPICAL
 UB - UTILITY BOX
 UE - UTILITY EASEMENT
 WF - WOOD FENCE