



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: May 4, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *AC*
Real Estate Management Division

FROM: Theresa A. Avery, Senior Title Examiner *TA*
Real Estate Management Division *6-7A*

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT FROM S.E. CEMETERIES OF FLORIDA, LLC, F/K/A CHAPEL HILL CEMETERY, LLC, SUCCESSOR BY CONVERSION TO CHAPEL HILL CEMETERY, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Chapel Hill Funeral Home & PCC Site Work
Permit: B16903220 & B16903221 OCU File #: 89407

District 3

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

ITEM: Utility Easement
Cost: Donation
Total size: 300 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.

THIS IS A DONATION

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UTILITY EASEMENT

THIS INDENTURE, Made this 7th day of April, A.D. 20 17, between S.E. Cemeteries of Florida, LLC, a Florida limited liability company, f/k/a Chapel Hill Cemetery, LLC, a Florida limited liability company, successor by conversion to Chapel Hill Cemetery, Inc., a Florida corporation, having its principal place of business in the city of Houston, county of Harris, whose address is 1929 Allen Parkway, Houston TX 77019, 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

13-22-30-0000-00-012

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.

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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:

Leah King
Witness

Leah King
Printed Name

Erin D. Connally
Witness

ERIN R. CONNALLY
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me this 7th day of APRIL, 2017, by CURTIS G. BRIGGS as VICE PRESIDENT of S.E. Cemeteries of Florida, LLC, a Florida limited liability company, f/k/a Chapel Hill Cemetery, LLC, a Florida limited liability company, successor by conversion to Chapel Hill Cemetery, Inc., a Florida corporation, on behalf of the limited liability company. He/she [☒] is personally known to me, or [☐] has produced _____ 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

S.E. Cemeteries of Florida, LLC, a Florida
limited liability company, f/k/a Chapel Hill
Cemetery, LLC, a Florida limited liability
company, successor by conversion to Chapel Hill
Cemetery, Inc., a Florida corporation

BY: CB

CURTIS G. BRIGGS
Printed Name

VICE PRESIDENT
Title

Janet Key
Notary Signature

JANET KEY
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 11/17/2020

EXHIBIT "A"




SKETCH OF DESCRIPTION JOB # 32241-S001 DATE: 2-7-17 SECTION 13, TOWNSHIP 22S, RANGE 30E L.B. #6623	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS (BB).		SCALE: 1" = 10'  NORTH
	ANDREW W. POWSHOK P.L.S. No. 5383 	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110 2-7-17	

EXHIBIT "A"

SKETCH OF DESCRIPTION JOB # 32241-S002 DATE: 2-7-17 SECTION 13, TOWNSHIP 22S, RANGE 30E L.B. #6623	1. THIS SKETCH AND DRAWING HAVE BEEN PREPARED TO CONFORM WITH APPLICABLE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. 2. BEARINGS ARE BASED ON ASSUMED DATUM AND ON THE LINE SHOWN AS BEING THE BASIS OF BEARINGS (BB).		SCALE: 1" = 10'  NORTH
	ANDREW W. POWSHOK P.L.S. No. 5383	3970 MINTON ROAD WEST MELBOURNE, FL. 32904 (321) 768-8110	