





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** May 4, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

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

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

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF MEMORANDUM OF UNDERSTANDING BETWEEN ORANGE COUNTY PUBLIC WORKS DEPARTMENT AND ORANGE COUNTY UTILITIES DEPARTMENT, APPROVAL AND EXECUTION OF NOTICE OF RESERVATION AND AUTHORIZATION TO TRANSFER FUNDS FROM UTILITIES DEPARTMENT TO PUBLIC WORKS DEPARTMENT AND DISBURSE FUNDS TO PAY RECORDING FEES AND RECORD INSTRUMENT.

**PROJECT:** Pump Station No. 3187 (Lake Berge)  
  
District 4

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

**ITEMS:** Memorandum of Understanding (Parcels 101 and 801)  
Cost/Revenue: \$12,701  
Total size: 4,895 square feet  
  
Notice of Reservation (Instrument 101.1/801.1)  
Total size: 4,895 square feet

**BUDGET:** Account No.: 4420-038-1503-38-6110

**REVENUE:** Account No.: 1002-072-2906-3816

**FUNDS:** \$44.00 Payable to Orange County Comptroller  
(recording fees)

\$12,701.00 Transfer from Utilities Department to Public Works  
Department

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Utilities Department

**REMARKS:** This project will involve the demolition of existing Pump Station No. 3187 and construction of a replacement to current standards. In connection therewith Orange County Utilities Department also needs to replace an existing 4-inch force main piping with a 4-inch PVC (poly-vinyl-chloride) within road right-of-way. This County property was acquired by Orange County Public Works Department for the Rouse Road Project. The proposed pump station and force main will be constructed adjacent to the existing infrastructure and the parties are not expecting any additional impacts to the site. The Notice of Reservation, which reserves a fee simple site for pump station purposes and Utility Easement for utility purposes in perpetuity, will be recorded to reflect this transfer of interest.

**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 23 2017**

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**MEMORANDUM OF UNDERSTANDING  
FOR REAL ESTATE TRANSFER RELATED TO PUMP STATION NO. 3187 (LAKE  
BERGE) BETWEEN ORANGE COUNTY PUBIC WORKS  
DEPARTMENT AND ORANGE COUNTY UTILITIES DEPARTMENT**

THIS MEMORANDUM OF UNDERSTANDING ("MOU") is made and entered into as of the date of last execution below, by and between ORANGE COUNTY PUBLIC WORKS DEPARTMENT ("OCPW") and ORANGE COUNTY UTILITIES DEPARTMENT ("OCU")

**RECITALS:**

WHEREAS, Orange County Board of County Commissioners owns in fee simple a parcel of property in Orange County identified as Tax ID No. 21-22-31-0000-00-084 and more particularly described in **Exhibit "A"**, attached hereto and by this reference made a part of this Agreement (the "Property"); and

WHEREAS, the Property which is currently managed by OCPW as the Controlling Agency was acquired for and currently used for a County road project and drainage; and

WHEREAS, OCU has a need for portions of the Property more particularly described as Parcel 101 and Parcel 801 in **Exhibit "B"** attached hereto and by this reference made a part of this Agreement ("Pump Station 3187") in order to replace an existing pump station and force main; and

WHEREAS, as compensation for Pump Station 3187 and force main, OCU will deposit six thousand seven hundred fifty dollars (\$6,750.00) for Parcel 101 and five thousand nine hundred fifty one dollars (\$5,951.00) for Parcel 801 into an account designated by OCPW; and

WHEREAS, OCPW and OCU agree that the following real estate transaction is necessary and appropriate to accomplish the transfer of the controlling rights relating to Pump Station 3187 from OCPW to OCU so that such portion of the Property may be put to more efficient use.


NOW, THEREFORE, for and in consideration of the reciprocal covenants contained herein, OCPW and OCU hereby agree as follows:


1. The foregoing recitals are declared to be true and correct and are incorporated into this Agreement.

2. Once OCU deposits twelve thousand seven hundred one and no/100ths dollars (\$12,701.00) into Accounting Line No. 1002-072-2906-3816, the Controlling Agency for Pump Station 3187 described herein shall transfer from OCPW to OCU. OCU and OCPW acknowledge that this exchange is necessary to adequately serve nearby properties.

3. OCPW shall not allow construction on Pump Station 3187 until OCU deposits the above-referenced funds into the OCPW Account.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed and delivered on the day and year of last execution below.

  
\_\_\_\_\_  
Mark V. Massaro, P.E.  
Director  
Public Works Department  
Orange County  
Date: 2/21/17

  
\_\_\_\_\_  
Raymond E. Hanson, P.E.  
Director  
Utilities Department  
Orange County  
Date: 3-13-17

S:\LMcHenry\Agreements\MOU OCPW OCU (Lake Berge) Pump Station 3187.doc

EXHIBIT "A"

Page 1 of 3

That certain parcel of land contained in Warranty Deed filed August 20, 1992 and recorded in Official Records Book 4449, Pages 3352 and 3353, Public Records of Orange County, Florida, being described as follows:

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FROM THE POINT OF BEGINNING BEING THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 21; THENCE NORTH 00 DEGREES, 33 MINUTES, 31 SECONDS WEST ALONG THE WEST LINE OF SAID SOUTHEAST 1/4, A DISTANCE OF 1328.43 FEET; THENCE NORTH 88 DEGREES, 46 MINUTES, 49 SECONDS EAST, A DISTANCE OF 95.01 FEET; THENCE NORTH 00 DEGREES, 33 MINUTES, 31 SECONDS WEST, A DISTANCE OF 696.41 FEET; THENCE SOUTH 82 DEGREES, 36 MINUTES, 00 SECONDS EAST, A DISTANCE OF 135.00 FEET; THENCE SOUTH 79 DEGREES, 43 MINUTES, 05 SECONDS EAST, A DISTANCE OF 1079.81 FEET; TO THE WEST RIGHT-OF-WAY LINE OF LAKE BERGE ROAD (60' RIGHT-OF-WAY); THENCE SOUTH 00 DEGREES, 42 MINUTES, 33 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 510.83 FEET TO THE NORTHERLY BOUNDARY "HIGH POINT OF ORLANDO" (SEC.1), (CONDOMINIUM OR BOOK 2555, PG. 1776); THENCE ALONG THE NORTHERLY AND WESTERLY BOUNDARY OF SAID HIGH POINT CONDOMINIUM, THE FOLLOWING COURSES AND DISTANCES: THENCE SOUTH 88 DEGREES, 46 MINUTES, 49 SECONDS WEST, A DISTANCE OF 425.00 FEET; THENCE SOUTH 03 DEGREES, 15 MINUTES, 59 SECONDS EAST, A DISTANCE OF 134.08 FEET TO A POINT ON A CURVE; THENCE 89.54 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 57.00 FEET; A CENTRAL ANGLE OF 90 DEGREES, 00 MINUTES, 00 SECONDS, A CHORD LENGTH 80.61 FEET, AND A CHORD BEARING SOUTH 44 DEGREES, 17 MINUTES, 27 SECONDS WEST TO A POINT OF TANGENCY; THENCE SOUTH 00 DEGREES, 42 MINUTES, 33 SECONDS EAST, A DISTANCE OF 545.00 FEET; THENCE SOUTH 16 DEGREES, 39 MINUTES, 17 SECONDS EAST, A DISTANCE OF 109.20 FEET; THENCE NORTH 89 DEGREES, 17 MINUTES, 27 SECONDS EAST, A DISTANCE OF 157.00 FEET; THENCE SOUTH 00 DEGREES, 42 MINUTES, 33 SECONDS EAST A DISTANCE OF 253.00 FEET; THENCE SOUTH 79 DEGREES, 13 MINUTES, 21 SECONDS WEST DEPARTING FROM SAID WESTERLY BOUNDARY OF HIGH POINT CONDOMINIUM A DISTANCE OF 511.99 FEET; THENCE SOUTH 37 DEGREES, 30 MINUTES, 00 SECONDS EAST, A DISTANCE OF 343.42 FEET; THENCE SOUTH 52 DEGREES, 30 MINUTES, 00 SECONDS WEST, A DISTANCE OF 140.00 FEET; THENCE NORTH 37 DEGREES, 30 MINUTES, 00 SECONDS WEST, A DISTANCE OF 300.00 FEET; THENCE NORTH 88 DEGREES, 30 MINUTES, 36 SECONDS WEST, A DISTANCE OF 415.07 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE WESTERLY ONE (1) FOOT OF THE NORTHERLY SIX HUNDRED NINETY SIX POINT FOUR ONE (696.41) FEET AND THE WESTERLY NINETY SIX (96) FEET OF THE SOUTHERLY ONE THOUSAND THREE HUNDRED TWENTY EIGHT POINT FOUR THREE (1328.43) FEET OF THE ABOVE DESCRIBED PARCEL Ra.

## EXHIBIT "A"

Page 2 of 3

and also less and except the following described land known as  
Chelsea Parc East Phase I-A, Plat Book 33, Pages 12 and 13, Public Records of Orange County, Florida.

**DESCRIPTION**

COMMENCE at the Southwest corner of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 31 East, Orange County, Florida; run thence S88°30'36"E along the South line of the Southeast 1/4 of the Northwest 1/4 of said Section 21, a distance of 96.00 feet to the East right-of-way line of Rouse Road and for a POINT OF BEGINNING; thence N00°33'31"W along said East right-of-way line, a distance of 1019.37 feet; thence N82°56'39"E a distance of 115.83 feet to a point on a curve concave Northeasterly, having a radius of 325.00 feet, from a chord bearing N03°48'26"W, run thence Northwesterly along the arc of said curve through a central angle of 06°29'50", a distance of 36.85 feet; thence N89°26'29"E a distance of 50.00 feet to a point on a curve concave Northeasterly, having a radius of 275.00 feet, from a chord bearing S00°50'36"E, run thence Southeasterly along the arc of said curve through a central angle of 00°34'10", a distance of 2.73 feet; thence N89°26'29"E a distance of 94.76 feet; thence S15°17'12"E a distance of 100.22 feet; thence S21°16'42"E a distance of 53.83 feet; thence N89°17'27"E a distance of 169.28 feet; thence S00°42'33"E a distance of 585.08 feet; thence N89°17'27"E a distance of 145.00 feet; thence S00°42'33"E a distance of 3.75 feet; to a point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet, run thence Southeasterly along the arc of said curve through a central angle of 100°04'06", a distance of 43.66 feet to a point of tangency; thence N79°13'21"E a distance of 52.70 feet to a point of curvature of a curve concave Northwesterly, having a radius of 25.00 feet, run thence Northeasterly along the arc of said curve through a central angle of 63°18'10", a distance of 27.62 feet to a point of reverse curvature of a curve concave Southeasterly, having a radius of 44.00 feet, run thence Northeasterly along the arc of said curve through a central angle of 60°14'05", a distance of 46.26 feet; thence N00°42'33"W a distance of 86.95 feet to the boundary of HIGH POINT OF ORLANDO, SECTION 1 as recorded in Condominium Official Records Book 2555, Page 1776, Public Records of Orange County, Florida; thence Easterly and Southerly along the boundary of said High Point of Orlando, Section 1 the following courses and distances: run thence N89°17'27"E a distance of 157.00 feet; thence S00°42'33"E a distance of 253.00 feet; thence S79°13'21"W departing from the Westerly boundary of said High Point of Orlando, Section 1, a distance of 548.93 feet to a point on a curve concave Northeasterly, having a radius of 125.00 feet, from a chord bearing N21°47'36"W, run thence Northwesterly along the arc of said curve through a central angle of 02°20'07", a distance of 5.09 feet; thence S79°13'21"W a distance of 145.84 feet; thence S10°46'39"E a distance of 89.73 feet; thence N88°30'36"W a distance of 238.94 feet to the POINT OF BEGINNING.

Contains 12.451 acres or 542,376 square feet more or less.

EXHIBIT "A"  
Page 3 of 3

and also less and except the following land known as

Chelsea Parc East Phase 1-C, Plat Book 40, Pages 64 and 65, Public Records of Orange County, Florida.

Commence at the Southeast corner of Chelsea Parc East Phase 1-A, as recorded in Plat Book 33, Pages 12 & 13, Public Records of Orange County, Florida; run thence S79°13'21"W along the Southerly Boundary of said Chelsea Parc East Phase 1-A, a distance of 511.99 feet for a Point of Beginning; run thence S37°30'00"E a distance of 343.42 feet; thence S52°30'00"W a distance of 140.00; thence N37°30'00"W a distance of 300.00 feet to the South line of the Southeast 1/4 of the North west 1/4, Section 21, Township 22 South, Range 31 East, Orange County, Florida; thence N88°30'36"W along said South line, a distance of 80.06 feet; thence N10°46'39"W a distance of 89.73 feet; thence N79°13'21"E a distance of 145.84 feet; to a point on a curve concave Northeasterly having a radius of 125.00 feet, thence from a chord bearing of S21°47'36"E, run Southeasterly along the arc of said curve through a central angle of 02°20'07", a distance of 5.09 feet; thence N79°13'21"E a distance of 36.98 feet to the Point of Beginning.

Containing therein 1.3414 acres, more or less.

and also less and except the following land known as

Chelsea Parc East Phase 1-B, Plat Book 41, Pages 44 and 45, Public Records of Orange County, Florida.

Commence at the Southeast corner of Chelsea Parc East Phase 1-A, as recorded in Plat Book 33, Pages 12 & 13, Public Records of Orange County, Florida; run thence Northerly and Westerly along the Boundary of said Chelsea Parc East Phase 1-A, the following courses and distances: run thence N00°42'33"W a distance of 253.00 feet; thence S89°17'27"W a distance of 157.00 feet for a Point of Beginning; run thence S00°42'33"E a distance of 86.95 feet to a point on a curve, concave Southeasterly, having a radius of 44.00 feet, thence from a chord bearing S48°02'13"W run thence Southwesterly along the arc of said curve through a central angle of 60°14'05" a distance of 46.26 feet to the point of reverse curvature of a curve concave Northwesternly, having a radius of 25.00 feet, run thence Southwesterly along the arc of said curve through a central angle of 63°18'10" a distance of 27.62 feet to the point of Tangency; thence S79°13'21"W a distance of 52.70 feet to the point of curvature of a curve concave Northeasterly, having a radius of 25.00 feet, run thence Northwesternly along the arc of said curve through a central angle of 100°04'06" a distance of 43.66 feet to the point of Tangency; thence N00°42'33"W a distance of 3.75 feet; thence S89°17'27"W a distance of 145.00 feet; thence N00°42'33"W a distance of 627.08 feet; thence N89°17'27"E a distance of 95.00 feet; thence N00°42'33"W a distance of 8.18 feet; thence N89°17'27"E a distance of 153.00 feet to the Westerly Boundary of High Point of Orlando Section 1, a condominium recorded in Official Records Book 2555, Page 1776, Public Records of Orange County, Florida; thence S00°42'33"E along said Westerly Boundary of High Point of Orlando, Section 1, a distance of 414.75 feet; thence S16°39'17"W a distance of 109.20 feet to the Point of Beginning.

Containing therein 3.7514 acres, more or less.

Containing a total of 22.452 acres.

## Exhibit "B"

**PARCEL: 101**  
**PURPOSE: PUMP STATION SITE**

**Legal Description:** (AS WRITTEN BY THE SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 50, CHELSEA PARC EAST PHASE 1-B, AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 89°21'20" W ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 21.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN N 45°00'00" W, A DISTANCE OF 43.29 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 220.50 FEET TO THE POINT OF BEGINNING; THENCE RUN N 90°00'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 50.00 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 45.00 FEET; THENCE RUN S 00°00'00" E, A DISTANCE OF 50.00 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,250 SQUARE FEET MORE OR LESS.

**Abbreviation Legend:**

|                        |   |                                  |                                    |                          |
|------------------------|---|----------------------------------|------------------------------------|--------------------------|
| (A) - ACTUAL           | Δ - DELTA                                   | GOVT - GOVERNMENT                | PC - POINT OF CURVATURE            | R31E - RANGE 31 EAST     |
| APPROX - APPROXIMATE   | (D) - DEED                                  | IP - IRON PIPE                   | PCC - POINT OF COMPOUND CURVATURE  | R - RADIUS               |
| AVG - AVERAGE          | (DE) - DEED EXCEPTION                       | IR - IRON ROD                    | PCP - PERMANENT CONTROL POINT      | RAD - RADIAL             |
| (BB) - BEARING BASIS   | DEPT - DEPARTMENT                           | IR&C - IRON REBAR & CAP          | PQ - PAGE                          | REC - RECOVERED          |
| BLDG - BUILDING        | D/U - DRAINAGE AND UTILITY                  | L - ARC LENGTH                   | PQ - PAGE                          | REV - REVISION           |
| BM - BENCH MARK        | E - EASEMENT                                | LB# - LICENSED BUSINESS NUMBER   | PQ - PAGE                          | RP - RADIUS POINT        |
| (C) - CALCULATED       | ELEV - ELEVATION                            | (W) - MEASURED                   | PI - POINT OF INTERSECTION         | R/W - RIGHT-OF-WAY       |
| C - CHORD              | EOP - EDGE OF PAVEMENT                      | N & D - NON-RADIAL               | POB - POINT OF BEGINNING           | SEC 21 - SECTION 21      |
| CB - CHORD BEARING     | ESMT - EASEMENT                             | HSI - NO SURVEYOR IDENTIFICATION | POC - POINT OF COMMENCEMENT        | SQ - SQUARE              |
| CCR - CERTIFIED CORNER | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | NT - NON-TANGENT                 | POL - POINT ON LINE                | SQ FT - SQUARE FEET      |
| CL - CENTERLINE        | FF - FINISH FLOOR                           | OR - OFFICIAL RECORDS            | PRC - POINT OF REVERSE CURVATURE   | T - TANGENT              |
| CM - CONCRETE MONUMENT | FND - FOUND                                 | ORB - OFFICIAL RECORDS BOOK      | PRM - PERMANENT REFERENCE MONUMENT | TB - TANGENT BEARING     |
| CONC - CONCRETE        | FP&L - FLORIDA POWER AND LIGHT              | (P) - PLAT                       | PT - POINT OF TANGENCY             | T22S - TOWNSHIP 22 SOUTH |
| COR - CORNER           | FS - FLORIDA STATUTES                       | PB - PLAT BOOK                   | FEC - FLORIDA EAST COAST RAILWAY   | (TYP) - TYPICAL          |
|                        | (G) - GRID (STATE PLANE)                    | (SP) - STATE PLANE               |                                    | UE - UTILITY EASEMENT    |
|                        |   |                                  |                                    | W - WITH                 |

**Surveyor's Notes:**

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NOS CONTROL POINTS WITH PID NUMBERS AK0485 AND AK7138, LINE BEARING OF S 89°58'13" W, WITH A RESULTANT BEARING OF S 89°21'20" W ALONG THE NORTH LINE OF LOT 50, CHELSEA PARC EAST PHASE 1-B AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

**Surveyor's Certification:**

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 15, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 54-17 of the Florida Administrative Code pursuant to FS/4721027.

For the Firm By: *Thomas J. Galloway*

Thomas J. Galloway, RSM  
Professional Surveyor and Mapper  
Florida Registration No. 6549

| REV | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 2/22/16 | REVISE PER COMMENTS |

Date: 09/15/15 Job No. 028430

Drawn by: RDB

Scale: N/A

File: PUMP STA 3187.DWG

|                                       |                          |
|---------------------------------------|--------------------------|
| Eng. - ENGINEERING                    | L.B. - LICENSED BUSINESS |
| C.O.A. - CERTIFICATE OF AUTHORIZATION | Arch. - ARCHITECTURAL    |
| Landsc. - LANDSCAPE                   | N/A - NOT APPLICABLE     |
| No. - NUMBER                          | P.O. - POST OFFICE       |
|                                       | © - COPYRIGHT            |

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

**cph**  
www.cphcorp.com

Prepared By:

CPH, Inc.

Licenses:

Eng. C.O.A. No. 3215

Survey L.B. No. 7143

Arch. L.L. No. AA2600926

Landsc. L.L. No. LC0000298

PUMP STATION #3187

ORANGE COUNTY UTILITIES

SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

SKETCH OF DESCRIPTION

Sheet

1

1 of 2

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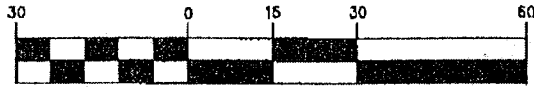
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841



# Exhibit "B"

## PARCEL: 101 PURPOSE: PUMP STATION SITE

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | N 90°00'00" W | 10.00' |
| L2         | N 00°00'00" E | 50.00' |
| L3         | N 90°00'00" E | 45.00' |
| L4         | S 00°00'00" E | 50.00' |
| L5         | N 90°00'00" W | 35.00' |

CONCRETE POST W/ANTENNA  
ELECTRIC PANEL  
PUMPS & MOTORS  
WATER SPIGOT  
BACKFLOW PREVENTER  
CONCRETE PAD  
CORNER ON PROPERTY LINE

SET 5/8" IR&C  
LB#7143

SET 5/8" IR&C  
LB#7143

### NOT PLATTED

PARCEL ID #21-22-31-0000-00-084  
OWNER: ORANGE COUNTY BCC  
ADDRESS: 1500 LAKE BERGE ROAD  
ORLANDO, FL 32825  
ORB 8927, PAGE 2397

VACANT

CONTAINING 2,250 SQ FT ±

SET 5/8" IR&C  
LB#7143

### POB

N 00°00'00" E 220.50'

N LINE CHELSEA  
PARC EAST  
PHASE 1-B, PB 41,  
PGS 44-45

VACANT

VACANT

SET 5/8" IR&C  
LB#7143

S 89°21'20" W (SP)  
21.10'

### POC

NW CORNER LOT 50,  
CHELSEA PARC EAST  
PHASE 1-B, PB 41,  
PGS 44-45

N 45°00'00" W  
43.29'

N 89°17'27" E (P)  
50.00'

S 89°21'20" W (BB)

LOT 50A  
CHELSEA PARC EAST PHASE 1-B  
PLAT BOOK 41, PAGES 44-45

ISADORE  
DRIVE  
(50' RIGHT-OF-WAY  
WIDTH PER PB 41,  
PGS 44-45)

LOT 50  
CHELSEA PARC EAST PHASE 1-B  
PLAT BOOK 41, PAGES 44-45



TITLE BLOCK ABBREVIATIONS  
Eng. = ENGINEERING L.B. = LICENSED BUSINESS  
C.O.A. = CERTIFICATE OF AUTHORIZATION Arch. = ARCHITECTURAL  
Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED  
NA = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: 1"=30'

File: PUMP STA 3187.DWG

**cph**

www.cphcorp.com

Prepared By:  
CPH, Inc.

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000288

PUMP STATION #3187  
ORANGE COUNTY UTILITIES  
SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

SKETCH OF DESCRIPTION

Sheet

**2**

2 of 2

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500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

**PARCEL: 801**  
**PURPOSE: UTILITY EASEMENT**

**Legal Description:** (AS WRITTEN BY THE SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 50, CHELSEA PARC EAST PHASE 1-B, AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 89°21'20" W ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 7.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°21'20" W ALONG SAID NORTH LINE A DISTANCE OF 13.99 FEET; THENCE DEPARTING SAID NORTH LINE RUN N 45°00'00" W, A DISTANCE OF 43.29 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 220.50 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 10.00 FEET; THENCE RUN S 00°00'00" W, A DISTANCE OF 216.35 FEET; THENCE RUN S 45°00'00" E, A DISTANCE OF 48.92 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 2,645 SQUARE FEET MORE OR LESS.

**Abbreviation Legend:**

|                        |   |                               |                                    |                          |
|------------------------|---|-------------------------------|------------------------------------|--------------------------|
| (A) - ACTUAL           | A - DELTA                                   | GOVT - GOVERNMENT             | PC - POINT OF CURVATURE            | R31E - RANGE 31 EAST     |
| APPROX - APPROXIMATE   | (D) - DEED                                  | IP - IRON PIPE                | PCC - POINT OF COMPOUND CURVATURE  | R - RADIUS               |
| AVG - AVERAGE          | (DE) - DEED EXCEPTION                       | IR - IRON ROD                 | PCP - PERMANENT CONTROL POINT      | RAD - RADIAL             |
| (BB) - BEARING BASIS   | DEPT - DEPARTMENT                           | IR&C - IRON REBAR & CAP       | PQ - PAGE                          | REC - RECOVERED          |
| BLOC - BUILDING        | D/U - DRAINAGE AND UTILITY                  | L - ARC LENGTH                | PGS - PAGES                        | REV - REVISION           |
| BM - BENCH MARK        | EASEMENT                                    | LB - LICENSED BUSINESS NUMBER | PI - POINT OF INTERSECTION         | RP - RADIUS POINT        |
| (C) - CALCULATED       | ELEV - ELEVATION                            | (M) - MEASURED                | POB - POINT OF BEGINNING           | R/W - RIGHT-OF-WAY       |
| C - CHORD              | EOP - EDGE OF PAVEMENT                      | N & D - NAIL AND DISK         | PQC - POINT OF COMMENCEMENT        | SEC 21 - SECTION 21      |
| CB - CHORD BEARING     | ESMT - EASEMENT                             | NR - NON-RADIAL               | POL - POINT ON LINE                | SQ - SQUARE              |
| CCR - CERTIFIED CORNER | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | NT - NON-TANGENT              | PRC - POINT OF REVERSE CURVATURE   | SQ FT - SQUARE FEET      |
| CD - CENTERLINE        | FF - FINISH FLOOR                           | OR - OFFICIAL RECORDS         | PRM - PERMANENT REFERENCE MONUMENT | T - TANGENT              |
| CM - CONCRETE MONUMENT | FND - FOUND                                 | ORB - OFFICIAL RECORDS BOOK   | PT - POINT OF TANGENCY             | TB - TANGENT BEARING     |
| CONC - CONCRETE        | FP&L - FLORIDA POWER AND LIGHT              | (P) - PLAT                    | UE - UTILITY EASEMENT              | T22S - TOWNSHIP 22 SOUTH |
| COR - CORNER           | FS - FLORIDA STATUTES                       | PB - PLAT BOOK                | W/ - WITH                          | (TYP) - TYPICAL          |
|                        | (G) - GRID (STATE PLANE)                    | (SP) - STATE PLANE            |                                    |                          |

**Surveyor's Notes:**

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NGS CONTROL POINTS WITH PID NUMBERS AK0465 AND AK7138, LINE BEARING OF S 89°21'13" W, WITH A RESULTANT BEARING OF S 89°21'20" W ALONG THE NORTH LINE OF LOT 50, CHELSEA PARC EAST PHASE 1-B AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE; NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

**Surveyor's Certification:**

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 15, 2015. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 6J-17 of the Florida Administrative Code, pursuant to FS 472.027

For the Firm By: *Thomas J. Calloway*

Thomas J. Calloway, PSM  
Professional Surveyor and Mapper  
Florida Registration No. 6549

| REV | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 2/22/16 | REVISE PER COMMENTS |

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: N/A

File: 028430 DRAINAGE EASEMENT 900.DWG

UTILITY EASEMENT

ORANGE COUNTY UTILITIES

SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

SKETCH OF DESCRIPTION

Sheet

**1**

1 of 2

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**TITLE BLOCK ABBREVIATIONS**  
Eng. = ENGINEERING L.B. = LICENSED BUSINESS  
C.O.A. = CERTIFICATE OF AUTHORIZATION A/SK = ARCHITECTURAL  
Landsc. = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED  
No. = NUMBER P.O. = POSTOFFICE C = COPYRIGHT

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

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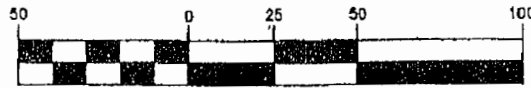
500 W. Fulton St. ~ Sanford, FL 32771 ~ Ph: 407.322.6841

Prepared By:  
CPH, Inc.

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landsc. Lic. No. LC0000298

**PARCEL: 801**  
**PURPOSE: UTILITY EASEMENT**

**GRAPHIC SCALE**



( IN FEET )

1 inch = 50 ft.

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BOC  
 ADDRESS: 1600 LAKE BERG ROAD  
 ORLANDO, FL 32825  
 ORB 8827, PAGE 2397

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BOC  
 ADDRESS: 1600 LAKE BERG ROAD  
 ORLANDO, FL 32825  
 ORB 8827, PAGE 2397

| LINE TABLE |               |         |
|------------|---------------|---------|
| LINE       | BEARING       | LENGTH  |
| L1         | S 89°21'20" W | 13.99'  |
| L2         | N 45°00'00" W | 43.29'  |
| L3         | N 00°00'00" E | 220.50' |
| L4         | N 90°00'00" E | 10.00'  |
| L5         | S 00°00'00" W | 216.35' |
| L6         | S 45°00'00" E | 48.92'  |

N LINE CHELSEA  
 PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

**LOT 50A**  
 CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45

L3  
 L4  
 L5  
 ENCOMPASSING 2,645 SQ FT ±

**POB**

S 89°21'20" W (SP)  
 7.11'

**POC**

NW CORNER LOT 50,  
 CHELSEA PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

28.90'

50.00'(P)

**ISADORE  
 DRIVE**

(50' RIGHT-OF-WAY  
 WIDTH PER PB 41,  
 PGS 44-45)

N 89°17'27" E (P)  
 S 89°21'20" W (BB)

**LOT 50**

CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45



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 No. = NUMBER P.O. = POST OFFICE C = COPYRIGHT

**NOT VALID WITHOUT  
 SHEETS 1 AND 2 OF 2.**

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: 1"=50'

File: 028430 DRAINAGE  
 EASEMENT 500.DWG

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 www.cphcorp.com

Prepared By:  
**CPH, Inc.**

Licenses:  
 Eng. C.O.A. No. 3215  
 Survey L.B. No. 7143  
 Arch. Lic. No. AA2600928  
 Landsc. Lic. No. LC0000288

**UTILITY EASEMENT**  
**ORANGE COUNTY UTILITIES**  
 SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
 ORANGE COUNTY, FLORIDA

**SKETCH OF DESCRIPTION**

Sheet

**2**

2 of 2

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APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 23 2017

Instrument: 101.1/801.1  
Project: Pump Station No. 3187 (Lake Berge)

**NOTICE OF RESERVATION**

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a fee simple pump station site over Parcel 101 and an easement for utility purposes over Parcel 801 in perpetuity on the following property:

**SEE ATTACHED SCHEDULE "A"**

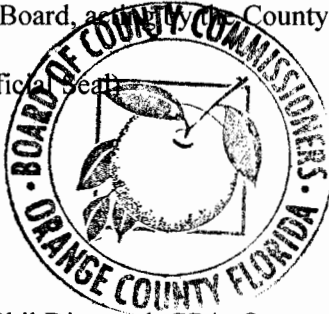
a portion of  
**Property Appraiser's Identification No.: 21-22-31-0000-00-084**

ORANGE COUNTY shall retain its fee simple and easement interests in the described parcels despite any transfer of fee title.

Dated at Orlando, Florida this MAY 23 2017.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, as the County Mayor, the day and year aforesaid.

(Official Seal)



ORANGE COUNTY, FLORIDA  
By Board of County Commissioners

BY: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor

ATTEST: Phil Diamond, CPA, Orange County Comptroller  
as Clerk of the Board of County Commissioners

BY: *Craig A. Stopysa*  
for Deputy Clerk

*Craig A. Stopysa*  
Printed Name

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

**PARCEL: 101**  
**PURPOSE: PUMP STATION SITE**

**Legal Description:** (AS WRITTEN BY THE SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 50, CHELSEA PARC EAST PHASE 1-B, AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 89°21'20" W ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 21.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN N 45°00'00" W, A DISTANCE OF 43.29 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 220.50 FEET TO THE POINT OF BEGINNING; THENCE RUN N 90°00'00" W, A DISTANCE OF 10.00 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 50.00 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 45.00 FEET; THENCE RUN S 00°00'00" E, A DISTANCE OF 50.00 FEET; THENCE RUN N 90°00'00" W, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,250 SQUARE FEET MORE OR LESS.

**Abbreviation Legend:**

|  |   |                                  |                                   |                          |
|--|---|----------------------------------|-----------------------------------|--------------------------|
| (A) - ACTUAL                           | A - DELTA                                   | GOVT - GOVERNMENT                | PC - POINT OF CURVATURE           | R31E - RANGE 31 EAST     |
| APPROX - APPROXIMATE                   | (D) - DEED                                  | IP - IRON PIPE                   | PCC - POINT OF COMPOUND           | R - RADIUS               |
| AVG - AVERAGE                          | (DE) - DEED EXCEPTION                       | IR - IRON ROD                    | - CURVATURE                       | RAD - RADIAL             |
| (BB) - BEARING BASIS                   | DEPT - DEPARTMENT                           | IR&C - IRON REBAR & CAP          | PCP - PERMANENT CONTROL POINT     | REC - RECOVERED          |
| BLDG - BUILDING                        | D/U - DRAINAGE AND UTILITY                  | L - ARC LENGTH                   | PG - PAGE                         | REV - REVISION           |
| BM - BENCH MARK                        | EASEMENT                                    | LB# - LICENSED BUSINESS NUMBER   | PGS - PAGES                       | RP - RADIUS POINT        |
| (C) - CALCULATED                       | ELEV - ELEVATION                            | (M) - MEASURED                   | PI - POINT OF INTERSECTION        | R/W - RIGHT-OF-WAY       |
| C - CHORD                              | EOP - EDGE OF PAVEMENT                      | N & D - NAIL AND DISK            | PBB - POINT OF BEGINNING          | SEC 21 - SECTION 21      |
| CB - CHORD BEARING                     | ESMT - EASEMENT                             | NR - NON-RADIAL                  | POC - POINT OF COMMENCEMENT       | SQ - SQUARE              |
| CCR # - CERTIFIED CORNER RECORD NUMBER | FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION | NSI - NO SURVEYOR IDENTIFICATION | POL - POINT ON LINE               | SQ FT - SQUARE FEET      |
| C/L - CENTERLINE                       | FF - FINISH FLOOR                           | NT - NON-TANGENT                 | PRC - POINT OF REVERSE            | T - TANGENT              |
| CM - CONCRETE MONUMENT                 | FND - FOUND                                 | OR - OFFICIAL RECORDS            | PRM - CURVATURE                   | TB - TANGENT BEARING     |
| CONC - CONCRETE                        | FP&L - FLORIDA POWER AND LIGHT              | ORB - OFFICIAL RECORDS BOOK      | PT - PERMANENT REFERENCE MONUMENT | T22S - TOWNSHIP 22 SOUTH |
| COR - CORNER                           | FS - FLORIDA STATUTES                       | PB - PLAT                        | PT - POINT OF TANGENCY            | (TYP) - TYPICAL          |
|  | (G) - GRID (STATE PLANE)                    | (SP) - STATE PLANE               | FEC - FLORIDA EAST COAST RAILWAY  | UE - UTILITY EASEMENT    |
|  |   |                                  |                                   | W/ - WITH                |

**Surveyor's Notes:**

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO A LINE BETWEEN TWO NOS CONTROL POINTS WITH PID NUMBERS AK0485 AND AK7138, LINE BEARING OF S 89°58'13" W, WITH A RESULTANT BEARING OF S 89°21'20" W ALONG THE NORTH LINE OF LOT 50, CHELSEA PARC EAST PHASE 1-B AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- NO UNDERGROUND UTILITIES, FOUNDATIONS OR IMPROVEMENTS, IF ANY, HAVE BEEN LOCATED EXCEPT AS SHOWN.

**Surveyor's Certification:**

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 15, 2015. I further certify that this "Boundary Survey" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code pursuant to FS 472.027.

For the Firm By: 

Thomas J. Galloway, P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. 6549

**TITLE BLOCK ABBREVIATIONS**  
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Landscape = LANDSCAPE N/A = NOT APPLICABLE Lic. = LICENSED  
No. = NUMBER P.O. = POST OFFICE © = COPYRIGHT

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

| REV | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 2/22/16 | REVISE PER COMMENTS |

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: N/A

File: PUMP STA 3187.DWG



Prepared By:  
**CPH, Inc.**

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landscape Lic. No. LC0000298

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**PUMP STATION #3187**  
**ORANGE COUNTY UTILITIES**  
SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

**SKETCH OF DESCRIPTION**

Sheet

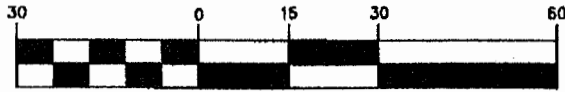
**1**

1 of 2

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**PARCEL: 101**  
**PURPOSE: PUMP STATION SITE**

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 30 ft.

| LINE TABLE |               |        |
|------------|---------------|--------|
| LINE       | BEARING       | LENGTH |
| L1         | N 90°00'00" W | 10.00' |
| L2         | N 00°00'00" E | 50.00' |
| L3         | N 90°00'00" E | 45.00' |
| L4         | S 00°00'00" E | 50.00' |
| L5         | N 90°00'00" W | 35.00' |

100' PFC  
 EASEMENT  
 ORB 977, PG 517

25.0'  
 50' PFC EASEMENT  
 BUILDING/STRUCTURE  
 SETBACK LIMITS  
 25.0'

CONCRETE  
 POST W/ANTENNA  
 ELECTRIC  
 PANEL  
 PUMPS &  
 MOTORS  
 WATER SPIGOT  
 BACKFLOW  
 PREVENTER  
 CONCRETE PAD  
 CORNER ON  
 PROPERTY LINE

SET 5/8" IR&C  
 LB#7143

SET 5/8" IR&C  
 LB#7143

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BCC  
 ADDRESS: 1500 LAKE BERGE ROAD  
 ORLANDO, FL 32825  
 ORB 6927, PAGE 2397

VACANT

VACANT

VACANT

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BCC  
 ADDRESS: 1500 LAKE BERGE ROAD  
 ORLANDO, FL 32825  
 ORB 6927, PAGE 2397

CONTAINING 2,250 SQ FT ±

SET 5/8" IR&C  
 LB#7143

SET 5/8" IR&C  
 LB#7143

**POB**

VACANT

N 00°00'00" E 220.50'

S 89°21'20" W (SP)  
 21.10'

N LINE CHELSEA  
 PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

**POC**

NW CORNER LOT 50,  
 CHELSEA PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

N 45°00'00" W  
 43.29'

S 89°21'20" W (BB)

LOT 50A  
 CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45

**ISADORE  
 DRIVE**  
 (50' RIGHT-OF-WAY  
 WIDTH PER PB 41,  
 PGS 44-45)

LOT 50  
 CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45

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NOT VALID WITHOUT  
 SHEETS 1 AND 2 OF 2.

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: 1"=30'

File: PUMP STA 3187.DWG

**cph**

www.cphcorp.com

Prepared By:  
**CPH, Inc.**

Licenses:

Eng. C.O.A. No. 3215

Survey L.B. No. 7143

Arch. Lic. No. AA2600926

Landsc. Lic. No. LC0000298

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**PUMP STATION #3187**  
**ORANGE COUNTY UTILITIES**  
 SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
 ORANGE COUNTY, FLORIDA

**SKETCH OF DESCRIPTION**

Sheet

**2**

2 of 2

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**PARCEL: 801**  
**PURPOSE: UTILITY EASEMENT**

**Legal Description:** (AS WRITTEN BY THE SURVEYOR)

A PARCEL OF LAND LYING IN SECTION 21, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT 50, CHELSEA PARC EAST PHASE 1-B, AS RECORDED IN PLAT BOOK 41, PAGES 44 AND 45 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S 89°21'20" W ALONG THE NORTH LINE OF SAID PLAT, A DISTANCE OF 7.11 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S 89°21'20" W ALONG SAID NORTH LINE A DISTANCE OF 13.99 FEET; THENCE DEPARTING SAID NORTH LINE RUN N 45°00'00" W, A DISTANCE OF 43.29 FEET; THENCE RUN N 00°00'00" E, A DISTANCE OF 220.50 FEET; THENCE RUN N 90°00'00" E, A DISTANCE OF 10.00 FEET; THENCE RUN S 00°00'00" W, A DISTANCE OF 216.35 FEET; THENCE RUN S 45°00'00" E, A DISTANCE OF 48.92 FEET TO THE POINT OF BEGINNING.

ENCOMPASSING 2,645 SQUARE FEET MORE OR LESS.

**Abbreviation Legend:**

|                        |                                |                                  |                                 |                          |
|------------------------|--------------------------------|----------------------------------|---------------------------------|--------------------------|
| (A) - ACTUAL           | Δ - DELTA                      | GOVT - GOVERNMENT                | PC - POINT OF CURVATURE         | R31E - RANGE 31 EAST     |
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| AVG - AVERAGE          | (DE) - DEED EXCEPTION          | IR - IRON ROD                    | PCP - CURVATURE                 | RAD - RADIAL             |
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| BM - BENCH MARK        | ELEV - ELEVATION               | (H) - MEASURED                   | PI - POINT OF INTERSECTION      | RP - RADIUS POINT        |
| (C) - CALCULATED       | EDP - EDGE OF PAYEMENT         | N & D - NAIL AND DISK            | POB - POINT OF BEGINNING        | R/W - RIGHT-OF-WAY       |
| C - CHORD              | ESMT - EASEMENT                | NR - NON-RADIAL                  | POC - POINT OF COMMENCEMENT     | SEC 21 - SECTION 21      |
| CB - CHORD BEARING     | FDOT - FLORIDA DEPARTMENT OF   | NSI - NO SURVEYOR IDENTIFICATION | POL - POINT ON LINE             | SQ - SQUARE              |
| CCR - CERTIFIED CORNER | RECORD NUMBER                  | NT - NON-TANGENT                 | PRC - POINT OF REVERSE          | SQ FT - SQUARE FEET      |
| C/L - CENTERLINE       | FF - FINISH FLOOR              | OR - OFFICIAL RECORDS            | PRM - PERMANENT REFERENCE       | T - TANGENT              |
| CM - CONCRETE MONUMENT | FND - FOUND                    | ORB - OFFICIAL RECORDS BOOK      | MON - MONUMENT                  | T22S - TOWNSHIP 22 SOUTH |
| CONC - CONCRETE        | FP&L - FLORIDA POWER AND LIGHT | (P) - PLAT                       | PT - POINT OF TANGENCY          | (TYP) - TYPICAL          |
| COR - CORNER           | FS - FLORIDA STATUTES          | PB - PLAT BOOK                   | UE - UTILITY EASEMENT           | W - WITH                 |
|                        | (G) - GRID (STATE PLANE)       | (SP) - STATE PLANE               | FE - FLORIDA EAST COAST RAILWAY |                          |

**Surveyor's Notes:**

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
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- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
- THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PERFORMED TO DEFINE OWNERSHIP.

**Surveyor's Certification:**

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on September 15, 2015. I further certify that this "Sketch and Description" meets the standards of practice set forth in Rule Chapter 5J-17 of the Florida Administrative Code, pursuant to FS 472.027

For the Firm By: *Thomas J. Galloway*

Thomas J. Galloway, PSM  
Professional Surveyor and Mapper  
Florida Registration No. 6549

| REV | DATE    | DESCRIPTION         |
|-----|---------|---------------------|
| 1   | 2/22/15 | REVISE PER COMMENTS |

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: N/A

File: 028430 DRAINAGE EASEMENT S00.DWG

|                                       |                          |
|---------------------------------------|--------------------------|
| Eng. = ENGINEERING                    | L.B. = LICENSED BUSINESS |
| C.O.A. = CERTIFICATE OF AUTHORIZATION | Arch. = ARCHITECTURAL    |
| Landsc. = LANDSCAPE                   | N/A = NOT APPLICABLE     |
| No. = NUMBER                          | P.O. = POST OFFICE       |
|                                       | © = COPYRIGHT            |

NOT VALID WITHOUT  
SHEETS 1 AND 2 OF 2.

**cph**  
www.cphcorp.com

Prepared By:  
**CPH, Inc.**

Licenses:  
Eng. C.O.A. No. 3215  
Survey L.B. No. 7143  
Arch. Lic. No. AA2600926  
Landsc. Lic. No. LC0000298

**UTILITY EASEMENT**  
**ORANGE COUNTY UTILITIES**  
SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
ORANGE COUNTY, FLORIDA

**SKETCH OF DESCRIPTION**

Sheet

**1**

1 of 2

© 2015

500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

**PARCEL: 801**  
**PURPOSE: UTILITY EASEMENT**

**GRAPHIC SCALE**



( IN FEET )  
 1 inch = 50 ft.

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BCC  
 ADDRESS: 1500 LAKE BERGE ROAD  
 ORLANDO, FL 32825  
 ORB 6927, PAGE 2397

**LINE TABLE**

| LINE | BEARING       | LENGTH  |
|------|---------------|---------|
| L1   | S 89°21'20" W | 13.99'  |
| L2   | N 45°00'00" W | 43.29'  |
| L3   | N 00°00'00" E | 220.50' |
| L4   | N 90°00'00" E | 10.00'  |
| L5   | S 00°00'00" W | 216.35' |
| L6   | S 45°00'00" E | 48.92'  |

**NOT PLATTED**

PARCEL ID #21-22-31-0000-00-084  
 OWNER: ORANGE COUNTY BCC  
 ADDRESS: 1500 LAKE BERGE ROAD  
 ORLANDO, FL 32825  
 ORB 6927, PAGE 2397

N LINE CHELSEA  
 PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

**LOT 50A**  
 CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45

**ISADORE DRIVE**  
 (50' RIGHT-OF-WAY  
 WIDTH PER PB 41,  
 PGS 44-45)

**POB**

S 89°21'20" W (SP)  
 7.11'

**POC**

NW CORNER LOT 50,  
 CHELSEA PARC EAST  
 PHASE 1-B, PB 41,  
 PGS 44-45

N 89°17'27" E (P)  
 S 89°21'20" W (BB)

**LOT 50**  
 CHELSEA PARC EAST PHASE 1-B  
 PLAT BOOK 41, PAGES 44-45



**NOT VALID WITHOUT  
 SHEETS 1 AND 2 OF 2.**

Date: 09/15/15

Job No. 028430

Drawn by: RDB

Scale: 1"=50'

File: 028430 DRAINAGE  
 EASEMENT SOD.DWG

**cph**  
 www.cphcorp.com

Prepared By:  
**CPH, Inc.**

Licenses:  
 Eng. C.O.A. No. 3215  
 Survey L.B. No. 7143  
 Arch. Lic. No. AA2600928  
 Lndscp. Lic. No. LC0000288

**UTILITY EASEMENT**  
**ORANGE COUNTY UTILITIES**  
 SECTION 21-TOWNSHIP 22 SOUTH-RANGE 31 EAST  
 ORANGE COUNTY, FLORIDA

**SKETCH OF DESCRIPTION**

Sheet

**2**

2 of 2

© 2015



# REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: May 1, 2017

Amount: \$44.00

Project: Pump Station No. 3187 (Lake Berge)

Parcels: 101/801

Charge to Account # 4420-038-1503-38-6110

Controlling Agency Approval

Date

Fiscal Approval

Date

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

XX N/A District # 4

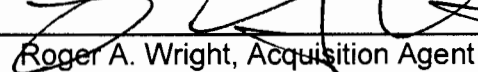
       Acquisition at Approved Appraisal  
       Acquisition at Below Approved Appraisal  
       Acquisition at Above Approved Appraisal  
XX Advance Payment Requested (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})


       Contract  
XX Copy of Executed Instruments  
       Certificate of Value  
       Settlement Analysis

Payable to: Orange County Comptroller

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

Recommended by   
 Roger A. Wright, Acquisition Agent

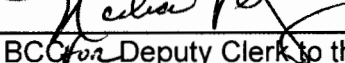
5/1/17  
 Date

Payment Approved   
 Ann Caswell, Manager

5-3-17  
 Date

Under Ordinance         
 Approved by        Assistant Manager, Real Estate Management Division

Date

Certified   
 Approved by BCC for Deputy Clerk to the Board

MAY 23 2017  
 Date

Examined/Approved         
 Comptroller/Government Grants

Check No. / Date

REMARKS: Will be recorded as soon as check is cut after BCC approval

APPROVED  
 BY ORANGE COUNTY BOARD  
 OF COUNTY COMMISSIONERS  
 MAY 23 2017

# REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: May 1, 2017

Amount: \$44.00

Project: Pump Station No. 3187 (Lake Berge)

Parcels: 101/801

Charge to Account # 4420-038-1503-38-6110

Andres Salcedo 5/5/17

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condernation Post-Condernation

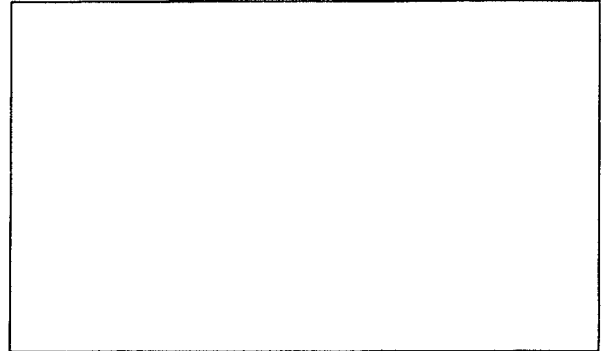
XX N/A

District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
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DOCUMENTATION ATTACHED (Check appropriate block(s))

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Payable to: Orange County Comptroller

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

Recommended by Roger A. Wright  
Roger A. Wright, Acquisition Agent

5/1/17  
Date

Payment Approved Ann Caswell  
Ann Caswell, Manager

5-3-17  
Date

Under Ordinance Approved by Assistant Manager, Real Estate Management Division

Date

Certified Deputy Clerk to the Board  
Approved by BCC

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS: Will be recorded as soon as check is cut after BCC approval

RECEIVED

MAY 05 2017

UTILITIES ENGINEERING