





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: May 10, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN BOTTLING GROUP, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Pepsi Beverage Company: Improvements to Wastewater OCU
File # 75987

District 6

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

ITEM: Utility Easement
Cost: Donation
Size: 3,357 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

JUN 06 2017

THIS IS A DONATION

Project: Pepsi Beverage Company: Improvements to Wastewater OCU File #75987

UTILITY EASEMENT

THIS INDENTURE, Made this 6th day of March, A.D. 2017, between Bottling Group, LLC, a Delaware limited liability company, having its principal place of business in the city of White Plains, county of Westchester, whose address is 1111 Westchester Ave White Plains, NY 10604, 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
27-23-29-6316-01-000

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.

Project: Pepsi Beverage Company: Improvements to Wastewater OCU File #75987

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:

Bottling Group, LLC,
a Delaware limited liability company

Gina Andress
Witness

Gina Andress
Printed Name

Mary Hurwitz
Witness
Marya Hurwitz
Printed Name

BY: Cynthia M. Poggiogalle

Cynthia M. Poggiogalle
Printed Name

Director of Real Estate
Title

(Signature of TWO witnesses required by Florida law)

STATE OF New York

COUNTY OF Westchester

The foregoing instrument was acknowledged before me this 6th day of March, 2017, by Cynthia M. Poggiogalle as Director of Real Estate of Bottling Group, LLC, a Delaware limited liability company, on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Seal)

DEBORAH MILL
NOTARY PUBLIC - STATE OF NEW YORK
NO. 01616144660
QUALIFIED IN OUTCHES COUNTY
MY COMMISSION EXPIRES APRIL 24, 2018

Deborah Mill
Notary Signature

Deborah Mill
Printed Notary Name

This instrument prepared by:
Mary Tiffault, 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: 4.24.18

EXHIBIT A

SKETCH AND DESCRIPTION

SECTION 27, TOWNSHIP 23 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA
ORANGE COUNTY UTILITIES FILE #75987
BUILDING DEPARTMENT PERMIT #B13904211

LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN SECTION 27, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF BLOCK B, ORLANDO CENTRAL PARK NUMBER NINETEEN, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 3, PAGE 139 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID BLOCK B; THENCE WITH THE SOUTH LINE OF SAID BLOCK B THE FOLLOWING TWO (2) COURSES: 1) N89°21'33"E, A DISTANCE OF 152.24 FEET; 2) N89°31'21"E, A DISTANCE OF 417.96 FEET TO THE INTERSECTION OF THE SOUTH LINE OF BLOCK B AND THE WESTERLY LINE OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS 1046, PAGE 377; THENCE WITH SAID WESTERLY LINE, N14°26'21"E, A DISTANCE OF 12.45 FEET TO THE POINT OF BEGINNING;

THENCE DEPARTING SAID WESTERLY LINE OF SAID UTILITY EASEMENT THE FOLLOWING FIVE (5) COURSES THROUGH SAID BLOCK B: 1) N90°00'00"W A DISTANCE OF 26.07 FEET; 2) N00°00'00"W A DISTANCE OF 44.03 FEET; 3) N89°29'29"E A DISTANCE OF 62.54 FEET; 4) THENCE N18°02'24"E A DISTANCE OF 87.10 FEET; 5) S71°57'36"E A DISTANCE OF 15.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF SOUTH ORANGE BLOSSOM TRAIL (VARIABLE-WIDTH RIGHT OF WAY); THENCE WITH SAID WEST RIGHT-OF-WAY LINE, S18°02'24"W, A DISTANCE OF 100.00 FEET TO A POINT ON THE NORTHERLY LINE OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORD BOOK 7937, PAGE 3799; THENCE ALONG THE NORTHERLY LINE OF SAID UTILITY EASEMENT S89°31'21"W A DISTANCE OF 39.70 FEET, TO THE NORTHWESTERLY CORNER OF SAID UTILITY EASEMENT; THENCE ALONG THE WESTERLY LINE OF SAID UTILITY EASEMENT AND ALONG THE WESTERLY LINE OF A UTILITY EASEMENT RECORDED IN OFFICIAL RECORDS 1046, PAGE 377, S14°26'21"W A DISTANCE OF 28.24 FEET TO THE POINT OF BEGINNING.


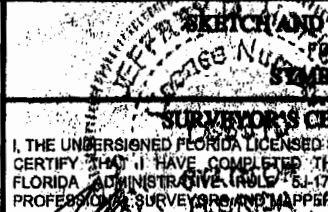
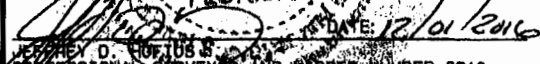
CONTAINING 3357 SQUARE FEET (0.077 ACRES) OF LAND MORE OR LESS.

SURVEYOR'S NOTES

1. THE PURPOSE OF THIS SKETCH AND LEGAL DESCRIPTION IS TO PROVIDE A LEGAL DESCRIPTION FOR A UTILITY EASEMENT AT PEPSI BEVERAGE COMPANY.
2. THE BASIS OF BEARINGS FOR THIS SKETCH IS GRID NORTH, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST, NAD 83, NGS ADJUSTMENT OF 2011. THE SOUTH LINE OF BLOCK B OF ORLANDO CENTRAL PARK NUMBER NINETEEN BEARS N89°31'21"E.
3. THE PROPERTY DEPICTED ON THIS SKETCH IS SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD.
4. THIS LEGAL DESCRIPTION IS INCOMPLETE UNLESS ACCOMPANIED BY A SKETCH OF THE PROPERTY DESCRIBED HEREIN.

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

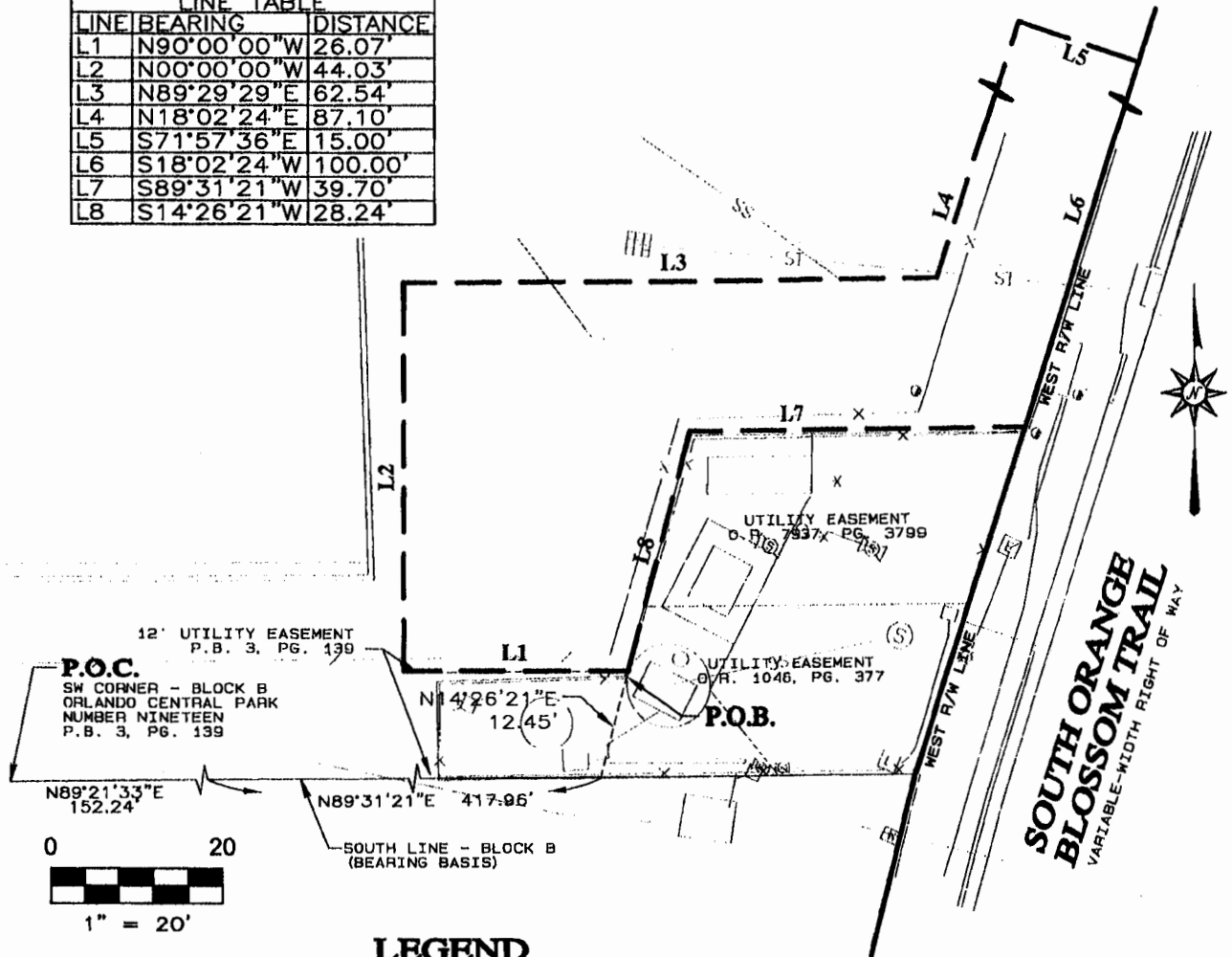
30 NOV 2016: REVISED PER CLIENT COMMENTS

 LEADING EDGE LAND SERVICES INCORPORATED 8802 EXCHANGE DRIVE ORLANDO, FLORIDA 32809 PHONE: (407) 351-6730 FAX: (407) 351-9691 WEB: www.leadingedge1s.com FLORIDA LICENSED BUSINESS NUMBER LB 6846	SKETCH AND DESCRIPTION  SURVEYOR'S CERTIFICATION I, THE UNDERSIGNED FLORIDA LICENSED SURVEYOR AND MAPPER, DO HEREBY CERTIFY THAT I HAVE COMPLETED THIS SKETCH IN ACCORDANCE WITH FLORIDA ADMINISTRATIVE RULE 61-17, STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS.  JEFFREY D. CURTIS PROFESSIONAL SURVEYOR AND MAPPER NUMBER 6610	DATE OF DRAWING: 22 NOV 2016 MANAGER: JDH CADD: EAC PROJECT NUMBER: 712-13001 FIELD BOOK NUMBER: N/A LAST FIELD WORK: N/A CREW CHIEF(S): COMPUTER FILE: PEPSI EASE3.DWG SCALE: 1" = 20' SHEET 1 OF 2

SKETCH AND DESCRIPTION

SECTION 27, TOWNSHIP 23 SOUTH, RANGE 29 EAST
ORANGE COUNTY, FLORIDA
ORANGE COUNTY UTILITIES FILE #75987
BUILDING DEPARTMENT PERMIT #B13904211

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"W	26.07'
L2	N00°00'00"W	44.03'
L3	N89°29'29"E	62.54'
L4	N18°02'24"E	87.10'
L5	S71°57'36"E	15.00'
L6	S18°02'24"W	100.00'
L7	S89°31'21"W	39.70'
L8	S14°26'21"W	28.24'



LEGEND

▢	CATCH BASIN	—X—	FENCE LINE
⊙	WATER VALVE	—UE—	UNDERGROUND ELECTRIC
⊙	SANITARY MANHOLE	—ST—	STORM SEWER LINE
•	CLEANOUT	P.O.C.	POINT OF COMMENCEMENT
✱	LIGHT POLE	P.O.B.	POINT OF BEGINNING
□	CONCRETE POLE	P.B.	PLAT BOOK
⊙	ELECTRIC BOX	PG.	PAGE
⊙	BOLLARD	R/W	RIGHT OF WAY
⊙	BACKFLOW PREVENTER	S.F.	SQUARE FEET
⊙	SANITARY SEWER VALVE	LB	LICENSED BUSINESS
⊙	OAK TREE	PSM	PROFESSIONAL
✱	PALM TREE		SURVEYOR & MAPPER

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

30 NOV 2016: REVISED PER CLIENT COMMENTS

LEADING EDGE
LAND SERVICES
INCORPORATED

8802 EXCHANGE DRIVE
ORLANDO, FLORIDA 32809
PHONE: (407) 351-6730
FAX: (407) 351-9691
WEB: www.leadingedge1s.com

FLORIDA LICENSED BUSINESS NUMBER LB 6846

SKETCH AND DESCRIPTION
FOR
SYMBIONT

THIS IS NOT A
BOUNDARY SURVEY

DATE OF DRAWING: 22 NOV 2016
MANAGER: JDH CADD: EAC
PROJECT NUMBER: 712-13001
FIELD BOOK NUMBER: N/A
LAST FIELD WORK: N/A
CREW CHIEF(S):
COMPUTER FILE: PEPSI EASE3.DWG
SCALE: 1" = 20' SHEET 2 OF 2