





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** June 22, 2017

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

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

**FROM:** Russell L. Corriveau, Senior Acquisition Agent   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Assistant Manager

**DIVISION:** Real Estate Management  
Phone: (407) 836-7090

**ACTION REQUESTED:** APPROVAL OF DRAINAGE EASEMENT FROM MORNINGSIDE PARK CIVIC ASSOCIATION, INC., ALSO KNOWN AS MORNINGSIDE CIVIC ASSOCIATION, INC., A DISSOLVED FLORIDA NOT FOR PROFIT CORPORATION TO ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Morningside & Prosper Colony Block E & 2  
  
District 6

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

**ITEM:** Drainage Easement (Instrument 801.1)  
Cost: Donation  
Size: 4,538 square feet

**BUDGET:** Account No.: 1004-072-3010-6110

**FUNDS:** \$44.70 Payable to Orange County Comptroller  
(all recording fees)

Real Estate Management Division  
Agenda Item 6  
June 22, 2017  
Page 2

**APPROVALS:** Real Estate Management Division  
Roads and Drainage Division

**REMARKS:** The Drainage Easement will be used to install a baffle box and provide maintenance and improve drainage flow.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: June 22, 2017 Project: Morningside & Prosper Colony Block E & 2 Parcel: 801 Total Amount: \$44.70

Charge to Account # 1004-072-3010-6110

*Next page*  
Engineering Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

☐ Pre-Condemnation ☐ Post-Condemnation ☒ Not Applicable District # 6

☒ Donation

☐ Acquisition at Below Approved Appraisal

☐ Acquisition at Above Approved Appraisal

☐ Advance Payment Requested

Orange County Comptroller

\$44.70 (recording fees *all*)

DOCUMENTATION ATTACHED (Check appropriate block(s))

☐ Donation Agreement

☒ Copy of Executed Instrument

☐ Certificate of Value

☒ Settlement Analysis

Payable to Orange County Comptroller (Recording Fees *All*)

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

Recommended by

*Russell L. Corriveau*  
Russell L. Corriveau, Sr. Acquisition Agent, Real Estate Mgmt.

Date

*6/22/17*

Payment Approved

Approved by

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

Date

*6-23-17*

Certified

Approved by BCC *for* Deputy Clerk to the Board

Date

*JUL 11 2017*

Examined/Approved

Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close after BCC Approval. Please Contact Acquisition Agent @6-7074 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
*JUL 11 2017*

**Under Ordinance Approval**

**REMARKS: The parcel will close after BCC Approval. Please Contact Acquisition Agent @6-7074 if there are any questions.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**JUL 11 2017**

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THIS IS A DONATION

Instrument: 801.1

Project: Morningside & Prosper Colony Block E & 2

### DRAINAGE EASEMENT

THIS INDENTURE, Made this 6<sup>th</sup> day of March, A.D. 2017, between Morningside Park Civic Association, Inc., also known as Morningside Civic Association, Inc., a dissolved Florida not for profit corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 2020 Lake Christie Drive, Orlando, Florida, 32809-7929, 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 drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

### SEE ATTACHED SCHEDULE "A"

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**34-23-29-5748-01-100**

TO HAVE AND TO HOLD said 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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 drainage ditch, pipe, or facility.

Instrument: 801.1

Project: Morningside & Prosper Colony Block E & 2

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

Signed, sealed, and delivered  
in the presence of:

Erica L Guidroz  
Witness

Erica L Guidroz  
Printed Name

[Signature]  
Witness

Russell L. Corriveau  
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 6th of March, 2017, by Lil T. Bull, surviving President and Director, as Trustee, of Morningside Park Civic Association, Inc., also known as Morningside Civic Association, Inc., a dissolved Florida not for profit corporation, on behalf of the dissolved not for profit corporation. They ☐ are personally known to me or ☒ have produced Florida Driver's License and - as identification.

(Notary Seal)

[Signature]  
Notary Signature

Russell L. Corriveau

Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires:

**This instrument prepared by:**  
Jeffrey L. Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



**RUSSELL L. CORRIVEAU**  
MY COMMISSION # FF 902223  
EXPIRES: August 14, 2019  
Bonded Thru Budget Notary Services

Instrument: 801.1

Project: Morningside & Prosper Colony Block E & 2

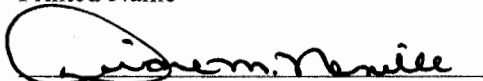
Signed, sealed, and delivered  
in the presence of:



Witness

Robert M. Neville

Printed Name



Witness

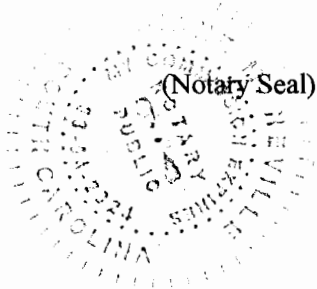
Diane m. Neville

Printed Name

(Signature of TWO Witnesses required by Florida Law)

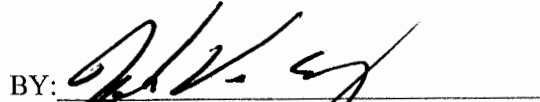
STATE OF South Carolina  
COUNTY OF York

The foregoing instrument was acknowledged before me this 16<sup>th</sup> of May,  
2017, by John Van Cooney and Nina Van Cooney, surviving Officers and Directors, as Trustees, of  
Morningside Park Civic Association, Inc., also known as Morningside Civic Association, Inc., a dissolved  
Florida not for profit corporation, on behalf of the dissolved not for profit corporation. They ☒ are personally  
known to me or ☐ have produced \_\_\_\_\_ and \_\_\_\_\_ as  
identification.



(Notary Seal)

Morningside Park Civic Association, Inc.,  
also known as Morningside Civic Association, Inc.,  
a dissolved Florida not for profit corporation

BY: 

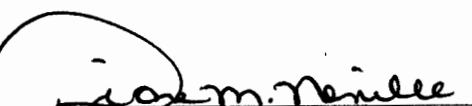
John Van Cooney

Surviving Officer and Director, as Trustee

BY: Nina O. Van Cooney

Nina Van Cooney \* a/k/a Nina O. Van Cooney

Surviving Officer and Director, as Trustee



Notary Signature

Diane m. Neville

Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires: 3-4-24

**This instrument prepared by:**  
Jeffrey L. Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**SCHEDULE "A"****PARCEL: 801****ESTATE: PERMANENT EASEMENT****PURPOSE: DRAINAGE****LEGAL DESCRIPTION**

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA AND LYING WITHIN LOT 10, BLOCK A, MORNINGSIDE PARK, AS RECORDED IN PLAT BOOK W, PAGE 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF CURVATURE ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE CHRISTIE DRIVE, LOT 7, BLOCK A, MORNINGSIDE PARK, AS RECORDED IN PLAT BOOK W, PAGE 26 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 1 INCH IRON PIPE WITH NO IDENTIFICATION; THENCE RUN 237.31 FEET IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 33°09'48", A RADIUS OF 410.00 FEET, A CHORD BEARING OF SOUTH 72°52'13" WEST AND A CHORD LENGTH OF 234.01 FEET TO THE NORTHEASTERLY CORNER OF LOT 10, BLOCK A OF SAID PLAT OF MORNINGSIDE PARK, SAID POINT BEING A FOUND 1/2 INCH IRON ROD WITH NO IDENTIFICATION; THENCE CONTINUE 5.00 FEET IN A SOUTHWESTERLY DIRECTION ALONG THE ARC OF SAID CURVE AND SAID SOUTHERLY RIGHT OF WAY LINE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 00°41'55", A RADIUS OF 410.00 FEET, A CHORD BEARING OF SOUTH 55°56'22" WEST AND A CHORD LENGTH OF 5.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 33°42'41" EAST ALONG THE SOUTHWESTERLY LINE OF AN EXISTING 10 FEET DRAINAGE EASEMENT PER SAID PLAT OF MORNINGSIDE PARK, SAID LINE ALSO BEING 5 FEET SOUTHWESTERLY OF AND PARALLEL TO THE NORTHEASTERLY LINE OF SAID LOT 10, A DISTANCE OF 215.00 FEET TO A POINT; THENCE SOUTH 56°17'19" WEST, A DISTANCE OF 20.00 FEET TO A POINT; THENCE NORTH 33°42'41" WEST ALONG A LINE 20 FEET SOUTHWEST OF AND PARALLEL TO SAID SOUTHWESTERLY LINE OF AN EXISTING 10 FEET DRAINAGE EASEMENT, A DISTANCE OF 189.53 FEET TO A POINT; THENCE SOUTH 56°17'19" WEST, A DISTANCE OF 10.00 FEET TO A POINT; THENCE NORTH 33°42'41" WEST ALONG A LINE 30 FEET SOUTHWEST OF AND PARALLEL TO SAID SOUTHWESTERLY LINE OF AN EXISTING 10 FEET DRAINAGE EASEMENT, A DISTANCE OF 24.00 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE AND THE BEGINNING OF A NON TANGENT CURVE; THENCE FROM A TANGENT BEARING OF NORTH 51°23'30" EAST, RUN 30.04 FEET IN A NORTHEASTERLY DIRECTION ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTHEAST, HAVING A DELTA ANGLE OF 04°11'54", A RADIUS OF 410.00 FEET, A CHORD BEARING OF NORTH 53°29'27" EAST AND A CHORD LENGTH OF 30.04 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,538 SQUARE FEET MORE OR LESS

**GENERAL NOTES**

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY.
2. THE BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF LAKE CHRISTIE DRIVE HAVING A BEARING OF SOUTH 89°27'08" WEST.
3. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION AND LEGEND & ABBREVIATIONS

SHEET 1 OF 2

Date: SEPTEMBER 27, 2016

Project No.: G07-20

Drawn: AJH Chkd.: RJH/JMS

**MORNINGSIDE PARK  
PERPETUAL EASEMENT**



**GEODATA CONSULTANTS, INC.**

**SURVEYING & MAPPING**

**1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401**

**LAKE MARY, FLORIDA 32746**

**VOICE: (407) 732-6965 FAX: (407) 878-0841**

**Land Surveyor Business License No. 6556**



# SCHEDULE "A"

PARCEL: 801

ESTATE: PERMANENT EASEMENT

PURPOSE: DRAINAGE

SECTION 34, TOWNSHIP 23  
SOUTH, RANGE 29 EAST

POINT OF BEGINNING

R=410.00'(C)  
Δ=04°11'54"(C)  
L=30.04'(C)  
CH=30.04'(C)  
CB=N53°29'27"E  
TB=N51°23'30"E

OVERALL R/W CURVE  
R=410.00'(F)(P)  
Δ=83°00'16"(F) 83°(P)  
L=450.85'(F) 450.82'(P)  
CH=428.48'(F)  
CB=S57°56'59"W

R=410.00'(C)  
Δ=00°41'55"(C)  
L=5.00'(C)  
CH=5.00'(C)  
CB=S55°56'22"W

LAKE CHRISTIE DRIVE  
60' R/W (P)

POC  
POINT OF CURVATURE  
FND 1" IP NO ID

S89°27'08"W  
60.05'(F)  
60.00'(P)  
(BASIS OF  
BEARINGS)

FND N&D "LB 4475"

SOUTHERLY R/W LINE OF  
LAKE CHRISTIE DRIVE

R=410.00'(F)(P)  
Δ=33°09'48"(F)  
L=237.31'(F) 237.07'(P)  
CH=234.01'(F)  
CB=S72°52'13"W

NORTHEASTERLY  
CORNER OF LOT 10  
FND 1/2" IR NO ID

MORNINGSIDE PARK  
PLAT BOOK W PAGE 26

AREA: 4,538 SQUARE FEET ±  
S33°42'41"E 215.00'(C)  
S33°42'41"W 189.53'(C)

S56°17'19"W  
10.00'(C)

S56°17'19"W  
20.00'(C)

## LEGEND & ABBREVIATIONS

Chkd. = CHECKED	N&D = NAIL AND DISK
CB = CHORD BEARING	NT = NON TANGENT
CH = CHORD	(P) = PLAT
(C) = CALCULATED	POC = POINT OF COMMENCEMENT
(F) = FIELD	R = RADIUS
FND = FOUND	R/W = RIGHT OF WAY
ID = IDENTIFICATION	TB = TANGENT BEARING
IP = IRON PIPE	Δ = DELTA
IR = IRON ROD	± = PLUS OR MINUS
L = LENGTH	
No. = NUMBER	

SEE SHEET 1 FOR LEGAL DESCRIPTION  
AND GENERAL NOTES

SHEET 2 OF 2

SCALE: 1" = 60'

REVISED PARCEL NUMBER

AJH 10/31/16

REVISION

BY DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEET THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

11/01/2016  
H. Paul deVivaro, Professional Land Surveyor No. 4988

DATE

Date: SEPTEMBER 27, 2016

Project No.: G07-20

Drawn: AJH Chkd.: RJH/JMS

MORNINGSIDE PARK  
PERPETUAL EASEMENT



GEODATA CONSULTANTS, INC.  
SURVEYING & MAPPING  
1349 SOUTH INTERNATIONAL PARKWAY  
SUITE 2401  
LAKE MARY, FLORIDA 32746

VOICE: (407) 732-8965 FAX: (407) 878-0041  
Land Surveyor Business License No. 8558

Project: Morningside & Prosper Colony Block E & 2  
Parcel: 700, 801/701 & 802/702

N/A\_ Pre-Condernnation  
N/A\_ Post-Condernnation

### SETTLEMENT ANALYSIS

**\*This is a Donation**

Land:

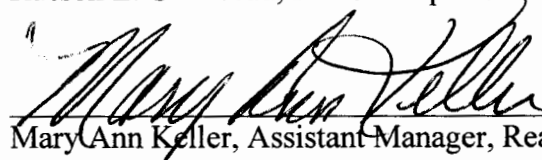
Drainage Easement: 4538 S.F.


\$-0-

### EXPLANATION OF RECOMMENDED SETTLEMENT

The subject parcel is located in the Subdivision of Morningside Park. The Drainage Easement consists of 4,538 square feet and will be used to install a baffle box and to maintain the drainage facilities. The former officers of the dissolved Homeowner Association have agreed to donate the Drainage Easement at no charge.

Recommended by  Date 6/8/17  
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Management Division

Approved by  Date 6-15-17  
Mary Ann Keller, Assistant Manager, Real Estate Management Division

Approved by  Date 6-23-17  
Ann Caswell, Manager, Real Estate Management Division