





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 9

DATE: June 23, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior Title Examiner 
Real Estate Management Division

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

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

ACTION REQUESTED: APPROVAL OF ACCESS, UTILITY, AND DRAINAGE EASEMENT
FROM ISABEL N. GALAGARZA TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Petition to Vacate #16-03-011 (Trigonia St)

District 4

PURPOSE: To provide for access, construction, operation, and maintenance of utility
and drainage facilities as a requirement of a petition to vacate.

ITEM: Access, Utility, and Drainage Easement
Cost: Donation
Size: 7,372.9 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Petition to Vacate #16-03-011 (the "PTV") was approved by the Board of County Commissioners on April 11, 2017. This action provides an access, utility, and drainage easement to Orange County over the portion of Trigonía Street vacated by the PTV.

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 11 2017

THIS IS A DONATION

Project: Petition to Vacate #16-03-011 (Trigonia St)

ACCESS, UTILITY, AND DRAINAGE EASEMENT

THIS INDENTURE, Made this 13th day of Dec. A.D., 20 16, between Isabel N. Galagarza, a single woman, whose address is 540 Fairrell Dr., Orlando Fl. 32828, 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 access, utility, and drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage pipe, water lines, waste waterlines, reclaimed waterlines, 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 Appraisers Parcel Identification Number:

unassigned

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 pipe, the utilities, and any facilities placed thereon by the GRANTEE and its assigns, 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 pipe, or 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.

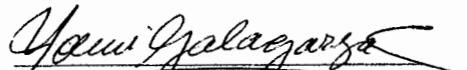
Project: Petition to Vacate #16-03-011 (Trigonia St)

IN WITNESS WHEREOF, the GRANTOR has hereunto set her hand the date first above written.

Signed, sealed and delivered in
the presence of:



Witness



Isabel N. Galagarza

NORA J. CRUZ

Printed Name



Witness

ASHLEY PARRILLA

Printed Name

(Signature of **TWO** witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 13th day of December, 2016 by Isabel N. Galagarza, a single woman. She ☐ is personally known to me or ☒ has produced FL D/L as identification.

Witness my hand and official seal this 13th day of December, 2016.





Notary Signature

Loures Colon

Printed Notary Name

This instrument prepared by:

Theresa Avery, 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: 1/31/19

EXHIBIT "A"

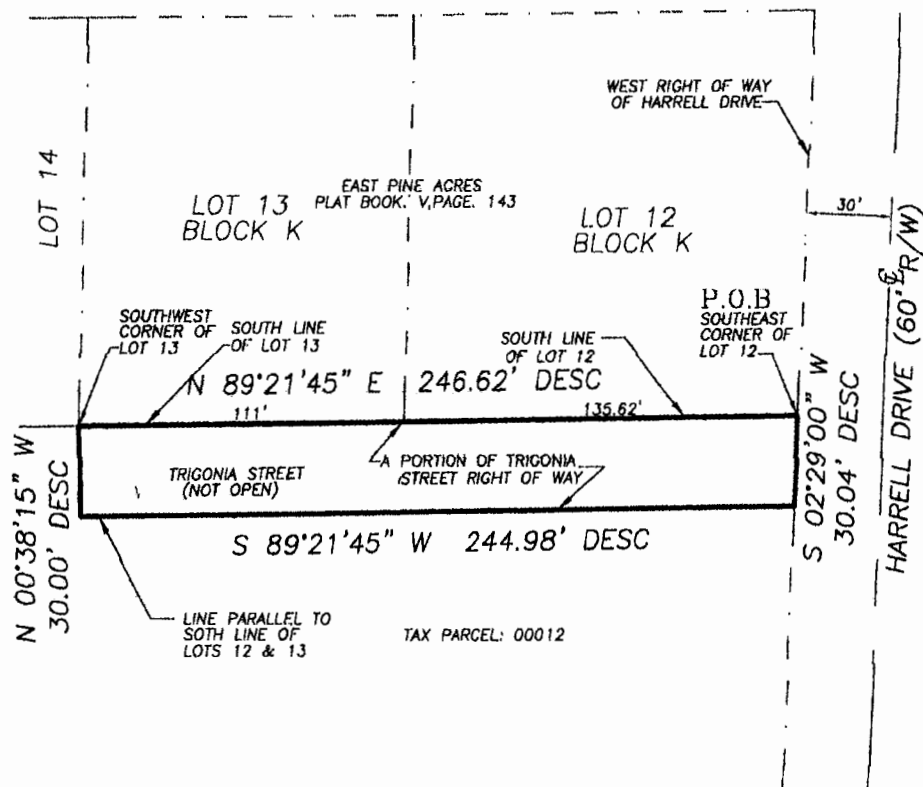
SKETCH OF DESCRIPTION

A PORTION OF THE RIGHT OF WAY OF TRIGONIA STREET, EAST PINE ACRES, AS RECORDED IN PLAT BOOK V, PAGE 143, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 12, BLOCK K, EAST PINE ACRES, AS RECORDED IN PLAT BOOK V, PAGE, 143, PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN S 2°29'00" W ALONG THE WEST RIGHT OF WAY LINE OF HARRELL DRIVE A DISTANCE OF 30.04 FEET; THENCE S 89°21'45" W AND PARALLEL TO THE SOUTH LINE OF LOTS 12 AND 13 BLOCK K; OF EAST PINE ACRES AS RECORDED IN PLAT BOOK V, PAGE 143, A DISTANCE OF 244.98 FEET, THENCE N 00°38'15" W 30.00 FEET TO SAID SOUTHWEST CORNER OF LOT 13, THENCE N 89°21'45" E ALONG THE SOUTH LINE OF SAID LOTS 13 & 12 E A DISTANCE OF 246.62 FEET TO THE POINT OF BEGINNING.

HAVING AN AREA OF 7372.9 SQUARE FEET, OR 0.17 ACRES. MORE OR LESS



W/AN 11/2/16

DF#OCV-143-BLKK-LOTS12,13

TRIGONIA STREET RIGHT OF WAY VACATION

SHEET 1 OF 1

SKETCH OF DESCRIPTION, THIS IS NOT A BOUNDARY SURVEY.

LEGEND	
BC -- BACK OF CURB	CBW -- CONCRETE BLOCK WALL
CALC -- CALCULATED	CM -- CONCRETE MONUMENT
CLF -- CENTERLINE	COVD -- COVERED
CLF -- CHAIN LINK FENCE	CW -- CONCRETE WALKWAY
CONC -- CONCRETE	DE -- DRAINAGE EASEMENT
CP -- CONCRETE PAD	ESMT -- EASEMENT
CA -- CENTRAL ANGLE	FFE -- FINISHED FLOOR ELEVATION
DESC -- DESCRIPTION	IP -- IRON PIPE
DW -- DRIVEWAY	L -- ARC LENGTH
E/P -- EDGE OF PAVEMENT	MS -- METAL SHED
FND -- FOUND	OL -- ON LINE
IR -- IRON ROD	P&M -- PLAT & MEASURED
MEAS -- MEASURED	POB -- POINT OF BEGINNING
N&D -- NAIL & DISK	POC -- POINT OF COMMENCEMENT
PC -- POINT OF CURVATURE	R/W -- RIGHT OF WAY
R -- RADIUS	UB -- UTILITY BOX
TYP -- TYPICAL	WF -- WOOD FENCE
UE -- UTILITY EASEMENT	# -- NUMBER
LB -- LICENSE BUSINESS	

REVISIONS:

DATE: MAR 17, 2016

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Andrew Perry
Andrew Perry, P.S.M.
Professional Surveyor & Mapper #6124
"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."