



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: August 24, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Monica Hand, Senior Title Examiner *MH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WALL EASEMENT FROM KB HOME ORLANDO LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Pump Station 3961 (Stillwater) OCU File #: 79927

District 1

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

ITEM: Wall Easement
Cost: Donation
Total size: 471 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

THIS IS A DONATION

Project: Pump Station 3961 (Stillwater) OCU File #: 79927

WALL EASEMENT

THIS INDENTURE Made this 13 day of JULY, A. D., 20 17, from KB Home Orlando LLC, a Delaware limited liability company, whose address is 9102 SOUTH PARK CENTER LOOP, SUITE 100, ORLANDO, FL 32819, GRANTOR, to Orange County, a charter county and a political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH, that GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, paid by GRANTEE, the receipt of which is hereby acknowledged, does hereby give and grant to GRANTEE and its successors a perpetual easement for wall purposes, with full authority to enter upon, construct, operate, and maintain, as GRANTEE and its successors and assigns may deem necessary, a wall and appurtenant facilities over, under, on, upon, through and across the following described lands situate in Orange County, Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

a portion of

23-23-27-8445-00-021

GRANTOR and its heirs, successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any building, utilities or other structures that could adversely affect the structural integrity of the wall on the granted easement, or otherwise interfere with the use of the wall by GRANTEE for its intended purposes, without the prior written approval of GRANTEE.

TO HAVE AND TO HOLD the said easement unto GRANTEE and its successors for the purposes aforesaid.

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

Signed, sealed and delivered
in the presence of:

KB Home Orlando LLC,
a Delaware limited liability company

Sarah Smith
Witness

Sarah Smith
Print Name

Karen Vaseri
Witness

Karen Vaseri
Print Name

BY: [Signature]

JIM REINERT
Printed Name

Vice President of Land Acquisition
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14th day of July, 2017 by Jim Reinert, as VP of Land Acq., of KB Home Orlando 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)



This instrument prepared by:
Monica Hand, a staff employee
in the course of duty with the
Real Estate Management Division

Sarah Smith
Notary Signature

Sarah Smith
Printed Notary Name

Notary Public in and for the
County and State aforesaid
of Orange County, Florida

My commission expires: 1/10/20

SCHEDULE "A"

PARCEL: WALL EASEMENT PART A AND PART B
PROJECT: PUMP STATION 3961

LEGAL DESCRIPTION PART A

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, SUMMERPORT VILLAGE CENTER PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF CURVATURE ON THE EXISTING WEST RIGHT OF WAY LINE OF FICQUETTE ROAD, SAID POINT BEING THE POINT OF CURVATURE OF LOT 2, SUMMERPORT VILLAGE CENTER PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE FROM A TANGENT BEARING OF SOUTH 00°04'08" EAST, RUN SOUTHERLY 916.22 FEET ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID FICQUETTE ROAD, ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 08°31'52", A RADIUS OF 6153.44 FEET, A CHORD BEARING OF SOUTH 04°11'48" WEST, AND A CHORD OF 915.37 FEET TO A POINT; THENCE NORTH 81°30'43" WEST, A DISTANCE OF 7.75 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 81°30'43" WEST, A DISTANCE OF 1.33 FEET TO A POINT; THENCE NORTH 08°55'22" EAST, A DISTANCE OF 13.00 FEET TO A POINT; THENCE SOUTH 81°30'43" EAST, A DISTANCE OF 1.33 FEET TO A POINT; THENCE SOUTH 08°55'22" WEST, A DISTANCE OF 13.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 17 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PART B

ALL THAT TRACT OR PARCEL OF LAND LYING IN THE NORTHWEST 1/4 OF SECTION 23, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING A PORTION OF LOT 2, SUMMERPORT VILLAGE CENTER PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE POINT OF CURVATURE ON THE EXISTING WEST RIGHT OF WAY LINE OF FICQUETTE ROAD, SAID POINT BEING THE POINT OF CURVATURE OF LOT 2, SUMMERPORT VILLAGE CENTER PHASE 1, AS RECORDED IN PLAT BOOK 52, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID POINT BEING A FOUND 4"x4" CONCRETE MONUMENT, NO IDENTIFICATION; THENCE FROM A TANGENT BEARING OF SOUTH 00°04'08" EAST, RUN SOUTHERLY 941.22 FEET ALONG THE EXISTING WEST RIGHT OF WAY LINE OF SAID FICQUETTE ROAD, ALONG THE ARC OF A CURVE CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 08°45'50", A RADIUS OF 6153.44 FEET, A CHORD BEARING OF SOUTH 04°18'47" WEST, AND A CHORD OF 940.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHERLY 23.96 FEET ALONG SAID EXISTING WEST RIGHT OF WAY LINE, ALONG THE ARC OF SAID CURVE CONCAVE TO THE WEST, HAVING A DELTA ANGLE OF 00°13'23", A RADIUS OF 6153.44 FEET, A CHORD BEARING OF SOUTH 08°48'24" WEST, AND A CHORD OF 23.96 FEET TO A POINT; THENCE SOUTH 89°45'05" WEST, A DISTANCE OF 60.73 FEET TO A POINT; THENCE NORTH 08°40'41" EAST, A DISTANCE OF 71.18 FEET TO A POINT; THENCE SOUTH 81°30'43" EAST, A DISTANCE OF 1.00 FEET TO A POINT; THENCE SOUTH 08°40'41" WEST, A DISTANCE OF 67.84 FEET TO A POINT; THENCE NORTH 89°45'05" EAST, A DISTANCE OF 50.61 FEET TO A POINT; THENCE NORTH 08°29'17" EAST, A DISTANCE OF 22.15 FEET TO A POINT; THENCE SOUTH 81°30'43" EAST, A DISTANCE OF 9.12 FEET TO THE POINT OF BEGINNING.

CONTAINING 454 SQUARE FEET, MORE OR LESS.

SEE SHEET 2 FOR SKETCH OF DESCRIPTION
SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET 1 OF 3

Date: APRIL 18, 2017

Project No.: N06-02

Drawn: DPW Chkd.: RJH/JMS

PUMP STATION 3961 WALL EASEMENT PART A & PART B



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

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SKETCH OF DESCRIPTION

PARCEL: WALL EASEMENT PART A AND PART B
PROJECT: PUMP STATION 3961

CURVE C1 R=6153.44'(C)(P) Δ=08°31'52"(C) L=916.22'(C) CD=915.37'(C) CB=S04°11'48"W TB=S00°04'08"E

CURVE C2 R=6153.44'(C) Δ=08°45'50"(C) L=941.22'(C) CD=940.31'(C) CB=S04°18'47"W TB=S00°04'08"E

CURVE C3 R=6153.44'(C) Δ=00°13'23"(C) L=23.96'(C) CD=23.96'(C) CB=S08°48'24"W

SCALE: 1" = 30'

UTILITY EASEMENT
PER OFFICIAL RECORDS BOOK
6395, PAGE 5540 &
DISTRIBUTION EASEMENT
PER OFFICIAL RECORDS BOOK
10001, PAGE 3330

SECTION 23,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N81°30'43"W	7.75'
L2	N81°30'43"W	1.33'
L3	N08°55'22"E	13.00'
L4	S81°30'43"E	1.33'
L5	S08°55'22"W	13.00'
L6	S89°45'05"W	60.73'
L7	S81°30'43"E	1.00'
L8	N89°45'05"E	50.61'
L9	N08°29'17"E	22.15'
L10	S81°30'43"E	9.12'

POINT OF COMMENCEMENT
WALL EASEMENT PART A & PART B
POINT OF CURVATURE
FND 4"x4" CM
NO IDENTIFICATION

25.00' LANDSCAPE EASEMENT(P)

LOT 2
SUMMERPORT VILLAGE
CENTER PHASE 1
PLAT BOOK 52, PAGES 5-8
ORANGE COUNTY
LIFT STATION SITE
(NOT A PART OF PLAT)
PER OFFICIAL RECORDS
BOOK 6395, PAGE 5535

POB
WALL
EASEMENT
PART A

POB
WALL
EASEMENT
PART B

SOUTH LINE OF THE ORANGE
COUNTY LIFT STATION SITE
(BASIS OF BEARINGS)

ADDITIONAL RIGHT-OF-WAY
DEDICATED BY PLAT

FICQUETTE REAMS ROAD (P)
FICQUETTE ROAD (F)
R/W WIDTH VARIES

WALL EASEMENT PART A
AREA: 17 SQ. FEET ±
WALL EASEMENT PART B
AREA: 454 SQ. FEET ±

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 3 FOR CERTIFICATION, GENERAL NOTES, LEGEND AND ABBREVIATIONS

SHEET 2 OF 3

Date: APRIL 18, 2017

Project No.: N06-02

Drawn: DPW Chkd.: RJH/JMS

PUMP STATION 3961
WALL EASEMENT
PART A & PART B



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: (407) 870-0041

Land Surveyor Business License No. 6556

SKETCH OF DESCRIPTION

PARCEL: WALL EASEMENT PART A AND PART B
PROJECT: PUMP STATION 3961

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 RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/1990 ADJUSTMENT (NAD83/90), ZONE 901, FLORIDA EAST, WITH THE SOUTH LINE OF THE ORANGE COUNTY LIFT STATION SITE (PUMP STATION 3961), HAVING A BEARING OF NORTH 89°45'05" EAST.
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. LANDS SHOWN HEREON WERE ABSTRACTED FOR DEDICATED RIGHT-OF-WAY, EASEMENTS AND OR OWNERSHIP BY FIRST AMERICAN TITLE INSURANCE COMPANY, FUND FILE NUMBER 2037-3720099, HAVING AN EFFECTIVE DATE OF FEBRUARY 16, 2017 AND FUND FILE NUMBER 2037-3720109, HAVING AN EFFECTIVE DATE OF MARCH 02, 2017.
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.
8. THIS SKETCH AND DESCRIPTION IS SUPPORTED BY A BOUNDARY AND TOPOGRAPHIC SURVEY COMPLETED BY GEODATA CONSULTANTS, INC. FOR THE EXISTING ORANGE COUNTY LIFT STATION SITE (PUMP STATION 3961).

LEGEND & ABBREVIATIONS

(C)	= CALCULATED DATA	(P)	= PLAT DATA
Chkd.	= CHECKED	POB	= POINT OF BEGINNING
CB	= CHORD BEARING	R	= RADIUS
CD	= CHORD DISTANCE	R/W	= RIGHT OF WAY
Δ	= DELTA	SQ.	= SQUARE
(F)	= FIELD DATA	TB	= TANGENT BEARING
L	= LENGTH	±	= PLUS OR MINUS
No.	= NUMBER		

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR SKETCH OF DESCRIPTION

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 MEETS THE STANDARDS OF PRACTICE AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 33-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO THE NOTES AND NOTATIONS SHOWN HEREON.

H. Paul deVivaro, Professional Land Surveyor No. 6556 DATE 4/19/2017

Date: APRIL 18, 2017

Project No.: N06-02

Drawn: DPW Chkd.: RJH/JMS

**PUMP STATION 3961
WALL EASEMENT
PART A & PART B**



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