




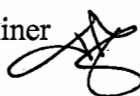
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

**DATE:** August 28, 2017

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

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

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

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF DRAINAGE EASEMENT FROM LENNAR HOMES, LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Storey Grove Phase 1B-1 (Spring Hill PD)- Horizon West --  
Case # PSP-13-08-203  
  
District 1

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

**ITEM:** Drainage Easement  
Cost: Donation  
Size: 1,925 square feet

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 03 2017

THIS IS A DONATION

Project: Storey Grove Phase 1B-1 (Spring Hill PD)- Horizon West - Case # PSP-13-08-203

#### DRAINAGE EASEMENT

THIS INDENTURE, Made this 15th day of August, A.D. 20 17, between Lennar Homes, LLC, a Florida limited liability company, whose address is 6750 Forum drive, suite 310 Orlando, FL 32821, 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 EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

17-24-27-7170-16-022

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

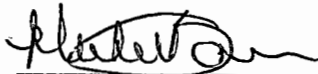
~~THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees,~~  
undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its 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.

Project: Storey Grove Phase 1B-1 (Spring Hill PD)- Horizon West - Case # PSP-13-08-203

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

Signed, sealed and delivered  
in the presence of:

Lennar Homes, LLC,  
a Florida limited liability company



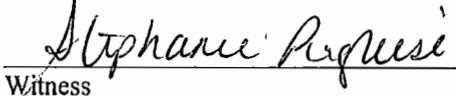
Witness

BY:

  
Rob Bonin, Authorized Agent

Michelle Barr

Printed Name



Witness

Stephanie Pugliese

Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

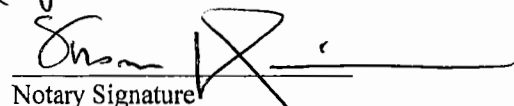
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 15th day of August, 2017, by Rob Bonin, as Authorized Agent of Lennar Homes, a Florida limited liability company, on behalf of the limited liability company. He ☒ is personally known to me, or ☐ has produced N/A as identification.

Witness my hand and official seal this 15th day of August, 2017.

(Notary Seal)



  
Notary Signature

Susan Finkbeiner  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

**This instrument prepared by:**  
Theresa Avery, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

My commission expires:

# Exhibit "A"

## LEGAL DESCRIPTION

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

### LEGAL DESCRIPTION

A STRIP OF LAND BEING 30.00 FEET IN WIDTH AND BEING A PORTION OF TRACT P-2B, STOREY GROVE, PHASE 1A-1, PLAT BOOK 88, PAGES 114 THROUGH 119 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT P-2B; THENCE RUN NORTH 47°24'07" EAST ALONG THE SOUTH LINE OF SAID TRACT P-2B FOR A DISTANCE OF 150.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 422.00 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 07°19'38" FOR AN ARC LENGTH OF 53.97 FEET, A CHORD BEARING OF NORTH 51°03'56" EAST AND A CHORD LENGTH OF 53.93 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTH LINE RUN NORTH 27°24'57" WEST, NON-RADIAL TO SAID CURVE, FOR A DISTANCE OF 30.27 FEET TO THE NORTH LINE OF SAID TRACT P-2B, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 452.00 FEET; THENCE RUN NORTHEASTERLY ALONG SAID NORTH LINE AND THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08°07'58" FOR AN ARC LENGTH OF 64.16 FEET, A CHORD BEARING OF NORTH 59°19'11" EAST AND A CHORD DISTANCE OF 64.10 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 27°24'57" EAST, NON-RADIAL TO SAID CURVE, FOR A DISTANCE OF 30.00 FEET TO THE AFORESAID SOUTH LINE OF TRACT P-2B, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 422.00 FEET; THENCE RUN SOUTHWESTERLY ALONG SAID SOUTH LINE AND THE ARC THEREOF THROUGH A CENTRAL ANGLE OF 08°42'50" FOR AN ARC LENGTH OF 64.18 FEET, A CHORD BEARING OF SOUTH 59°05'10" WEST FOR A CHORD DISTANCE OF 64.12 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 1,925 SQUARE FEET OR 0.04 ACRES, MORE OR LESS.

REV 9.2.16  
REV 9.9.16  
REV 10.17.16



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654 5355

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

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

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT P-2B BEING N47°24'07"E.

I:\data\20130013\sketches\20130013-bocdo-jopelle SOD-DE (1)

JOB NO. 20130013

DATE: 10-14-16

SCALE: N/A

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:

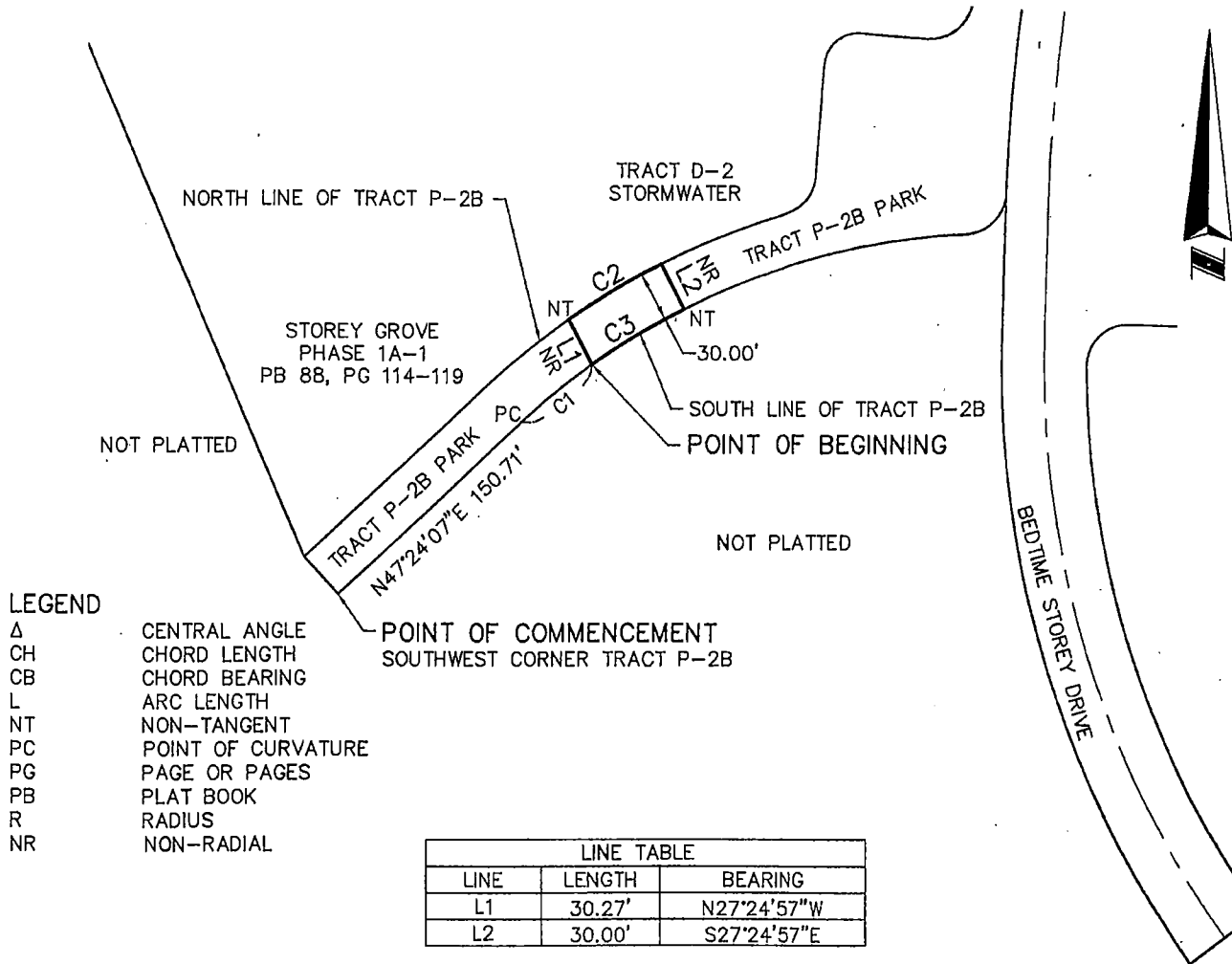
JAMES L. RICKMAN P.S.M. # 5633

# Exhibit "A"

## SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH

SEE SHEET 1 OF 2 FOR DESCRIPTION



REV 9.2.16  
REV 9.9.16  
REV 10.17.16



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654 5355

### SURVEYOR'S NOTES:

I:\data\20130013\sketches\20130013-sodde jenelle SOD-DE (2)

THIS IS NOT A SURVEY.

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BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT P-2B BEING N47°24'07"E.

JOB NO. 20130013

DATE: 10-14-16

SCALE: 1" = 100'

FIELD BY: N/A

CALCULATED BY: DH

DRAWN BY: DH

CHECKED BY: MR