




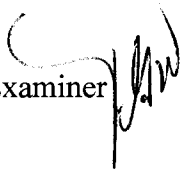
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: September 26, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL AND EXECUTION OF PARTIAL TERMINATION OF
EASEMENT AGREEMENT AND AUTHORIZATION TO RECORD
INSTRUMENT

PROJECT: Wetherbee Road – Phase II (Reserve at Sawgrass – Phase 4C)

District 4

PURPOSE: To release a portion of a Permanent Fill Slope Easement that is no longer
needed.

ITEM: Partial Termination of Easement Agreement

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS:

On February 13, 2007, the Board of County Commissioners approved a Permanent Fill Slope Easement Agreement recorded in Official Records Book 9121, Page 1214, which contained a provision for automatic termination at such time as development adjoining the Wetherbee Road right-of-way was elevated to such an extent that a fill slope was no longer needed. Beazer Homes, LLC, successor in title, has requested partial termination of the easement to clear title to the lands currently being developed. The Public Works Department has reviewed the request, approved the plat and acknowledges that the easement is no longer required over the lands lying within the plat of Reserve at Sawgrass – Phase 4C, Plat Book 93, Page 131.

Developer to pay recording fees.

Project: Wetherbee Road – Phase II
(Reserve at Sawgrass – 4C)

PARTIAL TERMINATION OF EASEMENT AGREEMENT

KNOW ALL MEN BY THESE PRESENTS: That ORANGE COUNTY, a charter county and political subdivision of the state of Florida, the owner and holder of a certain non-exclusive Permanent Fill Slope Easement Agreement executed by Wetherbee Ventures, LLC, a Florida limited liability company, dated the 18th day of August, 2006 and recorded on the 20th day of February, 2007, in Official Records Book 9121, Page 1214, of the Public Records of Orange County, Florida, upon the property situate in the said State and County described as follows, to-wit:

See Attached Exhibit "A"

County hereby acknowledges that the use and conditions for a portion of the land which the said easement was granted have been fulfilled and a portion of the said easement is now and forever terminated and extinguished as it applies to the Reserve at Sawgrass – Phase 4C, according to the plat thereof as recorded in Plat Book 93, Pages 131-135, Public Records of Orange County, Florida and as further described in the attached Exhibit "B" and hereby directs the Comptroller of Orange County to record this Partial Termination of Easement Agreement and thus make the same a matter of record.

IN WITNESS WHEREOF, Orange County, Florida has caused its presents to be executed as of the day and year written below.

(Official Seal)



Orange County, Florida
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

Date: 10.31.17

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name: _____

This instrument prepared by:
Virginia G. Williams, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Exhibit "A"

Legal Description

A portion of Sections 19 and 20, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of the West 1/2 of the Northwest 1/4 of said Section 20; thence run S 00°51'02" E, along the east line of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 00.21 feet for the POINT OF BEGINNING; thence run S 00°51'02" E, along the east line of the West 1/2 of the Northwest 1/4 of said Section 20, a distance of 20.00 feet to a point on a non-tangent curve, concave southerly, having a radius of 11,389.00 feet and a central angle of 02°18'31"; thence on a chord bearing of S 88°01'45" W, run 458.90 feet along the arc of said curve to the point of reverse curvature with a curve, concave northerly, having a radius of 11,529.00 feet and a central angle of 02°14'03"; thence run westerly, along the arc of said curve, a distance of 449.54 feet to the point of tangency thereof; thence run S 89°06'32" W, a distance of 1655.73 feet to a point of curvature of a curve, concave southerly, having a radius of 11,389.00 feet and a central angle of 00°40'33"; thence run westerly, along the arc of said curve, a distance of 134.36 feet to a point; thence run N 02°04'07" W, a distance of 20.00 feet to a point on a non-tangent curve, concave southerly, having a radius of 11,409.00 feet and a central angle of 00°40'37"; thence, on a chord bearing of N 88°46'14" E, run easterly, along the arc of said curve, a distance of 134.77 feet to the point of tangency thereof; thence run N 89°06'32" E, a distance of 1655.73 feet to a point of curvature of a curve, concave northerly, having a radius of 11,509.00 feet and a central angle of 02°14'03"; thence run easterly, along the arc of said curve, a distance of 448.76 feet to the point of reverse curvature with a curve, concave southerly, having a radius of 11,409.00 feet and a central angle of 02°18'31"; thence run easterly, along the arc of said curve, a distance of 459.70 feet to the POINT OF BEGINNING.

Containing 1.24 acres, more or less.

Sketch of Description

of a

20' Wide

Slope Easement

lying in

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sections 19 and 20,
Section 19, Township 24 South, Range 30 East
Orange County, Florida

PREPARED FOR:

Wetherbee Ventures, LLC

JOB NO.

0313.71

SHEET

1 of 2

DATE

11/10/05

SCALE

1" = 300'

SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND OR SURVEY REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

GBA LD No. 7194

R. BLAYTON GANUNG

REC. FILE NO. 4235



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

Surveyor's Notes:

Lands shown hereon were not abstracted for easements, rights of way, ownership or other matters by this firm.

The legal description was prepared by the Surveyor.

Bearings are based on an assumed bearing of $N 00^{\circ}32'46'' W$, along the west line of the Northwest $1/4$ of Section 19, Township 24 South, Range 30 East, Orange County, Florida.

Lines shown hereon are radial unless noted NR (non-radial).

O.R.B. - Official Records Book

OUC - Orlando Utilities Commission

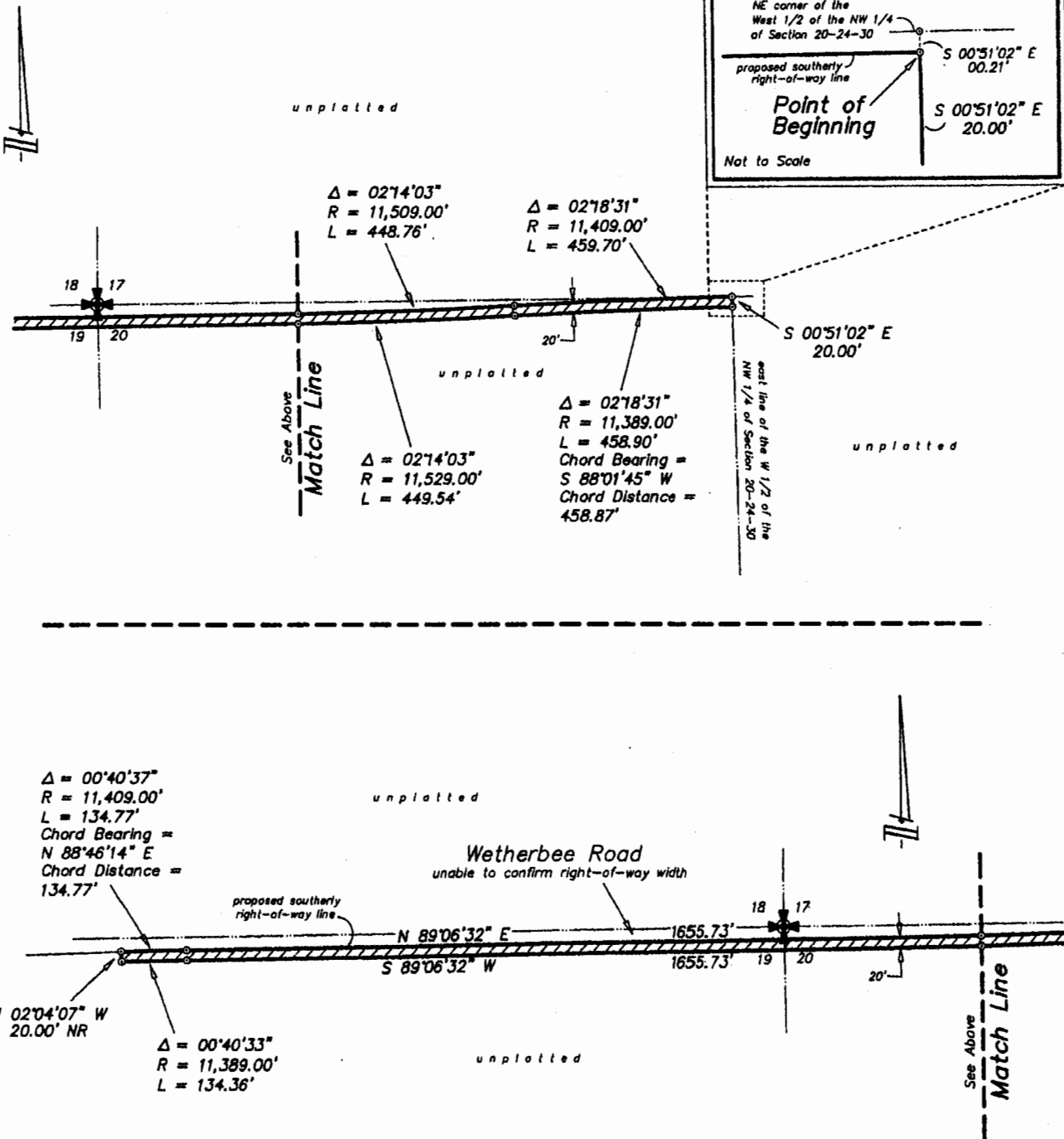


Exhibit "B"

Reserve at Sawgrass – Phase 4C
Plat Book 93, Pages 131 - 135

A portion of Section 20, Township 24 South, Range 30 East, Orange County, Florida, being described as follows:

BEGIN at the northeast corner of Tract G, RESERVE AT SAWGRASS - PHASE 1, according to the plat thereof, as described and recorded in Plat Book 80, Pages 126 through 130, Public Records of Orange County, Florida; said corner being a point on the southerly right-of-way line of Wetherbee Road, as shown and described in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence easterly, along said southerly right-of-way line, the following three (3) courses and distances: run N 89°06'32" E, a distance of 91.79 feet to a point of curvature of a curve, concave northerly, having a radius of 11,509.00 feet and a central angle of 02°14'03"; thence run easterly, along the arc of said curve, a distance of 448.76 feet to a point of reverse curvature of a curve, concave southerly, having a radius of 11,409.00 feet and a central angle of 02°18'31"; thence run easterly, along the arc of said curve, a distance of 459.70 feet to a point on the east line of the West 1/2 of the Northwest 1/4 of said Section 20; thence run S 00°51'40" E, along said east line, a distance of 1,191.06 feet to a point on the northerly line of RESERVE AT SAWGRASS - PHASE 3, according to the plat thereof, as described and recorded in Plat Book 83, Pages 44 through 48, Public Records of Orange County, Florida; thence run S 89°08'58" W, along said northerly line, a distance of 540.22 feet to a point on the easterly line of RESERVE AT SAWGRASS - PHASE 4B, according to the plat thereof, as described and recorded in Plat Book 91, Pages 67 and 68, Public Records of Orange County, Florida; thence northerly, along said easterly line, the following courses and distances: run N 00°51'02" W, a distance of 410.00 feet; thence run N 12°09'38" W, a distance of 50.99 feet; thence run N 00°51'02" W, a distance of 111.50 feet to a point on the northerly line of said plat of RESERVE AT SAWGRASS - PHASE 4B; thence westerly, along said northerly line, the following courses and distances: run S 88°46'44" W, a distance of 110.00 feet; thence run N 84°12'35" W, a distance of 50.34 feet; thence run S 89°08'58" W, a distance of 410.00 feet to a point on the boundary line of RESERVE AT SAWGRASS - PHASE 4A, according to the plat thereof, as described and recorded in Plat Book 87, Page 12, Public Records of Orange County, Florida; thence northwesterly, along said boundary line, the following courses and distances: run N 00°51'02" W, a distance of 120.00 feet; thence run S 89°08'58" W, a distance of 86.91 feet to a point on the easterly line of the aforesaid plat of RESERVE AT SAWGRASS - PHASE 1; thence northeasterly, along said easterly line, the following courses and distances: run N 00°51'02" W, a distance of 50.00 feet; thence run N 89°08'58" E, a distance of 181.91 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 90°00'00"; thence run northeasterly, along the arc of said curve, a distance of 39.27 feet to the point of tangency thereof; thence run N 00°51'02" W, a distance of 401.34 feet to the POINT OF BEGINNING.

Containing 21.65 acres, more or less.