





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

**DATE:** October 27, 2017

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

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

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

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF RECREATIONAL TRAIL EASEMENT FROM  
UNIVERSAL CITY PROPERTY MANAGEMENT III, LLC TO  
ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS  
TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Shingle Creek Multi Use Trail  
  
District 6

**PURPOSE:** To provide for access, construction, operation and maintenance of a public  
multi-use recreational trail.

**ITEMS:** Recreational Trail Easement (Instrument 8033B.1)  
Cost: Donation  
Size: 1.773 acres

**BUDGET:** Account No.: 1050-068-1801-6110

**FUNDS:** \$70.20 Payable to Orange County Comptroller  
(all recording fees)

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

**REMARKS:** This easement provides for the access and construction of a multi-use recreational trail for the Parks and Recreation Division. The trail segment will create a linear park for pedestrians and non-motorized traffic. This trail is for the benefit of the residents and visitors to Orange County.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X  Under BCC Approval

Under Ordinance Approval

Date: 10/27/17

Project: Shingle Creek Multi Use Trail

Parcel: 8033B

Total Amount: \$70.20

Charge to Account # 1050-068-1801-6110

Engineering Approval

Date

*Next page*

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block{s})

n/a  Pre-Condernnation  n/a  Post-Condernnation

X  Not Applicable District # 6

X  Donation

Acquisition at Below Approved Appraisal

Acquisition at Above Approved Appraisal

X  Advance Payment Requested

Orange County Comptroller \$70.20  
(Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

Contract/Agreement

X  Copy of Executed Instruments

Certificate of Value

Settlement Analysis

Payable to Orange County Comptroller (Recording Fees)

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

Recommended by

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

*10/27/17*  
Date

Recommended by

*Robert K. Babcock*  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt.

*10/27/17*  
Date

Approved by

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

*10/27/17*  
Date

Certified

Approved by BCC Deputy Clerk to the Board

*Craig A. Stopyra*  
*for*

*NOV 14 2017*  
Date

Examined/Approved

Comptroller/Government Grants

CHECK No. / Date

REMARKS: The parcel will close as soon as check is available. Please Contact Acquisition Agent @6-7074 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
*NOV 14 2017*

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☐ n/a Pre-Condemnation ☐ n/a Post-Condemnation

☒ Not Applicable District # 6

☒ Donation

☐ Acquisition at Below Approved Appraisal

☐ Acquisition at Above Approved Appraisal

☒ Advance Payment Requested

Orange County Comptroller \$70.20  
(Recording Fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

☐ Contract/Agreement

☒ Copy of Executed Instruments

☐ Certificate of Value

☐ Settlement Analysis

Payable to Orange County Comptroller (Recording Fees)

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Russell L. Corriveau  
Russell L. Corriveau, Senior Acquisition Agent, Real Estate Mgmt.

Date

10/27/17

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Robert K. Babcock  
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt.

Date

10/27/17

Approved by

Paul Sladek  
Paul Sladek, Manager, Real Estate Management Division

Date

10/27/17

Certified

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Examined/Approved

Comptroller/Government Grants

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APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**NOV 14 2017**

THIS IS A DONATION

Instrument: 8033B.1

Project: Shingle Creek Multi Use Trail

### **RECREATIONAL TRAIL EASEMENT**

This Grant of Easement ("Easement") made and given as of the 2<sup>nd</sup> day of June, 2017, by Universal City Property Management III, LLC, a Delaware limited liability company, formerly known as Universal City Property Management Company III, a Delaware corporation, whose address is 45 Ansley Drive, Newnan, Georgia 30263, ("Grantor") to Orange County, Florida, a charter county and political subdivision of the State of Florida ("Grantee"), whose address is P.O. Box 1393, Orlando, Florida 32802-1393.

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

**a portion of:**

**05-24-29-0000-00-017**

**WITNESSETH:**

**WHEREAS**, the Grantee desires to construct and maintain a multipurpose public recreational trail and associated facilities as part of Orange County's Shingle Creek Multi-Use Trail across certain lands owned by Grantor for the benefit of the residents of and visitors to Orange County (the "Shingle Creek Trail Segment" or "Trail Segment"); and

**WHEREAS**, the Trail Segment will create a linear park to accommodate pedestrians and non-motorized traffic, and the paved surface will vary from approximately fourteen feet (14') wide for the general trail portions to 36 feet (36') wide for the bridge-ramp portions (the Trail Segment and all appurtenant facilities, embankments, stormwater drainage swales, signage, landscaping and structures provided by Grantee shall hereafter be referred to as the "Facilities"); and

Instrument: 8033B.1  
Project: Shingle Creek Multi Use Trail

**WHEREAS**, Grantor wishes to convey to Grantee an easement encompassing the Trail Segment, more particularly described in Schedule 'A,' which is attached hereto and incorporated herein by this reference (the "Easement Area").

**NOW, THEREFORE**, for and in consideration of One Dollar (\$1.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged; the parties hereto agree as follows:

Grantor hereby gives, grants and conveys unto Grantee a perpetual easement on, over, under and within the Easement Area with full authority to enter thereupon, and construct, repair and maintain, as the Grantee may deem necessary, all Facilities deemed necessary or desirable by Grantee. Grantee 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 Trail Segment and its Facilities out of and away from the Easement Area.

Grantor hereby reserves the rights of ingress, egress, and use of the Easement Property at any time for any public purpose which will not interfere with the rights conferred upon Grantee hereunder, provided that the Trail Segment surface and all of Grantee's Facilities within the Easement Area shall be restored by Grantor to the extent such restoration is reasonably possible. However, Grantor shall not build, construct or create, nor give its consent to any other person or entity to build, construct or create any permanent physical improvements upon the Easement Area.

[SIGNATURE ON FOLLOWING PAGE]

Instrument: 8033B.1  
Project: Shingle Creek Multi Use Trail

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

Signed, sealed and delivered  
in the presence of:

Universal City Property Management III, LLC,  
a Delaware limited liability company, formerly  
known as Universal City Property Management  
Company III, a Delaware corporation.

Deborah Mathis  
Witness:

By: Fourth Quarter Properties XLIX, LLC,  
a Georgia limited liability company,  
its Manager

Deborah Mathis  
Printed Name:

By: [Signature]  
Stanley E. Thomas  
Manager

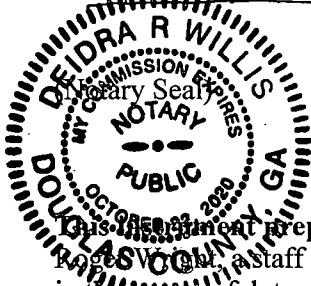
Kathy North  
Witness:

Kathy North  
Print Name:

(Signature of TWO witnesses required by Florida law)

STATE OF Georgia  
COUNTY OF Coweta

The foregoing instrument was acknowledged before me this 2nd day of June, 2017, by Stanley E. Thomas, Manager of Fourth Quarter Properties XLIX, LLC, a Georgia limited liability company, Manager of Universal City Property Management III, LLC, a Delaware limited liability company, formerly known as Universal City Property Management Company III, a Delaware corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Signature

Deidra R. Willis  
Printed Notary Name

This instrument prepared by:  
[Signature], a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Notary Public in and for Georgia  
Coweta the county and state aforesaid

My commission expires: 10/22/20

## SCHEDULE "A"

PARCEL No.: 8033B

ESTATE: PERPETUAL EASEMENT

PURPOSE: RECREATIONAL TRAIL

### LEGAL DESCRIPTION:

That part of Section 5, Township 24 South, Range 29 East, Orange County, Florida, described as follows:

Commence at the East quarter corner of said Section 5; thence run South 89° 39' 07" West along North line of Southeast 1/4 of said Section 5 for a distance of 358.96 feet to a point on the Easterly line of lands described in Official Records Book 5638, Page 3539, of the Public Records of Orange County, Florida; thence departing said North line run South 00° 14' 19" East along said Easterly line for a distance of 356.55 feet; thence continue along Easterly line South 00° 14' 15" East for a distance of 279.69 feet to the POINT OF BEGINNING; thence continue along said Easterly line and a projection thereof South 00° 14' 15" East for a distance of 1206.98 feet to its intersection with the Northerly line of a Recreational Trail Easement, Parcel 8033A as described in Document #20160286322, of the Public Records of Orange County, Florida; thence continue along said Northerly line South 42° 21' 39" West for a distance of 70.20 feet; thence South 52° 48' 58" West for a distance of 91.53 feet; thence departing said Northerly line run North 26° 17' 21" East for a distance of 135.83 feet; thence North 00° 14' 15" West for a distance of 1044.77 feet; thence North 45° 19' 22" West for a distance of 113.30 feet to its intersection with the Southerly line of a Recreational Trail Easement, Parcel 8033 as described in Document #20160286322, of the Public Records of Orange County, Florida; thence continue along said Southerly line North 89° 35' 31" East for a distance of 58.59 feet to a point of curvature of a curve concave Northwesterly having a radius of 83.50 feet and a chord bearing of North 50° 18' 21" East; thence Northerly along the arc of said curve through a central angle of 78° 34' 20" for a distance of 114.51 feet to the POINT OF BEGINNING.

Containing 1.773 acres, more or less.

SKETCH OF DESCRIPTION ONLY; THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH  
OF DESCRIPTION IS IN ACCORDANCE  
WITH THE "STANDARDS OF PRACTICE"  
AS REQUIRED BY CHAPTER 5J-17  
FLORIDA ADMINISTRATIVE CODE.

*Herman Daniel Williams III*

Herman Daniel Williams III, P.S.M.

LICENSE NUMBER: 6227

CERTIFICATE OF AUTHORIZATION No. LB-7963

Dated: 06/08/17



NOT VALID WITHOUT THE SIGNATURE AND THE  
ORIGINAL RAISED SEAL OF A FLORIDA LICENSED  
SURVEYOR AND MAPPER

ORANGE COUNTY FLORIDA  
**SHINGLE CREEK  
REGIONAL TRAIL PHASE 1  
SEGMENT 2**

DRAWN BY: RGR	DATE: 06/07/17
CHECKED BY: HDW	DATE: 06/07/17
REVISED: 06/08/17	SCALE: N/A
JOB No: 120RA.SHI	SHEET 1 OF 5



## SKETCH OF DESCRIPTION

PARCEL No.: 8033B

THIS IS NOT A BOUNDARY SURVEY

### GENERAL NOTES:

1. The purpose of this sketch is to delineate the description attached hereto. This does not represent a boundary survey.
2. Bearings based on the North line of the SE 1/4 of Section 5, Township 24 South, Range 29 East, being S89°39'07"W, an assumed datum.
3. This sketch of description is prepared with the benefit of Title Search No. 2037-3474683/15.00187 prepared by First American Title Insurance Company, dated November 20, 2015, which has been provided to and reviewed by the undersigned surveyor. Exceptions listed therein (if any) which affect the parcel described herein, which can be delineated or noted, are shown hereon.
4. All recording references shown on this sketch refer to the Public Records of Orange County, Florida, unless otherwise noted.
5. This sketch may have been reduced in size by reproduction. This must be considered when obtaining scaled data.

### LEGEND / ABBREVIATIONS:

BCC	BOARD COUNTY COMMISSIONERS	PL	PROPERTY LINE
BL	BASELINE	PI	POINT OF INTERSECTION
BP	BEGIN PROJECT	PC	POINT OF CURVATURE
(C)	CALCULATED DATA	PCC	POINT OF COMPOUND CURVE
C.B.	CHORD BEARING	PG.	PAGE
C.D.	CHORD DISTANCE	PRC	POINT OF REVERSE CURVE
DOC	DOCUMENT	PT	POINT OF TANGENCY
Δ	DELTA (CENTRAL ANGLE)	R	RADIUS
EP	END PROJECT	R/W	RIGHT OF WAY
EXPY.	EXPRESSWAY	RNG.	RANGE
L.A.	LIMITED ACCESS	S.R.	STATE ROAD
L	LENGTH	S.R.B.	STATE ROAD BOOK
N.D.	NAIL & DISC	S.R.D.	STATE ROAD DEPARTMENT
NT	NON-TANGENT	SEC.	SECTION
O.C.	ORANGE COUNTY	STA.	STATION
O.R.B.	OFFICIAL RECORDS BOOK	TB	TANGENT BEARING
P.B.	PLAT BOOK	TWP.	TOWNSHIP
P.O.B.	POINT OF BEGINNING	C.C.R.	CERTIFIED CORNER RECORD

# SKETCH OF DESCRIPTION

PARCEL No.: 8033B

THIS IS NOT A BOUNDARY SURVEY

S. LINE, NE 1/4, SEC. 5

N. LINE, SE 1/4, SEC. 5



SCALE: 1" = 100'

NORTH LINE OF THE SE 1/4  
OF SECTION 5, TWP. 24S,  
RNG. 29E

EASTERLY LINE OF  
O.R.B. 5638, PG. 3539

S89°39'07"W 358.96' (C)  
(BEARING BASIS)

POINT OF  
COMMENCEMENT  
E 1/4 CORNER, SEC. 5,  
TWP. 24S, RNG. 29E

GRAN PARK AT SOUTHPARK PHASE II  
P.B. 55, PG. 41

LOT 8

NOT PLATTED

UNIVERSAL CITY PROPERTY  
MANAGEMENT III, LLC  
(LANDS DESCRIBED IN  
O.R.B. 5638, PG. 3539)

1033

CONSERVATION EASEMENT  
O.R.B. 9727, PG. 1872

CONSERVATION  
EASEMENT  
O.R.B. 9769, PG. 576

SLRC HOLDINGS, LLC.  
(LANDS DESCRIBED IN  
O.R.B. 11029, PG. 7860)

NOT PLATTED

R=83.50' (C)  
Δ=78°34'20"  
L=114.51'  
C.B.=N50°18'21"E  
C.D.=105.74'

Recreational Trail Easement  
Parcel 8033  
per DOC# 20160286322

SOUTHERLY LINE OF RECREATIONAL  
TRAIL EASEMENT, PARCEL 8033 PER  
DOC# 20160286322

NOT PLATTED

58.59' (C)  
N89°35'31"E

PI PC

NT

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

PI

MATCH LINE

SEE SHEET 4

SHINGLE CREEK REGIONAL TRAIL  
PHASE 1 SEGMENT 2  
O.C. PROJECT No. Y12-819-CH

DRAWN BY: RGR

DATE: 06/07/17

REVISED: 06/08/17

SCALE: 1" = 100'

CHECKED BY: HDW

DATE: 06/07/17

JOB No: 120RA.SHI

SHEET 3 OF 5

# SKETCH OF DESCRIPTION

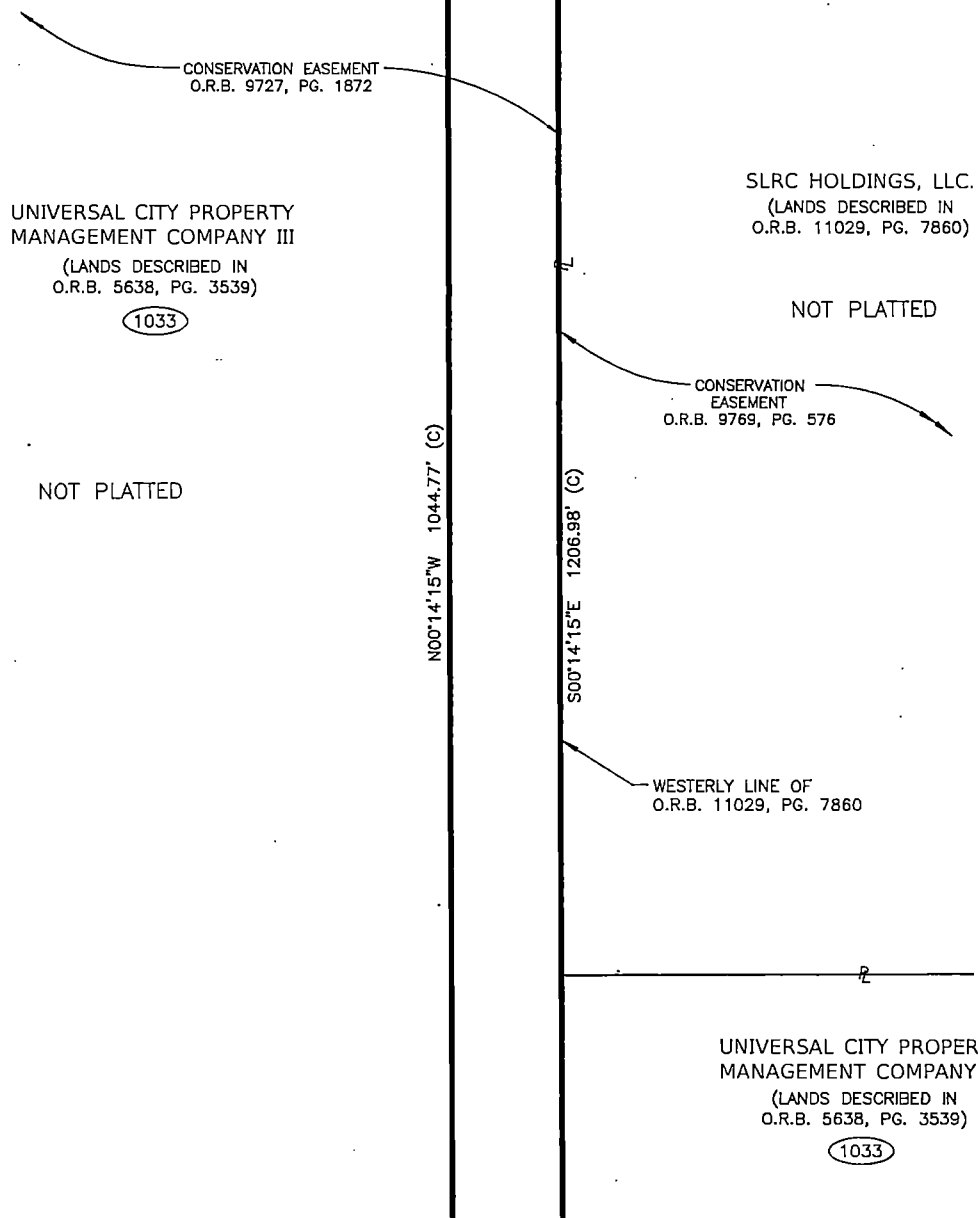
PARCEL No.: 8033B

THIS IS NOT A BOUNDARY SURVEY

MATCH LINE SEE SHEET 3



SCALE: 1" = 100'



MATCH LINE SEE SHEET 5

SHINGLE CREEK REGIONAL TRAIL  
PHASE 1 SEGMENT 2  
O.C. PROJECT No. Y12-819-CH

DRAWN BY: RGR

DATE: 06/07/17

REVISED: 06/08/17

SCALE: 1" = 100'

CHECKED BY: HDW

DATE: 06/07/17

JOB No: 120RA.SHI

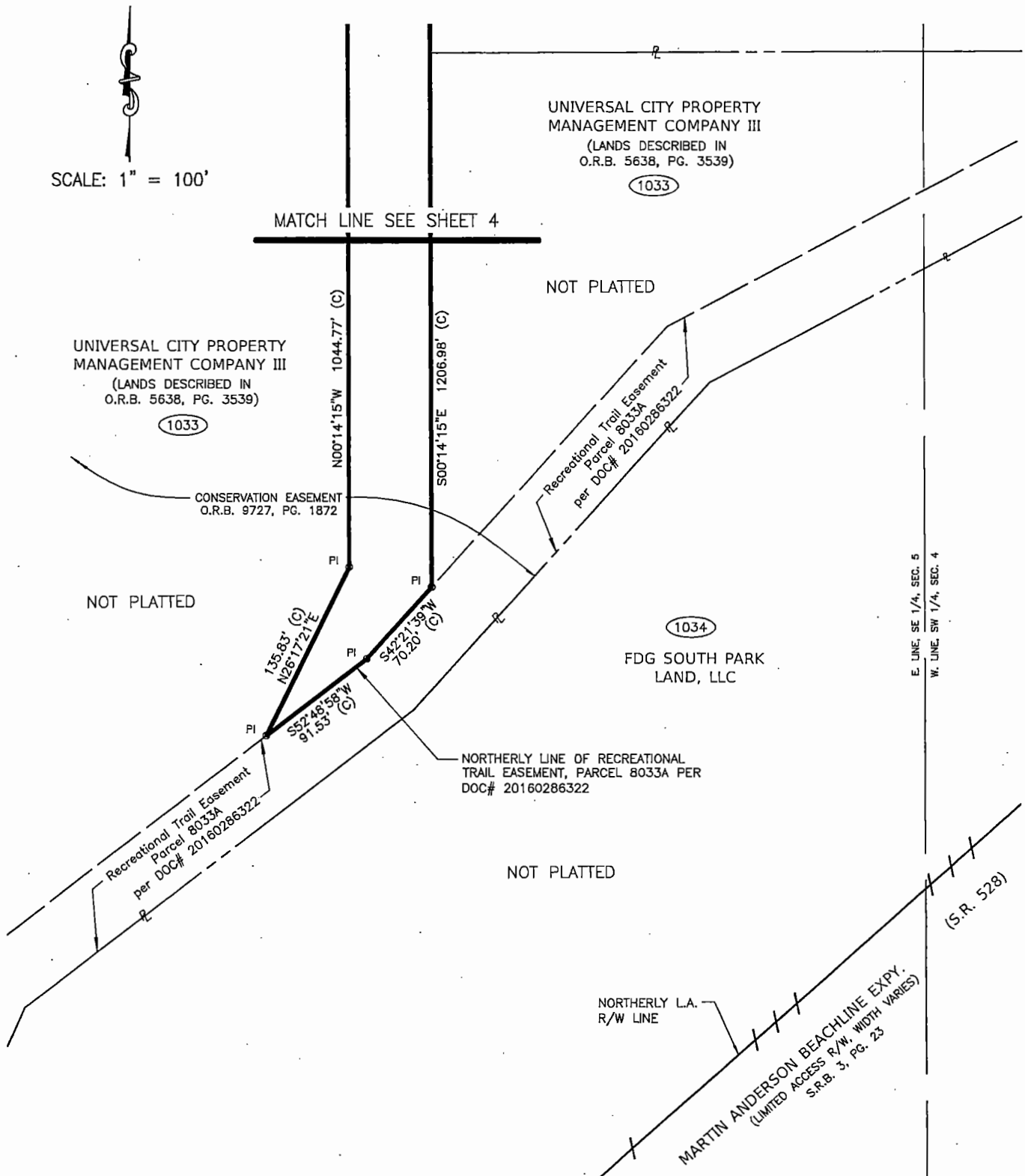
SHEET 4 OF 5

# SKETCH OF DESCRIPTION

PARCEL No.: 8033B

THIS IS NOT A BOUNDARY SURVEY

SCALE: 1" = 100'



SHINGLE CREEK REGIONAL TRAIL  
PHASE 1 SEGMENT 2  
O.C. PROJECT No. Y12-819-CH

DRAWN BY: RGR

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SCALE: 1" = 100'

SHEET 5 OF 5