





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 15

**DATE:** October 20, 2017

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

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

**FROM:** Mary Tiffault, Title Examiner   
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM IAFRATE  
ROCKWOOD LLC TO ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Muskogee Industrial Park sitework only Permit: B13903842  
OCU File #: 49385  
  
District 5

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 260 square feet

**APPROVALS:** Real Estate Management Division  
Utilities Department

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
NOV 14 2017

THIS IS A DONATION

Project: Muskogee Industrial Park sitework only Permit: B13903842 OCU File #: 49385

### UTILITY EASEMENT

THIS INDENTURE, Made this 13th day of SEPTEMBER, A.D. 2017, between Iafrate Rockwood LLC, a Michigan limited liability company, whose address is 855 28th STREET SOUTH, ST. PETERSBURG, FL. 33712, 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, a right-of-way and easement for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, 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 Appraiser's Parcel Identification Number:

a portion of  
15-22-30-0000-00-062

TO HAVE AND TO HOLD said right-of-way and 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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTOR, its 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 right-of-way that may interfere with the normal operation or maintenance 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.

GRANTEE'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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

Signed, sealed, and delivered  
in the presence of:

Iafrate Rockwood LLC,  
a Michigan limited liability company

Neuro de Rubeis  
Witness

BY: [Signature]

NEIRO DE RUBEIS  
Printed Name

DOMINIC IAFRATE  
Printed Name

[Signature]  
Witness

V. P.  
Title

ALLEN BLEAU  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF PINELLAS

The foregoing instrument was acknowledged before me this 13th day of SEPTEMBER, 2017, by Dominic Iafrate, as V. P., of Iafrate Rockwood LLC, a Michigan limited liability company, on behalf of the limited liability company. He/she [ ] is personally known to me, or [ ] has produced \_\_\_\_\_ as identification.

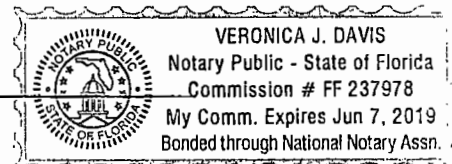
(Notary Seal)

[Signature]  
Notary Signature

Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:



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

# EXHIBIT A

## EASEMENT SKETCH AND DESCRIPTION OF MASTER METER (POTABLE/FIRE)

**MUSKOGEE INDUSTRIAL PARK**  
**BUILDING DEPARTMENT PERMIT NUMBER B13903842**  
**SECTION 15, TOWNSHIP 22, RANGE 30 EAST**  
**ORANGE COUNTY, FLORIDA**

### LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

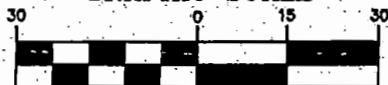
COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN N00°42'49"W ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 15, A DISTANCE OF 630.20 FEET; THENCE ALONG THE SOUTH R/W OF MUSKOGEE STREET N89°31'02"E A DISTANCE OF 63.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID R/W A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID R/W RUN S00°46'09"E A DISTANCE 25.96 FEET; THENCE RUN S89°31'02"W A DISTANCE OF 10.00 FEET; THENCE RUN N00°46'09"W A DISTANCE OF 25.96 FEET BACK TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.01 ACRES (260 SQUARE FEET) MORE OR LESS.

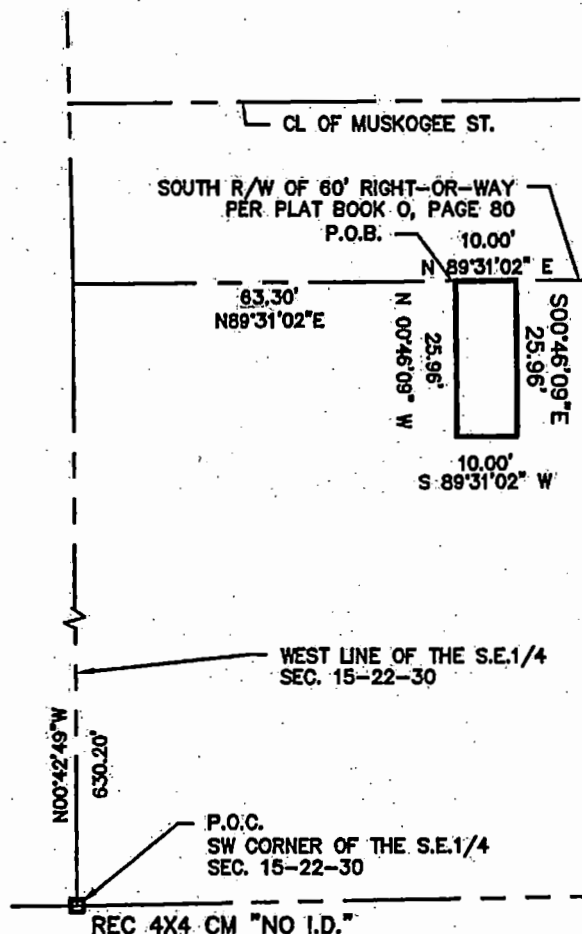
### SURVEY REPORT:

1. BEARINGS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA HAVING AN ASSUMED BEARING OF N00°42'49"E.
2. CERTIFICATE OF AUTHORIZATION #LB3763.
3. SKETCH IS NOT A SURVEY.

### GRAPHIC SCALE



( IN FEET )  
1 inch = 30 ft.



### "SKETCH OF DESCRIPTION"

LAND SURVEYING DIVISION OF  
**John B. Webb & Associates, Inc.**  
CIVIL & ENVIRONMENTAL CONSULTING ENGINEERS  
925 S. DENNING DRIVE  
WINTER PARK, FLORIDA 32789  
PH: (407) 622-9322 FAX: (407) 622-9325  
EMAIL: WEBBENGRAOL.COM

### LEGEND

P.O.B. POINT OF BEGINNING  
P.O.C. POINT OF COMMENCEMENT  
R/W RIGHT OF WAY  
SEC. SECTION  
SQ. FT. SQUARE FEET  
C CENTERLINE  
REC COVERED  
CM CONCRETE MONUMENT

DRAWN BY:	DWA	DATE:	05-23-17
CHECKED BY:	DEM	DRAWING NO.:	UTILITY EASEMENT
FIELD DATE:	N/A	FIELD BOOK:	N/A
JOB NO.:	A59-01	SHEET	1 of 1
REVISIONS:	DESCRIPTION:		

THIS SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 11-17.052(5), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SEC. 472.027, FLORIDA STATUTES.

DEAN E. MOSLOW, PSM  
PROFESSIONAL SURVEYOR AND MAPPER #8056  
STATE OF FLORIDA

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