




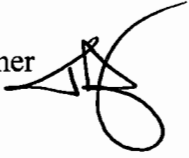
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: January 19, 2018

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 UTILITY EASEMENT WITH JOINDER AND
CONSENT TO UTILITY EASEMENT BY STOREY PARK
COMMUNITY DEVELOPMENT DISTRICT FROM LENNAR
HOMES, LLC TO ORANGE COUNTY AND UTILITY EASEMENT
FROM STOREY PARK CLUB, LLC TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Storey Park Parcel L Ph 1 Permit: 17-U-012 OCU File #: 90366

District 4

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

ITEMS: Utility Easement with Joinder and Consent to Utility Easement
Cost: Donation
Size: 1,083 square feet

Utility Easement
Cost: Donation
Size: 1,818 square feet

Real Estate Management Division
Agenda Item 5
January 19, 2018
Page 2

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantors to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 06 2018

THIS IS A DONATION

Project: Storey Park Parcel L Ph 1 Permit: 17-U-012 OCU File #: 90366

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of December, A.D. 2017, between Lennar Homes, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6750 Forum Drive, Ste 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 utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, underground water lines, wastewater lines, reclaimed water lines, and any other underground utility facilities (together with above and underground associated appurtenances) 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 04-24-31-8983-15-004

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever. GRANTOR'S conveyance of said easement, and GRANTEE'S acceptance and use of the same, is made subject to any and all matters of record; provided, however, reference herein to such matters of record shall not serve to re-impose the same.

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 easement, 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 easement 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, 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.

1-28

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.

GRANTOR reserves the right to construct utilities, paved areas (such as roads, trails, and sidewalks), and landscaping within the easement area to the extent that such improvements do not materially interfere with GRANTEE'S rights hereunder.

IN WITNESS WHEREOF, the 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

Tramaine Jones
Witness

BY: [Signature]

Tramaine Jones
Printed Name

Brock Nicholas
Printed Name

Gregory Ewanitz
Witness

Vice President
Title

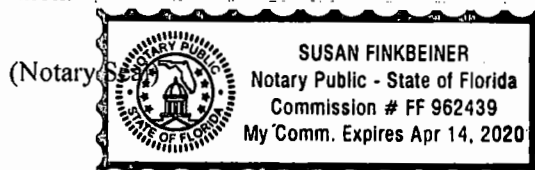
Gregory Ewanitz
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 21st day of DECEMBER, 2017, by Brock Nicholas, as Vice President, of Lennar Homes, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [☒] is personally known to me, or [☐] has produced N/A as identification.



[Signature]
Notary Signature
Susan Finkbeiner
Printed Notary Name

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

Notary Public in and for
the County and State aforesaid

My commission expires: 4/14/20

JOINDER AND CONSENT TO UTILITY EASEMENT

Storey Park Community Development District, a Florida community development district does hereby join into the Joinder And Consent To Utility Easement to which this Joinder and Consent is attached, and the terms thereof are and shall be binding upon the Community Development District and its successors and assigns.

IN WITNESS WHEREOF, the undersigned has executed this Joinder and Consent to Utility Easement on this 22ND day of DECEMBER, 2017.

WITNESSES:

Storey Park Community Development District,
a Florida community development district

Print Name: Michelle Barr

By: [Signature]

[Signature]

Printed Name: Rob Bowin

Print Name: Se. H. Tolusha

Title: Chair

[Signature]

STATE OF FLORIDA)
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 22ND day of December, by Rob Bowin, as Chair, of Storey Park Community Development District, a Florida community development district, on behalf of the Community Development District, who is personally known to me or who has produced N/A as identification.

(Notary Seal)



[Signature]
Notary Signature

Susan Finkbeiner
Printed Notary Name

Notary Public in and for the
county and state aforesaid

My commission expires: 4/14/20

EXHIBIT "A"

CIP - OCU FILE # 17-U-012

PROJECT NAME: INNOVATION PLACE

(a/k/a STOREY PARK UTILITIES)

PERMANENT EASEMENTS

Legal Description

A portion of Tract OS-4, STOREY PARK PHASE 3, according to the plat thereof, as recorded in Plat Book 91, Pages 21 through 31, Public Records of Orange County, Florida, lying in Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the south corner of said Tract OS-4; thence run N 50°03'46" W, along the westerly line thereof, a distance of 10.14 feet to a point 10.00 feet westerly of (when measured perpendicular to) the easterly line of said Tract OS-4 for the POINT OF BEGINNING; thence, continue N 50°03'46" W, along the aforesaid westerly line, a distance of 5.18 feet to a point 15.00 feet westerly of (when measured perpendicular to) the aforesaid easterly line of Tract OS-4; said point being a point on a non-tangent curve, concave westerly, having a radius of 10.00 feet; thence northwesterly, parallel with said easterly line, the following courses and distances: on a chord bearing of N 11°34'40" W and a chord distance 10.85 feet, run northerly, along the arc of said curve, a distance of 11.47 feet, through a central angle of 65°43'09" to a point of reverse curvature of a curve, concave northeasterly, having a radius of 478.76 feet and a central angle of 15°27'26"; thence run northwesterly, along the arc of said curve, a distance of 129.16 feet to a point on a non-tangent curve, concave easterly, having a radius of 485.25 feet; thence, on a chord bearing of N 21°04'06" W and a chord distance of 74.23 feet, run northerly, parallel with the westerly right-of-way line of Story Time Drive, as shown and described on the plat of STOREY PARK ROADWAYS, as recorded in Plat Book 91, Pages 6 through 11, Public Records of Orange County, Florida and along the arc of said curve, a distance of 74.30 feet, through a central angle of 08°46'24" to a point on the northerly line of said Tract OS-4; said point being a point on a non-tangent curve, concave southerly, having a radius of 25.00 feet; thence, departing said parallel line, on a chord bearing of S 77°53'12" E and a chord distance of 5.71 feet, run southeasterly, along said northerly line and along the arc of said curve, a distance of 5.73 feet, through a central angle of 13°07'31" to a point 10.00 feet westerly of (when measured perpendicular to) the aforesaid westerly right-of-way line of Story Time Drive; said point being a point on a non-tangent curve, concave easterly, having a radius of 480.25 feet; thence southeasterly, parallel with said westerly right-of-way line, the following courses and distances: on a chord bearing of S 21°13'57" E and a chord distance of 70.72 feet, run southeasterly, along the arc of said curve, a distance of 70.79 feet, through a central angle of 08°26'42" to a point on a non-tangent curve, concave northeasterly, having a radius of 473.76 feet; thence, on a chord bearing of S 36°42'32" E and a chord distance of 127.42 feet, run southeasterly, along the arc of said curve, a distance of 127.81 feet, through a central angle of 15°27'26" to a point of reverse curvature of a curve, concave westerly, having a radius of 15.00 feet and a central angle of 72°03'42"; thence run southeasterly, parallel with the aforesaid easterly line of Tract OS-4 and along the arc of said curve, a distance of 18.87 feet to the POINT OF BEGINNING.

Containing 1,083 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Bearings shown hereon are based on record plat.

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

poc - point on curve prc - point of reverse curvature

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.

Sketch of Description

of a

Utility Easement

situated in

Section 4, Township 24 South, Range 31 East
Orange County, Florida

PREPARED FOR:

Lennar Homes

JOB NO.

0813.108B

SHEET

1 of 2

DATE

3/31/17

SCALE

As Noted

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

GBA LB No. 7194

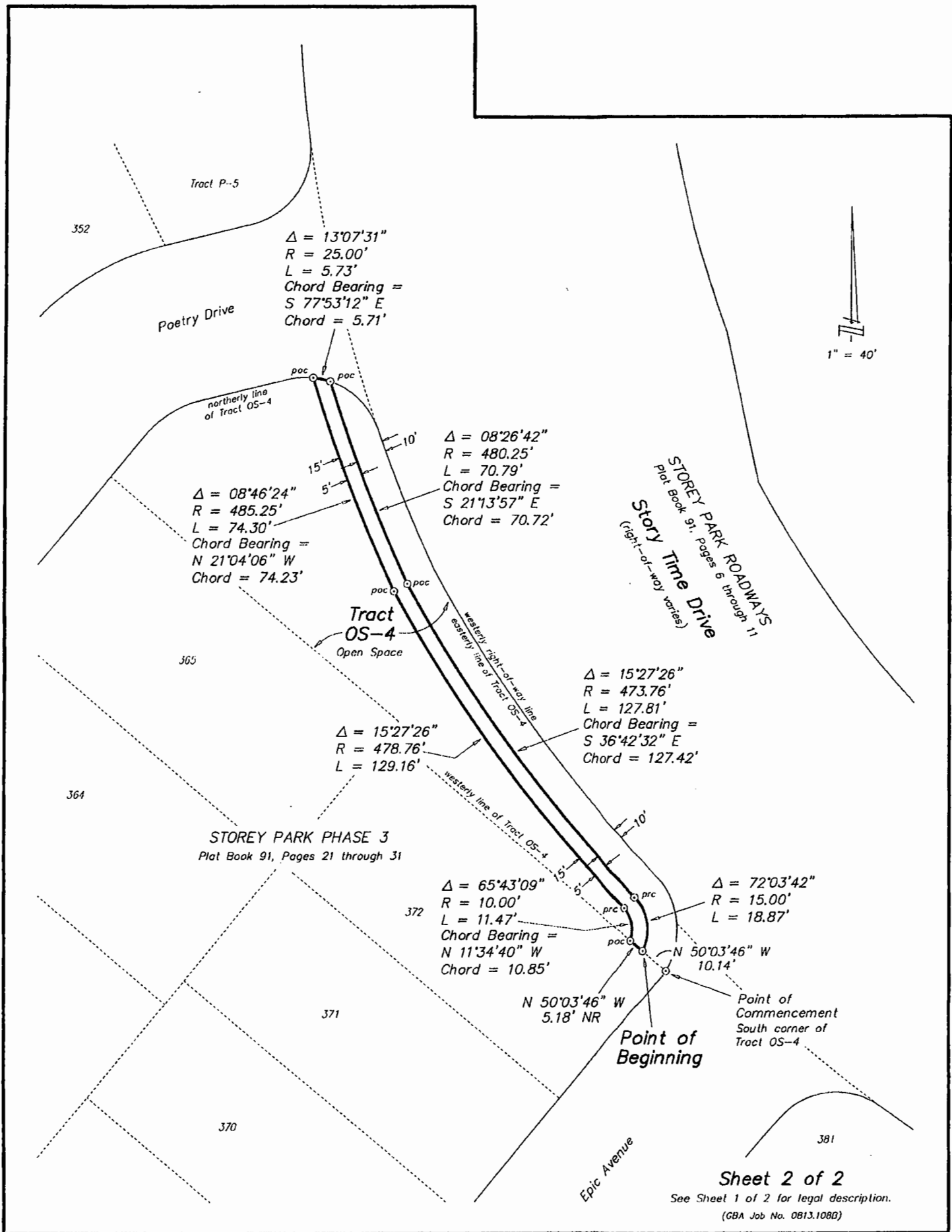
RI CLAYTON GANUNG
REG. P.L.S. NO. 4236



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

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



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

FEB 06 2018

THIS IS A DONATION

Project: Storey Park Parcel L Ph 1 Permit: 17-U-012 OCU File #: 90366

UTILITY EASEMENT

THIS INDENTURE, Made this 21st day of December, A.D. 20 17, between Storey Park Club, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 6750 Forum Drive, Ste 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 utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, underground water lines, wastewater lines, reclaimed water lines, and any other underground utility facilities (together with above and underground associated appurtenances) 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
04-24-31-8983-16-005

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever. GRANTOR'S conveyance of said easement, and GRANTEE'S acceptance and use of the same, is made subject to any and all matters of record; provided, however, reference herein to such matters of record shall not serve to re-impose the same.

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 easement, 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 easement 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, 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.

GRANTOR reserves the right to construct utilities, paved areas (such as roads, trails, and sidewalks), and landscaping within the easement area to the extent that such improvements do not materially interfere with GRANTEE'S rights hereunder.

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

Signed, sealed, and delivered
in the presence of:

Storey Park Club, LLC,
a Florida limited liability company

Tramaine Jones
Witness

BY: Lennar Homes, LLC,
a Florida limited liability company,
its managing member

Tramaine Jones
Printed Name

BY: [Signature]

Gregory Ewanitz
Witness

Brock Nicholas
Printed Name

Gregory Ewanitz
Printed Name

Vice President
Title

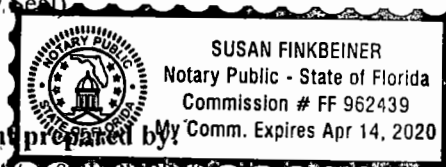
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 24th day of DECEMBER, 2017, by Brock Nicholas, as Vice President, of Lennar Homes, LLC, a Florida limited liability company as managing member of Storey Park Club, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she [] is personally known to me, or [] has produced N/A as identification.

(Notary Seal)



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

[Signature]
Notary Signature
Susan Finkbeiner
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires: 4/14/20

EXHIBIT "A"

CIP - OCU FILE # 17-U-012

PROJECT NAME: INNOVATION PLACE

(a/k/a STOREY PARK UTILITIES)

PERMANENT EASEMENTS

Legal Description

A portion of Tract P-5, STOREY PARK - PHASE 3, according to the plat thereof, as recorded in Plat Book 91, Pages 21 through 31, Public Records of Orange County, Florida, lying in Section 4, Township 24 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of the Southeast 1/4 of said Section 4; thence run S 00°47'01" E, along the east line thereof, a distance of 653.67 feet; thence, departing said east line, run S 89°12'59" W, a distance of 480.75 feet to a point on the northerly right-of-way line of Poetry Drive, as shown and described on said plat of STOREY PARK - PHASE 3 for the POINT OF BEGINNING; said point being a point on a non-tangent curve, concave northwesterly, having a radius of 25.00 feet; thence on a chord bearing of S 50°59'18" W and a chord distance of 5.71 feet, run southwesterly, along said northerly right-of-way line and along the arc of said curve, a distance of 5.73 feet, through a central angle of 13°07'31" to a point 15.00 feet westerly of (when measured perpendicular to) the westerly right-of-way line of Story Time Drive, as shown and described on the plat of STOREY PARK ROADWAYS, as recorded in Plat Book 91, Pages 6 through 11, Public Records of Orange County, Florida; said point being a point on a non-tangent curve, concave easterly, having a radius of 485.25 feet; thence parallel with said westerly right-of-way line, the following three (3) courses and distances: on a chord bearing of N 06°04'58" W and a chord distance of 69.96 feet, run northerly, along the arc of said curve, a distance of 70.02 feet, through a central angle of 08°16'05" to the point of tangency thereof; thence run N 01°56'55" W, a distance of 129.11 feet to a point of curvature of a curve, concave westerly, having a radius of 314.75 feet and a central angle of 26°33'34"; thence run northerly, along the arc of said curve, a distance of 145.90 feet to the point of tangency thereof; thence run N 28°30'29" W, a distance of 19.78 feet; thence run N 64°21'44" E, a distance of 3.62 feet to a point 10.00 feet westerly of (when measured perpendicular to) the aforesaid westerly right-of-way line of Story Time Drive; said point being a point on a non-tangent curve, concave southwesterly, having a radius of 15.00 feet; thence southeasterly, parallel with said westerly right-of-way line, the following courses and distances: on a chord bearing of S 40°53'57" E and a chord distance of 6.44 feet, run easterly, along the arc of said curve, a distance of 6.49 feet, through a central angle of 24°46'57" to the point of tangency thereof; thence run S 28°30'29" E, a distance of 13.31 feet to a point of curvature of a curve, concave westerly, having a radius of 319.75 feet and a central angle of 26°33'34"; thence run southerly, along the arc of said curve, a distance of 148.22 feet to the point of tangency thereof; thence run S 01°56'55" E, a distance of 129.11 feet to a point of curvature of a curve, concave easterly, having a radius of 480.25 feet and a central angle of 07°56'22"; thence run southerly, along the arc of said curve, a distance of 66.55 feet to the POINT OF BEGINNING.

Containing 1,818 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

Sketch of Description

of a

Utility Easement

situated in

Section 4, Township 24 South, Range 31 East
Orange County, Florida

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.

PREPARED FOR:

Lennar Homes

JOB NO.

0813.108A

SHEET

1 of 2

DATE

3/31/17

SCALE

As Noted

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

GBA LB No. 7194

R. CLAYTON GANUNG

REG. P.L.S. NO. 4236



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

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



Point of Commencement
NE corner of
the SE 1/4 of
Section 4-24-31

Dowden Road
STOREY PARK ROADWAYS
Plat Book 91, Pages 6 through 11

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

O.R.B. - Official Records Book

pc - point of curvature

pt - point of tangency

poc - point on curve

$\Delta = 24'46'57''$
 $R = 15.00'$
 $L = 6.49'$
Chord Bearing =
 $S 40'53'57'' E$
Chord = 6.44'

$N 64'21'44'' E$
3.62' NR

$N 28'30'29'' W$
19.78'

$\Delta = 26'33'34''$
 $R = 314.75'$
 $L = 145.90'$

$\Delta = 26'33'34''$
 $R = 319.75'$
 $L = 148.22'$

westerly
right-of-way
line

unplatted

Tract P-5
STOREY PARK - PHASE 3
Plat Book 91, Pages 21 through 31

50' Florida Gas Transmission Company Easement
O.R.B. 1682, Page 340
O.R.B. 1682, Page 342
O.R.B. 1682, Page 344

$\Delta = 08'16'05''$
 $R = 485.25'$
 $L = 70.02'$

Chord Bearing =
 $N 06'04'58'' W$
Chord = 69.96'

Story Time Drive
STOREY PARK ROADWAYS
Plat Book 91, Pages 6 through 11

$\Delta = 07'56'22''$
 $R = 480.25'$
 $L = 66.55'$

$S 89'12'59'' W$

480.75'

Point of Beginning

$\Delta = 13'07'31''$
 $R = 25.00'$
 $L = 5.73'$
Chord Bearing =
 $S 50'59'18'' W$
Chord = 5.71'

northerly
right-of-way
line

Poetry Drive

Sheet 2 of 2

See Sheet 1 of 2 for legal description.

(GRA Job No. 0813.108A)

basis of bearings (assumed)
 $S 00'47'01'' E$

east line of the SE 1/4 of Section 4-24-31

653.67'