





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** January 24, 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 FROM MARK W. GRIFFITH  
AND ARDEN P. GRIFFITH TO ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Mark Griffith Water Service Permit: 17-E-036 OCU File #: 92406  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 1,050 square feet

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

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

FEB 20 2018

THIS IS A DONATION

Project: Mark Griffith Water Service Permit: 17-E-036 OCU File #: 92406

**UTILITY EASEMENT**

THIS INDENTURE, Made this 17<sup>th</sup> day of January A.D., 2018, between Mark W. Griffith and Arden P. Griffith, husband and wife, GRANTORS, 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 GRANTORS, 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, 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**

**13-23-27-8396-00-080**

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 utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted easement, and the GRANTORS, 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 GRANTORS or GRANTOR'S heirs, successors, or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

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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 GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in  
the presence of:

Jennifer A. Simikian  
Witness  
Jennifer A. Simikian  
Printed Name

Mark W. Griffith  
Mark W. Griffith  
5932 Caymans Loop  
Post Office Address

Sherril H. Vernon  
Witness  
Sherril H. Vernon  
Printed Name

Arden P. Griffith  
Arden P. Griffith  
5932 Caymans Loop  
Post Office Address  
Windermere, FL 34786

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17<sup>th</sup> of January,  
20 18, by Mark W. Griffith and Arden P. Griffith, husband and wife. They ☒ are personally known to  
me, or ☐ have each produced \_\_\_\_\_ and \_\_\_\_\_ as  
identification.

(Notary Seal)



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

Jennifer A. Simikian  
Notary Signature  
Jennifer A. Simikian  
Printed Notary Name

Notary Public in and for the  
county and state aforesaid.

My commission expires: 9/25/18

# EXHIBIT "A"

## SKETCH OF DESCRIPTION

MARK GRIFFITH WATER SERVICE  
AND PERMIT NUMBER 17-E-036  
12460 SUMMERPORT BEACH WAY  
WINDERMERE, FL 32786

### DESCRIPTION: (UTILITY EASEMENT)

THE NORTH 10.00 FEET OF THE FOLLOWING DESCRIBED PARCELS 1 THROUGH 5, TAKEN AS A WHOLE:

#### PARCEL NO. 1:

THE WEST 11.2 FEET OF LOT FIVE (5) AND THE EAST 38.8 FEET OF LOT SIX (6) OF SUMMER PORT, RECORDED IN PLAT BOOK "O", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### PARCEL NO. 2:

THE WEST FIVE (5) FEET OF LOT SEVEN (7), SUMMERPORT BEACH SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGE 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. THIS BEING A REPLAT OF LOTS 20, 21, AND 22 OF SUMMERPORT BEACH SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK "G", PAGE 133, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO, THE WEST FIVE (5) FEET OF THE EAST 58.8 FEET OF LOT FIVE (5), OF SUMMER PORT BEACH AS PER PLAT THEREOF RECORDED IN PLAT BOOK "O", PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

#### PARCEL NO. 3:

BEGIN AT A POINT ON THE NORTH LINE OF LOT FIVE (5), SUMMER PORT, AS RECORDED IN PLAT BOOK "O", PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, 16.2 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT FIVE (5), RUN THENCE NORTH 55 FEET, THENCE WEST 55 FEET, THENCE SOUTH 55 FEET, THENCE EAST 55 FEET TO THE POINT OF BEGINNING.

#### PARCEL NO. 4:

LOT 9, REPLAT OF LOTS 20, 21, AND 22, SUMMERPORT BEACH, AS PER PLAT THEREOF RECORDED IN PLAT BOOK "P", PAGE 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE WEST 31.2 FEET OF LOT 6 AND THE EAST 18.8 FEET OF LOT 7, SUMMERPORT, AS RECORDED IN PLAT BOOK "O" PAGE 87, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

AND, BEGIN AT A POINT ON THE NORTH LINE OF LOT SIX (6), SUMMER PORT, AS RECORDED IN PLAT BOOK "O", PAGE 87, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, 31.2 FEET EAST OF THE NORTHWEST CORNER OF SAID LOTS SIX (6), RUN THENCE NORTH 55 FEET, THENCE WEST 50 FEET, THENCE SOUTH 55 FEET, THENCE EAST 50 FEET TO THE POINT OF BEGINNING.

#### PARCEL NO. 5:

LOT EIGHT (8), BEING A SUBDIVISION OF A REPLAT OF LOTS 20, 21, AND 22 OF SUMMERPORT BEACH, AS RECORDED IN PLAT BOOK "P", PAGE 96, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

ALSO TOGETHER WITH THAT PORTION OF THE ADJACENT VACATED ROAD AS VACATED IN OFFICIAL RECORDS BOOK 302, PAGE 100, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING 1,050 SQUARE FEET ±.

### SURVEYORS NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SUMMER PORT BEACH WAY BEING N90°00'00"E (ASSUMED).
5. THIS IS NOT A BOUNDARY SURVEY.

JOB NUMBER: 16116.002

DATE: 10/06/17  
FIELD BY: N/A  
FIELD BOOK: N/A  
PAGES: N/A  
FIELD FILE: N/A

DRAWING FILE: 16116-2.DWG

ARON D. BISHMAN, P.S.M. FLORIDA REGISTRATION NO. 5668

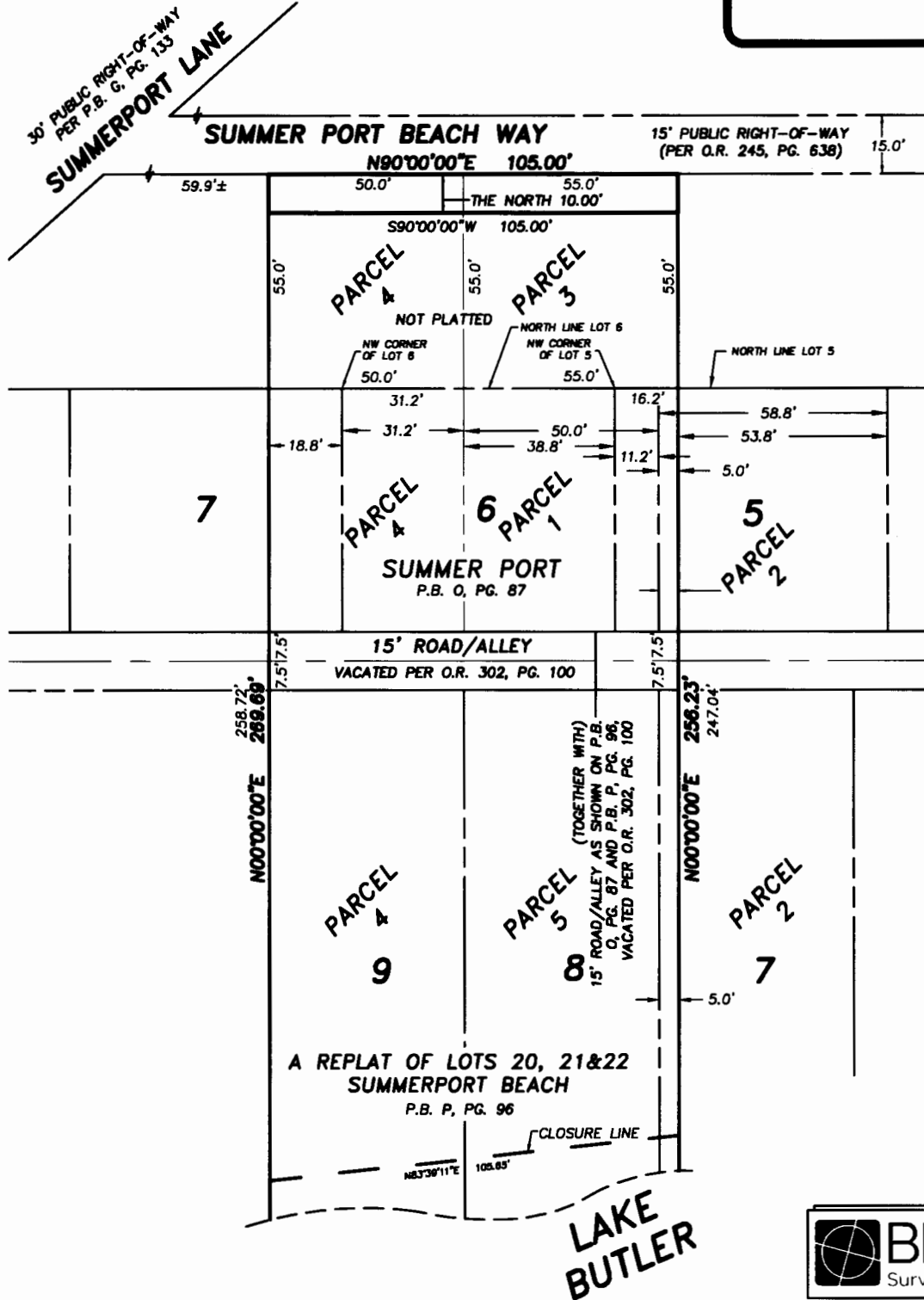


CERTIFICATE OF AUTHORIZATION LB 7274

32 W. PLANT STREET Phone No. 407.905.8877  
WINTER GARDEN, FL 34787 Fax No. 407.905.8875

# SKETCH OF DESCRIPTION

MARK GRIFFITH WATER SERVICE  
AND PERMIT NUMBER 17-E-036  
12460 SUMMERPORT BEACH WAY  
WINDERMERE, FL 32786



## LEGEND

- L.B. LICENSED BUSINESS
- P.B. PLAT BOOK
- O.R. OFFICIAL RECORDS
- PG. PAGE
- IRON PIPE
- NAIL & DISC

JOB NUMBER: 16116.002

DATE: 10/06/17  
DRAWING FILE: 16116-2.DWG

SHEET 2 OF 2



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