



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** April 5, 2018

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

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

**FROM:** Kim Heim, Senior Title Examiner *KH*  
Real Estate Management Division

**CONTACT  
PERSON:** Paul Sladek, Manager

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

**ACTION  
REQUESTED:** APPROVAL OF WARRANTY DEED, UTILITY EASEMENT AND  
ACCESS AND UTILITY EASEMENT FROM MATTAMY ORLANDO,  
LLC TO ORANGE COUNTY AND UTILITY EASEMENT FROM THE  
PRESERVE AT CROWN POINT HOMEOWNERS ASSOCIATION,  
INC. TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM  
ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Preserve at Crown Point Phase 2A Permit: 16-U-007 OCU File #: 84066  
  
District 1

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

**ITEMS:** Warranty Deed  
Cost: Donation  
Size: 2,274 square feet  
  
Utility Easement  
Cost: Donation  
Total size: 3,280 square feet

Access and Utility Easement  
Cost: Donation  
Total size: 3.089 acres

Utility Easement  
Cost: Donation  
Size: 13,469 square feet

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

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

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

APR 24 2018

THIS IS A DONATION

Project: Preserve at Crown Point Phase 2A Permit: 16-U-007 OCU #: 84066

### WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 6<sup>th</sup> day of December, A.D. 2017, by Mattamy Orlando LLC, a Delaware limited liability company, having its principal place of business in the city of ORLANDO, county of ORANGE, whose address is 1500 SUMMIT TOWER BLVD, SUITE 500, ORLANDO, FL 32810, 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, for and in consideration of the sum of \$1.00 and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

### SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

01-22-27-7170-12-019

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the GRANTOR hereby covenants with said GRANTEE that GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except for ad valorem real property taxes and assessments accruing subsequent to December 31, 2017 and easements, restrictions and other matters of record, if any, the reference to which shall not operate to reimpose the same.

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

Signed, sealed and delivered  
in the presence of:

Mattamy Orlando LLC,  
a Delaware limited liability company

Witness

Matthew Anderson  
Print Name

Witness

Ralph Bell  
Print Name

BY: Andrew Abel

Andrew Abel  
Printed Name

Vice President  
Title

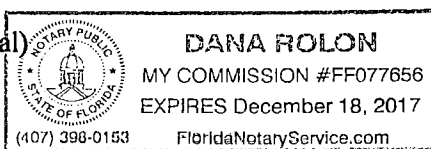
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 6 day of December,  
20 17, by Andrew Abel, as Vice President, of Mattamy  
Orlando LLC, a Delaware limited liability company, on behalf of the limited liability company. He/she ☒  
is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



D. Rolon  
Notary Signature

Dana Rolon  
Printed Notary Name

**This instrument prepared by:**  
Kimberly Heim, 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: 12-18-17

**EXHIBIT "A"**

Tract LS-1, PRESERVE AT CROWN POINT PHASE 2A, according to the Plat thereof as recorded in Plat Book 92, Page 97, of the Public Records of Orange County Florida, as more particularly described on the sketch and description herein attached.

**LEGAL DESCRIPTION****PROJECT NAME: OCOEE CROWN POINT PHASE 2A****BUILDING DEPARTMENT PERMIT NUMBER: 16-U-007**

A parcel of land located in the Southeast quarter of Section 1, Township 22 South, Range 27 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Ocoee Crown Point PUD Phase 1, as recorded in Plat Book 63, Page 24, of the Public Records of Orange County, Florida; thence run the following two courses along the westerly boundary line of said Lot 1, being a point on a non-tangent curve concave easterly, having a radius of 500.00 feet, a central angle of 12° 00' 52" and a chord of 104.65 feet that bears North 06° 00' 26" West; thence along said westerly boundary line and the arc of said curve a distance of 104.85 feet to the point of tangency; thence North 00° 00' 00" East, 80.76 feet; thence leaving said westerly boundary line, run South 89° 44' 27" West, 1041.42 feet to the POINT OF BEGINNING; thence continue South 89° 44' 27" West, 47.00 feet; thence North 00° 15' 33" West, 46.00 feet; thence North 89° 44' 27" East, 5.00 feet; North 00° 15' 33" West, 8.00 feet; thence North 89° 44' 27" East, 14.00 feet; thence South 00° 15' 33" East, 8.00 feet; thence North 89° 44' 27" East, 28.00 feet; thence South 00° 15' 33" East, 46.00 feet to the POINT OF BEGINNING.

Said parcel contains 2274 Square Feet, more or less.

**NOTES**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WESTERLY BOUNDARY LINE OF LOT 1 OF OCOEE CROWN POINT PUD PHASE 1, PLAT BOOK 63, PAGE 24 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 00° 00' 00" EAST.

**CERTIFICATION**

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON*  
 ELI DONALDSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

4/5/2017  
 DATE

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 61975.00

DRAWING:  
 61975.00-OCU LS Bndy.DWG  
 DRAWING DATE: 04/04/2017

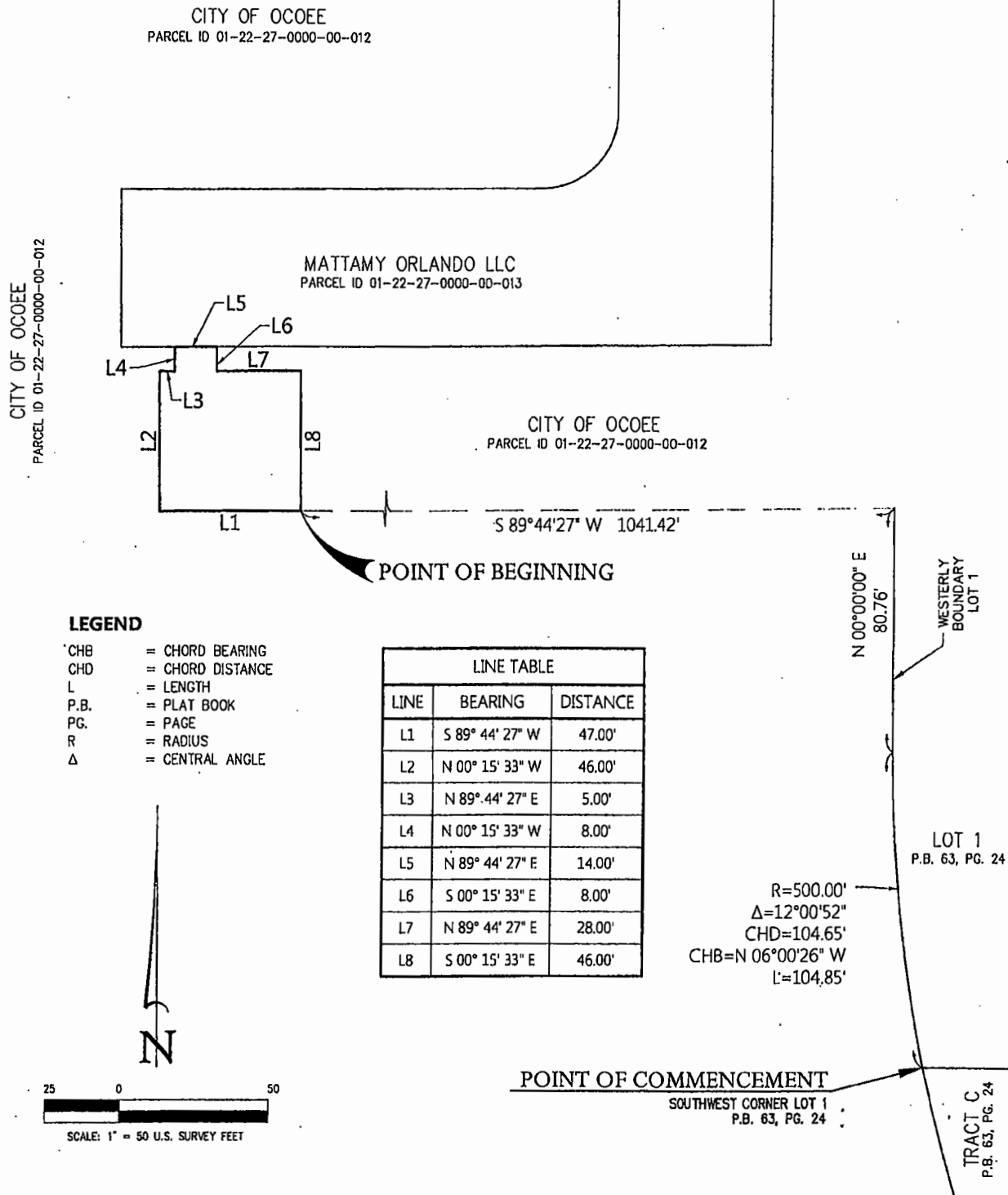
SHEET 1 OF 2

**SKETCH & DESCRIPTION**  
**LIFT STATION BOUNDARY**

ISSUED FOR:

ORANGE COUNTY UTILITIES

# Exhibit "A"



SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.  
PROJECT # 61975.00  
DRAWING: 61975.00-OCU LS Bndy.DWG  
DRAWING DATE: 04/04/2017  
SCALE: 1" = 200' SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
**LIFT STATION BOUNDARY**

ISSUED FOR:  
**ORANGE COUNTY UTILITIES**

APR 24 2018

THIS IS A DONATION

Project: Preserve at Crown Point Phase 2A Permit: 16-U-007 OCU #: 84066

**UTILITY EASEMENT**

THIS INDENTURE, Made this 19<sup>th</sup> day of MARCH, A.D. 20 18, between Mattamy Orlando LLC, a Delaware limited liability company, whose address is 4901 VINELAND ROAD, SUITE 450, ORLANDO, FL 32811, 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 \$10.00 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**

**01-22-27-7170-01-410**

**and**

**01-22-27-7170-01-450**

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 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.

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

Signed, sealed and delivered  
in the presence of:

Witness

Printed Name

Witness

Printed Name

Mattamy Orlando, LLC,  
a Delaware limited liability company

BY:

Printed Name

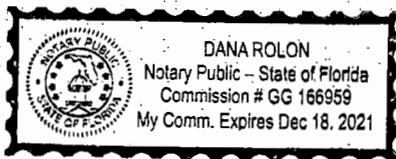
Title

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> of MARCH, 2018, by ANDREW ABEL, as VICE PRESIDENT, of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



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

Notary Signature

Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 12-18-21

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**PROJECT NAME: PRESERVE AT CROWN POINT PHASE 2A**

**PERMIT NUMBER: 16-U-007**

The 10.00' utility easement along the northerly and easterly boundary of Lot 141, as shown on the plat PRESERVE AT CROWN POINT PHASE 2A, Plat Book 92, Page 97, of the Public Records of Orange County, Florida.

Together with:

The 10.00' utility easement along the southerly and easterly boundary of Lot 145, as shown on the plat PRESERVE AT CROWN POINT PHASE 2A, Plat Book 92, Page 97, of the Public Records of Orange County, Florida.

APR 24 2018

THIS IS A DONATION

Project: Preserve at Crown Point Phase 2A Permit: 16-U-007 OCU #: 84066

**ACCESS AND UTILITY EASEMENT**

THIS INDENTURE, Made this 19<sup>th</sup> day of MARCH, A.D. 2018, between Mattamy Orlando LLC, a Delaware limited liability company, having its principal place of business in the city of ORLANDO, county of ORANGE, whose address is 4901 VINELAND ROAD, SUITE 450, ORLANDO, FL 32811, 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 access and 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**

**01-22-27-0000-00-012**

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:

[Signature]  
Witness

[Signature]  
Print Name

[Signature]  
Witness

[Signature]  
Print Name

Mattamy Orlando LLC,  
a Delaware limited liability company

BY: [Signature]

Andrew Abel  
Printed Name

Vice President  
Title

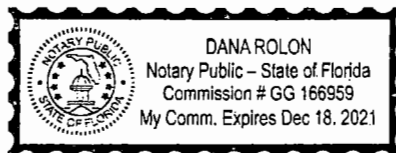
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of August, 2018, by ANDREW ABEL, as VICE PRESIDENT, of Mattamy Orlando LLC, a Delaware limited liability company, on behalf of the limited liability company. He/she ☒ is personally known to me, or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



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

[Signature]  
Notary Signature

Dana Rolon  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires: 12-18-21

**LEGAL DESCRIPTION****PROJECT NAME: OCOEE CROWN POINT PHASE 2A****BUILDING DEPARTMENT PERMIT NUMBER: 16-U-007**

A parcel of land being in the southeast quarter of Section 1, Township 22 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

BEGIN at the southeast corner of Right of Way for Ocoee Crown Point Parkway as shown on the plat Ocoee Crown Point PUD Phase 1, Plat Book 63, Page 24 of the official records of Orange County, Florida, said point also being on the westerly boundary line for LOT 1 of said plat; thence run along said westerly boundary line South 00° 00' 00" East a distance of 399.74 feet to the point of curvature of a curve concave easterly, having a radius of 500.00 feet, a central angle of 012° 00' 52", a chord bearing of South 06° 00' 26" East and a chord distance of 104.65 feet; thence run southerly along the arc of said curve a distance of 104.85 feet to the northwest corner of Tract "C" as shown on said plat; thence leaving said westerly boundary line of LOT 1 run along the westerly boundary line of said Tract "C" through a continuation of the curve having a radius of 500.00 feet, a central angle of 005° 00' 37", a chord bearing of South 14° 31' 11" East and a chord distance of 43.71 feet; thence run along said westerly boundary line of said Tract "C" and along the arc of said curve a distance of 43.72 feet; thence leaving said westerly boundary line of Tract "C", run South 72° 58' 31" West, a distance of 80.00 feet; thence North 15° 59' 54" West, a distance of 20.78 feet; thence South 89° 45' 07" West, a distance of 235.69 feet; thence North 00° 00' 00" East a distance of 8.94 feet to the point of curvature of a curve concave southwesterly, having a radius of 15.00 feet, a central angle of 090° 14' 51", a chord bearing of North 45° 07' 26" West and a chord distance of 21.26 feet; thence run northwesterly along the arc of said curve a distance of 23.63 feet; thence South 89° 45' 07" West a distance of 547.12 feet to the point of curvature of a curve concave northeasterly, having a radius of 87.00 feet, a central angle of 090° 14' 53", a chord bearing of North 45° 07' 27" West and a chord distance of 123.30 feet; thence run northwesterly along the arc of said curve a distance of 137.04 feet; thence North 00° 00' 00" East a distance of 147.71 feet to the point of curvature of a curve concave southwesterly, having a radius of 15.00 feet, a central angle of 090° 15' 33", a chord bearing of North 45° 07' 47" West and a chord distance of 21.26 feet; thence run northwesterly along the arc of said curve a distance of 23.63 feet; thence South 89° 44' 27" West, a distance of 70.99 feet; thence North 00° 15' 33" West, a distance of 10.00 feet; thence North 89° 44' 27" East, a distance of 163.10 feet; thence South 00° 00' 00" East a distance of 172.12 feet to the point of curvature of a curve concave northwesterly, having a radius of 11.00 feet, a central angle of 090° 14' 53", a chord bearing of South 45° 07' 27" East and a chord distance of 15.59 feet; thence run easterly along the arc of said curve a distance of 17.33 feet; thence North 89° 45' 07" East, a distance of 228.55 feet; thence South 00° 14' 53" East, a distance of 5.00 feet; thence North 89° 45' 07" East a distance of 318.00 feet to the point of curvature of a curve concave northwesterly, having a radius of 15.00 feet, a central angle of 089° 45' 07", a chord bearing of North 44° 52' 33" East and a chord distance of 21.17 feet; thence run northerly along the arc of said curve a distance of 23.50 feet; thence North 00° 00' 00" East, a distance of 9.07 feet; thence North 89° 45' 07" East, a distance of 216.77 feet; thence North 00° 06' 11" West, a distance of 429.67 feet; thence North 90° 00' 00" East, a distance of 80.00 feet to the POINT OF BEGINNING.

Said portion of land contains 3.062 Acres more or less.

**NOTES**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WESTERLY BOUNDARY LINE OF LOT 1 OF OCOEE CROWN POINT PUD PHASE 1, PLAT BOOK 63, PAGE 24 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 00° 00' 00" EAST.

**CERTIFICATION**

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*Elj Donaldson*  
ELI DONALDSON  
PROFESSIONAL SURVEYOR AND MAPPER  
FLORIDA LICENSE NO. 6984

5/15/2017  
DATE

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P. CHECKED: E.J.D.  
PROJECT # 61975.00  
DRAWING:  
61975.00-OCU A&U-Esmt.DWG  
DRAWING DATE: 04/04/2017

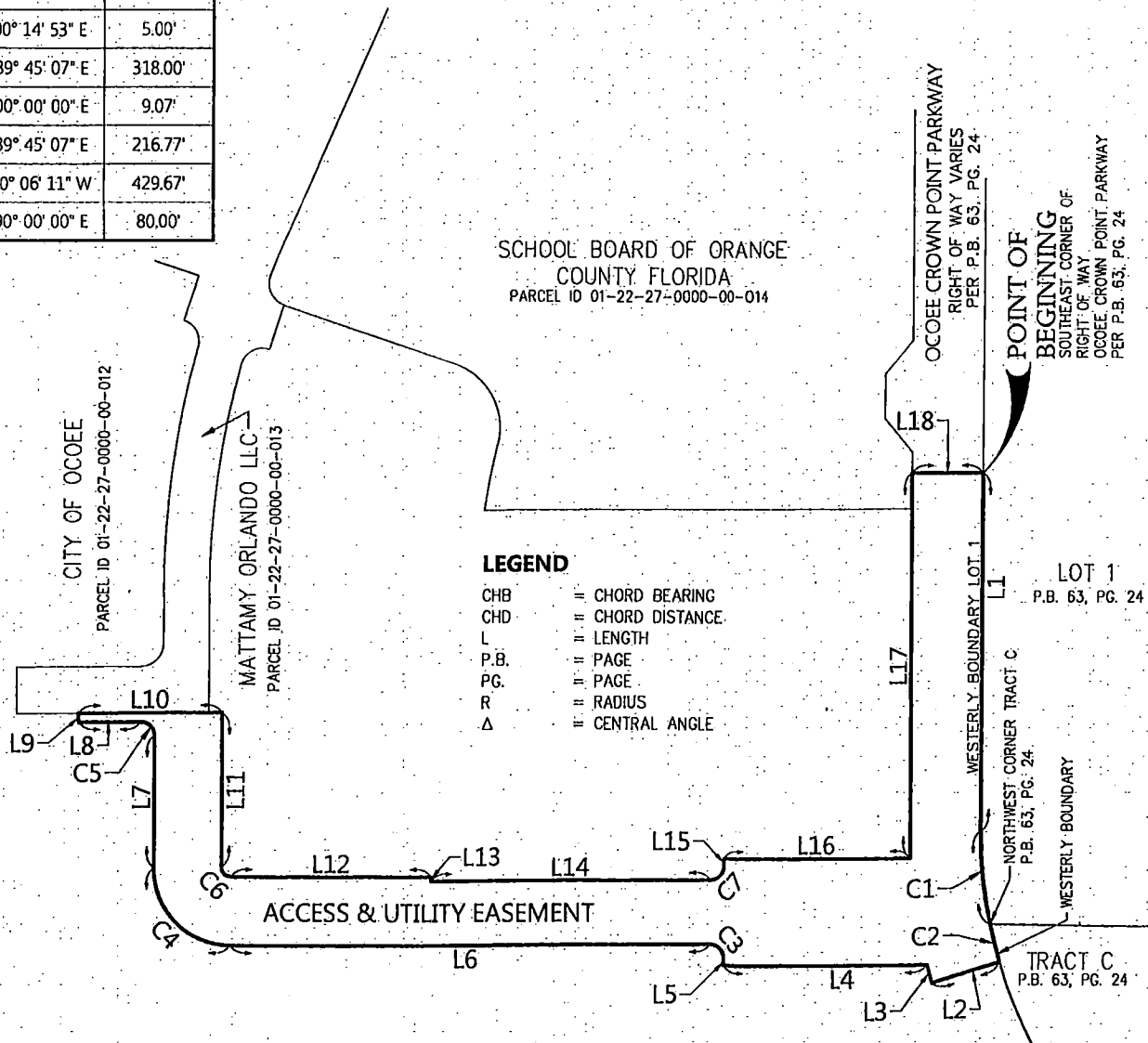
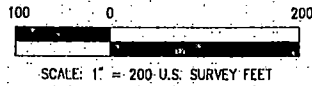
SHEET 1 OF 2

**SKETCH & DESCRIPTION  
ACCESS & UTILITY EASEMENT**

ISSUED FOR:  
**ORANGE COUNTY UTILITIES**

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00° 00' 00" E	399.74'
L2	S 72° 58' 31" W	80.00'
L3	N 15° 59' 54" W	20.78'
L4	S 89° 45' 07" W	235.69'
L5	N 00° 00' 00" E	8.94'
L6	S 89° 45' 07" W	547.12'
L7	N 00° 00' 00" E	147.71'
L8	S 89° 44' 27" W	70.99'
L9	N 00° 15' 33" W	10.00'
L10	N 89° 44' 27" E	163.10'
L11	S 00° 00' 00" E	172.12'
L12	N 89° 45' 07" E	228.55'
L13	S 00° 14' 53" E	5.00'
L14	N 89° 45' 07" E	318.00'
L15	N 00° 00' 00" E	9.07'
L16	N 89° 45' 07" E	216.77'
L17	N 00° 06' 11" W	429.67'
L18	N 90° 00' 00" E	80.00'

CURVE TABLE					
NUMBER	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	500.00	012° 00' 52"	S 06° 00' 26" E	104.65'	104.85'
C2	500.00	005° 00' 37"	S 14° 31' 11" E	43.71'	43.72'
C3	15.00	090° 14' 51"	N 45° 07' 26" W	21.26'	23.63'
C4	87.00	090° 14' 53"	N 45° 07' 27" W	123.30'	137.04'
C5	15.00	090° 15' 33"	N 45° 07' 47" W	21.26'	23.63'
C6	11.00	090° 14' 53"	S 45° 07' 27" E	15.59'	17.33'
C7	15.00	089° 45' 07"	N 44° 52' 33" E	21.17'	23.50'



**LEGEND**

CHB = CHORD BEARING  
 CHD = CHORD DISTANCE  
 L = LENGTH  
 P.B. = PAGE  
 PG. = PAGE  
 R = RADIUS  
 Δ = CENTRAL ANGLE

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 61975.00

DRAWING:  
 61975.00-OCU A&U Esmt.DWG  
 DRAWING DATE: 04/04/2017

SCALE: 1" = 200' SHEET 2 OF 2

**SKETCH & DESCRIPTION**  
**ACCESS & UTILITY EASEMENT**

ISSUED FOR:  
**ORANGE COUNTY UTILITIES**

**LEGAL DESCRIPTION****PROJECT NAME: OCOEE CROWN POINT PHASE 2A****BUILDING DEPARTMENT PERMIT NUMBER: 16-U-007**

A parcel of land located in the Southeast quarter of Section 1, Township 22 South, Range 27 East, Orange County, Florida. Said parcel being more particularly described as follows:

Commence at the Southwest corner of Lot 1, Ocoee Crown Point PUD Phase 1, as recorded in Plat Book 63, Page 24, of the Public Records of Orange County, Florida; thence run the following two courses and distances along the westerly boundary line of said Lot 1, being a point on a non-tangent curve concave easterly, having a radius of 500.00 feet, a central angle of 12° 00' 52" and a chord of 104.65 feet that bears North 06° 00' 26" West; thence along said westerly boundary line and the arc of said curve a distance of 104.85 feet to the point of tangency; thence North 00° 00' 00" East, 74.76 feet; thence leaving said westerly boundary line, run South 89° 44' 27" West, 1026.39 feet to the POINT OF BEGINNING; thence continue South 89° 44' 27" West, 62.00 feet; thence North 00° 15' 33" West, 6.00 feet; thence North 89° 44' 27" East, 47.00 feet; thence North 00° 15' 33" West, 54.00 feet; thence North 89° 44' 27" East, 15.00 feet; thence South 00° 15' 33" East, 60.00 feet to the POINT OF BEGINNING.

Said parcel contains 1,182 Square Feet, more or less.

**NOTES**

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE WESTERLY BOUNDARY LINE OF LOT 1 OF OCOEE CROWN POINT PUD PHASE 1, PLAT BOOK 63, PAGE 24 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA, BEING NORTH 00° 00' 00" EAST.

**CERTIFICATION**

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17.05 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

*ELI DONALDSON*  
 ELI DONALDSON  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA LICENSE NO. 6984

6/16/2017  
 DATE

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two  
 225 E. Robinson St., Suite 300  
 Orlando, FL 32801  
 407.839.4006 / FAX 407.839.4008  
 Licensed Business # 7153

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61975.00	
DRAWING: 61975.00-OCU LS Esmt.DWG	
DRAWING DATE: 06/16/2017	
SHEET 1 OF 2	

**SKETCH & DESCRIPTION**  
**LIFT STATION EASEMENT**

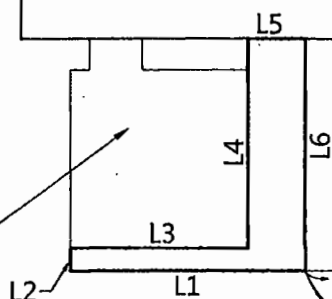
ISSUED FOR:  
**ORANGE COUNTY UTILITIES**

CITY OF OCOEE  
PARCEL ID 01-22-27-0000-00-012

CITY OF OCOEE  
PARCEL ID 01-22-27-0000-00-012

MATTAMY ORLANDO LLC  
PARCEL ID 01-22-27-0000-00-013

LIFT STATION TRACT  
TO BE OWNED BY  
ORANGE COUNTY UTILITIES



CITY OF OCOEE  
PARCEL ID 01-22-27-0000-00-012

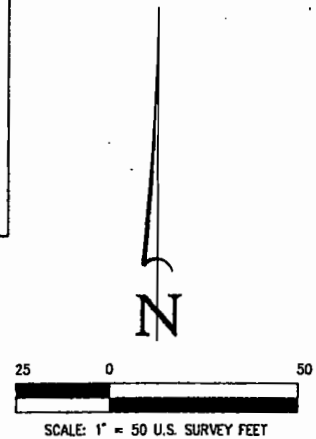
S 89°44'27" W 1026.39'

POINT OF BEGINNING

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 89° 44' 27" W	62.00'
L2	N 00° 15' 33" W	6.00'
L3	N 89° 44' 27" E	47.00'
L4	N 00° 15' 33" W	54.00'
L5	N 89° 44' 27" E	15.00'
L6	S 00° 15' 33" E	60.00'

# LEGEND

CHB = CHORD BEARING  
CHD = CHORD DISTANCE  
L = LENGTH  
P.B. = PLAT BOOK  
PG. = PAGE  
R = RADIUS  
Δ = CENTRAL ANGLE



N 00°00'00" E  
74.76'

WESTERLY  
BOUNDARY  
LOT 1

LOT 1  
P.B. 63, PG. 24

R=500.00'  
Δ=12°00'52"  
CHD=104.65'  
CHB=N 06°00'26" W  
L=104.85'

POINT OF COMMENCEMENT

SOUTHWEST CORNER LOT 1  
P.B. 63, PG. 24

TRACT C  
P.B. 63, PG. 24

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 1, TOWNSHIP 22 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Vanasse Hangen Brustlin, Inc.

Landmark Center Two  
225 E. Robinson St., Suite 300  
Orlando, FL 32801  
407.839.4006 / FAX 407.839.4008  
Licensed Business # 7153

DRAWN BY: C.A.P. CHECKED: E.J.D.

PROJECT # 61975.00

DRAWING:  
61975.00-OCU LS Esmt.DWG  
DRAWING DATE: 06/16/2017

SCALE: 1" = 200' SHEET 2 OF 2

SKETCH & DESCRIPTION  
LIFT STATION EASEMENT

ISSUED FOR:  
ORANGE COUNTY UTILITIES

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
APR 24 2018

THIS IS A DONATION

Project: Preserve at Crown Point Phase 2A Permit: 16-U-007 OCU #: 84066

### UTILITY EASEMENT

THIS INDENTURE, Made this 19<sup>th</sup> day of MARCH, A.D. 2018, between The Preserve At Crown Point Homeowners Association, Inc., a Florida non-profit corporation, whose address is 1900 SUMMIT TOWER BLVD #500, ORLANDO, FL 32810, 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 \$10.00 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**

**01-22-27-7170-18-004**

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 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.

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

Signed, sealed and delivered  
in the presence of:

[Signature]  
Witness

Daniel Sasthoff  
Printed Name

[Signature]  
Witness

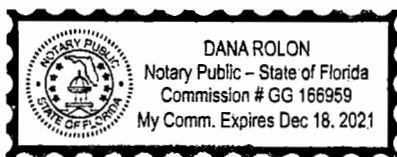
Diana Bennett-Mauzy  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 19<sup>th</sup> of MARCH, 2018, by RAUPH CHARLES BELL, as BOARD VICE PRESIDENT, of The Preserve At Crown Point Homeowners Association, Inc., a Florida non-profit corporation, on behalf of the corporation. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



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

The Preserve At Crown Point Homeowners  
Association, Inc., a Florida non-profit corporation

BY: [Signature]

RAUPH CHARLES BELL  
Printed Name

BOARD VICE PRESIDENT  
Title

(Corporate Seal)



[Signature]  
Notary Signature

Dana Rolon  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 12-18-21.

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

**PROJECT NAME: PRESERVE AT CROWN POINT PHASE 2A**

**PERMIT NUMBER: 16-U-007**

Tract R4 as shown on sheet 4 and sheet 5, of the plat PRESERVE AT CROWN POINT PHASE 2A, Plat Book 92, Page 97, of the Public Records of Orange County, Florida.