



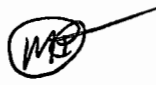
Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** April 4, 2018

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

**THROUGH:** Paul Sladek, Manager <sup>267</sup>  
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 LA AMISTAD RESIDENTIAL TREATMENT CENTER, LLC, D/B/A CENTRAL FLORIDA BEHAVIORAL HOSPITAL, SUCCESSOR BY CONVERSION TO LA AMISTAD RESIDENTIAL TREATMENT CENTER, INC., SUCCESSOR BY MERGER TO CENTRAL FLORIDA BEHAVIORAL HOSPITAL, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Central Florida Behavioral Hospital Parking Expansion  
Permit: B15903553 OCU File #: 83646  
  
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: 270 square feet

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

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

APR 24 2018

THIS IS A DONATION

Project: Central Florida Behavioral Hospital Parking Expansion  
Permit: B15903553 OCU File #: 83646

#### UTILITY EASEMENT

THIS INDENTURE, Made this 6th day of March, A.D. 2018, between La Amistad Residential Treatment Center, LLC, a Florida limited liability company, d/b/a Central Florida Behavioral Hospital, successor by conversion to La Amistad Residential Treatment Center, Inc., successor by merger to Central Florida Behavioral Hospital, Inc., whose address is 6601 Central Florida Parkway, Orlando, Florida 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, 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 12-24-28-0000-00-028**

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 easement, and the GRANTOR, its successors and assigns, agrees 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 utility 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.

Project: Central Florida Behavioral Hospital Parking Expansion  
Permit: B15903553 OCU File #: 83646

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:

Carolyn P. Esch  
Witness

Carolyn P. Esch  
Printed Name

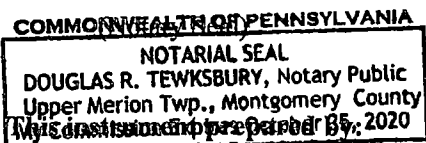
Cheryl Kim Hartling  
Witness

CHERYL KIM HARTLING  
Printed Name

(Signature of TWO witnesses required by  
Florida law)

STATE OF Pennsylvania  
COUNTY OF Montgomery

The foregoing instrument was acknowledged before me this 6<sup>th</sup> of March, 2018, by Steve Filton, as Executive VP, CFO + Secretary of Universal Health Services, Inc., a Delaware corporation, as Managing Member of La Amistad Residential Treatment Center, LLC, a Florida limited liability company, d/b/a Central Florida Behavioral Hospital, successor by conversion to La Amistad Residential Treatment Center, Inc., successor by merger to Central Florida Behavioral Hospital, Inc., on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.



Jeffrey Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

La Amistad Residential Treatment Center, LLC,  
a Florida limited liability company,  
d/b/a Central Florida Behavioral Hospital,  
successor by conversion to  
La Amistad Residential Treatment Center, Inc.,  
successor by merger to  
Central Florida Behavioral Hospital, Inc.

BY: Universal Health Services, Inc.,  
a Delaware corporation,  
its Managing Member

By: Steve Filton

Steve Filton  
Printed Name

Executive VP, CFO and Secretary  
Title

Douglas R. Tewksbury  
Notary Signature

Douglas R. Tewksbury  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 10/25/20

# EXHIBIT A

## SKETCH OF DESCRIPTION

### UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION, AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND  
SEE SHEET 3 FOR SKETCH

#### DESCRIPTION:

That part of Section 12, Township 24 South, Range 28 East, Orange County, Florida, described as follows:


Commence at the Intersection of the Westerly right-of-way line of Sea Harbor Drive, ORANGEWOOD, WESTWOOD - UNIT 1, according to the Plat thereof as recorded in Plat Book 5, Pages 132 and 133 of the Public Records of Orange County, Florida, and the Southerly right-of-way line of Academic Drive (formerly Starway Drive), according to the Right-of-way Agreement recorded in Official Records Book 2556, Page 524 of said Public Records of Orange County, Florida; thence N63°22'27"W along said Southerly right-of-way line, for a distance of 456.43 feet to the POINT OF BEGINNING; thence continue N63°22'27"W along said Southerly right-of-way line for a distance of 15.00 feet; thence departing said Southerly right-of-way line run S26°37'33"W, 18.00 feet; thence S63°22'27"E, 15.00 feet; thence N26°37'33"E, 18.00 feet to the POINT OF BEGINNING.

Containing 0.006 acres (270 square feet) more or less and being subject to any rights-of-way, easements or restrictions of record.

#### NOTES:

1. This is not a survey.
2. Bearings shown hereon are based on the Southerly right-of-way line of Academic Drive (formerly Starway Drive), according to the Plat of ORANGEWOOD, WESTWOOD - UNIT 1, as recorded in Plat Book 5, Pages 132 and 133 of the Public Records of Orange County, Florida, as being N63°22'27"W, per plat.
3. This sketch does not reflect or determine ownership.
4. No facilities associated with this easement have been field located by Donald W. McIntosh Associates, Inc.
5. Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.

(Notes continued on Sheet 2 of 3)

PREPARED FOR: CENTRAL FLORIDA BEHAVIORAL HOSPITAL					
PROJECT NAME: CENTRAL FLORIDA BEHAVIORAL HOSPITAL					
PERMIT NUMBER: 015903553					
ORANGE COUNTY UTILITY EASEMENT		DATE		BY	
(PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA)				DESCRIPTION	
				REVISIONS	
		<b>DONALD W. MCINTOSH ASSOCIATES, INC.</b>		DONALD W. MCINTOSH ASSOCIATES, INC.	
ENGINEERS		PLANNERS		SURVEYORS	
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068				CERTIFICATE OF AUTHORIZATION NO. LB68	
CERTIFICATE OF AUTHORIZATION NO. LB68				Robert J. Tyler, Seal	
DRAWN BY: BW		CHECKED BY: RTS		October 18, 2017	
DATE: 6/2017		DATE: 6/2017		Florida Registered Surveyor and Mapper	
JOB NO. 15042		SCALE N/A		Certificate No. 6950	
SHEET 1		OF 3		NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	

# SKETCH OF DESCRIPTION

## UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION, AND NOTES  
SEE SHEET 2 FOR CONTINUED NOTES AND LEGEND  
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(Notes continued from Sheet 1 of 3)

6. Surveyor has reviewed the following items listed in Schedule B - Section 2, of First American Title Insurance Company Certificate of Title Information, File No. 1062-3853484, effective date August 30, 2017, for easements and rights-of-way as provided to Donald W. McIntosh Associates, Inc. and finds the following: **[SURVEYOR COMMENTS IN BOLD CAPS]**

9. Notice of Restrictions on Real Estate recorded June 30, 1972 in Official Records Book 2244, Page 736. **(NO PLOTTABLE EASEMENTS)**
10. Covenants, conditions and restrictions, including provisions for a private charge or assessment (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in Declaration of Covenants, Conditions and Restrictions for "Westwood", recorded on September 12, 1979, in Official Records Book 3047, Page 371, amended by Amendment to Declaration of Covenants, Conditions and Restrictions for "Westwood", recorded May 26, 1982 in Official Records Book 3283, Page 2047, affected by Notice of Extending Declaration of Covenants Conditions and Restrictions for "Westwood" recorded June 3, 2009 in Official Records Book 9881, Page 2145. **(NO PLOTTABLE EASEMENTS)**
11. Covenants, conditions, restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in Special Warranty Deed recorded January 10, 1985 in Official Records Book 3595, Page 1792, amended by Termination of Restrictive Covenants recorded March 28, 1986 in Official Records Book 3765, Page 2066. **(OFFSITE)**
12. Grant of Easement from Florida Land Company, a Florida corporation, to Westwood Plaza Property Owner's Association, Inc., a Florida corporation, recorded May 8, 1985 in Official Records Book 3638, Page 2748. **(SHOWN)**
13. Covenants, conditions, restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in Special Warranty Deed recorded May 8, 1985 in Official Records Book 3638, Page 2750 **(SHOWN)**, amended by Termination of Restrictive covenants recorded January 29, 1999 in Official Records Book 5670, Page 2411 **(NO PLOTTABLE EASEMENTS)**.
14. Covenants, conditions, restrictions and easements (deleting therefrom any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin) as set forth in Special Warranty Deed recorded October 3, 1988 in Official Records Book 4019, Page 1168. **(NO PLOTTABLE EASEMENTS)**
15. Resolution of the Board of County Commissioners Amending and Restating a Municipal Service Benefit Unit for Streetlighting for Orangewood/Westwood Area, recorded June 10, 2002 in Official Records Book 6541, Page 4075, as amended by Resolution recorded February 28, 2008 in Official Records Book 9612, Page 2084 and as further amended by Resolution recorded April 7, 2017 in Instrument No. 20170190835. **(NO PLOTTABLE EASEMENTS)**
16. Notice of Environmental Resource Permit recorded March 22, 2016 in Instrument No. 20160141886. **(NO PLOTTABLE EASEMENTS)**

## LEGEND

CL	CENTERLINE
L1	LINE NUMBER (SEE TABLE)
C1	CURVE NUMBER (SEE TABLE)
NT	NON-TANGENT
LB	LICENSED BUSINESS
R/W	RIGHT-OF-WAY
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PC	POINT OF CURVATURE
PRC	POINT OF REVERSE CURVATURE
PG(S)	PAGE(S)
PT	POINT OF TANGENCY
OCU	ORANGE COUNTY UTILITIES
ELY	EASTERLY
S'LY	SOUTHERLY
N'LY	NORTHERLY

PREPARED FOR: CENTRAL FLORIDA BEHAVIORAL HOSPITAL

PROJECT NAME: CENTRAL FLORIDA BEHAVIORAL HOSPITAL  
PERMIT NUMBER: B15903553

ORANGE COUNTY UTILITY EASEMENT

(PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA)



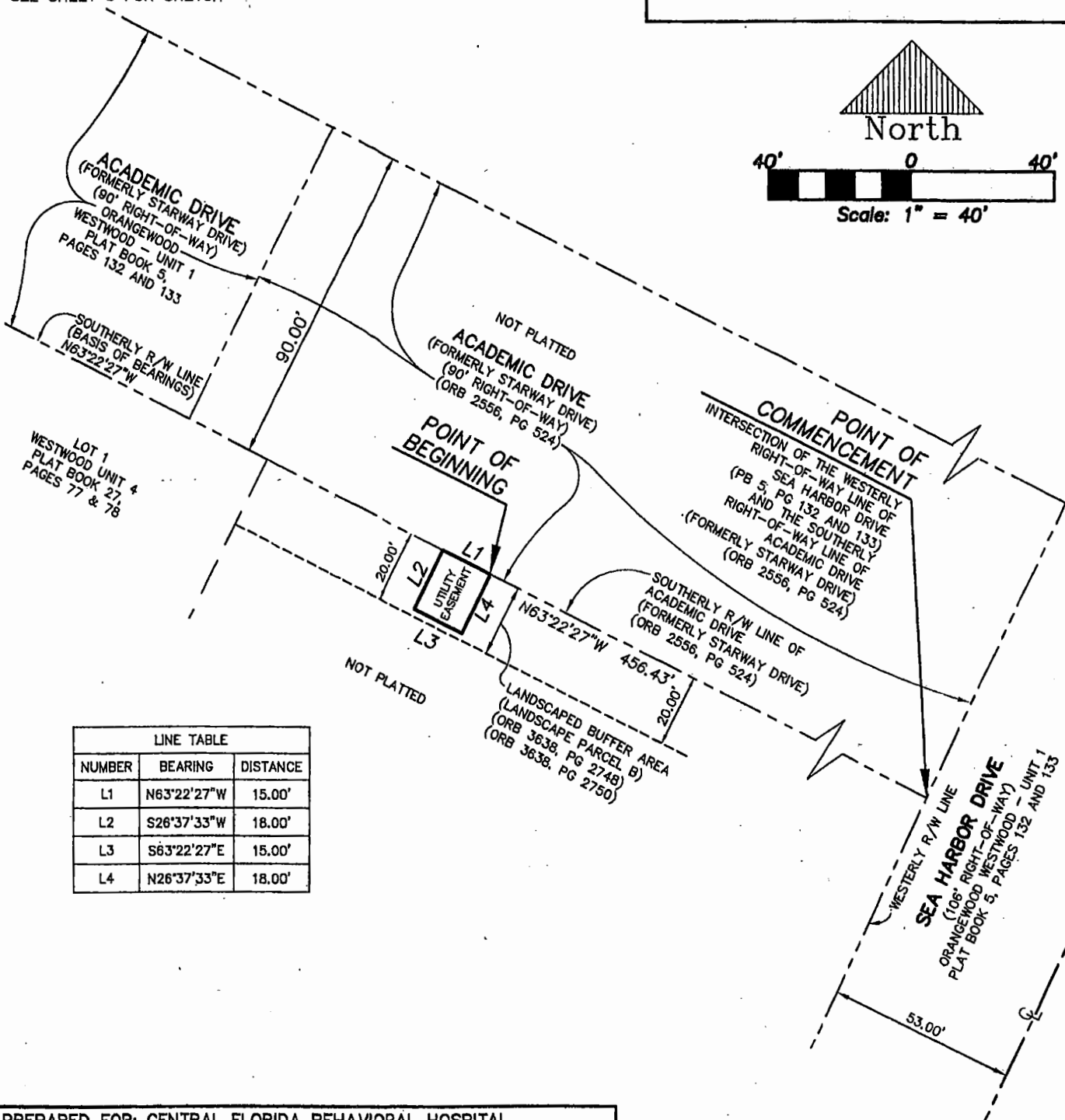
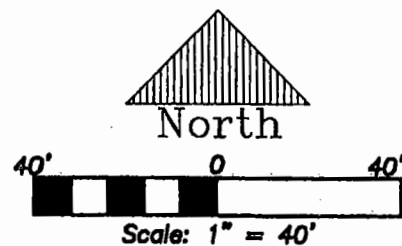
**DONALD W. MCINTOSH ASSOCIATES, INC.**  
**ENGINEERS PLANNERS SURVEYORS**

2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068  
CERTIFICATE OF AUTHORIZATION NO. LB68

DRAWN BY: <u>BW</u>	CHECKED BY: <u>RTS</u>	JOB NO. <u>15042</u>	SCALE <u>N/A</u>	SHEET <u>2</u> OF <u>3</u>
DATE: <u>6/2017</u>	DATE: <u>6/2017</u>			

## UTILITY EASEMENT

SEE SHEET 1 FOR LEGAL DESCRIPTION, AND NOTES  
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LINE TABLE		
NUMBER	BEARING	DISTANCE
L1	N63°22'27"W	15.00'
L2	S26°37'33"W	18.00'
L3	S63°22'27"E	15.00'
L4	N26°37'33"E	18.00'

(PORTION OF SECTION 12, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA)



2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068

CERTIFICATE OF AUTHORIZATION NO. LB68

SHEET 3

OF 3