



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: April 20, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF TEMPORARY DRAINAGE EASEMENT FROM KATHIE E. YATES, TOMMY E. YATES, GARY C. YATES, AND GLEN L. YATES, INDIVIDUALLY AND AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ELOISE YATES, DECEASED TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Estates at Sawgrass Plantation (PR 17-05-020)

District 4

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

ITEM: Temporary Drainage Easement
Cost: Donation
Total size: 11,760 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

MAY 22 2018

THIS IS A DONATION

Project: Estates at Sawgrass Plantation (PR 17-05-020)

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 18th day of December A.D., 20 17, between Kathie E. Yates, Tommy E. Yates, Gary C. Yates and Glen L. Yates, Individually and as Co-Personal Representatives of the Estate of Eloise Yates, deceased, GRANTORS, whose address is 1671 Blueberry Drive, Sneads, Florida, 32460, 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 \$ 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 drainage purposes, with full authority to enter upon, construct, and maintain, as the Grantee and its assigns may deem necessary, a drainage ditch, pipe, or facility 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
19-24-30-0000-00-001

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTORS undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTORS or their successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the Grantors, their heirs, 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 drainage ditch, pipe, or facility.

Project: Estates at Sawgrass Plantation (PR 17-05-020)

IN WITNESS WHEREOF, the said GRANTOR has hereto set her hand.

Signed, sealed and delivered in
the presence of:

Charles Wilkes
Witness

Charles Wilkes
Printed Name

Kathie E. Yates
Kathie E. Yates, Individually and as
Co-Personal Representative of the Estate
of Eloise Yates, deceased

Leanne Nix
Witness

Leanne Nix
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF JACKSON

THE FOREGOING instrument was acknowledged before me this 18th of DECEMBER,
20 17 by Kathie E. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notary Seal)



Doug Bryan
Notary Signature

DOUG BRYAN
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

Project: Estates at Sawgrass Plantation (PR 17-05-020)

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand.

Signed, sealed and delivered in
the presence of:

Connie Barnes
Witness

Connie Barnes
Printed Name

Melissa Barrett
Witness

Melissa Barrett
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

THE FOREGOING instrument was acknowledged before me this 22 of Dec,
2017 by Tommy E. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who is personally known to me or [] has produced _____ as
identification.



Rita L. Anderson
Notary Signature

Rita Anderson

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

Project: Estates at Sawgrass Plantation (PR 17-05-020)

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand.

Signed, sealed and delivered in
the presence of:

Cmy Hen
Witness

Crystal Heard
Printed Name

Samantha Hane
Witness

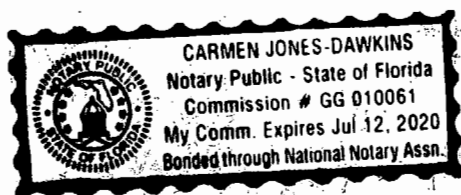
Samantha Hawze
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Gadsden

THE FOREGOING instrument was acknowledged before me this 18th of December,
20 17 by Gary C. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notary Seal)



Gary C. Yates
Gary C. Yates, Individually and as
Co-Personal Representative of the Estate
of Eloise Yates, deceased

Carmen Jones-Dawkins
Notary Signature

Carmen Jones-Dawkins
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

Project: Estates at Sawgrass Plantation (PR 17-05-020)

IN WITNESS WHEREOF, the said GRANTOR has hereto set his hand.

Signed, sealed and delivered in
the presence of:

Charles Wilkes
Witness

Charis Wilkes
Printed Name

Leanne Nix
Witness

Leanne Nix
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA
COUNTY OF JACKSON

THE FOREGOING instrument was acknowledged before me this 18th of DECEMBER,
20 17 by Glen L. Yates, Individually and as Co-Personal Representative of the Estate of Eloise Yates,
deceased, who ☒ is personally known to me or ☐ has produced _____ as
identification.

(Notary Seal)



Doug Bryan
Notary Signature

DOUG BRYAN
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

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Wetherbee Road as described and recorded in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence run N 86°51'25" E, along said southerly right-of-way line, a distance of 391.76 feet; thence, departing said southerly right-of-way line, run S 03°08'35" E, a distance of 604.12 feet; thence run S 45°08'48" E, a distance of 770.00 feet; thence run S 51°34'47" E, a distance of 34.75 feet for the POINT OF BEGINNING; thence continue S 51°34'47" E, a distance of 20.60 feet; thence run S 44°51'12" W, a distance of 126.20 feet; thence run N 45°08'48" W, a distance of 10.00 feet; thence run N 44°51'12" E, a distance of 115.59 feet; thence run N 06°43'31" W, a distance of 13.36 feet to the POINT OF BEGINNING.

Containing 1,306 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

O.R.B. - Official Records Book

[Handwritten signature]
9/25/2017

Sketch of Description of a Temporary Drainage Easement

situated in

Section 19, Township 24 South, Range 30 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:

Park Square Homes



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

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

JOB NO.

0313.227K

SHEET

1 of 2

DATE

7/21/17

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-19-26-7194

R. CLAYTON GANUNG

FLS NO. 4236

Point of
Commencement
NE corner of
SAWGRASS POINTE,
PHASE 1

Wetherbee Road
O.R.B. 9121, Page 1134

southerly right-of-way line

N 86°51'25" E
391.76'

(assumed)
basis of bearings

SAWGRASS POINTE, PHASE 1
Plat Book 84, Pages 103 through 110

1" = 60'

LINE TABLE

LINE	BEARING	LENGTH
L1	S 03°08'35" E	604.12'
L2	S 45°08'48" E	770.00'
L3	S 51°34'47" E	34.75'
L4	S 51°34'47" E	20.60'
L5	S 44°51'12" W	126.20'
L6	N 45°08'48" W	10.00'
L7	N 44°51'12" E	115.59'
L8	N 06°43'31" W	13.36'

Point of
Beginning

unplatted

ESTATES AT SAWGRASS PLANTATION
(proposed)

135' Orlando Utilities
Commission Easement
O.R.B. 4118, Page 4767

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(GBA Job No. 0313.227(K))

EXHIBIT A

Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of SAWGRASS POINTE, PHASE 1, according to the plat thereof, as recorded in Plat Book 84, Pages 103 through 110, Public Records of Orange County, Florida; said point lying on the southerly right-of-way line of Wetherbee Road as described and recorded in Official Records Book 9121, Page 1134, Public Records of Orange County, Florida; thence run N 86°51'25" E, along said southerly right-of-way line, a distance of 391.76 feet; thence, departing said southerly right-of-way line, run S 03°08'35" E, a distance of 604.12 feet; thence run S 45°08'48" E, a distance of 100.00 feet for the POINT OF BEGINNING; thence continue S 45°08'48" E, a distance of 25.00 feet; thence run S 44°51'12" W, a distance of 120.00 feet; thence run S 72°28'12" W, a distance of 56.43 feet; thence run S 44°51'12" W, a distance of 255.00 feet to a point on the southwesterly line of an existing 135 foot wide Orlando Utilities Commission Easement, as described and recorded in Official Records Book 4118, Page 4767, Public Records of Orange County, Florida; thence run N 45°08'48" W, along said southwesterly line, a distance of 25.00 feet; thence, departing said southwesterly line, run N 44°51'12" E, a distance of 255.00 feet; thence run N 72°28'12" E, a distance of 56.43 feet; thence run N 44°51'12" E, a distance of 120.00 feet to the POINT OF BEGINNING.

Containing 0.24 acres, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 of 2 for sketch.

The subdivision shown hereon is proposed.

O.R.B. - Official Records Book

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.

[Handwritten Signature]
9/25/2017

Sketch of Description
of a

Temporary
Drainage Easement
situated in

Section 19, Township 24 South, Range 30 East
Orange County, Florida

PREPARED FOR:

Park Square Homes

JOB NO.

0313.227D2

SHEET

1 of 2

DATE

12/19/16

REV.

7/24/17

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-ED 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
SAWGRASS POINTE,
PHASE 1

1" = 200'

Wetherbee Road

O.R.B. 9121, Page 1134

basis of bearings (assumed)
southerly right-of-way line

N 86°51'25" E
391.76'

S 03°08'35" E
604.12'

(proposed)

Point of
Beginning

L1
L2
L9
L3
L8
L4
L7
L5
L6

135' Orlando Utilities
Commission Easement
O.R.B. 4118, Page 4767
southwesterly line of existing easement

SAWGRASS POINTE,
PHASE 1
Plat Book 84,
Pages 103 through 110

LINE TABLE

LINE	BEARING	LENGTH
L1	S 45°08'48" E	100.00'
L2	S 45°08'48" E	25.00'
L3	S 44°51'12" W	120.00'
L4	S 72°28'12" W	56.43'
L5	S 44°51'12" W	255.00'
L6	N 45°08'48" W	25.00'
L7	N 44°51'12" E	255.00'
L8	N 72°28'12" E	56.43'
L9	N 44°51'12" E	120.00'

Sheet 2 of 2

See Sheet 1 of 2 for legal description.
(CBA Job No. 0313.227D2)