



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** August 23, 2018

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

**THROUGH:** Paul Sladek, Manager   
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 AND EXECUTION OF PARTIAL RELEASE OF CONSERVATION EASEMENT BY ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Venetian Isles, LLC - Pool/Amenity Center - CAI-17-03-009  
District 1

**PURPOSE:** To release a portion of lands encumbered by a conservation easement as required by Conservation Area Impact Permit #CAI-17-03-009.

**ITEM:** Partial Release of Conservation Easement  
Revenue: None  
Size: 11,921 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Environmental Protection Division

**REMARKS:**

Conservation Area Impact Permit #CAI-15-05-014 issued by Orange County Environmental Protection Division ("EPD") on January 19, 2016, required a conservation easement (the "Easement") to be granted in favor of Orange County over certain lands. The Easement was approved by the Board of County Commissioners on May 24, 2016, and subsequently recorded on May 27, 2016.

EPD subsequently issued Conservation Area Impact Permit #CAI-17-03-009 (the "Permit") on June 7, 2018, in conjunction with CDR-17-11-346, which Permit, in part, requires that a portion of the lands encumbered by the Easement be released from the Easement. This Partial Release of Conservation Easement is being executed in accordance with such requirement of the Permit.

Grantor to pay recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
SEP 11 2018

**Instrument prepared by and  
recorded original returned to:  
Real Estate Management Division  
Orange County, Florida  
400 East South Street, 5<sup>th</sup> Floor  
Orlando, Florida 32801**

Project: Venetian Isles, LLC-Pool/Amenity Center – CAI-17-03-009

Parcel ID. Nos.  
a portion of: 25-23-27-5839-00-001 and 25-23-27-5839-00-006

**PARTIAL RELEASE OF  
CONSERVATION EASEMENT**

THIS PARTIAL RELEASE OF CONSERVATION EASEMENT is made by Orange County, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802-1393 (“County”).

**RECITALS:**

WHEREAS, Venetian Isle, LLC, a Florida limited liability company f/k/a Venetian Isles at Horizon West, LLC, a Florida limited liability company (“Venetian”), granted in favor of the County a Conservation Easement, as described in Conservation Easement recorded on May 27, 2016, in Official Records as Document No. 20160275408, Public Records of Orange County, Florida, (the “Conservation Easement”) over certain property located in Orange County, Florida, in favor of the County in accordance with Conservation Area Impact Permit No. CAI-15-05-014; and

WHEREAS, Venetian has requested that the County release a portion of the property subject to the Conservation Easement; and

WHEREAS, the County is amenable to releasing a portion of the property subject to the Conservation Easement; and

WHEREAS, subsection 704.06(4), Florida Statutes, provides that the holder of a conservation easement may release that conservation easement to the holder of the fee interest; and

WHEREAS, Venetian is the holder of the fee interest to the Conservation Easement.

NOW THEREFORE, in consideration of the above and the terms, conditions and restrictions contained herein, and other valuable consideration, the receipt and sufficiency of which is acknowledged, the County hereby discharges, terminates and releases the Conservation Easement over a portion of the property as follows:

1. Release. County hereby releases, terminates and discharges the Conservation Easement to the property described in attached Schedule "A" which is incorporated in this instrument by this reference. This Partial Release of Conservation Easement is binding upon and shall inure to the benefit of Venetian and its successors and assigns. This Partial Release of Conservation Easement applies only to the real property described in attached Schedule "A."

2. Reaffirmation. Except as specifically set forth in this instrument, all provisions of the Conservation Easement shall remain unchanged and in full force and effect. The remainder of the property described in the Conservation Easement is unaffected by this Partial Release of Conservation Easement and shall continue to be bound by the terms of the Conservation Easement.

IN WITNESS WHEREOF, Orange County, Florida, has caused this Partial Release of Conservation Easement to be executed in its name as of the day and year written below.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor  
*TJ*

ATTEST: Phil Diamond, CPA, County Comptroller  
As Clerk of the Board of County Commissioners

BY: *Lakela Louis*  
for Deputy Clerk

Lakela Louis  
Printed Name

**SCHEDULE "A"**

**DESCRIPTION:**

A portion of Tract A and Tract F, North of Alberts–Westside, according to the Plat thereof as recorded in Plat Book 89, Pages 81 through 89, of the Public Records of Orange County, Florida, being more particularly described as follows:

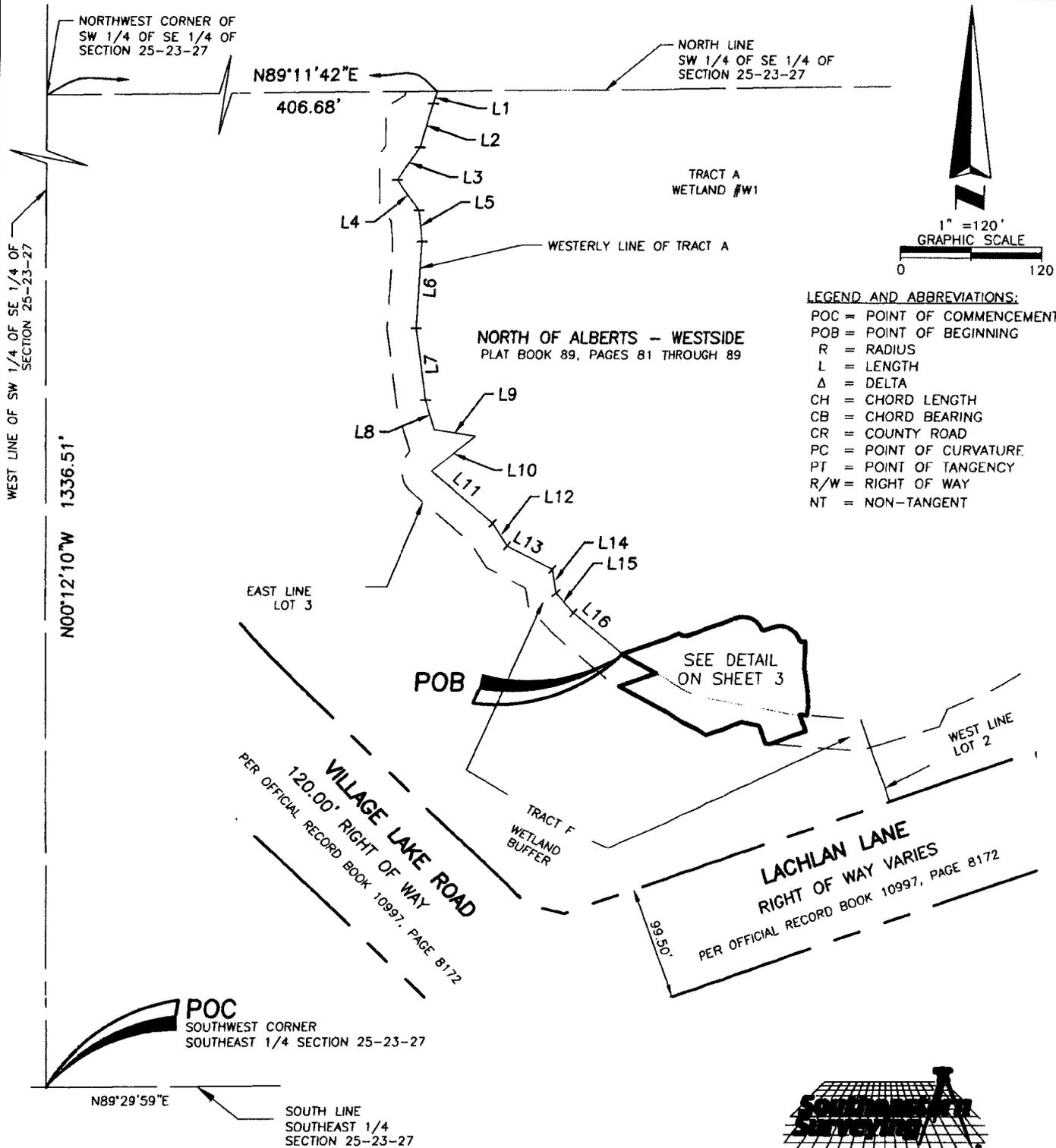
Commence at the Southwest corner of the Southeast 1/4 of Section 25, Township 23 South, Range 27 East, Orange County, Florida; thence North 00°12'10" West, a distance of 1336.51 feet along the West line of the Southwest 1/4 of the Southeast 1/4 of said Section 25 to the Northwest corner of said Southwest 1/4 of the Southeast 1/4; thence North 89°11'42" East, a distance of 406.68 feet along the North line of said Southwest 1/4 of the Southeast 1/4; thence departing said North line, South 18°01'42" West, a distance of 11.19 feet; thence South 16°26'13" West, a distance of 38.94 feet; thence South 34°40'08" West, a distance of 34.03 feet; thence South 35°48'48" East, a distance of 32.12 feet; thence South 05°56'43" East, a distance of 27.18 feet; thence South 03°21'54" West, a distance of 74.81 feet; thence South 07°31'27" East, a distance of 62.12 feet; thence South 17°15'42" East, a distance of 26.44 feet; thence South 81°17'28" East, a distance of 36.21 feet; thence South 51°45'11" West, a distance of 48.41 feet; thence South 49°36'41" East, a distance of 69.46 feet; thence South 32°36'40" East, a distance of 23.04 feet; thence South 62°32'02" East, a distance of 44.07 feet; thence South 08°50'29" East, a distance of 20.75 feet; thence South 41°59'53" East, a distance of 22.78 feet; thence South 50°05'27" East, a distance of 54.93 feet to the POINT OF BEGINNING; thence North 70°28'59" East, a distance of 53.07 feet; thence South 61°26'58" East, a distance of 3.15 feet to a point of curvature of a curve concave Northerly, having a radius of 5.00 feet, a Chord Bearing of South 85°28'59" East and a Chord distance of 4.07 feet; thence Easterly along the arc of said curve through a central angle of 48°04'03", a distance of 4.19 feet to a point of tangency; thence North 70°28'59" East, a distance of 44.80 feet to a point of curvature of a curve concave Southwesterly, having a radius of 18.00 feet, a Chord Bearing of South 67°23'12" East and a Chord distance of 24.15; thence Southeasterly along the arc of said curve through a central angle of 84°15'39", a distance of 26.47 feet to a point of reverse curvature of a curve concave Northeasterly, having a radius of 2.00 feet, a Chord Distance of South 67°23'12" East and a Chord distance of 2.68 feet; thence Southeasterly along the arc of said curve through a central angle of 84°15'39", a distance of 2.94 feet to a point of tangency; thence North 70°28'59" East, a distance of 7.88 feet to a point of curvature of a curve concave Southwesterly, having a radius of 18.00 feet, a Chord Bearing of South 64°37'00" East and a Chord distance of 25.41 feet; thence Southeasterly along the arc of said curve through a central angle of 89°48'02", a distance of 28.21 feet to a point of reverse curvature of a curve concave Northeasterly, having a radius of 2.00 feet, a Chord Bearing of South 55°49'28" East and a Chord distance of 2.36 feet; thence Southeasterly along the arc of said curve through a central angle of 72°12'57", a distance of 2.52 feet to a point of tangency; thence North 88°04'04" East, a distance of 2.73 feet; thence South 01°23'09" West, a distance of 22.42 feet; thence South 08°13'05" East, a distance of 20.42 feet; thence South 01°30'29" East, a distance of 12.94 feet; thence South 07°28'28" West, a distance of 7.61 feet; thence North 85°28'34" West, a distance of 6.07 feet; thence South 19°31'01" East, a distance of 15.10 feet; thence South 70°28'59" West, a distance of 32.42 feet; thence North 85°28'34" West, a distance of 4.00 feet; thence North 19°31'01" West, a distance of 16.12 feet; thence North 79°08'23" West, a distance of 15.68 feet; thence South 70°28'59" West, a distance of 32.63 feet; thence North 61°26'58" West, a distance of 86.93 feet; thence North 70°28'59" East, a distance of 33.61 feet; thence North 61°26'58" West, a distance of 30.56 feet; thence North 50°05'27" West, a distance of 2.63 feet to the POINT OF BEGINNING. Containing 11921 square feet, more or less.

**SURVEYOR'S REPORT:**

- Bearings shown hereon are based on the South line of the Southeast 1/4 of Section 25, Township 23 South, Range 27 East, Orange County, Florida, being North 89°29'59" East.
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements. 07/23/2018  
JWG
- The Sketch of Description or the copies thereof are not valid without the signature and the original raised seal of a Florida Surveyor and Mapper. Revised: 07/03/2018 JWG

<p><b>Sketch of Description</b></p> <p>Unicorp National Developments, Inc. Orange County, Florida</p>	Date:	02/14/2018 JWG	Certification Number LB2108	51178062
	Job Number:	Scale:		
	51178	1"=120'		
	<p>Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that</p> <p><b>THIS IS NOT A SURVEY.</b></p> <p>NOT VALID WITHOUT SHEETS 2-4</p> <p>SHEET 1 OF 4</p> <p>SEE SHEET 2&amp;3 FOR SKETCH</p>			
			<p>JAMES I. PECK REGISTERED LAND SURVEYOR, No. 4791</p>	

# SKETCH OF DESCRIPTION



**LEGEND AND ABBREVIATIONS:**  
 POC = POINT OF COMMENCEMENT  
 POB = POINT OF BEGINNING  
 R = RADIUS  
 L = LENGTH  
 Δ = DELTA  
 CH = CHORD LENGTH  
 CB = CHORD BEARING  
 CR = COUNTY ROAD  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 R/W = RIGHT OF WAY  
 NT = NON-TANGENT

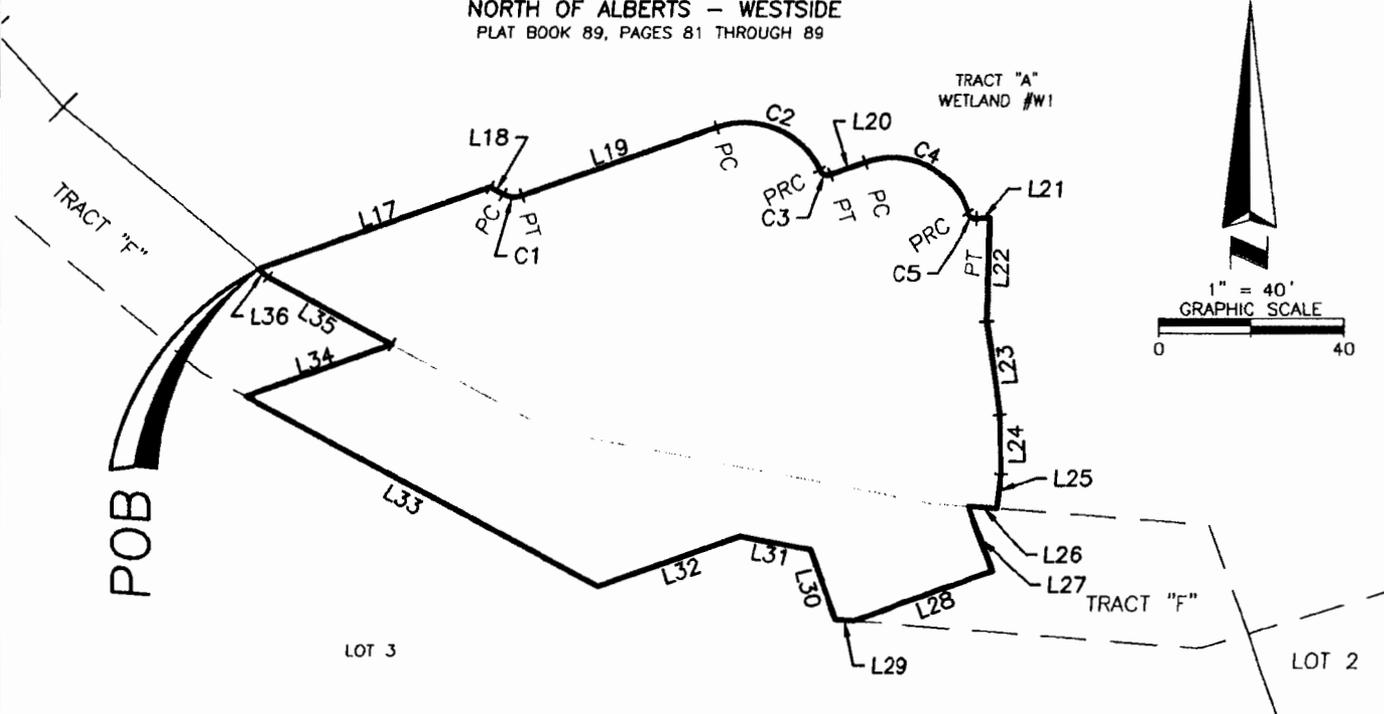
Revised: 07/03/2018 JWG  
 Drawing Number: 51178062  
 Job No.: 51178  
 Date: 02/14/2018 JWG  
 Sheet 2 of 4  
 See Sheet 1 for Description

SEE SHEET 4 FOR LINE & CURVE TABLES  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEETS 1, 3 & 4

**SOUTHEASTERN SURVEYING AND MAPPING CORPORATION**  
 6500 All American Boulevard  
 Orlando, Florida 32810-4350  
 (407) 292-8580 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

SKETCH OF DESCRIPTION

NORTH OF ALBERTS - WESTSIDE  
 PLAT BOOK 89, PAGES 81 THROUGH 89



DETAIL

SCALE: 1" = 40'

Revised: 07/03/2018 JWC  
 Drawing Number: 51178062  
 Job No.: 51178  
 Date: 02/14/2018 JWC  
 Sheet 3 of 4  
 See Sheet 1 for Description

SEE SHEET 4 FOR LINE & CURVE TABLES  
 THIS IS NOT A SURVEY.  
 NOT VALID WITHOUT SHEETS 1, 2 & 4



SOUTHEASTERN SURVEYING  
 AND MAPPING CORPORATION  
 6500 All American Boulevard  
 Orlando, Florida 32810-4360  
 (407) 292-8680 Certification Number LB2108  
 e-mail: info@southeasternsurveying.com

SOUTHEASTERN SURVEYING AND MAPPING CORPORATION

SKETCH OF DESCRIPTION

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S18°01'42"W	11.19'
L2	S16°26'13"W	38.94'
L3	S34°40'08"W	34.03'
L4	S35°48'48"E	32.12'
L5	S05°56'43"E	27.18'
L6	S03°21'54"W	74.81'
L7	S07°31'27"E	62.12'
L8	S17°15'42"E	26.44'
L9	S81°17'28"E	36.21'
L10	S51°45'11"W	48.41'
L11	S49°36'41"E	69.46'
L12	S32°36'40"E	23.04'
L13	S62°32'02"E	44.07'
L14	S08°50'29"E	20.75'
L15	S41°59'53"E	22.78'
L16	S50°05'27"E	54.93'
L17	N70°28'59"E	53.07'
L18	S61°26'58"E	3.15'

LINE TABLE		
LINE #	BEARING	LENGTH
L19	N70°28'59"E	44.80'
L20	N70°28'59"E	7.88'
L21	N88°04'04"E	2.73'
L22	S01°23'09"W	22.42'
L23	S08°13'05"E	20.42'
L24	S01°30'29"E	12.94'
L25	S07°28'28"W	7.61'
L26	N85°28'34"W	6.07'
L27	S19°31'01"E	15.10'
L28	S70°28'59"W	32.42'
L29	N85°28'34"W	4.00'
L30	N19°31'01"W	16.12'
L31	N79°08'23"W	15.68'
L32	S70°28'59"W	32.63'
L33	N61°26'58"W	86.93'
L34	N70°28'59"E	33.61'
L35	N61°26'58"W	30.56'
L36	N50°05'27"W	2.63'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD DISTANCE
C1	4.19'	5.00'	48°04'03"	S85°28'59"E	4.07'
C2	26.47'	18.00'	84°15'39"	S67°23'12"E	24.15'
C3	2.94'	2.00'	84°15'39"	S67°23'12"E	2.68'
C4	28.21'	18.00'	89°48'02"	S64°37'00"E	25.41'
C5	2.52'	2.00'	72°12'57"	S55°49'28"E	2.36'



SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4360  
(407) 292-8580 Certification Number LB2108  
e-mail: info@southeasternsurveying.com

Revised: 07/03/2018 JWG  
Drawing Number: 51178062  
Job No.: 51178  
Date: 02/14/2018 JWG  
Sheet 4 of 4  
See Sheet 1 for Description

SEE SHEET 2 & 3 FOR SKETCH  
THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1, 2 & 3