



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** September 27, 2018

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

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

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

**CONTACT  
PERSON:** Paul Sladek, Manager

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

**ACTION  
REQUESTED:** APPROVAL AND EXECUTION OF NON-EXCLUSIVE UTILITY  
EASEMENT BETWEEN GOLDEN OAK DEVELOPMENT, LLC F/K/A  
GOLDEN OAK ESTATES, LLC AND ORANGE COUNTY AND  
AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** North East Resort Parcel Support Facility Permit B17901103 OCU File  
#: 91466  
  
District 1

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

**ITEM:** Non-Exclusive Utility Easement  
Cost: Donation  
Size: 1,393 square feet

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Utilities Department

**REMARKS:** Orange County is executing the Non-Exclusive Utility Easement to show acceptance of its terms and conditions.

Grantor to pay all recording fees.

OCT 16 2018

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

THIS IS A DONATION

Project: North East Resort Parcel Support Facility Permit B17901103 OCU File #: 91466

**NON-EXCLUSIVE UTILITY EASEMENT**

THIS INDENTURE, made this 14th day of September, A.D. 2018, between GOLDEN OAK DEVELOPMENT, LLC, a Florida limited liability company, f/k/a Golden Oak Estates, LLC, a Florida limited liability company, having its principal place of business in the city of Lake Buena Vista, county of Orange, whose address is 10501 Dream Tree Boulevard, Golden Oak, Florida 32836 ("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, a non-exclusive easement for the purposes of constructing and maintaining a potable water main and sanitary sewer gravity main with associated valves and appurtenances thereto, with full authority to enter upon, excavate, construct and maintain such lines and facilities, as the GRANTEE and its assigns may deem necessary, 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**  
**17-24-28-3107-08-002**

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, agrees 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.

Project: North East Resort Parcel Support Facility Permit B17901103 OCU File #: 91466

Grantee's obligation to restore landscaping shall be limited 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.

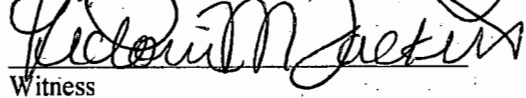
Grantee may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right-of-way, or modify the size of existing pipelines or other improvements as it may determine in its discretion from time to time without paying any 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.

NOTWITHSTANDING any of the foregoing, any facilities, pipelines, or other equipment or improvements constructed or installed by the GRANTEE pursuant to this easement grant shall be located and shall operate underground, except for hardware and equipment commonly and typically used by GRANTEE that must be located above ground to operate and function as intended.

IN WITNESS WHEREOF, GRANTOR and GRANTEE have caused these presents to be executed in their names.

**GOLDEN OAK DEVELOPMENT, LLC**, a  
Florida limited liability company, f/k/a Golden  
Oak Estates, LLC, a Florida limited liability  
company

Signed, sealed and delivered  
in the presence of:

  
Witness

VICTORIA TACKETT  
Printed Name

  
Witness

Gina Willmann  
Printed Name

(Signature of TWO witnesses required by Florida law)

BY: 

Printed Name: Page P. Pierce

Title: Manager

Project: North East Resort Parcel Support Facility Permit B17901103 OCU File #: 91466

STATE OF Florida  
COUNTY OF Osceola

The foregoing instrument was acknowledged before me this 14th of September, 2018, by Page P. Pierce, as Manager of **GOLDEN OAK DEVELOPMENT, LLC**, a Florida limited liability company, f/k/a Golden Oak Estates, LLC, a Florida limited liability company, on behalf of the limited liability company. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this 14th day of September, 2018.

(Notary Seal)



Brandi Ferrone  
Notary Signature  
Brandi Ferrone  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.  
My commission expires: 3/14/2022



Orange County, Florida  
By Board of County Commissioners

By: Teresa Jacobs  
Teresa Jacobs,  
Orange County Mayor

Date: 10.16.18

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

By: Lakela Louis  
for Deputy Clerk

Lakela Louis  
Printed Name

# SKETCH OF DESCRIPTION

NORTH EAST RESORT PARCEL SUPPORT FACILITY  
BUILDING PERMIT NUMBER: B17901103

## UTILITY EASEMENT

## EXHIBIT 'A'

### LEGAL DESCRIPTION

A PORTION OF TRACT H2 OF THE PLAT OF "GOLDEN OAK PHASE 4", AS RECORDED IN PLAT BOOK 90, PAGE 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHERLY MOST CORNER OF TRACT A3 OF SAID PLAT OF "GOLDEN OAK PHASE 4"; THENCE NORTH 42° 12' 43" WEST ALONG THE BOUNDARY OF TRACT FF OF SAID PLAT FOR A DISTANCE OF 10.10 FEET; THENCE DEPARTING SAID BOUNDARY, RUN NORTH 39° 51' 13" EAST FOR A DISTANCE OF 18.61 FEET; THENCE SOUTH 50° 08' 47" EAST FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH 39° 51' 13" WEST FOR A DISTANCE OF 20.00 FEET TO A POINT ALONG THE NORTHEASTERLY LINE OF A 10-FOOT UTILITY EASEMENT AS SHOWN ON THE AFORESAID PLAT; THENCE NORTH 50° 08' 47" WEST ALONG SAID NORTHEASTERLY LINE FOR A DISTANCE OF 10.00 FEET TO THE EASTERLY MOST CORNER OF AFORESAID TRACT A3, THENCE NORTH 50° 08' 47" WEST ALONG THE NORTHEASTERLY LINE OF SAID TRACT A3 FOR 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 1393 SQUARE FEET MORE OR LESS.

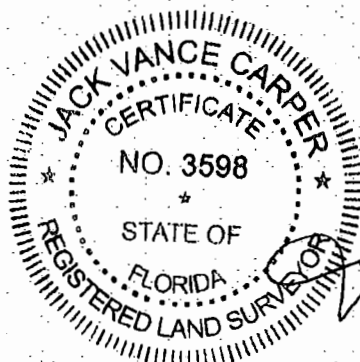
### NOTES:

1. THIS IS NOT A SURVEY.
2. BEARINGS ARE BASED UPON THE NORTHEAST LINE OF TRACT A3 OF THE PLAT OF "GOLDEN OAK PHASE 4" AS RECORDED IN PLAT BOOK 90, PAGE 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA, BEARING N50°08'47"W.

THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel: 407/647-7275 Certificate No. LB 24



*[Signature]*  
J. Vance Carper, Jr., PSM  
Professional Surveyor and Mapper  
Florida Certificate No. 3598  
NOT VALID WITHOUT THE SIGNATURE AND  
THE ORIGINAL RAISED SEAL OF A FLORIDA  
LICENSED SURVEYOR AND MAPPER.

Plat Name 07/16/18

Date: 11/01/17

Scale: N/A

Job No.: N/A

F.B.: N/A

Drawn By: DN

Ckd. By: JVC

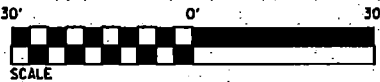
Sheet 1 of 2

# SKETCH OF DESCRIPTION

NORTH EAST RESORT PARCEL SUPPORT FACILITY  
BUILDING PERMIT NUMBER: B17901103

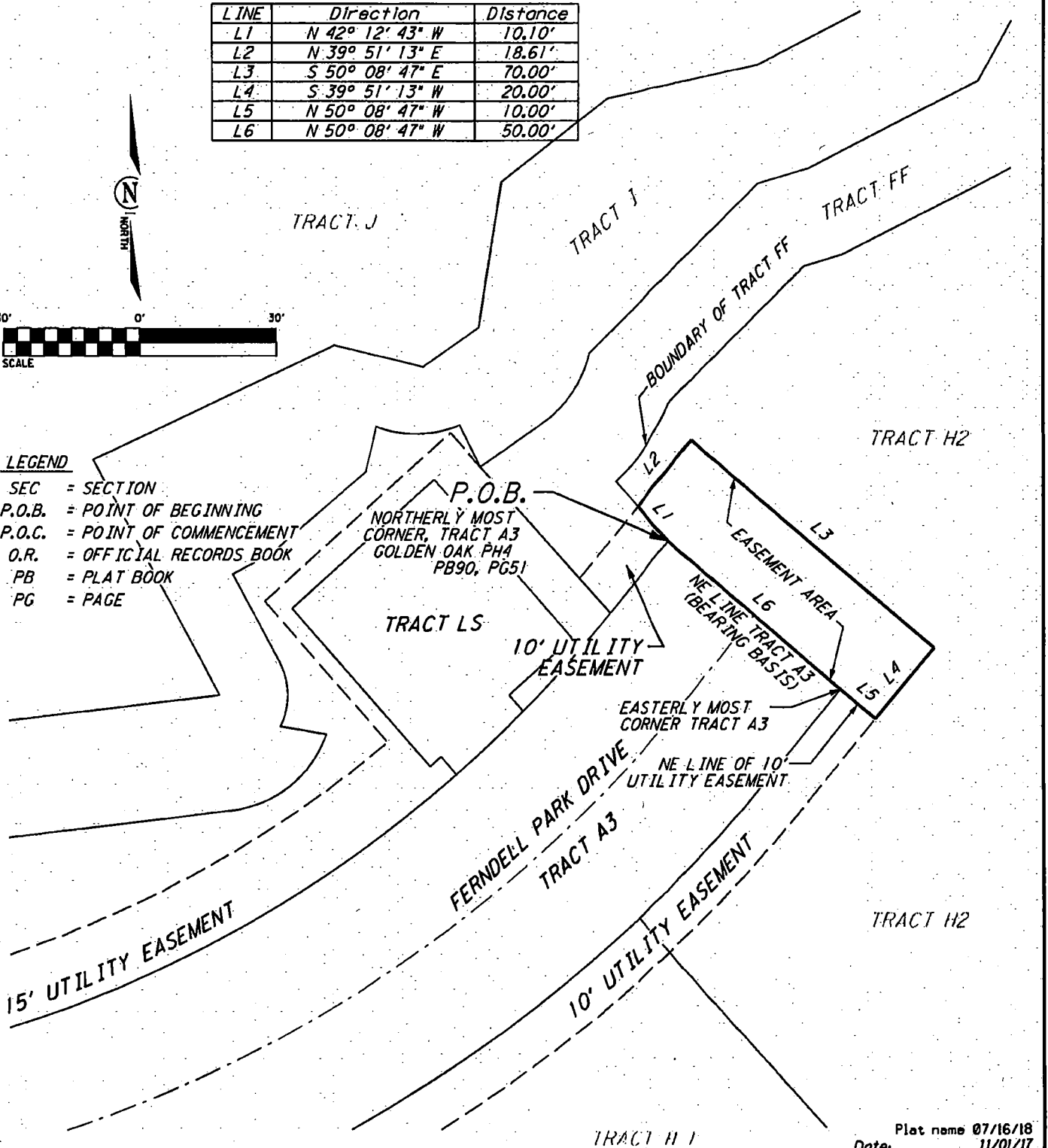
## UTILITY EASEMENT

LINE	Direction	Distance
L1	N 42° 12' 43" W	10.10'
L2	N 39° 51' 13" E	18.61'
L3	S 50° 08' 47" E	70.00'
L4	S 39° 51' 13" W	20.00'
L5	N 50° 08' 47" W	10.00'
L6	N 50° 08' 47" W	50.00'



### LEGEND

SEC = SECTION  
P.O.B. = POINT OF BEGINNING  
P.O.C. = POINT OF COMMENCEMENT  
O.R. = OFFICIAL RECORDS BOOK  
PB = PLAT BOOK  
PG = PAGE



THIS IS NOT A SURVEY

**ATKINS**

482 South Keller Road  
Orlando, Florida 32810-6101  
Tel: 407/647-7275 Certificate No. LB 24

11/01/17

Plat name 07/16/18

Date: 11/01/17

Scale: 1" = 30'

Job No.: N/A

F.B.: N/A

Drawn By: DN

Ckd. By: JC

Sheet 2 of 2