



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** September 27, 2018

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

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

**FROM:** Jeffrey Sponenburg, Title Program Manager *JS*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT FROM ORLANDO HEALTH CENTRAL, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Orlando Health Horizon W. New Campus Emergency Dept. & MOB  
Permit #B16902679 OCU File #87266  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Total size: 1,192 square feet

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

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

OCT 16 2018

THIS IS A DONATION

Project: Orlando Health Horizon W. New Campus Emergency Dept. & MOB Permit #B16902679  
OCU File #87266

**UTILITY EASEMENT**

THIS INDENTURE, Made this 7 day of September, A.D. 2018, between Orlando Health Central, Inc., a Florida not for profit corporation, whose address is 10000 W. Colonial Dr., Ocoee, Florida 34761, 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:**

**portions of**

**29-23-27-5855-01-000**

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.

Project: Orlando Health Horizon W. New Campus Emergency Dept. & MOB Permit #16902679  
OCU File #87266

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

[Signature]

Witness

Rachel Mora

Printed Name

[Signature]

Witness

Tom Henig

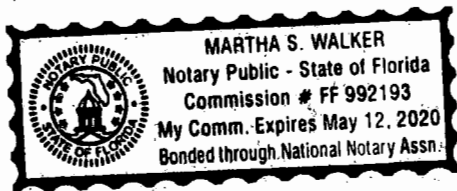
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 7 of September, 2018, by Mark Marsh, as President of Orlando Health Central, Inc., a Florida not for profit corporation, on behalf of the corporation. He ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)



Orlando Health Central, Inc.,  
a Florida not for profit corporation

BY: Mark Marsh

Mark Marsh, President

Martha S. Walker  
Notary Signature

Martha S. Walker  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 5/12/2020

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

# EXHIBIT "A"

## LEGAL DESCRIPTION

### UTILITY EASEMENT #1

A parcel of land situated in Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of aforesaid Section 29 thence run South 00°11'47" East along the East line of the Northwest 1/4 of said Section 29 for a distance of 1401.95 feet to a point on the Southerly right-of-way line of Porter Road per Official Records Book 10416, Page 5907 and Official Records Book 10601, Page 3902 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°42'12" West, along the said Southerly right of way line, for a distance of 103.96 feet to the POINT OF BEGINNING; thence departing said Southerly right of way line, run South 00°17'48" East for a distance of 32.64 feet; thence run South 89°42'12" West for a distance of 11.01 feet; thence run North 00°17'48" West for a distance of 32.64 feet to the aforesaid Southerly right of way line; thence run North 89°42'12" East, along said Southerly right of way line, for a distance of 11.01 feet to the POINT OF BEGINNING.

Containing 359 square feet, more or less.

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
CAMPUS EMERGENCY DEPARTMENT AND MOB  
BUILDING DEPARTMENT PERMIT NUMBER: B16902679

SHEET 1 OF 2



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032  
DATE: 5/24/18  
SCALE: 1 INCH = 10 FEET  
FIELD BY: N/A

CALCULATED BY: EGT  
DRAWN BY: EGT  
CHECKED BY: GMJ  
REVISED: 6/30/18

FOR THE LICENSED BUSINESS #8723 BY:

GERALD M. JOHNSTON, PSM #5570

# SKETCH OF DESCRIPTION

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
CAMPUS EMERGENCY DEPARTMENT AND MOB  
BUILDING DEPARTMENT PERMIT NUMBER: B16902679

POINT OF COMMENCEMENT  
UTILITY EASEMENT #1  
NORTHEAST CORNER OF THE  
NORTHWEST 1/4 OF SECTION 29-23-27  
RECOVERED 4" X 4" CONCRETE  
MONUMENT & 2" ORANGE COUNTY DISK

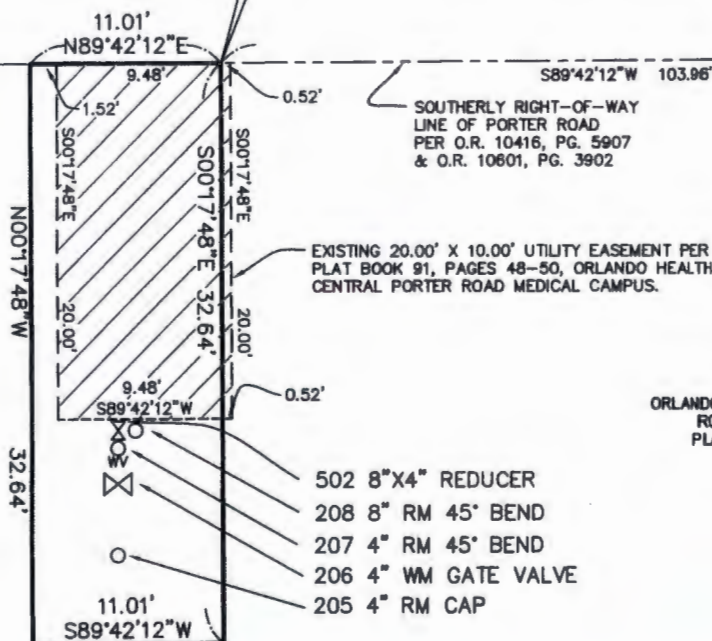
## AREA CALCULATIONS (IN SQUARE FEET):

PLATTED EASEMENT INSIDE NEW EASEMENT:	190
PLATTED EASEMENT OUTSIDE NEW EASEMENT:	10
TOTAL PLATTED EASEMENT:	200
NEW EASEMENT OUTSIDE OF PLATTED EASEMENT:	169
NEW EASEMENT TOTAL:	359

EAST LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 29-23-27

POINT OF BEGINNING  
UTILITY EASEMENT #1

PORTER ROAD



LOT 1  
ORLANDO HEALTH CENTRAL PORTER  
ROAD MEDICAL CAMPUS  
PLAT BOOK 91, PAGE 48

SHEET 2 OF 2

## SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032  
DATE: 5/24/18  
SCALE: 1 INCH = 10 FEET  
FIELD BY: N/A

CALCULATED BY: EGT  
DRAWN BY: EGT  
CHECKED BY: GMJ  
REVISED: 6/30/18

## LEGEND:

WM = WATER MAIN  
RM = RECLAIMED WATER MAIN



16 EAST PLANT STREET  
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# EXHIBIT "A"

## LEGAL DESCRIPTION

### UTILITY EASEMENT #2

A parcel of land situated in Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of aforesaid Section 29 thence run South 00°11'47" East along the East line of the Northwest 1/4 of said Section 29 for a distance of 1401.95 feet to a point on the Southerly right of way line of Porter Road per Official Records Book 10416, Page 5907 and Official Records Book 10601, Page 3902 of the Public Records of Orange County, Florida; thence departing said East line, run South 89°42'12" West, along said Southerly right of way line, for a distance of 172.63 feet; thence continue along said Southerly right of way North 87°15'01" West for a distance of 718.93 feet to the POINT OF BEGINNING; thence departing said Southerly right of way line, run South 00°00'00" West for a distance of 25.80 feet; thence run North 90°00'00" West for a distance of 13.00 feet; thence run North 00°00'00" East for a distance of 26.43 to a point on the aforesaid Southerly right of way line, thence run South 87°15'01" East for a distance of 13.01 to the POINT OF BEGINNING.

Containing 340 square feet, more or less.

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
CAMPUS EMERGENCY DEPARTMENT AND MOB  
BUILDING DEPARTMENT PERMIT NUMBER: B16902679

SHEET 1 OF 2



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032

DATE: 5/22/18

SCALE: 1 INCH = 10 FEET

FIELD BY: N/A

CALCULATED BY: EGT

DRAWN BY: EGT

CHECKED BY: GMJ

REVISED: 6/30/18

FOR THE LICENSED BUSINESS #6723 BY:

GERALD M. JOHNSTON, RSM #5570

# SKETCH OF DESCRIPTION



## POINT OF COMMENCEMENT UTILITY EASEMENT #2

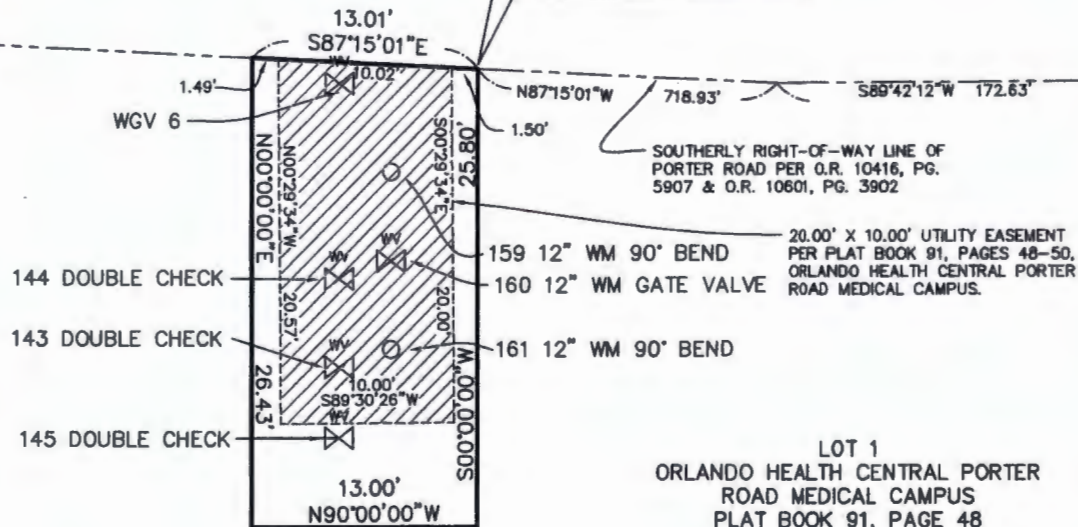
NORTHEAST CORNER OF THE  
NORTHWEST 1/4 OF SECTION 29-23-27  
RECOVERED 4" X 4" CONCRETE  
MONUMENT & 2" ORANGE COUNTY DISK

PORTER ROAD

EAST LINE OF THE  
NORTHWEST 1/4 OF  
SECTION 29-23-27

AREA CALCULATIONS (IN SQUARE FEET):  
PLATTED EASEMENT INSIDE NEW EASEMENT: 203  
NEW EASEMENT OUTSIDE PLATTED EASEMENT: 137  
NEW EASEMENT TOTAL: 340

## POINT OF BEGINNING UTILITY EASEMENT #2



LOT 1  
ORLANDO HEALTH CENTRAL PORTER  
ROAD MEDICAL CAMPUS  
PLAT BOOK 91, PAGE 48

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
CAMPUS EMERGENCY DEPARTMENT AND MOB  
BUILDING DEPARTMENT PERMIT NUMBER: B16902679

SHEET 2 OF 2



16 EAST PLANT STREET  
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## SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
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3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032  
DATE: 5/22/18  
SCALE: 1 INCH = 10 FEET  
FIELD BY: N/A

CALCULATED BY: EGT  
DRAWN BY: EGT  
CHECKED BY: GMJ  
REVISED: 6/30/18

## LEGEND:

WM = WATER MAIN  
WV = WATER VALVE  
WGV = WATER GATE VALVE



# EXHIBIT "A"

## LEGAL DESCRIPTION

### UTILITY EASEMENT #3

A parcel of land situated in Section 29, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of the Northwest 1/4 of aforesaid Section 29 thence run South 00°11'47" East along the West line of the Northeast 1/4 of said Section 29 for a distance of 1401.95 feet to a point on the Southerly right of way line of Porter Road per Official Records Book 10416, Page 5907 and Official Records Book 10601, Page 3902 of the Public Records of Orange County, Florida; thence departing said West line, run North 89°39'42" East, along said Southerly right of way line, for a distance of 523.78 feet to the POINT OF BEGINNING; thence continue North 89°39'42" East, along said Southerly right of way line, for a distance of 19.96 feet; thence departing said Southerly right of way line, run South 00°20'18" East for a distance of 24.68 feet; thence run South 89°39'42" West for a distance of 19.96 feet; thence run North 00°20'18" West for a distance of 24.68 feet to the POINT OF BEGINNING.

Containing 493 square feet, more or less.

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
CAMPUS EMERGENCY DEPARTMENT AND MOB  
BUILDING DEPARTMENT PERMIT NUMBER: B16902679

SHEET 1 OF 1



16 EAST PLANT STREET  
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### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHWEST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032

DATE: 5/22/18

SCALE: 1 INCH = 10 FEET

FIELD BY: N/A

CALCULATED BY: EGT

DRAWN BY: EGT

CHECKED BY: GMJ

REVISED: 6/30/18

FOR THE LICENSED BUSINESS #6723 BY:

  
GERALD M. JOHNSTON, PSM #5570



# SKETCH OF DESCRIPTION

AREA CALCULATIONS (IN SQUARE FEET):  
 PLATTED EASEMENT INSIDE NEW EASEMENT: 200  
 NEW EASEMENT OUTSIDE PLATTED LOT: 293  
 NEW EASEMENT TOTAL: 493

**POINT OF COMMENCEMENT  
 UTILITY EASEMENT #3**  
 NORTHEAST CORNER OF THE  
 NORTHWEST 1/4 OF SECTION 29-23-27  
 RECOVERED 4" X 4" CONCRETE  
 MONUMENT & 2" ORANGE COUNTY DISK



S00°11'47"E  
 1401.95'

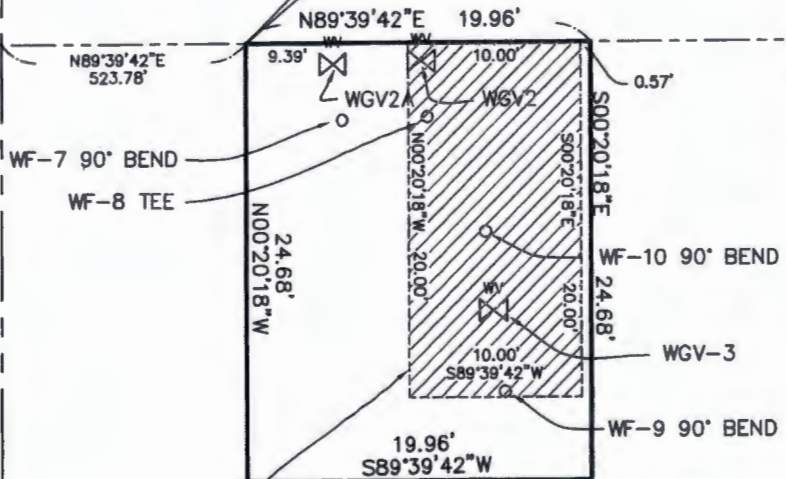
WEST LINE OF THE  
 NORTHEAST 1/4 OF  
 SECTION 29-23-27

**POINT OF BEGINNING  
 UTILITY EASEMENT #3**

PORTER ROAD

SOUTHERLY RIGHT-OF-WAY  
 LINE OF PORTER ROAD  
 PER O.R. 10416, PG. 5907  
 & O.R. 10601, PG. 3902

LOT 1  
 ORLANDO HEALTH CENTRAL  
 PORTER ROAD MEDICAL CAMPUS  
 PLAT BOOK 91, PAGE 48



20.00' X 10.00' UTILITY EASEMENT PER PLAT BOOK 91,  
 PAGES 48-50, ORLANDO HEALTH CENTRAL PORTER  
 ROAD MEDICAL CAMPUS.

PROJECT NAME: ORLANDO HEALTH HORIZON WEST NEW  
 CAMPUS EMERGENCY DEPARTMENT AND MOB  
 BUILDING DEPARTMENT PERMIT NUMBER: B16902679

## SURVEYOR'S NOTES:

SHEET 2 OF 2

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 29-23-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°11'47" EAST.

JOB NO. 20120032

CALCULATED BY: EGT

DATE: 5/22/18

DRAWN BY: EGT

SCALE: 1 INCH = 10 FEET

CHECKED BY: GMJ

FIELD BY: N/A

REVISED: 6/30/18

## LEGEND:

WF = WATER LINE FITTING  
 WGV = WATER GATE VALVE  
 WV = WATER VALVE



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