



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 14

DATE: October 10, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT FROM MERITAGE HOMES OF FLORIDA, INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Heritage Oaks – Twin Acres on Lake Underhill Case #PSP-15-12-373
District 4

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

ITEM: Drainage Easement
Cost: Donation
Size: 277 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 30 2018

THIS IS A DONATION

Project: Heritage Oaks – Twin Acres on Lake Underhill Case #PSP-15-12-373

DRAINAGE EASEMENT

THIS INDENTURE, Made this 25th day of September, A.D. 20 18, between Meritage Homes of Florida, Inc., a Florida corporation, having its principal place of business in the city of Scottsdale, county of Maricopa, whose address is 8800 East Raintree Drive, Suite 300, Scottsdale, Arizona, 85260, 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, 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

32-22-31-3469-16-002

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its 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: Heritage Oaks – Twin Acres on Lake Underhill Case #PSP-15-12-373

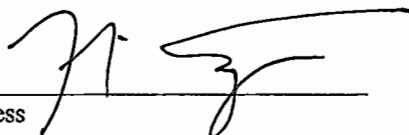
IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered
in the presence of:

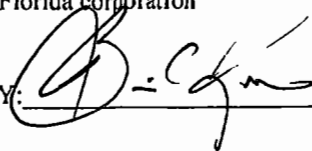
Meritage Homes of Florida, Inc.,
a Florida corporation


Witness

Alex Madison
Printed Name


Witness

NICHOLAS EVERLY
Printed Name

BY: 

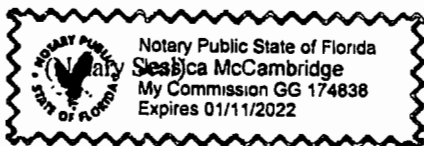
BRIAN KITTLE
Printed Name

Division President
Title

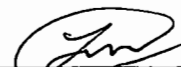
(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 25 of September,
20 18, by Brian Kittle, as Division President,
of Meritage Homes of Florida, Inc., a Florida corporation, on behalf of the corporation. He/She ☒ is
personally known to me or ☒ has produced _____ as identification.



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


Notary Signature
Jessica McCambridge
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: 01/11/2022

EXHIBIT, "A"

Legal Description

A portion of Tract P--2, HERITAGE OAKS, according to the plat thereof, as recorded in Plat Book 94, Pages 3 through 9, Public records of Orange County, Florida, lying in Section 32, Township 22 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of Tract OS-1, HERITAGE OAKS; thence run northerly along the westerly line thereof, the following four (4) courses and distances: thence run N 68°31'59" W, a distance of 27.91 feet; thence run N 56°21'32" W, a distance of 40.98 feet; thence run N 17°53'10" E, a distance of 54.22 feet; thence run N 06°53'38" E, a distance of 3.47 feet to the POINT OF BEGINNING; thence run N 47°24'06" W, a distance of 18.60 feet to a point on the easterly line of Tract D--3, HERITAGE OAKS; said point being a point on a non tangent curve, concave westerly, having a radius of 20.00 feet; thence run northerly along the easterly line of said Tract D--3 the following two (2) courses and distances: on a chord bearing of N 27°49'38" E and a chord distance of 14.29 feet, run northeasterly along the arc of said curve, a distance of 14.61 feet, through a central angle of 41°51'59" to the point of tangency thereof; thence run N 06°53'38" E, a distance of 7.61 feet; thence run S 47°24'06" E, a distance of 12.31 feet to a point on the aforesaid westerly line of Tract OS-1; thence run S 06°53'38" W, along the westerly line thereof, a distance of 24.63 feet to the POINT OF BEGINNING.

Containing 277 square feet, more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 for sketch.

Sketch of Description
of a


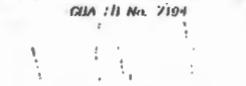
Drainage Easement

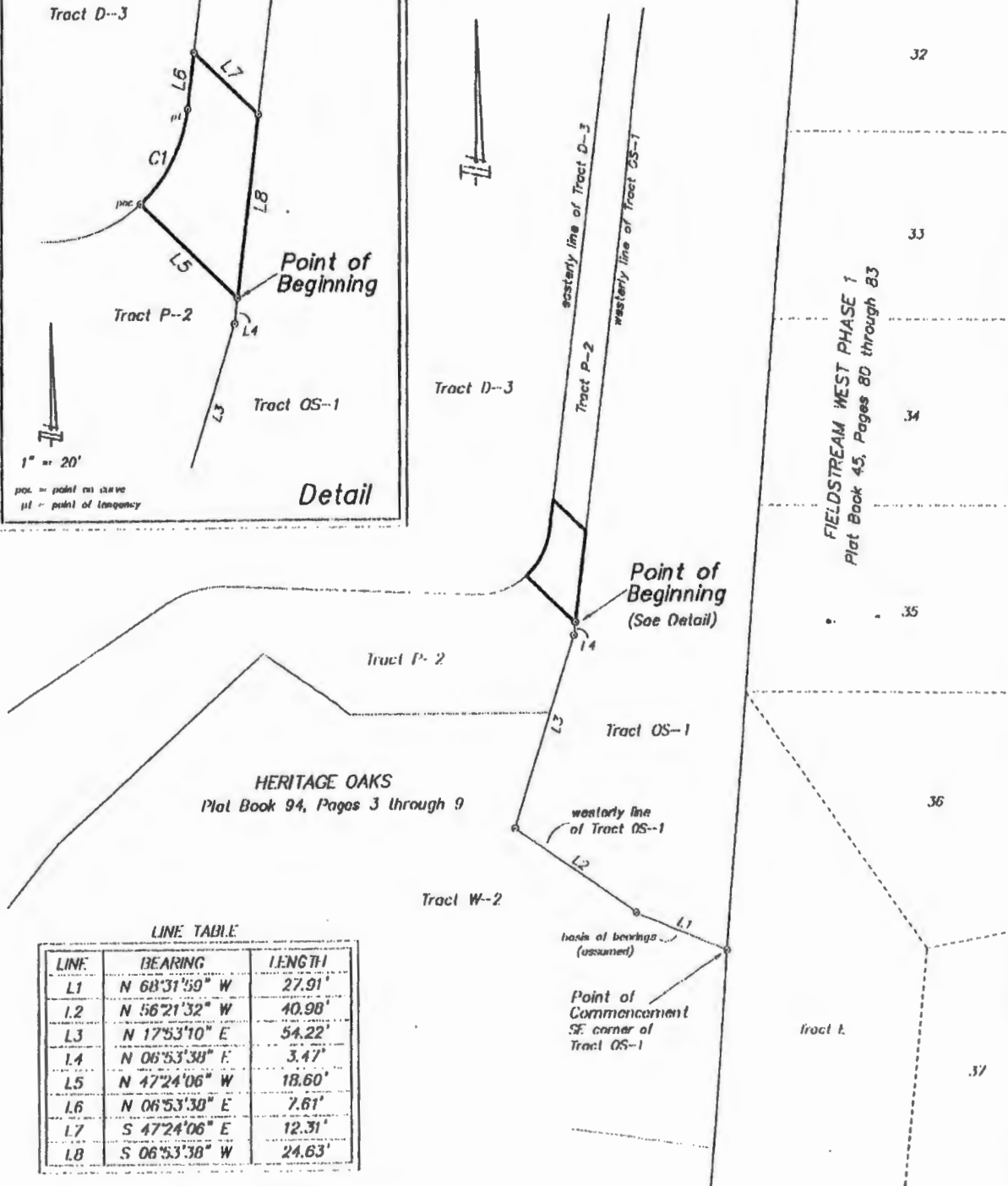
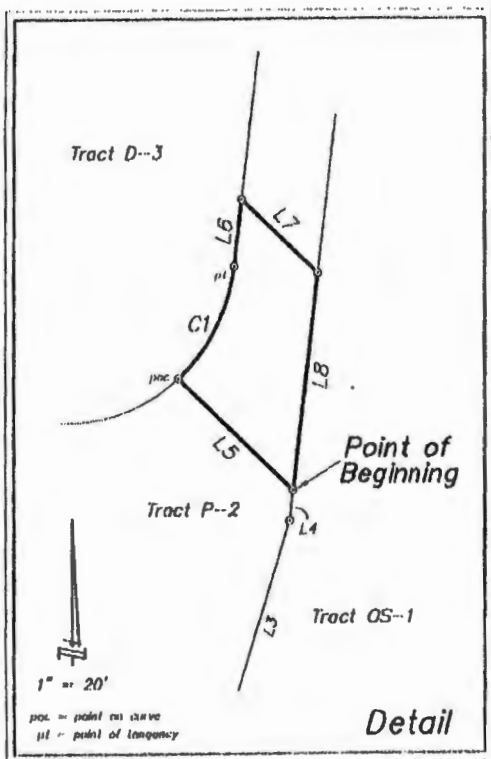
situated in

Section 32, Township 22 South, Range 31 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 DRAWINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

PREPARED FOR: Meritage Homes	JOB NO. 0205.21	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 SURVEYING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEYING PARTY. GSA 111 No. 7104
 GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers	SHEET 1 of 2	
1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 8/16/18	K. LAYTON GANUNG SUC. P.L.S. 4236
	SCALE 1" = 40'	



LINE TABLE

LINE	BEARING	LENGTH
L1	N 68°31'59" W	27.91'
L2	N 56°21'32" W	40.98'
L3	N 17°53'10" E	54.22'
L4	N 06°53'38" E	3.47'
L5	N 47°24'06" W	18.60'
L6	N 06°53'30" E	7.61'
L7	S 47°24'06" E	12.31'
L8	S 06°53'38" W	24.63'

CURVE TABLE

CURVE	DEF. 1A	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	41°51'59"	20.00'	14.61'	N 27°49'38" E	14.29'

Sheet 2 of 2

GJA Job No. 020521
See Sheet 1 for legal description