



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

DATE: November 14, 2018

TO: Mayor Jerry L. Demings
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 UTILITY EASEMENT FROM HOOTERVILLE, LLC
TO ORANGE COUNTY AND AUTHORIZATION TO RECORD
INSTRUMENT

PROJECT: Hooterville Storage For Private Use permit #B17904392 OCU File
#96843

District 2

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

ITEM: Utility Easement
Cost: Donation
Size: 150 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 04 2018

THIS IS A DONATION

Project: Hooterville Storage For Private Use permit #B17904392 OCU File #96843

UTILITY EASEMENT

THIS INDENTURE, Made this 22nd day of October, A.D. 2018, between Hooterville, LLC, a Florida limited liability company, whose address is 6650 Mills Road, Orlando, Florida, 32810, 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 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:

a portion of

32-21-29-0000-00-189

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.

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
in the presence of:

Debra A. Gilley
Witness

Debra A. Gilley
Printed Name
Melissa A. Milligan
Witness

Melissa A. Milligan
Printed Name

Hooterville, LLC,
a Florida limited liability company

BY:

James T. Flynn
Printed Name
President
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8th of October,
20 18, by James T. Flynn, as President, of
Hooterville, 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.

(Notary Seal)



DEBRA A. GILLEY
MY COMMISSION # FF 922466
EXPIRES: September 28, 2019
Bonded Thru Budget Notary Services

Debra A. Gilley
Notary Signature

Debra A. Gilley
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

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

UTILITY EASEMENT

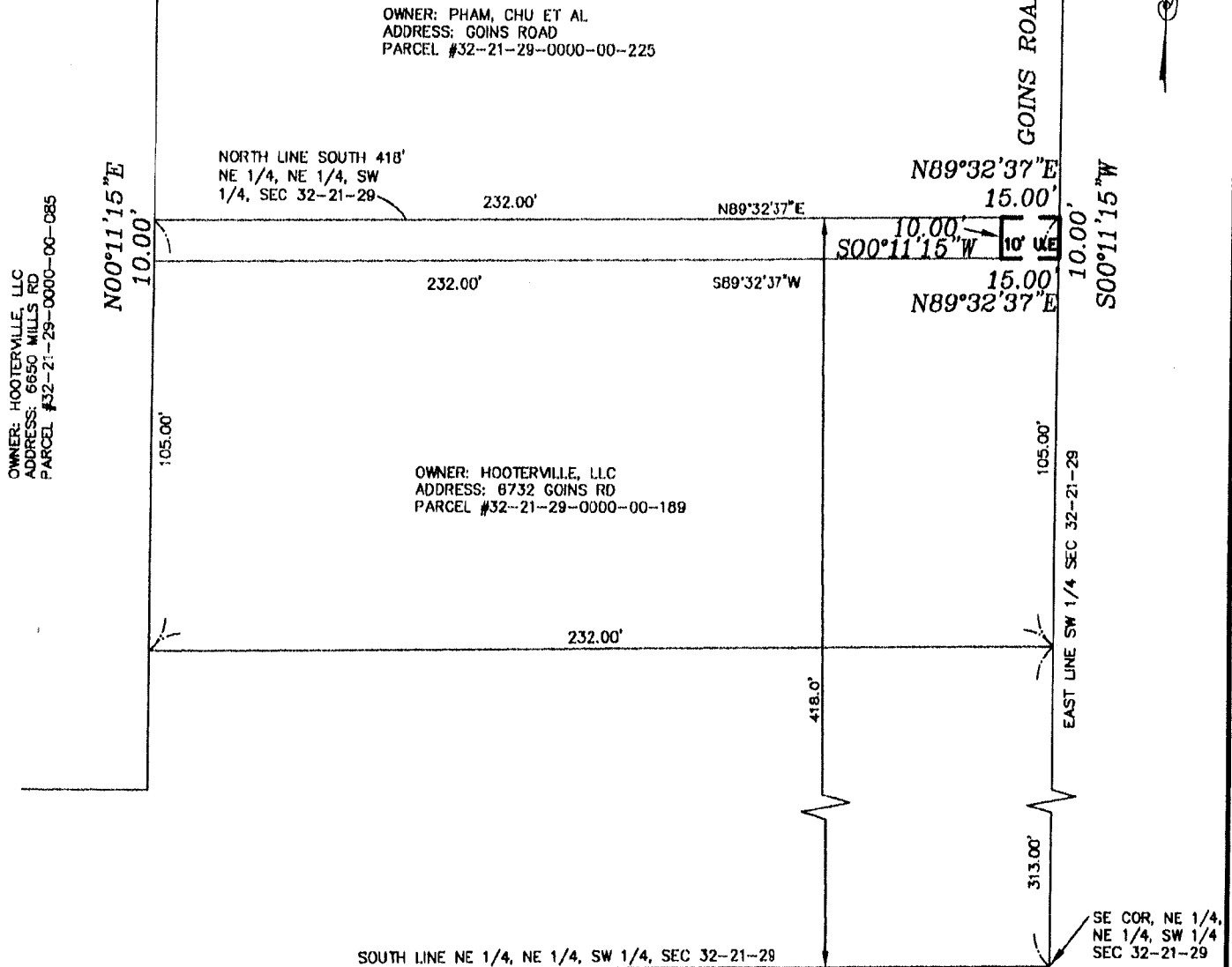
situated in

Section 32, Township 21 South, Range 29 East,
Orange County, Florida

EXHIBIT "A"

HOOTERVILLE STORAGE FOR PRIVATE USE
BLDG DEPT #B17904392

0 20 40
1 inch = 40 ft.



MAP OF DESCRIPTION

SHEET 1 OF 2

THIS IS NOT A SURVEY

DESCRIPTION ON SHEET 2 OF 2

PREPARED FOR:

HOOTERVILLE, LLC

DATE: 7/24/18 SCALE: 1"=40'

PROJECT #: 17-04-005B

DESIGN: FMH CHECKED: DWH

THIS MAP OF DESCRIPTION IS NOT VALID WITHOUT THE
SURVEYOR'S SIGNATURE & ORIGINAL RAISED SEAL.

[Signature]

FAUN M. HOFFMEIER PSM 9/17/18
PROFESSIONAL SURVEYOR AND MAPPER #LS 6552
STATE OF FLORIDA

Phone: (407) 542-4977

L.B. #7821



131 W Broadway, Suite B, Oviedo, FL 32765

UTILITY EASEMENT
situated in
Section 32, Township 21 South, Range 29 East,
Orange County, Florida

HOOTERVILLE STORAGE FOR PRIVATE USE
BLDG DEPT #B17904392

LEGAL DESCRIPTION: 10 FEET WIDE UTILITY EASEMENT

**THE EAST 15 FEET OF THE NORTH 10 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
BEGINNING 313 FEET NORTH FROM THE SOUTHEAST CORNER OF THE NORTHEAST ¼ OF THE
NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST,
ORANGE COUNTY, FLORIDA, RUN NORTH 105 FEET, WEST 232 FEET MORE OR LESS, RUN
SOUTH 105 FEET, RUN EAST 232 FEET, MORE OR LESS TO THE POINT OF BEGINNING.**

**BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
THE EAST 15 FEET OF THE NORTH 10 FEET OF THE NORTH 105 FEET OF THE SOUTH 418 FEET
OF THE EAST 232 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼
OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST.**

**BEING THE EAST 15 FEET OF THE NORTH 10 FEET OF ORANGE COUNTY PARCEL
#32-21-29-0000-00-189.**

SURVEYOR'S NOTES:

1. THIS PROPERTY IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR, EXCEPT AS SHOWN, NOR DID THIS SURVEYOR ABSTRACT THESE LANDS.
3. THIS SKETCH OF DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH. NO PROPERTY CORNERS WERE SET OR RECOVERED IN THE FIELD FOR THE PURPOSE OF PREPARING THIS SKETCH.
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE EAST 232 FEET OF THE NORTHEAST ¼ OF THE NORTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 32, TOWNSHIP 21 SOUTH, RANGE 29 EAST, AS BEING N00°11'15"E, AN ASSUMED BEARING.
5. NO UNDERGROUND INSTALLATIONS OR IMPROVEMENTS WERE LOCATED IN THE FIELD.

SKETCH ON SHEET 1 OF 2

SHEET 2 OF 2

PREPARED FOR:
HOOTERVILLE, LLC
DATE: 7/24/18 SCALE: 1"=40'
PROJECT #: 17-04-005B
DESIGN: FMH CHECKED: DWH

9/17/18	REVISE PER COMMENTS
DATE	REVISIONS

Phone: (407) 542-4977

L.B. #7821



131 W Broadway, Suite B, Oviedo, FL 32765