



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 14

**DATE:** November 20, 2018

**TO:** Mayor Jerry L. Demings  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
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 OF UTILITY AND DRAINAGE EASEMENT FROM  
WOODLAND LAKES PRESERVE HOMEOWNERS' ASSOCIATION,  
INC. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD  
INSTRUMENT

**PROJECT:** Petition to Vacate #15-02-004 (Arbor View Blvd)  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of utility  
and drainage facilities as a requirement of a petition to vacate.

**ITEM:** Utility and Drainage Easement  
Cost: Donation  
Size: 12,802 square feet

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** Petition to Vacate #15-02-004 (the "PTV") was approved by the Board on April 10, 2018. As required by the PTV, this action provides utility and drainage easements to Orange County over portions of Arbor View Boulevard vacated by the PTV.

Grantor to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**DEC 04 2018**

THIS IS A DONATION

Project: Petition to Vacate #15-02-004 (Arbor View Blvd)

**UTILITY AND DRAINAGE EASEMENT**

THIS INDENTURE, MADE this 17<sup>th</sup> day of October A.D., 2018, between Woodland Lakes Preserve Homeowners' Association, Inc., a corporation organized and existing under the laws of the state of Florida, having its principal place of business in the city of Longwood, county of Seminole, whose address is 761 Ciara Creek Cove, Longwood, Florida, 32750, 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 \$ 0 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 and drainage purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water lines, waste water lines, reclaimed water lines, drainage ditch, drainage pipes and any other utility and/or drainage 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**

**unassigned**

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, drainage ditch, pipe or 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, agrees 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 and/or drainage ditch, pipe, or facilities installed thereon.

Project: Petition to Vacate #15-02-004 (Arbor View Blvd)

GRANTEE may at any time increase its use of the easement, change the location of pipelines, drainage ditches, pipes 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 successors or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

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

Signed, sealed, and delivered  
in the presence of:

Woodland Lakes Preserve Homeowners'  
Association, Inc., a Florida corporation

Witness

BY:

Robin Fudali, President

Printed Name

Witness

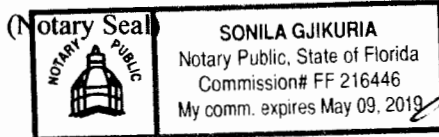
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF

COUNTY OF

THE FOREGOING instrument was acknowledged before me this 17<sup>th</sup> of October, 2018, by Robin Fudali, as President, of Woodland Lakes Preserve Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation. [Signature] is personally known to me or [ ] has produced [Signature]



Notary Signature

Printed Notary Name

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

Notary Public in and for  
the County and State aforesaid  
My Commission Expires: May 9, 2019

# SKETCH OF DESCRIPTION

## DESCRIPTION

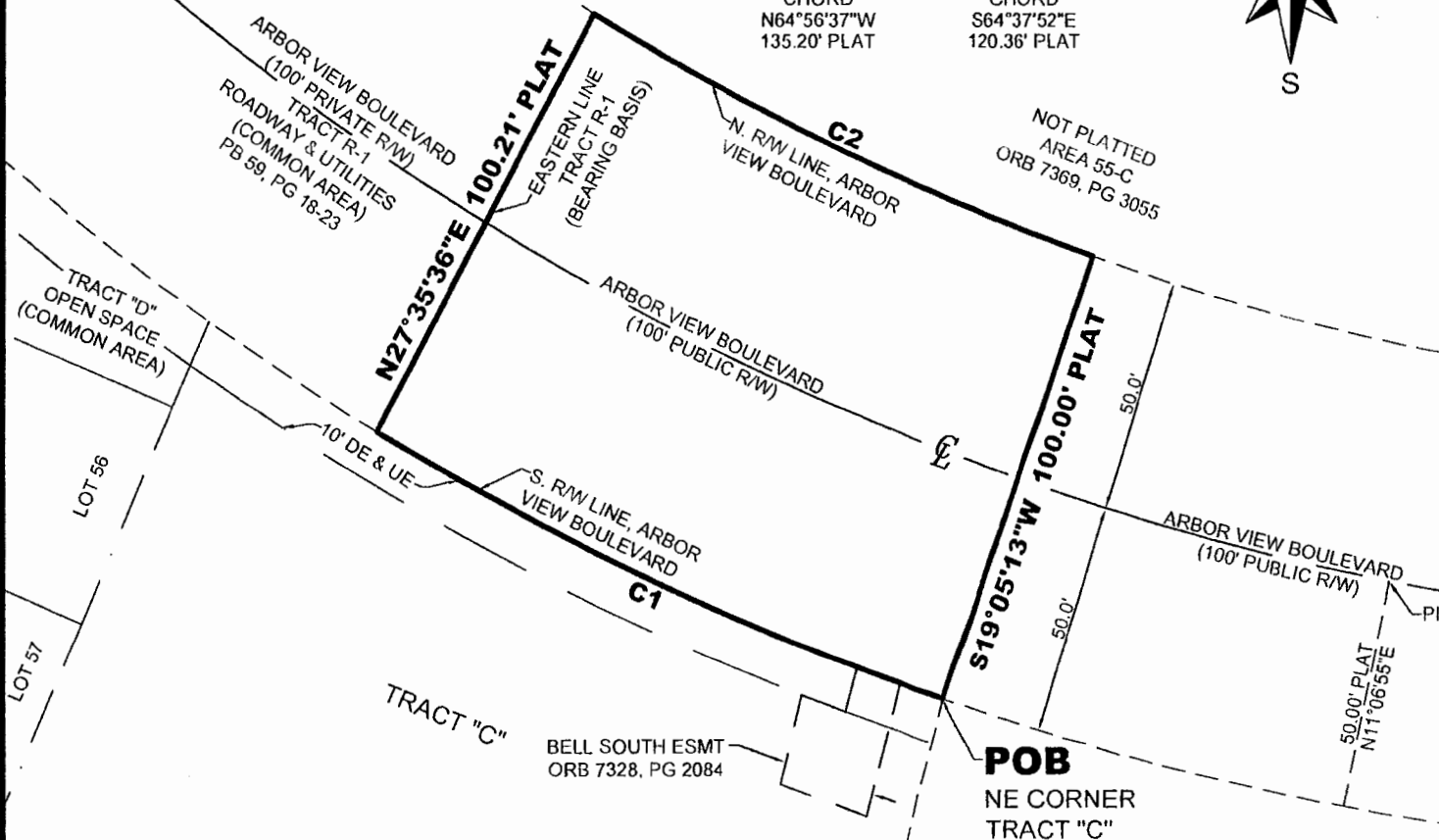
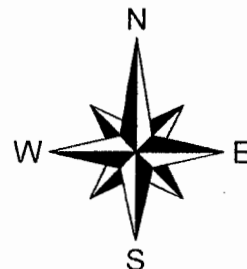
A PORTION OF ARBOR VIEW BOULEVARD, WOODLAND LAKES PRESERVE UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 18 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF TRACT "C", WOODLAND LAKES PRESERVE UNIT 1A, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 59, PAGES 18 THROUGH 23, INCLUSIVE, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; SAID NORTHEAST CORNER ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 650.00 FEET, A CHORD BEARING OF N64°56'37"W, AND A CHORD DISTANCE OF 135.20 FEET; THENCE RUN ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTH RIGHT-OF-WAY LINE OF ARBOR VIEW BOULEVARD, THROUGH A CENTRAL ANGLE OF 11°56'20", A DISTANCE OF 135.44 FEET TO THE EASTERN LINE OF TRACT R-1 OF SAID PLAT OF WOODLAND LAKES PRESERVE UNIT 1A; THENCE N27°35'36"E ALONG SAID EASTERN LINE A DISTANCE OF 100.21 FEET TO THE NORTH RIGHT-OF-WAY LINE OF ARBOR VIEW BOULEVARD ALSO BEING A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 550.00 FEET, A CHORD BEARING OF S64°37'52"E, A CHORD DISTANCE OF 120.36 FEET, RUN THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID NORTH RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 12°33'51", A DISTANCE OF 120.61 FEET; THENCE S19°05'13"W A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,802 SQUARE FEET OR 0.294 ACRES MORE OR LESS.

C1 CURVE DATA  
 $\Delta = 11^{\circ}56'20"$   
 $R = 650.00'$   
 $L = 135.44'$   
 CHORD  
 N64°56'37"W  
 135.20' PLAT

C2 CURVE DATA  
 $\Delta = 12^{\circ}33'51"$   
 $R = 550.00'$   
 $L = 120.61'$   
 CHORD  
 S64°37'52"E  
 120.36' PLAT



THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #42029

CF#OC59-18 ARBOR VIEW BLVD. SCD

DATE: 2-26-15

SCALE: 1" = 40'

DRAWN BY: AAD

PREPARED FOR: FLORIDA ENGINEERING GROUP

BEARING STRUCTURE IS BASED ON THE MONUMENTED EASTERN EDGE OF ARBOR VIEW BOULEVARD TRACT R-1, BEING N27°35'36"E (PER PLAT).

REVISIONS:

43502 11/16/15 RECONFIGURATION AAD

THIS SKETCH MEETS THE "STANDARDS OF PRACTICE" AS REQUIRED BY CHAPTER 6J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

*James D. Bray*  
**JAMES D. BRAY PSM 6507**  
 "NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."



ACCURIGHT SURVEYS  
 OF ORLANDO INC., LB 4475  
 2012 E. Robinson Street Orlando, Florida 32803  
 www.AccurightSurveys.net  
 Admin@AccurightSurveys.net  
 PHONE: (407) 894-6314

LEGEND	
IR	- IRON ROD
L	- ARC LENGTH
MEAS	- MEASURED
MS	- METAL SHED
NAD	- NAIL & DISK
ORB	- OFFICIAL RECORDS BOOK
P&M	- PLAT & MEASURED
PB	- PLAT BOOK
PC	- POINT OF CURVATURE
PG	- PAGE
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
RAW	- RIGHT OF WAY
R	- RADIUS
TYP	- TYPICAL
UTB	- UTILITY BOX
UE	- UTILITY EASEMENT
WF	- WOOD FENCE