





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: December 21, 2018

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Mary Tiffault, Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Utility Easement from Vincent Robinson and Janneth Robinson to Orange County and authorization to record instrument

PROJECT: Petition to Vacate #18-02-005 (902 N. Pine Hills Road)

District 6

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

ITEM: Utility Easement
Cost: Donation
Size: 1,327 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Petition to Vacate #18-02-005 (PTV) was approved by the Board on October 30, 2018. This action provides a utility easement to Orange County over portions of North Pine Hills Road and Deauville Drive vacated by the PTV.

Grantor to pay all recording fees.

JAN 15 2019

THIS IS A DONATION

Project: Petition to Vacate #18-02-005 (902 N. Pine Hills Road)

UTILITY EASEMENT

THIS INDENTURE, made the 5 day of December, 2018, between Vincent Robinson and Janneth Robinson, husband and wife, of the county of Orange, and state of Florida, whose address is 5220 Busby Avenue, Orlando, Florida, 32810, GRANTORS, 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 GRANTORS, 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 right-of-way and easement for utility purposes, with full authority to enter upon, construct and maintain, as the GRANTEE and its assigns may deem necessary, electrical poles, telephone poles, wires, guy wires and appurtenances, water pipes, sewer pipes, gas pipes and mains, 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 Numbers:

a portion of

(UNASSIGNED)

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

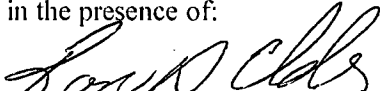
THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth and other obstructions that may interfere with normal operation or maintenance of the utilities and any facilities placed thereon by the GRANTEE and its assigns, out of and away from the herein granted right-of-way, and the GRANTORS, 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: Petition to Vacate #18-02-005 (902 N. Pine Hills Road)

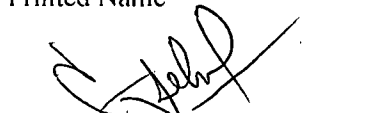
GRANTEE may at any time increase its use of the easement, change the location of pipelines or other facilities within the boundaries of the easement right of way, or modify the size of existing pipelines or other improvements as it may determine in its sole discretion from time to time without paying any additional compensation to GRANTORS or GRANTORS' successors or assigns, provided GRANTEE does not expand its use of the easement beyond the easement boundaries described above.

IN WITNESS WHEREOF, the said GRANTORS have hereto set their hands the day and year first above written.

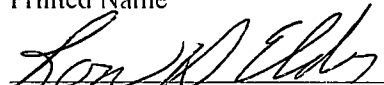
Signed, sealed and delivered
in the presence of:

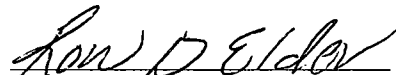

Witness

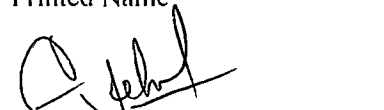

Printed Name

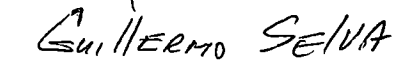

Witness



Printed Name


Witness

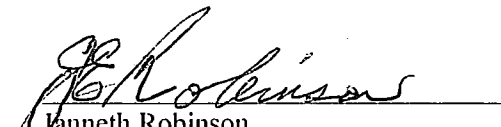

Printed Name


Witness


Printed Name


Vincent Robinson

Post Office Address:-
5220 Busby Avenue
Orlando, Florida 32810


Janneth Robinson

Post Office Address:-
5220 Busby Avenue
Orlando, Florida 32810

(Signature of **TWO** witnesses required by Florida law)

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STATE OF Florida

COUNTY OF Orange

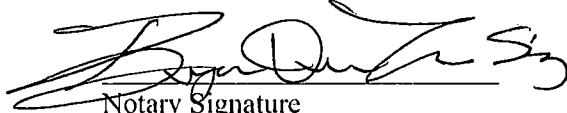
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Vincent Robinson and Janneth Robinson, husband and wife. They ☐ are personally known to me, or ☒ have each produced [REDACTED] and [REDACTED] identification.

Witness my hand and official seal this 5 day of December, 2018.

(Notary Seal)



Bryan Omar Torres Sanchez
NOTARY PUBLIC
STATE OF FLORIDA
Comm# GG105943
Expires 5/17/2021


Notary Signature

Bryan Torres Sanchez
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: 5/17/2021

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

SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)

EXHIBIT "A"

DESCRIPTION:

A PORTION OF LAND BEING A PART OF DEAUVILLE DRIVE ADJOINING AND LYING IMMEDIATELY ADJACENT TO LOT 19, BLOCK K, PINE HILLS SUBDIVISION NO. 8, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK T, PAGES 68 AND 69, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA: BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEAST CORNER OF LOT 19, BLOCK K, PINE HILLS SUBDIVISION NO. 8, SAID POINT BEING ON THE WEST RIGHT OF WAY LINE OF PINE HILLS ROAD. THENCE S22°22'00"E, A DISTANCE OF 75.00 FEET; THENCE S65°22'00"W, A DISTANCE OF 25.00 FEET; THENCE S22°22'00"E, A DISTANCE OF 25.0 FEET MORE OR LESS; THENCE S65°22'00"W, A DISTANCE OF 25.3' FEET MORE OR LESS TO THE PROLONGATED EXTENSION OF THE WEST LINE OF SAID LOT 19; THENCE N57°05'10"W, ALONG SAID EXTENSION, A DISTANCE OF 11.4 FEET MORE OR LESS TO THE SOUTHERNMOST CORNER OF LOT 19, BLOCK K. BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 104.04 FEET; A CENTRAL ANGLE OF 62°57'14"; AND A CHORD BEARING AND DISTANCE OF N09°06'37"E, 108.65 FEET; THENCE, NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 114.31 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 1,327 SQUARE FEET (0.03 ± ACRES), MORE OR LESS.

SURVEYOR'S NOTES:

1. THE LANDS AS SHOWN HEREON LIE WITHIN SECTION 19, TOWNSHIP 22 S., RANGE 29 E., ORANGE COUNTY, FLORIDA.
2. THIS IS NOT A SURVEY.
3. BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTHEAST PROPERTY LINE OF LOT 19, BLOCK "K", BEARING N81°38'18"W PER PLAT.

OK
12/2

SHEET 1 OF 2

HLSM, LLC

Henrich-Luke-Swaggerty-Menard
Professional Surveyors & Mappers

Licensed Business No. 7276

794 Big Tree Drive, Suite 108

Longwood, Florida 32750

P. (407) 647-7346

F. (407) 982-7166

Survey@HLSM.US

REVISIONS:

DESCRIPTION - 09/13/18

DESCRIPTION - 07/27/18

DESCRIPTION - 06/29/18

Job No: 1-467

Date: 5/21/18

Drawn By: WFM

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

STATE OF FLORIDA
No. 55625
William F. Menard
Professional Surveyor & Mapper
Florida Registration #5625

SKETCH OF DESCRIPTION (THIS IS NOT A SURVEY)

LOT 18
BLOCK "K"

N81°38'18"W 239.23'

LEGEND

CL CENTERLINE
CA CENTRAL ANGLE
CB CHORD BEARING
CHD CHORD DISTANCE
L ARC LENGTH
PB PLAT BOOK
PGS PAGES
R RADIUS
R/W RIGHT-OF-WAY

LOT 19
BLOCK "K"
PINE HILLS SUBDIVISION
NO. 8
(P.B. T, PGS 68-69)

POINT OF BEGINNING

NORTHEAST CORNER
OF LOT 19, BLOCK "K"
(POINT OF CURVATURE)

PINE HILLS ROAD
(100' R/W PER PLAT)

1327± SQUARE FEET
0.03± ACRES

R=104.04'
CA=62°57'14"
L=114.31'
CB=N09°06'37"E
CHD=108.65'

SOUTHERNMOST CORNER
OF LOT 19, BLOCK "K"
(NON-TANGENT)
SOUTHWESTERLY LINE

LOT 20
BLOCK "K"

N57°05'10"W
11.4'±

S65°22'00"W
25.00'

S22°22'00"E
25.0'±

S65°22'00"W
25.3'±

DEAUVILLE DRIVE
(60' R/W PER PLAT)

SHEET 2 OF 2

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SURVEYOR AND MAPPER.

SEE SHEET 1 OF 2
FOR SIGNATURE & SEAL

\\SERVER\Projects\PINE HILLS SUB NO 8\dwg\LOT 19 BLOCK K SOD Rev.dwg