



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: March 26, 2019

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

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval of Transit Easement and Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement from The School Board of Orange County, Florida to Orange County and authorization to record instruments

PROJECT: I-Drive Transit Easement
(OCPS/South International Drive)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road infrastructure improvements as a requirement of development.

ITEMS: Transit Easement (Instrument 8009A.1)
Cost: Donation
Size: 12,966 square feet

Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement (Instrument 8009B.1)
Cost: Donation
Size: 17,288 square feet

APPROVALS: Real Estate Management Division
Public Works Department
Utilities Department
Transportation Planning Division

REMARKS: These easements are being donated as a condition of development approval in connection with the International Drive Activity Center Element, Goals, Objectives and Policies of the Orange County Comprehensive Plan-Destination 2030.

Grantor to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

APR 23 2019

This Instrument was prepared by, and upon
recording please return to:

Laura L. Kelly
School Board of Orange County, Florida
6501 Magic Way, Bldg. 200
Orlando, Florida 32809
Telephone: (407) 317-3700

THIS IS A DONATION

Instrument: 8009A.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

TRANSIT EASEMENT

THIS INDENTURE, made and executed the 20th day of February, A.D. 2019, by The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801-1129, 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, its successors and assigns, a Transit Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Number:

portions of

23-24-28-0000-00-004 and 26-24-28-5844-00-100

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 8009A.1

PROJECT: I-Drive Transit Easement
(OCPS /South International Drive)

IN WITNESS WHEREOF, the GRANTOR has caused this easement to be executed in its name on the dates set forth below each signature:

Signed and sealed in the presence of:

“GRANTOR”

THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA, a body corporate and
political subdivision of the State of Florida

Print Name: Alain Montes de Oca

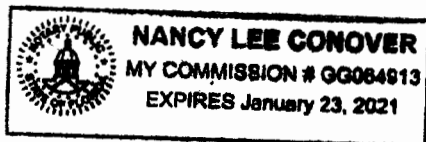
Print Name: Martin Gutierrez

By: Teresa Jacobs, as Chair

Date: 2/15/19

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 22 day of February, 2019, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

Nancy L. Conover
NOTARY PUBLIC OF FLORIDA
Print Name: Nancy L. Conover
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

Instrument: 8009A.1

PROJECT: I-Drive Transit Easement
(OCPS /South International Drive)

Signed and sealed in the presence of:

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Print Name: Alain Montes de Oca

Print Name: Marlin Gutierrez

Attest:

Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated:

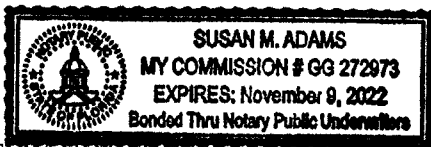
2.20.2019

STATE OF FLORIDA)

) s.s.:

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

NOTARY PUBLIC OF FLORIDA

Print Name: Susan M. Adams

Commission No.: _____

Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer

John T. Morris
Chief Facilities Officer

Date: 2/13, 2019

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

Laura L. Kelly, Staff Attorney III Planning
and Real Estate

Date: Feb 13, 2019

Instrument: 8009A.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SCHEDULE "A"
PARCEL 8009A

DESCRIPTION:

A portion of the Southwest Quarter of Section 23, Township 24 South, Range 28 East and a portion of the Northwest Quarter of Section 26, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the intersection of the East right of way line of International Drive per Official Records Book 4306, Page 2198, Public Records of Orange County, Florida and the North line of the South One Quarter of the East Half of the Southwest Quarter of Section 23, Township 24 South, Range 28 East; thence South 89°40'51" East, a distance of 15.00 feet along said North line to a point on a line that is 15.00 feet East of and parallel with said East right of way line; thence South 00°04'19" West, a distance of 659.40 feet along said parallel line to a point on the South line of the Southwest Quarter of said Section 23, said point begin on the North line of the Northwest Quarter of Section 26, Township 24 South, Range 28 East, Orange County, Florida, said point being on a line that is 15.00 feet East of and parallel with the East right of way line of International Drive as described in Official Records Book 4010, Page 673, Public Records of Orange County, Florida; thence along said parallel line the following two (2) courses and distances: South 00°03'22" West, a distance of 193.86 feet to a point of curvature of a curve concave Easterly, having a radius of 2985.00 feet and a central angle of 00°12'50"; thence Southerly, a distance of 11.15 feet along the arc of said curve to a point on the South line of the North 205.00 feet of Lot 12, Munger Land Co's Subdivision according to the plat thereof recorded in Plat Book E, Pages 23 through 23C, Public Records of Orange County, Florida; thence North 89°37'13" West, a distance of 15.00 feet along said South line to a point on said East right of way line

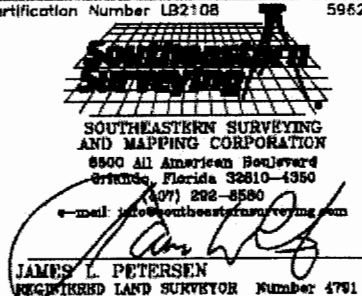
Continued on Sheet 2

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of the South One Quarter of the East One Half of the Southwest Quarter of Section 23, Township 24 South, Range 28 East, Orange County, Florida being South 89°40'51" East, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEETS 2 AND 3

DESCRIPTION FOR ORANGE COUNTY PUBLIC SCHOOLS	Date: 10/05/2018 KR	Certification Number LB2108 59624002
	Job Number: 559624	Scale: 1" = 200'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. 12/06/2018	
	SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH	



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-6500
e-mail: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4761

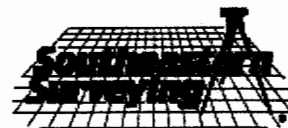
Instrument: 8009A.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SKETCH OF DESCRIPTION

DESCRIPTION CONTINUED FROM SHEET 1 :

of International Drive, said point also being on a non-tangent curve concave Easterly, having a radius of 3000.00 feet, a central angle of 00°12'41" and a chord bearing of North 00°02'58" West; thence from a tangent bearing North 00°09'19" West, Northerly, a distance of 11.06 feet along the arc of said curve and along said right of way line to the point of tangency of said curve; thence continue along said right of way line the following two (2) courses and distances : North 00°03'22" East, a distance of 193.94 feet; thence North 00°04'19" East, a distance of 659.39 feet to the POINT OF BEGINNING.

Containing 12,966 square feet, more or less.



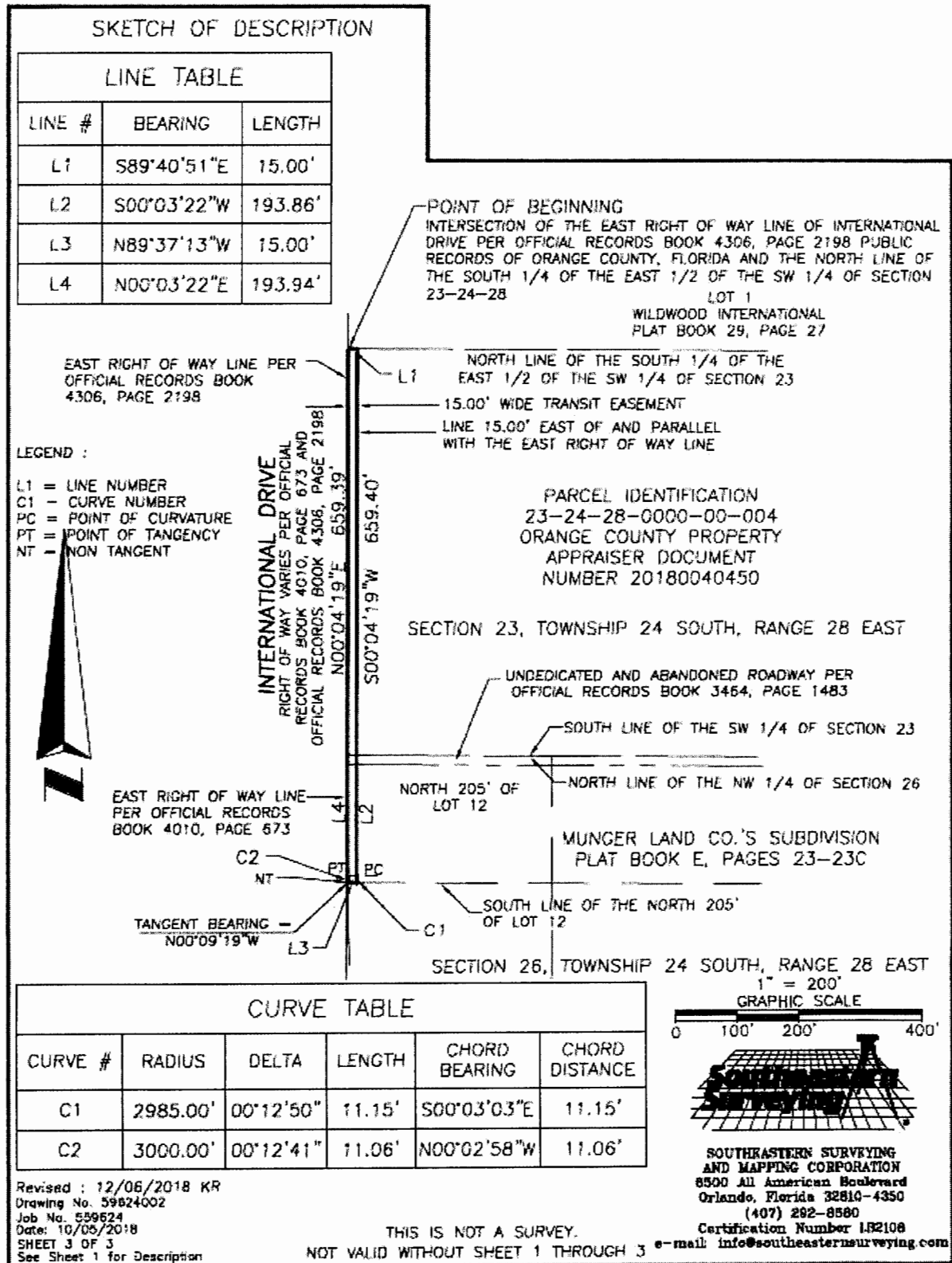
Revised : 12/06/2018 KR
Drawing No. 59624002
Job No. 559624
Date: 10/05/2018
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number 182108

e-mail: info@southeasternsurveying.com

Instrument: 8009A.1
 Project: I-Drive Transit Easement
 (OCPS/South International Drive)



Instrument: 8009A.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SCHEDULE "B"

I-DRIVE TRANSIT EASEMENT PARCEL 8009A

TRANSIT EASEMENT

Parcel 8009A is being acquired as a perpetual, non-exclusive easement for public right-of-way, traffic signals, traffic signs, drainage, and utility purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, roadway, traffic signals, traffic signs, drainage, utilities and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE 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 roadway, traffic signals, traffic signs, drainage, utilities, and appurtenant facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, traffic signals, traffic signs, drainage, and appurtenant facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, traffic signals, traffic signs, drainage, utilities, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
APR 23 2019

This Instrument was prepared by, and upon
recording please return to:

Laura L. Kelly
School Board of Orange County, Florida
6501 Magic Way, Bldg. 200
Orlando, Florida 32809
Telephone: (407) 317-3700

THIS IS A DONATION

Instrument: 8009B.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT

THIS INDENTURE, made and executed the 20th day of February, A.D. 2019, by The School Board of Orange County, Florida, a body corporate and political subdivision of the state of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801-1129, 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, its successors and assigns, a Landscape, Pedestrian, Sidewalk, Drainage, and Utility Easement more particularly defined in Schedule "B" over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

**Property Appraiser's Parcel Identification Numbers:
portions of**

23-24-28-0000-00-004 and 26-24-28-5844-00-100

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Instrument: 8009AB.1

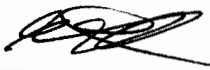
PROJECT: I-Drive Landscape Easement
(OCPS /South International Drive)


IN WITNESS WHEREOF, the GRANTOR has caused this easement to be executed in its name on the dates set forth below each signature:

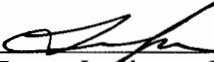
Signed and sealed in the presence of:

"GRANTOR"

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Alain Montes de Oca

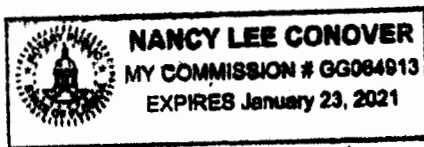

Print Name: Marilyn Gutierrez

By: 
Teresa Jacobs, as Chair


Date: 01/18/19

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 22 day of February, 2019, by Teresa Jacobs, Chair of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Nancy L. Conover
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

Instrument: 8009AB.1

PROJECT: I-Drive Landscape Easement
(OCPS /South International Drive)

Signed and sealed in the presence of:

Print Name: Alain Montes de Oca

Print Name: Marlon Gutierrez

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of
Florida

Attest:

Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated:

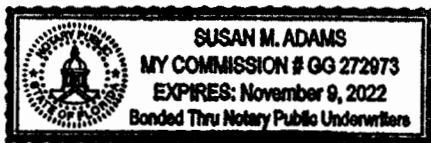
2.20.2019

STATE OF FLORIDA)

) s.s.:

COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 20th day of February, 2019, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



Susan M. Adams
NOTARY PUBLIC OF FLORIDA

Print Name: Susan M. Adams

Commission No.: _____

Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer

John T. Morris
Chief Facilities Officer

Date: 2/13, 2019

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

Laura L. Kelly
Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: Feb 13, 2019

Instrument: 8009B.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SCHEDULE "A"
PARCEL 8009B

DESCRIPTION:

A portion of the Southwest Quarter of Section 23, Township 24 South, Range 28 East and a portion of the Northwest Quarter of Section 26, Township 24 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

Begin at the intersection of the East right of way line of International Drive per Official Records Book 4306, Page 2198, Public Records of Orange County, Florida and the North line of the South Quarter of the East Half of the Southwest Quarter of Section 23, Township 24 South, Range 28 East; thence South 89°40'51" East, a distance of 20.00 feet along said North line to a point on a line that is 20.00 feet East of and parallel with said East right of way line; thence South 00°04'19" West, a distance of 659.41 feet along said parallel line to a point on the South line of the Southwest Quarter of said Section 23, said point begin on the North line of the Northwest Quarter of Section 26, Township 24 South, Range 28 East, Orange County, Florida, said point being on a line that is 20.00 feet East of and parallel with the East right of way line of International Drive as described in Official Records Book 4010, Page 673, Public Records of Orange County, Florida; thence along said parallel line the following two (2) courses and distances: South 00°03'22" West, a distance of 193.83 feet to a point of curvature of a curve concave Easterly, having a radius of 2980.00 feet and a central angle of 00°12'54"; thence Southerly, a distance of 11.18 feet along the arc of said curve to a point on the South line of the North 205.00 feet of Lot 12, Munger Land Co's Subdivision according to the plat thereof recorded in Plat Book E, Pages 23 through 23C, Public Records of Orange County, Florida; thence North 89°37'13" West, a distance of 20.00 feet along said South line to a point on said East right of way line of

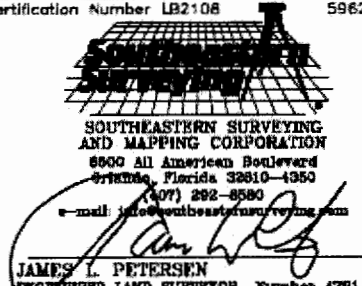
Continued on Sheet 2

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the North line of the South One Quarter of the East One Half of the Southwest Quarter of Section 23, Township 24 South, Range 28 East, Orange County, Florida being South 89°40'51" East, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements of Florida Administration Code.
3. Not valid without the raised seal and signature of a Florida licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEETS 2 AND 3

DESCRIPTION FOR ORANGE COUNTY PUBLIC SCHOOLS	Date: 10/05/2018 KR	Certification Number LB2108 59624003
	Job Number: 559624	Scale: 1" = 200'
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY. 12/06/2018	
	SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH	



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
8800 All American Boulevard
Orlando, Florida 32810-4950
(407) 292-8580
e-mail: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

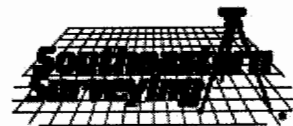
Instrument: 8009B.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SKETCH OF DESCRIPTION

DESCRIPTION CONTINUED FROM SHEET 1 :

International Drive, said point also being on a non-tangent curve concave Easterly, having a radius of 3000.00 feet, a central angle of 00°12'41" and a chord bearing of North 00°02'58" West; thence from a tangent bearing North 00°09'19" West, Northerly, a distance of 11.06 feet along the arc of said curve and along said right of way line to the point of tangency of said curve; thence continue along said right of way line the following two (2) courses and distances : North 00°03'22" East, a distance of 193.94 feet; thence North 00°04'19" East, a distance of 659.39 feet to the POINT OF BEGINNING.

Containing 17,288 square feet, more or less.

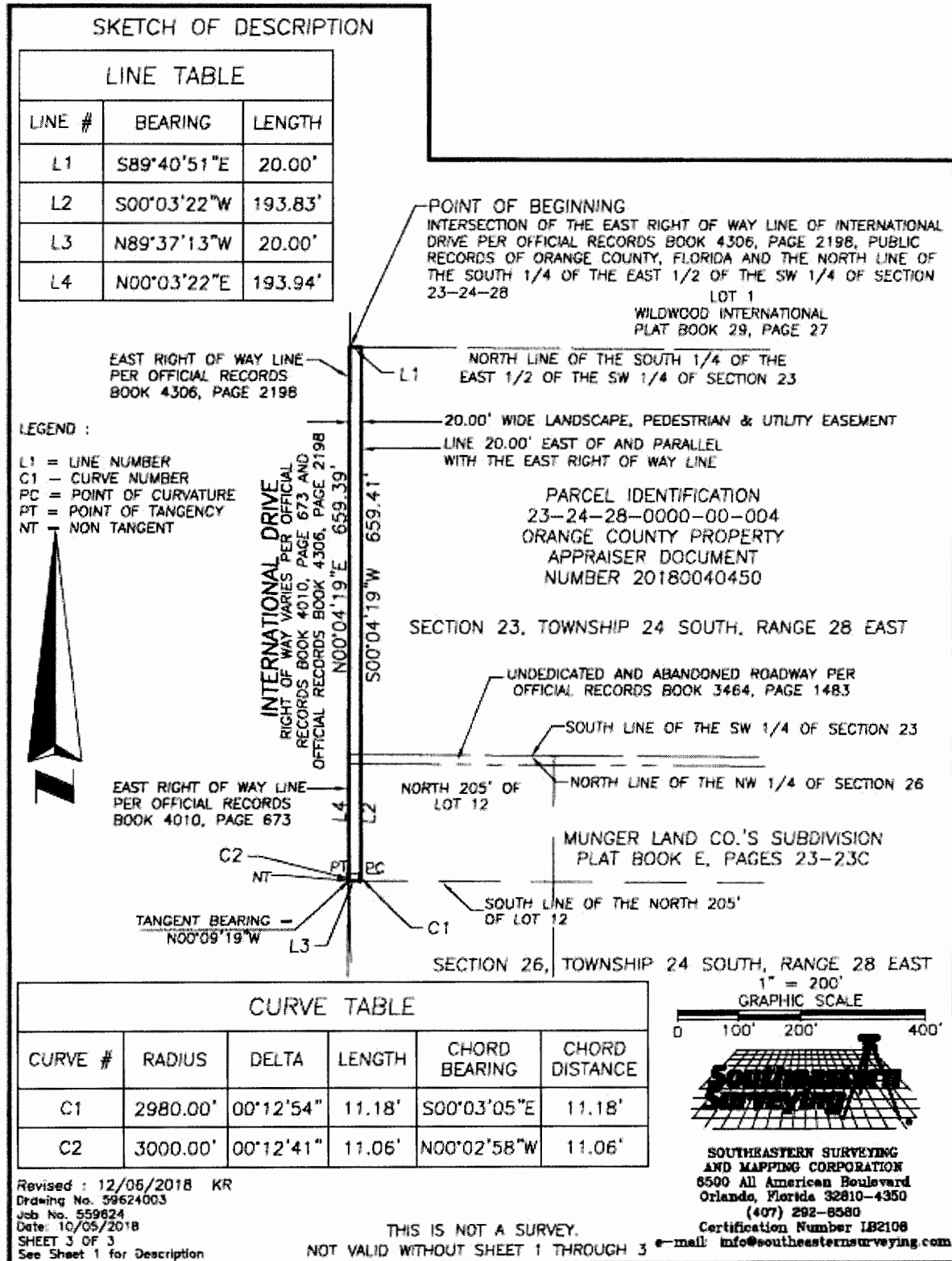


Revised : 12/06/2018 KR
Drawing No. 59624003
Job No. 559624
Date: 10/05/2018
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3 e-mail: info@southeasternsurveying.com

SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
8500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
Certification Number 182108

Instrument: 8009B.1
 Project: I-Drive Transit Easement
 (OCPS/South International Drive)



Instrument: 8009B.1
Project: I-Drive Transit Easement
(OCPS/South International Drive)

SCHEDULE "B"

I-DRIVE TRANSIT EASEMENT PARCEL 8009B

LANDSCAPE, PEDESTRIAN, SIDEWALK, DRAINAGE, and UTILITY EASEMENT

Parcel 8009B is being acquired as a perpetual, non-exclusive easement for the purposes of landscaping, pedestrian access, sidewalk, drainage, and utilities with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, landscaping, pedestrian access, sidewalk, drainage, utilities, and appurtenant facilities over, under, and upon the following lands as described in Schedule "A".

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 easement and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the landscaping, pedestrian access, sidewalk, drainage, utilities, and appurtenant facilities,

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the pedestrian/sidewalk, drainage, utility, landscaping, and appurtenant facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.