



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: February 25, 2021

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *mtc*

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

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of Notice of Reservation by Orange County and authorization to disburse funds to pay recording fees and to record instrument

PROJECT: Orange County Fire Station #68 Permit B20900168 OCU File #98110
District 3

PURPOSE: Reservation of access, construction, operation, and maintenance of utility facilities across county owned property.

ITEM: Notice of Reservation
Size: 156.15 square feet

BUDGET: Account No.: 1023-034-0801-6210

FUNDS: \$52.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Capital Projects Division
Utilities Department

REMARKS: This reservation is over a portion of the Fire Station No. 68 facility.

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: February 2, 2021

Total Amount: \$52.50

Project: Orange County fire Station #68 Permit B20900168 OCU File #98110

Parcels: 02-23-30-6406-00-004

Charge to Account # 1023-034-0801-6210

Controlling Agency Approval Signature Date

Printed Name:

Fiscal Approval Signature Date

Printed Name

TYPE TRANSACTION (Check appropriate block(s))
☐ Pre-Condernation ☐ Post-Condernation

N/A District # 3

☐ Acquisition at Approved Appraisal
☐ Acquisition at Below Approved Appraisal
☐ Acquisition at Above Approved Appraisal
☐ Advance Payment Requested

\$52.50 Orange County Comptroller
 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

☐ Contract/ Agreement
☒ Copy of Executed Instruments
☐ Certificate of Value
☐ Settlement Analysis

Payable to: \$52.50 payable to Orange County comptroller

IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Kimberly Heim

Digitally signed by Kimberly Heim
 Date: 2021.02.04 13:50:01 -0500

Kim Heim, Senior Title Examiner, Real Estate Management Div

Date

Payment Approved

Mindy Cummings, Manager, Real Estate Management Division

Date

or

Payment Approved William Blackham

Digitally signed by William Blackham
 Date: 2021.02.04 13:57:57 -0500

William J. Blackham, Asst. Mgr. Real Estate Management Div.

Date

Certified

Approved by BCC for Craig Stopera Deputy Clerk to the Board

MAR 09 2021

Date

Examined/Approved

Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
 MAR 09 2021

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 09 2021

Project: Orange County Fire Station #68 Permit B20900168 OCU File #98110

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a utility easement in perpetuity on the following property:

See Attached Schedule "A"

Property Appraiser's Identification Number:
a portion of

02-23-30-6406-00-004

ORANGE COUNTY shall retain its utility easement interest despite any transfer of fee title.

Dated at Orlando, Florida this _____ day of **MAR 09 2021**, 20____.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: *[Signature]*
Jerry L. Demings
Orange County Mayor

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

By: *Craig Stopysa*
for Deputy Clerk
Craig Stopysa
Printed Name



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

S:\REM Projects\ Orange County Fire Station #68 Permit B20900168 OCU File #98110 12.21.20kh

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 801
ESTATE: EASEMENT
PURPOSE: UTILITY
BUILDING DEPARTMENT PROJECT NO.: B20900168

Description

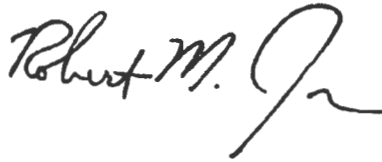
A parcel of land lying in Section 2, Township 23 South, Range 30 East of Orange County, Florida being more particularly described as follows:

Commence at the Northwest corner of the Northeast $\frac{1}{4}$ of Section 2, Township 23 South, Range 30 East of Orange County, Florida; thence run S $00^{\circ}34'05''$ E along the West line of said Northeast $\frac{1}{4}$ for a distance of 658.84 feet to the Northwest corner of the South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ of said Section 2; thence N $89^{\circ}38'47''$ E along the North line of said South $\frac{1}{2}$ of the Northwest $\frac{1}{4}$ of the Northeast $\frac{1}{4}$ for a distance of 39.78 feet to a point on the easterly right of way line of State Road 551 (Goldenrod Road- variable width right of way), said point lying on a non-tangent curve concave to the west and having a radius of 1005.37 feet; thence southerly along said easterly right of way line and curve to the right through a central angle of $1^{\circ}41'28''$, an arc distance of 29.67 feet where the chord bears S $8^{\circ}29'55''$ W; a distance of 29.67 feet; thence continue along said easterly right-of way line the following three (3) courses and distances; thence S $80^{\circ}15'14''$ E, a distance of 15.01 feet; thence S $9^{\circ}43'19''$ W, a distance of 15.00 feet; thence N $80^{\circ}15'38''$ W, a distance of 15.03 feet to a point on the aforesaid curve; thence southerly along said easterly right of way line and curve to the right through a central angle of $3^{\circ}53'57''$, an arc distance of 68.42 feet where the chord bears S $12^{\circ}31'15''$ W; a distance of 68.41 feet; to the POINT OF BEGINNING

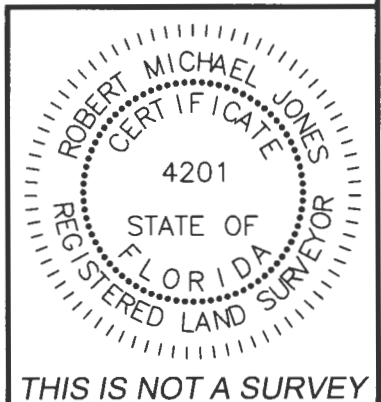
Thence departing said easterly right of way line run S $75^{\circ}14'40''$ E, a distance of 15.00 feet; thence S $14^{\circ}45'20''$ W, a distance of 10.00 feet; thence N $75^{\circ}14'40''$ W, a distance of 12.51 feet; thence S $14^{\circ}49'54''$ W, a distance of 2.50 feet; thence N $75^{\circ}14'40''$ W, a distance of 2.50 feet to a point on the aforesaid curve; thence northerly along said easterly right of way line and curve to the left through a central angle of $0^{\circ}42'45''$, an arc distance of 12.50 feet where the chord bears N $14^{\circ}49'36''$ E, a distance of 12.50 feet; to the POINT OF BEGINNING

Containing 156.15 square feet or 0.004 acres, more or less

Digitally signed by
Mike Jones
Date: 2020.12.22
'16:31:30 -05'00



Robert M. Jones
Florida Professional Surveyor and Mapper No.4201



PROJECT TITLE: Orange County Utilities Department
Legal Description and Sketch
Fire Station #68

| | | |
|--|--------------|--------------------------|
| 12/9/20 | JSP | FINALIZE CERT. |
| 12/22/2020 | TW | Revised per OCREM review |
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: | J.S.P. | CHKD. BY: R.M.J. |
| DATE: | 05/22/2020 | DATE: 05/22/2020 |
| JOB No. | 6374.20.1248 | SCALE: N/A |
| | | SHT. 1 OF 5 |
| DRAWING NAME: FS 68 utility easement.dwg | | |

wood.

Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com
Certificate of Authorization Number LB-0007932

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 801
ESTATE: EASEMENT
PURPOSE: UTILITY
BUILDING DEPARTMENT PROJECT NO.: B20900168

Surveyor's Notes:

- 1) This sketch of description is not valid without the original signature and the seal of the signing Florida licensed surveyor and mapper. The seal appearing on this document was authorized by Robert M. Jones, FL PSM No. 4201 on December 9, 2020 and December 22, 2020. The electronic signature is in conformance with FAC 5J-17 .062(3).
- 2) This sketch of description is based on a previous boundary survey performed by this firm under project number 6374160931, dated June 17, 2016.
- 3) Bearings shown hereon are relative to an assumed datum based on the North line of the South ½ of the Northwest ¼ of the Northeast ¼ of Section 2, Township 23 South, Range 30 East, as recovered in the field as being N 89°38'47" E.
- 4) Dimensions shown hereon contain horizontal ground distances and are based upon field measurements utilizing the United States Survey Foot, unless indicated otherwise.
- 5) Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record. Non-surveyed lines, references to ownership, parcel identification numbers, and instruments of record shown hereon are based upon the title insurance commitment document listed hereon, provided by client. Wood Environment & Infrastructure Solutions, Inc. and the undersigned make no representations or guarantees pertaining to easements, rights of way, setback lines, reservations, agreements and/or other matters pertaining to survey.
- 6) Regarding the First American Title Insurance Company Commitment for Title Insurance, File Number 5011612-2021-3562567, with an effective date of May 12, 2016 at 8:00 am, I have reviewed the encumbrances, identified in Schedule BII that have been shown or noted on this sketch of description. Plottable encumbrances have been labeled with an octagon containing the exception number. Numbers listed below match the exception numbers listed in Schedule BII. All referenced documents are filed in the Public Records of Orange County, Florida.
9. Cable Television Installation Agreement in favor of American Television and Communications Corporation d/b/a Cablevision of Central Florida recorded July 31, 1985 in Book 3670, Page 746.
May affect lands described hereon but is not plottable
10. Guying Easement in favor of Florida Power Corporation, a Florida corporation recorded March 6, 1987 in Book 3867, Page 2127.
Does not affect lands described hereon.
11. Distribution Easement in favor of Florida Power Corporation, a Florida corporation recorded March 6, 1987 in Book 3867, Page 2133.
As there were no observable electric distribution facilities it would appear this encumbrance does not affect lands described hereon.
12. Cable Television Installation Agreement in favor of American Television and Communications Corporation d/b/a Cablevision of Central Florida recorded November 4, 1988 in Book 4029, Page 813 (Terminated per Document No. 20160261571).
May affect lands described hereon but is not plottable

THIS IS NOT A SURVEY

| | | | |
|---|--|------------------|--------------------------|
| PROJECT TITLE: Orange County Utilities Department Legal Description and Sketch Fire Station #68 | 12/9/20 | JSP | FINALIZE CERT. |
| | 12/22/2020 | TW | Revised per OCREM review |
| | DATE | BY | DESCRIPTION |
| | REVISION | | |
|  Wood Environment & Infrastructure Solutions, Inc. 550 Northlake Boulevard, Suite 1000 Altamonte Springs, FL 32701 USA Phone: (407) 522-7570 www.woodplc.com Certificate of Authorization Number LB-0007932 | DRAWN BY: J.S.P. | CHKD. BY: R.M.J. | |
| | DATE: 05/22/2020 | DATE: 05/22/2020 | |
| | JOB No. 6374.20.1248 | SCALE: N/A | SHT. 2 OF 5 |
| | DRAWING NAME: FS 68 utility easement.dwg | | |

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 801
ESTATE: EASEMENT
PURPOSE: UTILITY
BUILDING DEPARTMENT PROJECT NO.: B20900168

Surveyor's Notes (cont.):

13. Subordination of Utility Interests by and between the State of Florida Department of Transportation and American Television and Communications Corporation d/b/a Cablevision of Central Florida recorded March 6, 1989 in Book 4060, Page 4134.
Utility interests lie adjacent to lands described hereon in right-of-way of Goldenrod Road
14. Subordination of Utility Interests by and between the State of Florida Department of Transportation and American Television and Communications Corporation d/b/a Cablevision of Central Florida recorded August 9, 1991 in Book 4314, Page 4785.
Utility interests lie adjacent to lands described hereon in right-of-way of Goldenrod Road
15. Subordination of Utility Interests by and between the State of Florida Department of Transportation and American Television and Communications Corporation d/b/a Cablevision of Central Florida recorded August 9, 1991 in Book 4314, Page 4790.
Utility interests lie adjacent to lands described hereon in right-of-way of Goldenrod Road
16. Grant of Easement in favor of Robert B. White, Jr., as Trustee recorded January 28, 1993 in Book 4517, Page 4554.
As shown hereon (note: Portion of Exhibit A falls south of lands described hereon).
17. Perpetual Easement in favor of the State of Florida Department of Transportation recorded February 8, 1995 in Book 4852, Page 4473.
As shown hereon (note: Part C falls south of lands described hereon)
18. Subordination of Utility Interests by and between the State of Florida Department of Transportation and American Television Communications Corporation d/b/a Cablevision of Central Florida recorded March 7, 1995 in Book 4863, Page 2410.
As shown hereon (note: Part C falls south of lands described hereon)
19. Subordination of Utility Interests by and between the State of Florida Department of Transportation and American Television Communications Corporation d/b/a Cablevision of Central Florida recorded March 9, 1995 in Book 4863, Page 2416.
As shown hereon (note: Part B falls south of lands described hereon)
20. Access, Utility and Drainage Easement in favor of Lee Chira recorded October 3, 2003 in Book 7134, Page 2311.
Does not appear to affect lands described hereon
21. Lift Station and Utility Easement in favor of Lee Chira recorded October 3, 2003 in Book 7134, Page 2326.
Does not appear to affect lands described hereon

THIS IS NOT A SURVEY

PROJECT TITLE: **Orange County Utilities Department
Legal Description and Sketch
Fire Station #68**

wood.

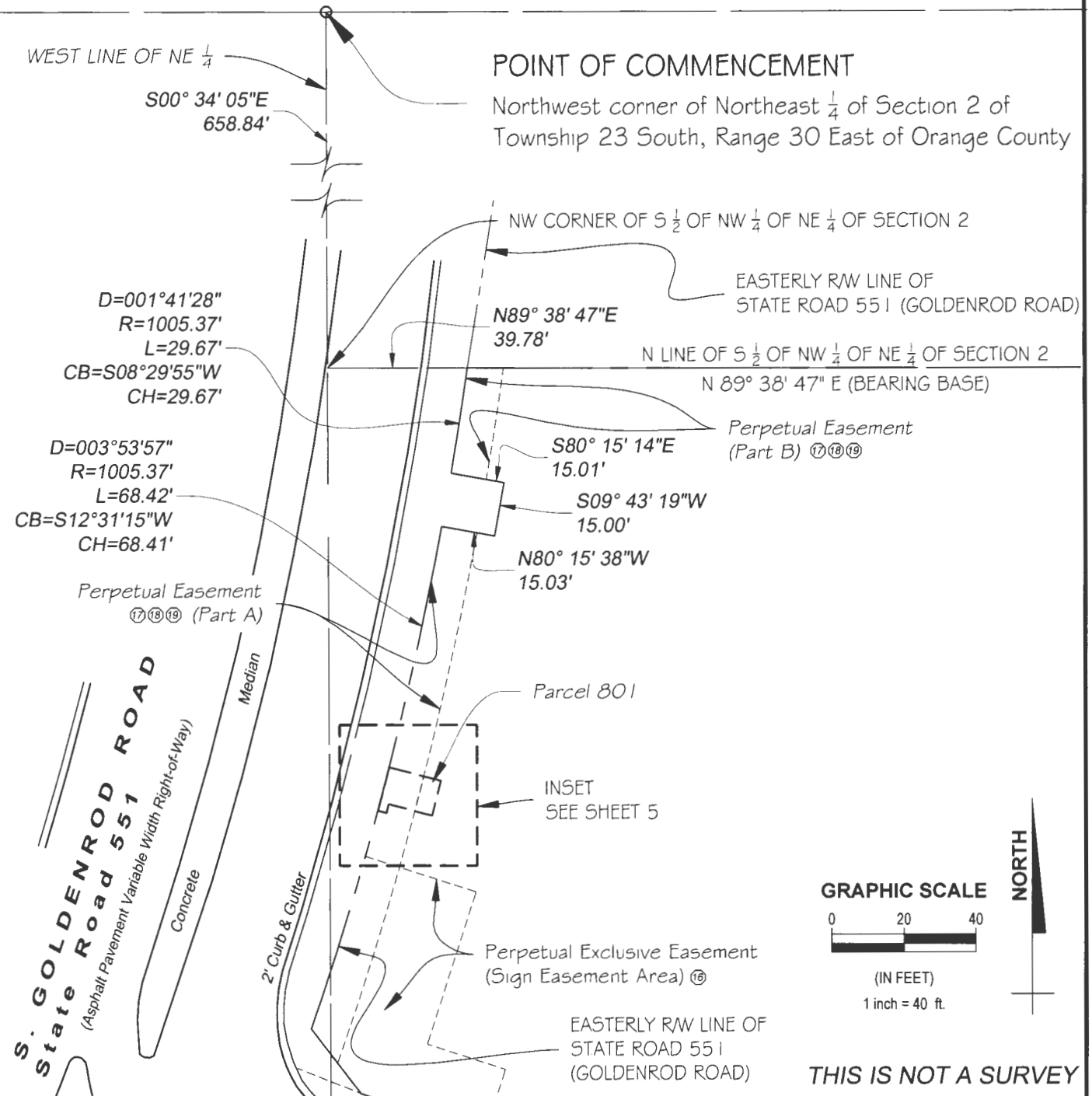
Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
Altamonte Springs, FL 32701 USA
Phone: (407) 522-7570
www.woodplc.com

Certificate of Authorization Number LB-0007932

| | | |
|--|---------------|--------------------------|
| 12/9/20 | JSP | FINALIZE CERT. |
| 12/22/2020 | TW | Revised per OCREM review |
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: J.S.P. | | CHKD. BY: R.M.J. |
| DATE: 05/22/2020 | | DATE: 05/22/2020 |
| JOB No. 6374.20.1248 | SCALE: N/A | SHT. 3 OF 5 |
| DRAWING NAME: FS 68 utility easement.dwg | | |

SCHEDULE "A"
 SKETCH OF DESCRIPTION
 PARCEL: 801
 ESTATE: EASEMENT
 PURPOSE: UTILITY
 BUILDING DEPARTMENT PROJECT NO.: B20900168



PROJECT TITLE: Orange County Utilities Department
 Legal Description and Sketch
 Fire Station #68

| | | |
|--|---------------|--------------------------|
| 12/9/20 | JSP | FINALIZE CERT. |
| 12/22/2020 | TW | Revised per OCREM review |
| DATE | BY | DESCRIPTION |
| REVISION | | |
| DRAWN BY: | J.S.P. | CHKD. BY: R.M.J. |
| DATE: | 05/22/2020 | DATE: 05/22/2020 |
| JOB No. 6374.20.1248 | SCALE: N/A | SHT. 4 OF 5 |
| DRAWING NAME: FS 68 utility easement.dwg | | |

wood.

Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570
 www.woodplc.com

Certificate of Authorization Number LB-0007932

SCHEDULE "A"
 SKETCH OF DESCRIPTION
 PARCEL: 801
 ESTATE: EASEMENT
 PURPOSE: UTILITY
 BUILDING DEPARTMENT PROJECT NO.: B20900168

D=003°53'57"
 R=1005.37'
 L=68.42'
 CB=N12°31'15"E
 CH=68.41'

EASTERLY RW LINE OF
 STATE ROAD 551 (GOLDENROD ROAD)

POINT OF BEGINNING

S 75°14'40" E 15.00'

Parcel 801

D=000°42'45"
 R=1005.37'
 L=12.50'
 CB=N14°49'36"E
 CH=12.50'

S14° 45' 20"W
 10.00'

N75° 14' 40"W
 2.50'

S14° 49' 54"W
 2.50'

N 75°14'40" W 12.51'

ORANGE COUNTY
 FIRE STATION #68

EASTERLY RW LINE OF
 STATE ROAD 551 (GOLDENROD ROAD)

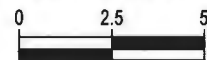
Perpetual Easement
 (17) (18) (19) (Part A)

Perpetual
 (18) Exclusive
 Easement

Legend

CB = Chord Bearing
 CH = Chord Length
 D = Central Angle
 L = Arc Length
 (P) = Plat
 R = Curve Radius
 R/W = Right of Way

GRAPHIC SCALE



(IN FEET)
 1 inch = 5 ft.



THIS IS NOT A SURVEY

PROJECT TITLE: Orange County Utilities Department
 Legal Description and Sketch
 Fire Station #68

| | | |
|------------|-----|--------------------------|
| 12/9/20 | JSP | FINALIZE CERT. |
| 12/22/2020 | TW | Revised per OCREM review |

| DATE | BY | DESCRIPTION |
|----------|----|-------------|
| REVISION | | |

| | |
|------------------|------------------|
| DRAWN BY: J.S.P. | CHKD. BY: R.M.J. |
| DATE: 05/22/2020 | DATE: 05/22/2020 |

| | | |
|-------------------------|---------------|----------------|
| JOB No. 6374.20.1248 | SCALE: N/A | SHT. 5 OF 5 |
|-------------------------|---------------|----------------|

DRAWING NAME: FS 68 utility easement.dwg

wood.

Wood Environment & Infrastructure Solutions, Inc.

550 Northlake Boulevard, Suite 1000
 Altamonte Springs, FL 32701 USA
 Phone: (407) 522-7570
 www.woodplc.com

Certificate of Authorization Number LB-0007932