



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** April 16, 2021

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

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

**FROM:** Elizabeth Price Jackson, Senior Title Examiner  
Real Estate Management Division *EPS/MTC*

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

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

**ACTION REQUESTED:** Approval of Drainage Easement between Vitru Florida, Inc. and Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Wildwood Area Road Network Agreement  
(IDI Orange PD)  
  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of drainage facilities as a requirement of a road agreement.

**ITEM:** Drainage Easement  
Cost: Donation  
Size: 1.738 acres

**APPROVALS:** Real Estate Management Division  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:** This conveyance is a requirement of the Wildwood Area Road Network Agreement approved by the Board on August 27, 2002, as amended.

Grantee to pay all recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**APR 27 2021**

Project: Wildwood Area Road Network Agreement  
(IDI Orange PD)

### DRAINAGE EASEMENT

THIS INDENTURE, Made this 19th day of April, A.D. 2021, between **Vitru Florida, Inc.**, a Florida corporation, whose address is 200 S. Biscayne Blvd., Suite 1770, Miami, Florida 33131, 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, a non-exclusive easement for drainage purposes (the "**Drainage Easement**"), with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, pond, or other facility (the "**Drainage Facilities**") over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

**SEE ATTACHED EXHIBIT "A" (the "Easement Area")**

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

**a portion of 23-24-28-5844-00-230 and 23-24-28-5844-00-240**

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 drainage ditch, pipe, pond, or other facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 drainage ditch, pipe, pond, or other facility.

GRANTOR may exercise a right of reverter under the circumstances described in Subsections 4(c), 8(c), and Section 14 of that certain Wildwood Area Road Network Agreement approved by the Orange County Board of County Commissioners on August 27, 2002 and recorded in Official Records Books 6618, Page 2575 of the Public Records of Orange County, Florida as amended by that certain Amendment to Wildwood Area Road Network Agreement approved by the Orange County Board of County Commissioners on July 31, 2007 and recorded in Official Records Book 9381, Page 196 of the Public Records of Orange County, Florida.

[SIGNATURES APPEAR ON THE FOLLOWING PAGE]

Signed, sealed and delivered  
corporation

VITRU FLORIDA, INC. a Florida

in the presence of:

  
\_\_\_\_\_

Witness

By:   
\_\_\_\_\_

Camila Jimenez, President

DANIELE ARMUZZA

Printed Name

  
\_\_\_\_\_

Witness

Elizabeth N. Sanchez

Printed Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of ☒ physical presence  
or ☐ online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2021 by Camila Jimenez as  
President of Vitru Florida, Inc., a Florida corporation, on behalf of the corporation. She ☒ is  
personally known to me or ☐ has produced \_\_\_\_\_ as  
identification.

(Notary  
Seal)

see attached  
notary certificate

\_\_\_\_\_  
Printed Notary Name: \_\_\_\_\_

Notary Public in and for the County and State  
aforesaid

My commission expires:

**This instrument prepared by:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Exhibit "A"  
Legal Description

**NOTARY CERTIFICATE – CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT**

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A Notary Public or other official completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached and not the truthfulness, accuracy, or validity of that document.

State of California }

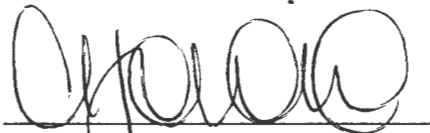
County of Los Angeles }

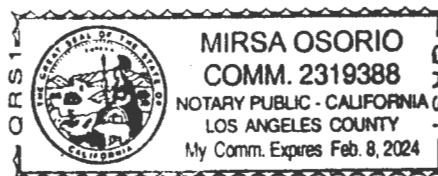
On April 19th, 2021 before me, Mirsa Osorio, a Notary Public,  
personally appeared Camila Jimenez

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

Witness my hand and official seal.

  
Signature of Notary Public



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Optional

*Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.*

Title or Type of Document: Drainage Easement  
Document Date: April 19th, 2021  
Number of Pages: two (2)

**PARCEL # 802A (POND A)**  
**ESTATE PERPETUAL EASEMENT**  
**PURPOSE: DRAINAGE**

DESCRIPTION: ROAD DRAINAGE POND A

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 23, AS A POINT OF REFERENCE, SAID POINT LYING ON THE CENTERLINE OF STREET B OF THE WILDWOOD AREA ROAD NETWORK, PHASE I AT STATION 88+08.81; THENCE RUN S 00° 05' 27" W, ALONG SAID CENTERLINE, 1462.81 FEET TO STATION 84+08.00; THENCE RUN N 88° 24' 33" W, 50.00 TO THE WEST RIGHT OF WAY LINE OF SAID STREET B AND THE POINT OF BEGINNING; THENCE RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES ALONG SAID WEST RIGHT OF WAY LINE: (1) S 00° 05' 27" W, 18.27 FEET; (2) S 02° 05' 27" W, 187.80 FEET; (3) S 88° 05' 27" W, 417.80 FEET; (4) S 33° 44' 00" W, 8.33 FEET; THENCE RUN S 71° 55' 20" W, DEPARTING AFORESAID WEST RIGHT OF WAY LINE, 234.77 FEET; THENCE RUN N 00° 07' 08" E, 318.97 FEET; THENCE RUN S 89° 38' 53" E, 183.37 FEET; THENCE RUN N 00° 05' 27" E, 383.34 FEET; THENCE RUN S 89° 04' 33" E, 38.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LAND CONTAINS 75,887 SQUARE FEET OR 1.738 ACRES MORE OR LESS.

**SURVEYOR'S NOTES:**

1. Not valid without the signature and original red wax seal of a Florida licensed surveyor and mapper.
2. Lands shown hereon were not abstracted for rights of way, easements, ownership, or other instruments of record, by this firm.
3. Bearings shown hereon are based on the proposed alignment of STREET B as being S 00° 05' 27" W per the Construction Plans.
4. This is not a boundary survey.

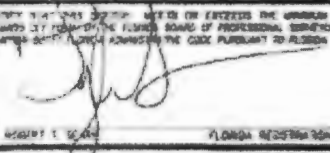
**PROJECT: WILDWOOD AREA ROAD NETWORK**

SECTION 23, TOWNSHIP 24 S, RANGE 28 EAST

SHEET 1 OF 2

I CERTIFY THAT THE SURVEY HEREON ENTERED THE PUBLIC RECORDS IN ACCORDANCE WITH THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN COMPLIANCE WITH FLORIDA STATUTES AND THE CODE PURSUANT TO ALABAMA STATUTE 40-2-27.

BY



FLORIDA REGISTRATION NO. 1885

DISTRICT  
JAN 14, 2010 (08)  
DRAWN BY: R. SEARS  
FILE NAME: 0808-08100  
FIELD BY: N/A  
FIELD DATE: N/A  
FIELD DATE: N/A  
DRAWING DATE: 05/21/10



**SEARS  
SURVEYING  
COMPANY**

136 Wagon Place  
Maitland, Florida 32751 (407) 845-1332  
Certificate of Authorization No. 5736

