



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 08 2014 NP/KH

REAL ESTATE MANAGEMENT ITEM 8

DATE: June 10, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Acting Manager *AC*
Real Estate Management Division

FROM: Monica L. Hand, Senior Title Examiner *MHX*
Real Estate Management Division

CONTACT PERSON: **Ann Caswell, Acting Manager**

DIVISION: **Real Estate Management**
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF UTILITY EASEMENT BETWEEN BUENA VISTA COMMONS, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Buena Vista Commons 70747

District 1

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

ITEM: Utility Easement
Cost: Donation
Size: 230 square feet

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: Grantor to pay all recording fees.

A file labeled "BCC Agenda Backup" containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson's office.

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UTILITY EASEMENT

THIS INDENTURE, made this 21st day of April, 2014, between BUENA VISTA COMMONS, LLC, a Florida limited liability company, "GRANTOR", whose address is 8525 Red Leaf Lane, Orlando, FL 32819, and ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, "GRANTEE", whose address is P.O. Box 1393, Orlando, Florida 32802-1393.

WITNESSETH, that the Grantor, in consideration of the sum of \$10.00 and other valuable considerations, paid by 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, excavate, construct, and maintain, as the Grantee and its assigns may deem necessary, water lines, wastewater lines, reclaimed water lines, and any other utility facilities over, under and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"/EXHIBIT "A"

(Property Appraiser's Parcel Identification Number: a portion of 15-24-28-1080-01-000.

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 Grantor, its 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 right-of-way

Project: Buena Vista Commons 70747

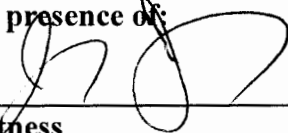
that may interfere with the normal operation or maintenance of the utility facilities installed thereon.

Grantee's obligations to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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 Grantor or Grantor's heirs, 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 cause these presents to be executed in its name.

Signed, sealed, and delivered in the presence of:



Witness

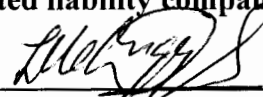
J. A. Icardi
Printed Name



Witness

Jean McInerney
Printed Name

BUENA VISTA COMMONS, LLC,
a Florida limited liability company

By: 

Karam V. Duggal, its Manager

(Signature of TWO witnesses required by Florida Law)

(corporate seal)

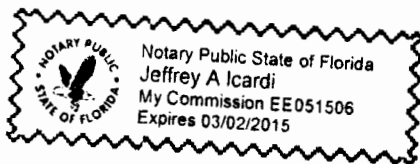
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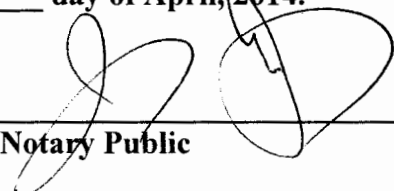
STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, personally appeared KARAM V. DUGGAL as manager BUENA VISTA COMMONS, LLC, a Florida limited liability company, to me know to be, or who has provided _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation as managing member of said limited liability company.

Witness my hand and official seal this 21st day of April, 2014.

(notary seal)





Notary Public

My Commission Expires _____

This instrument prepared by:

Jeffrey A. Icardi, Esquire
Icardi & Icardi, P.A.
549 Wymore Road North, Ste. 109
Maitland, FL 32751
407-647-1859

SKETCH OF DESCRIPTION

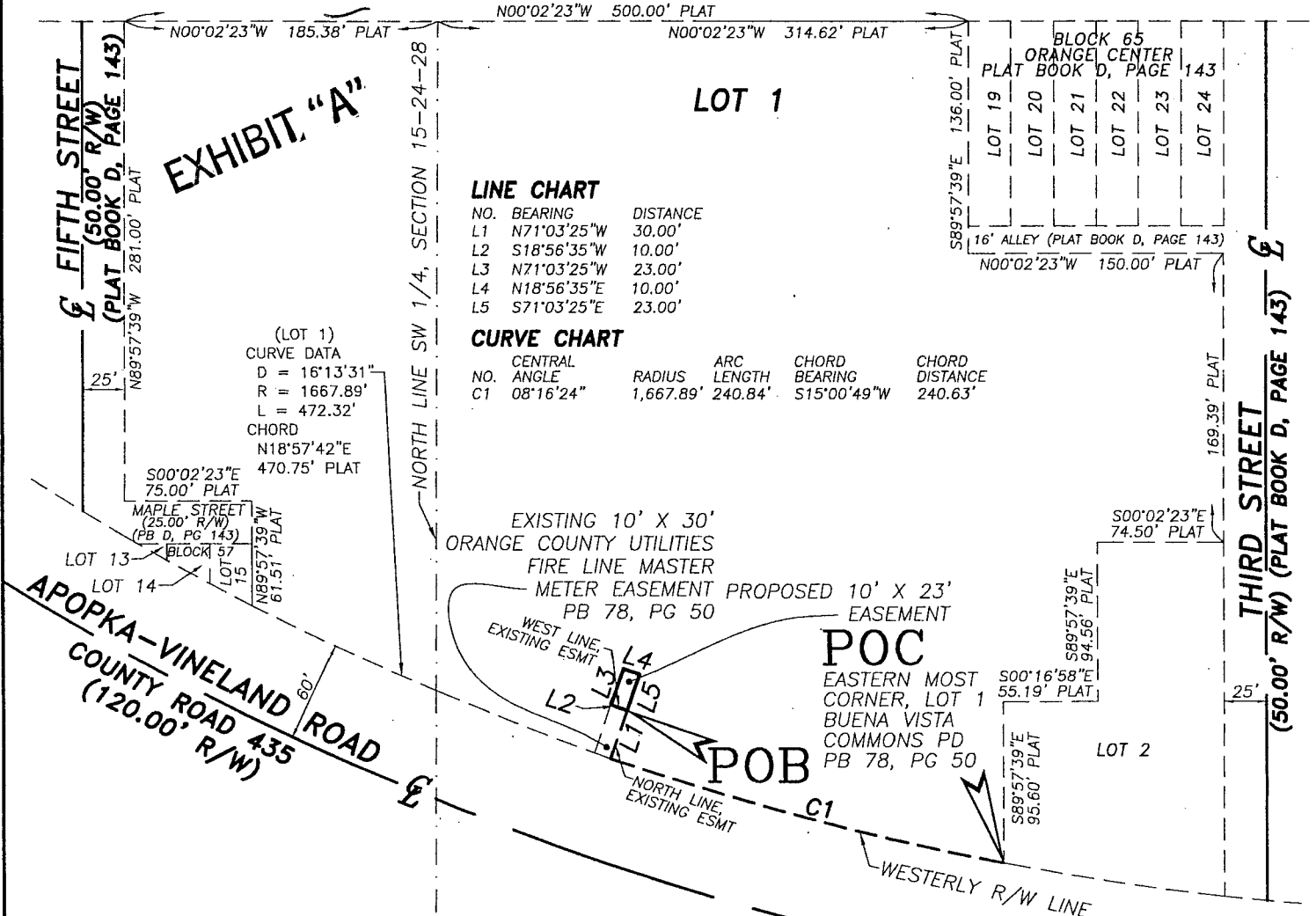
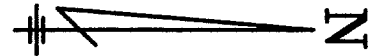
DESCRIPTION

A PORTION OF LOT 1, BUENA VISTA COMMONS PD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 50, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EASTERN MOST CORNER OF LOT 1, BUENA VISTA COMMONS PD, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 78, PAGE 50, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID CORNER ALSO BEING A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 1,667.89, A CHORD BEARING OF S15°00'49"W, A CHORD DISTANCE OF 240.63 FEET; RUN THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND THE WESTERLY RIGHT-OF-WAY OF APOPKA-VINELAND ROAD, THROUGH A CENTRAL ANGLE OF 08°16'24", A DISTANCE OF 240.84 FEET; THENCE N71°03'25"W, ALONG THE NORTH LINE OF THE EXISTING ORANGE COUNTY UTILITIES FIRE LINE MASTER METER EASEMENT, A DISTANCE OF 30.00 FEET FOR A POINT OF BEGINNING; THENCE S18°56'35"W, ALONG THE WEST LINE OF SAID ORANGE COUNTY EASEMENT, A DISTANCE OF 10.00 FEET; THENCE N71°03'25"W A DISTANCE OF 23.00 FEET; THENCE S18°56'35"W A DISTANCE OF 10.00 FEET; THENCE S71°03'25"E A DISTANCE OF 23.00 FEET TO THE POINT OF BEGINNING.

CONTAINS 230 SQUARE FEET, MORE OR LESS.

NOT PLATTED
HIDDEN VALLEY MOBIL HOME PARK
PER OFFICIAL RECORDS BOOK 07029, PAGE 4929



THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #37996A	PREPARED FOR: BIRCHMIER CONSTRUCTION	REVISIONS
CF# BUENA VISTA COMMONS-SOD ADDTL		
DATE: 12/03/2013	BEARING STRUCTURE IS BASED ON THE MONUMENTED WESTERLY R/W LINE OF APOPKA VINELAND ROAD, BEING: N25°20'53"E (ASSUMED).	
SCALE: 1" = 100'		
DRAWN BY: JEB		

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 422.027 OF THE FLORIDA STATUTES.

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
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Orlando, Florida 32803
www.AccurightSurveys.net
accusurvey@bellsouth.net
PHONE (407) 894-6314 FAX (407) 897-3777

LEGEND	
CL	CENTERLINE
CALC	CALCULATED
CLF	CHAIN LINK FENCE
CONC	CONCRETE
CP	CONCRETE PAD
D	CENTRAL ANGLE
DB	DEED BOOK
E/P	EDGE OF PAVEMENT
FND	FOUND
IR	IRON ROD
L	ARC LENGTH
MS	METAL SHED
PG	PAGE
PC	POINT OF CURVATURE
POB	POINT OF BEGINNING
R	RADIUS
TYP	TYPICAL
UE	UTILITY EASEMENT
CBW	CONCRETE BLOCK WALL
CM	CONCRETE MONUMENT
COVD	COVERED
CW	CONCRETE WALKWAY
DE	DRAINAGE EASEMENT
DW	DRIVEWAY
ESMT	EASEMENT
FFE	FINISHED FLOOR ELEVATION
IP	IRON PIPE
MEAS	MEASURED
N&D	NAIL & DISK
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
P&M	PLAT & MEASURED
POC	POINT OF COMMENCEMENT
R/W	RIGHT OF WAY
UB	UTILITY BOX
WF	WOOD FENCE