



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 21 2014 *NP/KH*

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** October 3, 2014

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

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

**FROM:** Mickie A. Robbins, Senior Title Examiner *MR*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN STERLING HEIGHTS TITLEHOLDER, L.P. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Florida Potting Soil Building UF #75425  
District 2

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 150 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.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 21 2014 NP/KH

Project: Florida Potting Soil Building UF #75425

### UTILITY EASEMENT

THIS INDENTURE, Made this 20<sup>th</sup> day of May, A.D. 2014, between Sterling Heights Titleholder, L.P., a Delaware limited partnership, having its principal place of business in the city of Wilmington, county of New Castle, whose address is 6 Denny RD, Suite 200 Wilmington DE 19809, 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 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 EXHIBIT "A"

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

**a portion of**

**30-21-29-0000-00-015**

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

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.

Project: Florida Potting Soil Building UF #75425

GRANTEE'S obligation 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.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed and delivered  
in the presence of:

Sterling Heights Titleholder, L.P.,  
a Delaware limited partnership

x Vicki McCarthy  
Witness

[Signature]  
General Partner

Vicki McCarthy  
Printed Name

Michael Rinder  
Printed Name

y Lynda Vincenzo  
Witness

Lynda Vincenzo  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Delaware  
COUNTY OF Newcastle

I HEREBY CERTIFY that on this day, before me, personally appeared MICHAEL RINDER, general partner of Sterling Heights Titleholder, L.P., a Delaware limited partnership, to me known to be, or who has produced \_\_\_\_\_ as identification, and did (did not) take an oath, the individual and partner described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such partner thereunto duly authorized, and the said conveyance is the act and deed of said partnership.

Witness my hand and official seal this 3rd day of April, 2014.

MY COMMISSION EXPIRES ON  
JUNE 20, 2014  
NOTARY PUBLIC  
STATE OF DELAWARE

Jaime R. Rabin  
Notary Signature

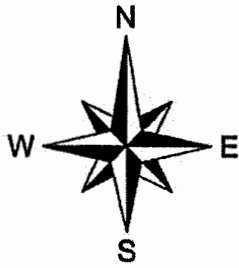
Jaime R. Rabin  
Printed Notary Name

This instrument prepared by:  
Mickie A. Robbins, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

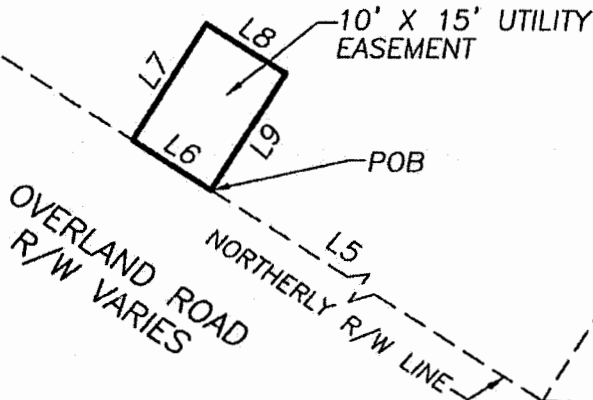
Notary Public in and for  
the County and State aforesaid

My commission expires: June 20, 2014

# SKETCH OF DESCRIPTION



FLORIDA POTTING SOILS BUILDING ADDITION  
OCU FILE NO. 75425



Line	Bearing	Distance
L1	N01°55'37"E	40.00'
L2	N88°30'23"W	100.00'
L3	N01°53'04"E	5.00'
L4	N88°30'23"W	178.76'
L5	N57°25'23"W	389.44'
L6	N57°25'23"W	10.00'
L7	N32°34'37"E	15.00'
L8	S57°25'23"E	10.00'
L9	S32°34'37"W	15.00'

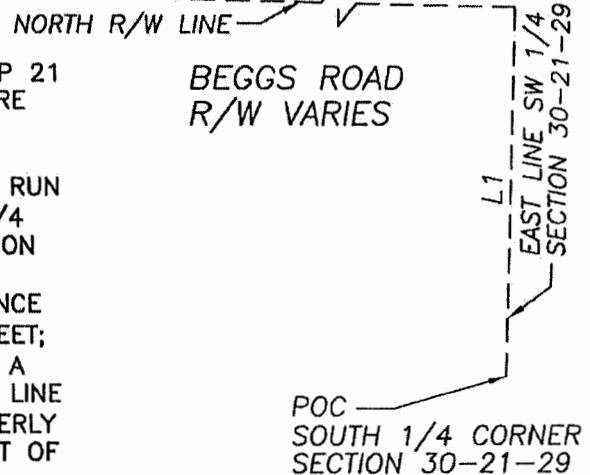
## DESCRIPTION

10' BY 15' UTILITY EASEMENT:

A PORTION OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 21 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH 1/4 CORNER OF SAID SECTION 30; RUN THENCE N01°55'37"E ALONG EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 31 A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF BEGGS ROAD; THENCE N88°30'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 100.00 FEET; THENCE N01°53'04"E A DISTANCE OF 5.00 FEET; THENCE N88°30'23"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 178.76 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF OVERLAND ROAD; THENCE N57°25'23"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 389.44 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N57°25'23"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE N32°34'37"E A DISTANCE OF 15.00 FEET; THENCE S57°25'23"E A DISTANCE OF 10.00 FEET; THENCE S32°34'37"W A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINS: 150 SQUARE FEET.



THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #37793	PREPARED FOR: HEMBREE CONSTRUCTION	REVISIONS:
CF#10X15UESOD	BEARING STRUCTURE IS BASED ON THE MONUMENTED NORTHERLY R/W LINE OF OVERLAND ROAD, BEING: N57°25'23"W	
DATE: 2-12-14		
SCALE: 1" = 20'		
DRAWN BY: G.L.		

THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 6J-47, FLORIDA BOARD OF LAND SURVEYORS PURSUANT TO SECTION 472.02 OF THE FLORIDA STATUTES.

STATE OF FLORIDA  
FRANK A. RAYMOND III, P.S. 53225  
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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Admin@AccurightSurveys.net  
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C	- CENTERLINE	IR	- IRON ROD
CLC	- CALCULATED	L	- ARC LENGTH
CBW	- CONCRETE BLOCK WALL	MEAS	- MEASURED
CLF	- CHAIN LINK FENCE	MS	- METAL SHED
CM	- CONCRETE MONUMENT	N&D	- NAIL & DISK
CP	- CONCRETE PAD	ORB	- OFFICIAL RECORDS BOOK
CONC	- CONCRETE	P&M	- PLAT & MEASURED
COVD	- COVERED	PB	- PLAT BOOK
CW	- CONCRETE WALKWAY	FC	- POINT OF CURVATURE
D	- CENTRAL ANGLE	FG	- PAGE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
E/P	- EDGE OF PAVEMENT	R	- RADIUS
ESMT	- EASEMENT	TYP	- TYPICAL
FFE	- FINISHED FLOOR ELEVATION	UB	- UTILITY BOX
FND	- FOUND	UE	- UTILITY EASEMENT
IP	- IRON PIPE	WF	- WOOD FENCE

EXHIBIT A