



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 02 2014 CAS/KH

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** November 13, 2014

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

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

**FROM:** Jeffrey L. Sponenburg, Title Examiner *JS*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN VRS TOWN PARK SC, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Cheddars East Colonial OCU File #: 75728  
  
District 5

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 340 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  
DEC 02 2014 CAS/KH

Project: Cheddars East Colonial OCU File #: 75728

### UTILITY EASEMENT

THIS INDENTURE, Made this 23<sup>rd</sup> day of October, A.D. 2014, between VRS Town Park SC, LLC, a Virginia limited liability company, having its principal place of business in the city of Madison, county of MORRIS, whose address is 7 Giralda Farms, Madison, New Jersey 07940, 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  
22-22-31-0000-00-099**

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'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.

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: Cheddars East Colonial OCU File #: 75728

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

VRS Town Park SC, LLC,  
a Virginia limited liability company

Signed, sealed, and delivered  
in the presence of:

BY: VRS PIM Holding Co, LLC,  
a Virginia limited liability company,  
its sole member


BY: Prudential Investment Management, Inc.,  
a New Jersey corporation,  
its manager

  
Witness

JORDAN HYLTON  
Printed Name

BY: 

CHRISTOPHER C. SILVA  
Printed Name

  
Witness

Hans Tasch  
Printed Name

VICE PRESIDENT  
Title

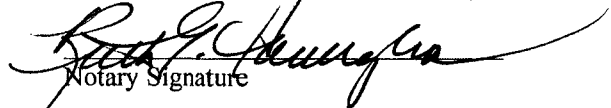
(Signature of TWO witnesses required by Florida law)

STATE OF NEW JERSEY  
COUNTY OF MORRIS

I HEREBY CERTIFY that on this day, before me, personally appeared Christopher C. Silva as Vice President of Prudential Investment Management, Inc., a New Jersey corporation, as manager of VRS PIM Holding Co, LLC, a Virginia limited liability company, sole member of VRS Town Park SC, LLC, a Virginia limited liability company, to me known to be, or who has produced \_\_\_\_\_ 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 the said conveyance is the act and deed of said corporation as manager of said limited liability company.

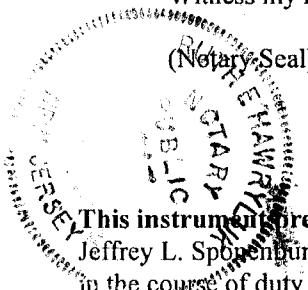
Witness my hand and official seal this 23<sup>rd</sup> day of October, 2014.

(Notary Seal)

  
Notary Signature

Ruth E. Hawryluk  
Printed Notary Name

**RUTH E. HAWRYLUK**  
**NOTARY PUBLIC OF NEW JERSEY**  
**Commission Expires 12/29/15**



This instrument prepared by:  
Jeffrey L. Spontburg, 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: 12/29/2015

**EXHIBIT "A"**

**SKETCH OF DESCRIPTION**

**PROJECT: 75728**

**PURPOSE: 17'X20' UTILITY EASEMENT**

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 2

DESCRIPTION:

A PORTION OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 22 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID NORTHEAST 1/4 OF SECTION 22; THENCE RUN S87°58'03"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 45.02 FEET, SAID POINT BEING THE INTERSECTION OF A LINE 45.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22 AND THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 22; THENCE RUN S00°19'43"E ALONG THE WEST LINE OF THE EAST 45 FEET OF SAID NORTHEAST 1/4, A DISTANCE OF 1264.26 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER 50, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 7506-201, PAGE 9, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE TO THE NORTH, HAVING A RADIUS OF 11359.20 FEET; THENCE FROM A RADIAL BEARING OF N05°17'53"E, RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°12'14", AN ARC DISTANCE OF 436.96 FEET, HAVING A CHORD BEARING OF N83°36'00"W AND A CHORD DISTANCE OF 436.93 FEET; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT OF WAY LINE N82°29'53"W, A DISTANCE OF 355.02 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE N82°29'53"W ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET; THENCE DEPARTING SAID NORTHERLY RIGHT OF WAY LINE, RUN N07°30'07"E, A DISTANCE OF 20.00 FEET; THENCE RUN S82°29'53"E, A DISTANCE OF 17.00 FEET; THENCE RUN S07°30'07"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 340 SQUARE FEET, MORE OR LESS.

SURVEYORS NOTES

1. Bearings based on the North line of the Northeast 1/4 of Section 22-22-31 as being S87°58'03"W.
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 Standard of Practice for Land Surveying CH 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

JAMES R. SHANNON JR., P.L.S. #4671  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 07/10/2014

DRAWN BY: BP SCALE: 1" = 250'

TOWN PARK 17X20 UTILITY SKETCH

SHEET 1 OF 2

# SKETCH OF DESCRIPTION

PROJECT: 75728

PURPOSE: 17'X20' UTILITY EASEMENT

THIS IS NOT A BOUNDARY SURVEY  
NOT VALID WITHOUT SHEET 1

CENTRAL FLORIDA  
RESEARCH PARK  
SECTION-IV  
PB 28, PG 65

NOT PLATTED

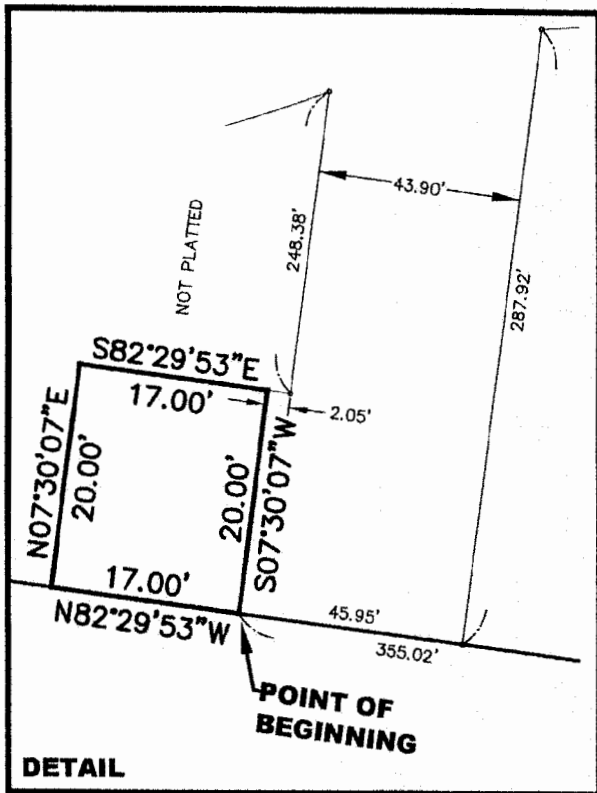
**POINT OF COMMENCEMENT**  
NORTHEAST CORNER SECTION 22-22-31

NORTH LINE OF THE NORTHEAST  
1/4 OF SECTION 22-22-31

S87°58'03"W  
45.02'

S87°58'03"W (BEARING BASIS)

45.00'



NOT PLATTED

248.38'

43.90'

287.92'

S82°29'53"E

17.00'

20.00'

S07°30'07"W

20.00'

N07°30'07"E

20.00'

17.00'

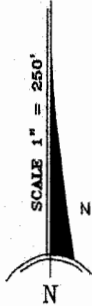
N82°29'53"W

45.95'

355.02'

**POINT OF BEGINNING**

**DETAIL**



SCALE 1" = 250'

NOT PLATTED

WEST LINE OF THE EAST 45  
FEET OF THE NORTHEAST  
1/4 OF SECTION 22-22-31

EAST LINE OF THE NORTHEAST  
1/4 OF SECTION 22-22-31

1264.26'

**WOODBURY ROAD**

S00°19'43"E

NOT PLATTED

NOT PLATTED

NOT PLATTED

NOT PLATTED

NORTHERLY R/W LINE OF  
STATE ROAD No. 50

**POINT OF BEGINNING**  
(SEE DETAIL)

N82°29'53"W  
355.02'

**STATE ROAD No. 50**

200' R/W (FDOT R/W MAP SECTION 7506-201, PG. 9)

Δ = 02°12'14"  
R = 11359.20'  
L = 436.96'  
R.B. = N05°17'53"E  
C.B. = 83°36'00"W  
C.H. = 436.93'

**LEGEND**

R/W - RIGHT OF WAY

PB - PLAT BOOK

PG - PAGE

FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION

SHANNON SURVEYING, INC.  
499 NORTH S.R. 434 - SUITE 2155  
ALTAMONTE SPRINGS, FLORIDA, 32714  
(407) 774-8372 LB # 6898

DATE OF SURVEY: 07/10/2014

DRAWN BY: BP SCALE: 1" = 250'

TOWN PARK 17X20 UTILITY SKETCH  
SHEET 2 OF 2