



Interoffice Memorandum

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

REAL ESTATE MANAGEMENT ITEM 7

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 CARIDA SKI LAKES, INC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: OCU File # 71307

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: 13,539 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.

Project: OCU FILE # 71307

THIS INSTRUMENT WAS PREPARED BY

~~AND SHOULD BE RETURNED TO:~~

Robert W. Bowser, Esquire
Akerman LLP
420 South Orange Avenue
Suite 1200
Orlando, Florida 32801

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

UTILITY EASEMENT

THIS INDENTURE, Made this 23rd day of September, A.D. 2014, between CARIDA SKI LAKES, INC, a Florida Corporation, having its principal place of business in the city of Winter Garden, county of Orange, whose address is 14503 Isleview Drive, Winter Garden, Florida 34787 (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(s)

- 27-23-27-2740-00-005
- 27-23-27-2740-00-006
- 27-23-27-2740-00-007
- 27-23-27-2740-07-004

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

AGENT & ESC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION

Project: OCU FILE # 11307

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 duly executed the date and year above written.

Signed, sealed, and delivered
in the presence of:

[Signature]
Witness

Henry Treucomy
Printed Name

[Signature]
Witness

Reginald B. Green II
Printed Name

CARIDA SKI LAKES, INC, a Florida
corporation

BY: [Signature]
Printed Name Leigh Ross
Title President

(Signature of TWO witnesses required by Florida law) (corporate seal)

STATE OF Florida
COUNTY OF Orange

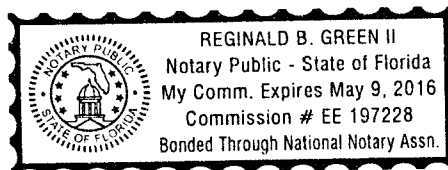
I HEREBY CERTIFY that on this day, before me, personally appeared LEIGH ROSS, as President of CARIDA SKI LAKES, INC, a Florida corporation, to me known to be, or who has produced FL Driver's License as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be 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.

Witness my hand and official seal this 23rd day of September, 2014.

(Notary Seal) [Signature]
Notary Signature
Reginald B. Green II
Printed Notary Name

Notary Public in and for
the County and State aforesaid,

My commission expires: May 9, 2016



LEGAL DESCRIPTION

THIS IS NOT A SURVEY

EXHIBIT "A"

OCU FILE NO.: 71307
 PROJECT NAME: ISLES OF LAKE HANCOCK PHASE 3B
 PURPOSE: UTILITY EASEMENT FOR WATER, SEWER AND RECLAIM MAINS
 ESTATE: PERMANENT

A TRACT OF LAND BEING A PORTION OF TRACTS "E", "F" AND "G", ISLES OF LAKE HANCOCK PHASE II, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 48, PAGES 6 THROUGH 11 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 27, OF TOWNSHIP 23 SOUTH, RANGE 27 EAST IN ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 27 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°30'18" EAST ALONG THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 27, FOR A DISTANCE 674.20 FEET; THENCE RUN NORTH 05°23'33" WEST, DEPARTING SAID SOUTH LINE, FOR A DISTANCE OF 30.11 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PORTER ROAD AS RECORDED IN DEED BOOK 688, PAGE 506 OF SAID PUBLIC RECORDS, ALSO BEING THE SOUTHERLY LINE OF SAID ISLES OF LAKE HANCOCK PHASE II AND THE POINT OF BEGINNING; THENCE RUN NORTH 05°23'33" WEST, ALONG THE WESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10649, PAGE 7579 OF SAID PUBLIC RECORDS, FOR A DISTANCE OF 272.86 FEET; THENCE RUN NORTH 28°33'56" WEST, CONTINUING ALONG SAID WESTERLY LINE, FOR A DISTANCE OF 122.61 FEET; THENCE RUN NORTH 38°40'09" WEST, CONTINUING WITH SAID WESTERLY LINE, FOR A DISTANCE OF 61.10 FEET TO A POINT ON THE SOUTHERLY LINE OF PROPOSED ISLES OF LAKE HANCOCK PHASE III, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID SOUTHERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 26°19'12", AN ARC LENGTH OF 22.97 FEET, A CHORD LENGTH OF 22.77 FEET AND A CHORD BEARING OF NORTH 81°54'42" EAST TO A POINT ON THE SOUTHERLY LINE OF THE AFORESAID TRACT G, ALSO BEING THE NORTHEASTERLY LINE OF THE AFORESAID TRACT "F", SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTHEASTERLY LINE OF TRACT "G", ALSO BEING SAID NORTHEASTERLY LINE OF TRACT "F", CONTINUING ALONG SAID SOUTHERLY LINE OF PROPOSED ISLES OF LAKE HANCOCK PHASE III AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 105.01 FEET, A CENTRAL ANGLE OF 29°03'10", AN ARC LENGTH OF 53.25 FEET, A CHORD LENGTH OF 52.68 FEET AND A CHORD BEARING OF SOUTH 44°31'09" EAST; THENCE RUN NORTH 35°58'58" EAST, DEPARTING SAID SOUTHEASTERLY LINE OF TRACT "G" AND SAID NORTHEASTERLY LINE OF TRACT "F", CONTINUING ALONG SAID SOUTHERLY LINE OF PROPOSED ISLES OF LAKE HANCOCK PHASE III, FOR A DISTANCE OF 19.05 FEET; THENCE RUN SOUTH 54°01'02" EAST, DEPARTING SAID SOUTHERLY LINE OF PROPOSED ISLES OF LAKE HANCOCK PHASE III, FOR A DISTANCE OF 5.47 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10649, PAGE 7579; THENCE RUN ALONG SAID EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10649, PAGE 7579 THE FOLLOWING COURSES: THENCE RUN SOUTH 37°39'12" WEST, FOR A DISTANCE OF 16.00 FEET; THENCE RUN SOUTH 28°33'56" EAST, FOR A DISTANCE OF 127.09 FEET; THENCE RUN SOUTH 05°23'33" EAST, FOR A DISTANCE OF 281.58 FEET TO A POINT ON THE AFORESAID NORTH RIGHT-OF-WAY LINE OF PORTER ROAD; THENCE RUN SOUTH 89°30'18" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 30.11 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 13,539 SQUARE FEET OR 0.311 ACRES MORE OR LESS.

SHEET 1 OF 2
 SEE SHEET 2 OF 2
 FOR SKETCH OF DESCRIPTION

Drawing name: L:\Data\20130016 Isles of Lake Hancock Ph 3\sketches\Offsite Easement.dwg



16 EAST PLANT STREET
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28-23-27, BEING NORTH 89°38'10" EAST.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20130016
 DATE: 08/18/2014
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: MR
 DRAWN BY: MR
 CHECKED BY: SEJ

FOR THE LICENSED BUSINESS #6173 BY:
 STATE OF FLORIDA
 JAMES L. RICKMAN, P.S.M. #5633

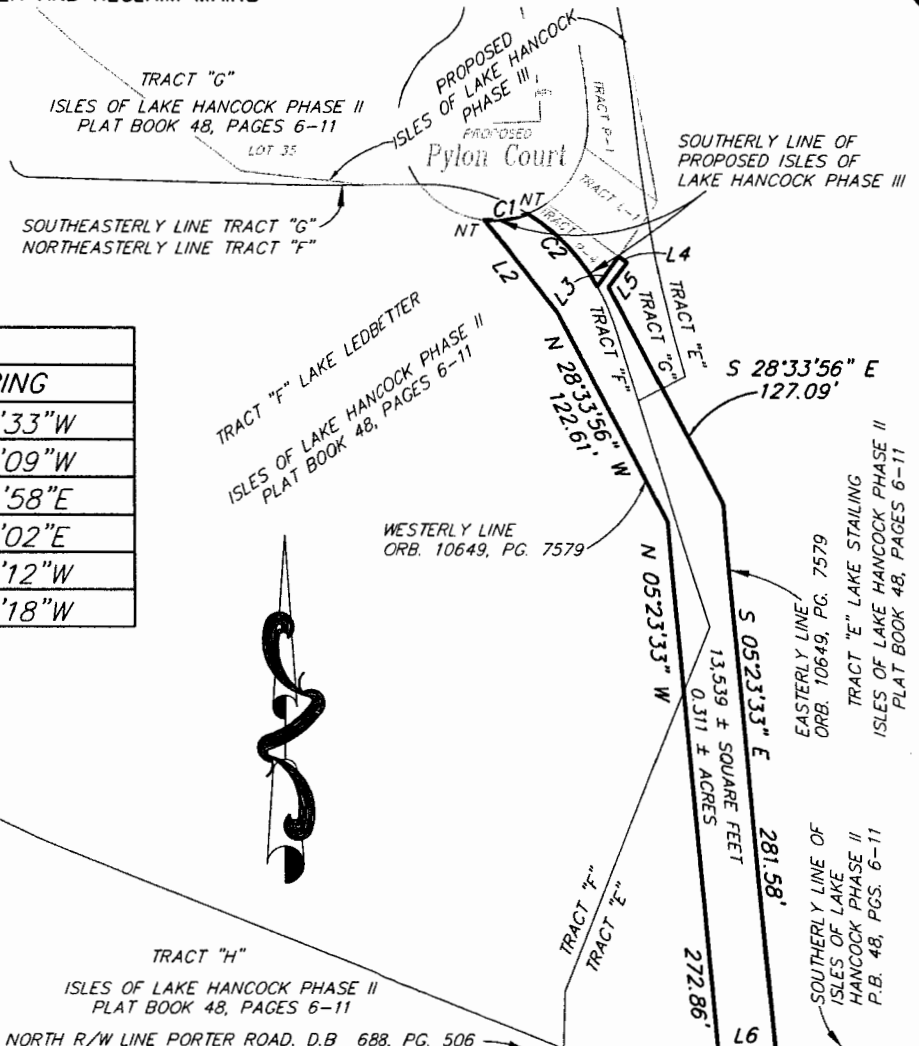
SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

OCU FILE NO.: 71307
 PROJECT NAME: ISLES OF LAKE HANCOCK PHASE 3B
 PURPOSE: UTILITY EASEMENT FOR WATER, SEWER AND RECLAIM MAINS
 ESTATE: PERMANENT

LEGEND:

ORB. OFFICIAL RECORDS BOOK
 C CENTERLINE
 P.B. PLAT BOOK
 PG. PAGE
 R/W RIGHT-OF-WAY
 NT NON-TANGENT
 D.B. DEED BOOK



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.11'	N05°23'33"W
L2	61.10'	N38°40'09"W
L3	19.05'	N35°58'58"E
L4	5.47'	S54°01'02"E
L5	16.00'	S37°39'12"W
L6	30.11'	S89°30'18"W

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	50.00'	26°19'12"	22.97'	22.77'	N81°54'42"E
C2	105.01'	29°03'10"	53.25'	52.68'	S44°31'09"E

Drawing name: L:\Data\20130016 Isles of Lake Hancock\Ph 3\Sketches\Offsite Easement.dwg SKETCH



16 EAST PLANT STREET
 Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28-23-27, BEING NORTH 89°38'10" EAST.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20130016
 DATE: 08/18/2014
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: MR
 DRAWN BY: MR
 CHECKED BY: SEJ

SHEET 2 OF 2
 SEE SHEET 1 OF 2
 FOR LEGAL DESCRIPTION