



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 16 2014 *KH/BS*

REAL ESTATE MANAGEMENT ITEM 10

**DATE:** December 1, 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 *ac for mtl*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** APPROVAL AND EXECUTION OF PARTIAL TERMINATION OF PIPELINE EASEMENT BY ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** West Hancock Estates Utility Easement Termination  
  
District 1

**PURPOSE:** To release a portion of a Pipeline Easement that is no longer needed.

**ITEM:** Partial Termination of Pipeline Easement  
Revenue: \$1,500

**REVENUE:** Account No.: 4420-038-1300-6450

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Utilities Department

**REMARKS:**

On August 27, 1984, the Orange County Board of County Commissioner's approved a Pipeline Easement to the County which is now a part of Conserv II property. The property owner, Taylor Morrison of Florida, Inc. (Owner) has requested termination of a portion of the easement area to improve the constructability of the site for a single family home. This Partial Termination of Pipeline Easement will release that portion of the easement area that the County no longer needs. The Owner is paying the County for the appraised value of the area being terminated.

Owner to pay 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 16 2014 KH/BS

Project: West Hancock Estates Utility Easement Termination

**PARTIAL TERMINATION OF PIPELINE EASEMENT**

**THIS PARTIAL TERMINATION OF PIPELINE EASEMENT** dated \_\_\_\_\_, by ORANGE COUNTY, FLORIDA, a charter county and political subdivision of the State of Florida, whose mailing address is P. O. Box 1393, Orlando, Florida 32802-1393 (the "County").

**RECITALS:**

**WHEREAS**, the County is the present grantee and beneficiary of certain rights and privileges set forth in that certain Pipeline Easement dated August 17, 1984 that was originally conveyed to Orange County, Florida and recorded in Official Records Book 3548, Page 502, of the Public Records of Orange County, Florida (the "Easement"); and

**WHEREAS**, the Easement provided for utility rights over the land described therein in order to enter upon, excavate, construct, operate, and maintain pipelines and appurtenances for a water distribution system, in, over, under and through such land; and

**WHEREAS**, the County has agreed to terminate a portion of the Easement at the request of the property owner to improve the constructability of the site for a single family home.

**NOW, THEREFORE**, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the County does hereby covenant and agree as follows:

AGENT S DCC  
RETURN TO REAL ESTATE  
MANAGEMENT DIVISION

Project: West Hancock Estates Utility Easement Termination

1. The foregoing Recitals are true and correct and are incorporated herein by this reference and made a part hereof.
2. Without releasing any other rights or any other portion of the Easement area, the County hereby releases, only that area of the Easement described on Exhibit "A" attached hereto and made a part hereof, and declares that its rights and privileges with respect only to such portion described in such Exhibit "A" are of no further force and effect.

**IN WITNESS WHEREOF**, this Partial Termination of Pipeline Easement has been executed by the Orange County Mayor following approval by the Board of County Commissioners as of the day and year first above written.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor  
Date: 12.16.14

ATTEST: Martha O. Haynie, County Comptroller  
As Clerk of the Board of County Commissioners

By: *Jessica Moore*  
for Deputy Clerk

*Jessica Moore*  
Printed Name

**This instrument prepared by:**

Monica L. Hand, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

**LEGAL DESCRIPTION**  
**THIS IS NOT A SURVEY**

**EXHIBIT "A"**

BEING A PORTION OF LOT 12, WEST LAKE HANCOCK ESTATES PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 80, PAGES 25 THROUGH 30 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING A PORTION OF A PIPELINE EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 3548, PAGE 502 OF SAID PUBLIC RECORDS, DESCRIBED AS AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LOT 12 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°39'35" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 12, ALSO BEING THE SOUTHERLY LINE OF SAID PIPELINE EASEMENT, FOR A DISTANCE OF 16.00 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°11'47" WEST, DEPARTING SAID SOUTHERLY LINE, FOR A DISTANCE OF 20.00 FEET; THENCE RUN SOUTH 89°39'35" WEST, FOR A DISTANCE OF 16.00 FEET TO A POINT ON THE WESTERLY LINE OF SAID LOT 12, ALSO BEING THE WESTERLY LINE OF SAID PIPELINE EASEMENT; THENCE RUN NORTH 00°11'47" WEST, ALONG SAID WESTERLY LINE OF LOT 12, ALSO BEING SAID WESTERLY LINE OF THE PIPELINE EASEMENT, FOR A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 89°39'35" EAST, ALONG THE NORTHERLY LINE OF SAID PIPELINE EASEMENT FOR A DISTANCE OF 30.00 FEET; THENCE RUN SOUTH 00°11'47" EAST, ALONG THE EASTERLY LINE OF SAID PIPELINE EASEMENT, FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE AFORESAID SOUTHERLY LINE OF SAID LOT 12; THENCE RUN SOUTH 89°39'35" WEST, ALONG SAID SOUTHERLY LINE OF LOT 12, ALSO BEING THE SOUTHERLY LINE OF SAID PIPELINE EASEMENT, FOR A DISTANCE OF 14.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 580 SQUARE FEET OR 0.013 ACRES OF LAND MORE OR LESS.

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



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 LOT 12, WEST LAKE HANCOCK ESTATES, PLAT BOOK 80, PAGES 25-30 BEING NORTH 89°39'35" 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.

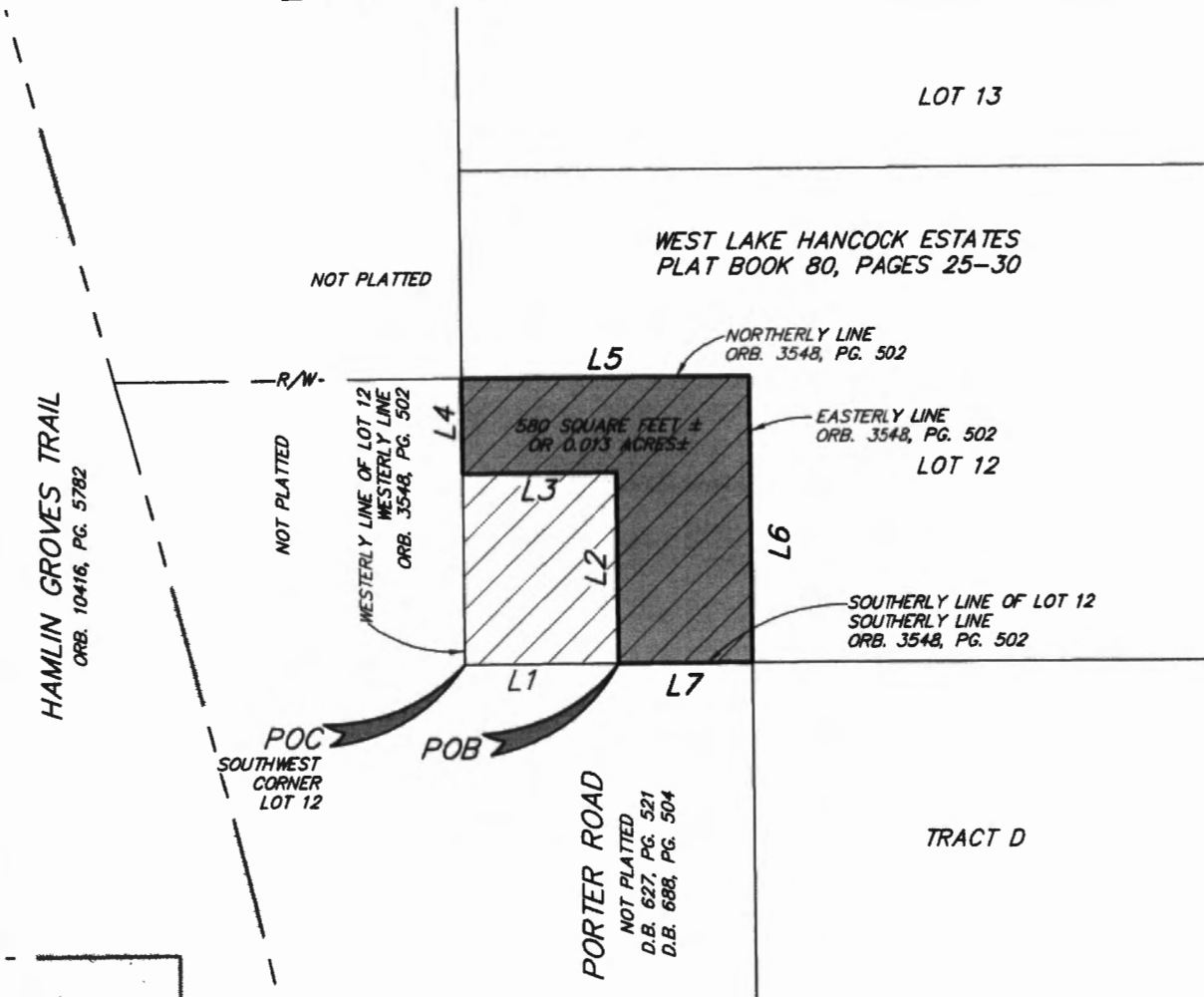
JOB NO. 20110189  
DATE: 10/30/2014  
SCALE: 1" = 100 FEET  
FIELD BY: N/A

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

FOR THE LICENSED BUSINESS #6723 BY  
JAMES L. RICKMAN, P.E., S.M.  
#5633  
FLORIDA  
Professional Mapper

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

## EXHIBIT "A"



**LEGEND:**

- R/W RIGHT-OF-WAY
- POC POINT OF COMMENCEMENT
- POB POINT OF BEGINNING
- ORB. OFFICIAL RECORDS BOOK
- PG. PAGE
- PIPELINE EASEMENT, ORB. 3548, PG. 502
- DESCRIBED PARCEL

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.00'	N89°39'35"E
L2	20.00'	N00°11'47"W
L3	16.00'	S89°39'35"W
L4	10.00'	N00°11'47"W
L5	30.00'	N89°39'35"E
L6	30.00'	S00°11'47"E
L7	14.00'	S89°39'35"W

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 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

Drawing name: L:\Data\20110189\SKETCHES\LOT 12 - EASEMENT VACATION.dwg SKETCH



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