




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 27 2015 NP/KH

REAL ESTATE MANAGEMENT ITEM 4

DATE: January 6, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF TEMPORARY DRAINAGE EASEMENT BETWEEN
SLV SUMMERLAKE, LLC AND ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Summerlake PD Phase 2C, 2D, 2E Offsite Temporary Drainage Easement
District 1

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

ITEM: Temporary Drainage Easement
Cost: Donation
Size: 3,631 square feet
Term: Until replaced by a permanent platted easement

APPROVALS: Real Estate Management Division
Public Works 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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BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

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THIS IS A DONATION

Project: Summerlake PD Phase 2C, 2D, 2E Offsite Temporary Drainage Easement

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 9th day of December A.D., 20 14, between SLV Summerlake, LLC, a Delaware limited liability company, having its principal place of business in the city of Lakewood Ranch, county of Manatee, whose address is 6310 Capital Drive, Suite 130, Lakewood Ranch, Florida 34202, 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, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

**Property Appraiser Parcel Identification Number:
a portion of**

28-23-27-0000-00-006

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever; provided, however, the easement hereby granted shall automatically terminate, without the necessity of the GRANTOR undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTOR or its successors or assigns shall cause the property over which the easement passes to be included in a subdivision plat recorded among the public records of Orange County, Florida.

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 drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, 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 easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Project: Summerlake PD Phase 2C, 2D, 2E Offsite Temporary Drainage Easement

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

Signed, sealed, and delivered in the presence of:

SLV Summerlake, LLC, a Delaware limited liability company

[Signature]
Witness

BY: [Signature]
Michael Moser, Authorized Signatory

Tyler Champion
Printed Name

[Signature]
Witness

Kristen McLean
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Arizona
COUNTY OF Maricopa

I HEREBY CERTIFY, that on this 9th day of December A.D., 2014, before me personally appeared Michael Moser as authorized signatory of SLV Summerlake, LLC, a Delaware limited liability company, to me known to be, or who has produced Driver's License as identification, and did (did not) take an oath, the individual and authorized signatory described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his free act and deed as such individual thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company

Witness my hand and official seal this 9th day of December, 2014.



[Signature]
Notary Signature
Erika Mitchell
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: 4/15/2016

Schedule "A"

SKETCH OF DESCRIPTION

SHEET 1 OF 2

Summerlake Phase 2D
Temporary Drainage Easement
Sketch 26

LEGAL DESCRIPTION (Temporary Drainage Easement).

A parcel of land comprising a portion of Section 28, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southeast corner of Tract L-7, SUMMERLAKE PD PHASE 1A, according to the Plat thereof as recorded in Plat Book 74, Pages 16 through 38 of the Public Records of Orange County, Florida; thence run North 89°37'05" East along the Northerly right-of-way line of Porter Road according to Official Records Book 9947, Page 470 of said Public Records for a distance of 2801.49 feet to the POINT OF BEGINNING; thence departing said Northerly right-of-way line run North 00°00'00" East for a distance of 49.83 feet; thence run North 76°37'37" East for a distance of 65.29 feet; run South 00°00'00" West for a distance of 64.50 feet to a point on aforesaid Northerly right-of-way line of Porter Road; thence run South 89°37'05" West along said Northerly right-of-way line for a distance of 63.52 feet to aforesaid POINT OF BEGINNING.

Contains 3631 square feet, 0.08 acres more or less.

OK
DM



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

SURVEYOR'S NOTES:

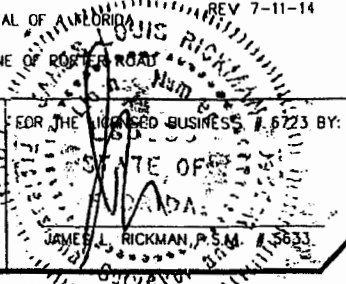
THIS IS NOT A SURVEY.

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF PORTER ROAD PER O.R. 9947, PG. 0470 BEING N89°37'05"E.

JOB NO. 20110027
DATE: 5-8-2014
SCALE: 1" = 150 FEET
FIELD BY: N/A

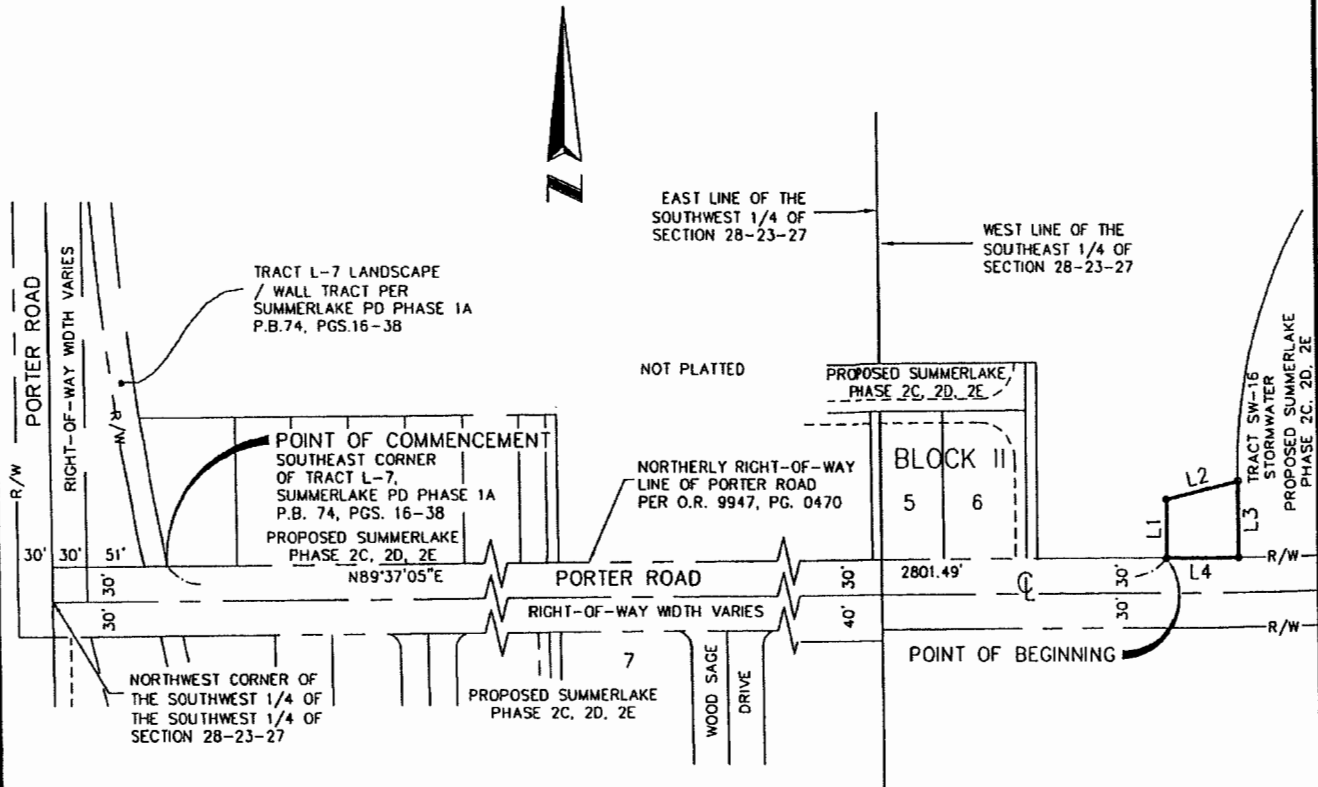
CALCULATED BY: JR
DRAWN BY: PR
CHECKED BY: EGT



SKETCH OF DESCRIPTION

SHEET 2 OF 2

TEMPORARY DRAINAGE EASEMENT



LINE TABLE		
LINE	LENGTH	BEARING
L1	49.83'	$N00^{\circ}00'00''E$
L2	65.29'	$N76^{\circ}37'37''E$
L3	64.50'	$S00^{\circ}00'00''W$
L4	63.52'	$S89^{\circ}37'05''W$

ALLEN & COMPANY
Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK26
REV 5-15-14
REV 6-6-14
REV 6-17-14
REV 7-11-14

JOB NO. 20110027	CALCULATED BY: JLR
DATE: 5-8-2014	DRAWN BY: PJR
SCALE: 1" = 150 FEET	CHECKED BY: EGT
FIELD BY: N/A	