




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 10 2015 KHHS

REAL ESTATE MANAGEMENT ITEM 6

DATE: February 26, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

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

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF TEMPORARY UTILITY EASEMENT BETWEEN TAYLOR MORRISON OF FLORIDA, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Overlook 2 @ Hamlin Phase 1 OCU File #:74925
District 1

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

ITEM: Temporary Utility Easement
Cost: Donation
Total size: 4,200 square feet
Term: Until replaced by a permanent platted easement

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.

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OF COUNTY COMMISSIONERS
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Project: Overlook 2 @ Hamlin Phase 1 OCU File #:74925

TEMPORARY UTILITY EASEMENT

THIS INDENTURE, Made this 2nd day of December, A.D. 2014, between Taylor Morrison of Florida, Inc., a Florida corporation, having its principal place of business in the city of Maitland, county of orange, whose address is 151 Southhall Lane, Suite 200 Maitland, FL 32751, GRANTOR, and ORANGE COUNTY, FLORIDA, 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 \$1.00 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

21-23-27-0000-00-037

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 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: Overlook 2 @ Hamlin Phase 1 OCU File #:74925

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

Signed, sealed and delivered
in the presence of:

Taylor Morrison of Florida, Inc.,
a Florida corporation

[Signature]
Witness

BY: Chris Tyree

Esperanza Maxon
Printed Name

Chris Tyree
Printed Name

[Signature]
Witness

V.P. card
Title

JUSTIN Campbell
Printed Name

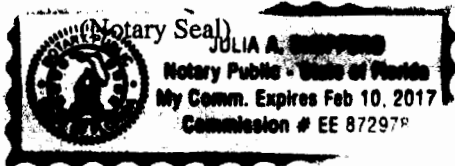
(corporate seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, personally appeared Chris Tyree,
as Vice President of Taylor Morrison of Florida, Inc., a Florida corporation, 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 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 2nd day of December, 2014.

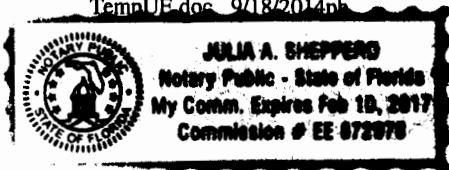


Julia A. Shepperd
Notary Signature
Julia A. Shepperd
Printed Notary Name

This instrument prepared by:
Jeffrey L. Sponenburg, 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: Feb. 10, 2017



LEGAL DESCRIPTION

THIS IS NOT A SURVEY

EXHIBIT "A"

OCU FILE No.: 74925
 PROJECT NAME: OVERLOOK 2 @ HAMLIN PHASE 1
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY

A STRIP OF LAND 35.00 FEET IN WIDTH, LYING IN SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 20 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°37'40" EAST ALONG THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 20, FOR A DISTANCE OF 4801.58 FEET; THENCE RUN SOUTH 00°22'20" EAST, DEPARTING SAID NORTH LINE, FOR A DISTANCE OF 1331.33 FEET TO A POINT LYING ON THE SOUTHERLY LINE OF PROPOSED OVERLOOK 2 AT HAMLIN PHASE 1 AND 6, AND THE POINT OF BEGINNING; THENCE RUN NORTH 71°00'02" EAST, ALONG SAID SOUTHERLY LINE, FOR A DISTANCE OF 60.00 FEET; THENCE RUN SOUTH 18°59'58" EAST, DEPARTING SAID SOUTHERLY LINE, FOR A DISTANCE OF 35.00 FEET; THENCE RUN SOUTH 71°00'02" WEST, ALONG A LINE 35.00 FEET SOUTH OF (PERPENDICULAR MEASURE) AND PARALLEL TO SAID SOUTHERLY LINE FOR A DISTANCE OF 60.00 FEET; THENCE RUN NORTH 18°59'58" WEST, FOR A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.048 ACRES AND 2,100 SQUARE FEET MORE OR LESS.

SHEET 1 OF 2

Drawing name: L:\Data\2013\0011\Sketches\Offsite_Easement_2.dwg DESCRIPTION



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

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE SOUTH HALF OF SECTION 20, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NORTH 89°37'40" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS SHOWN HEREON IS PER THE CLIENT'S INSTRUCTIONS.

JOB NO.: 20130011
 DATE: 7-2-2014
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

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

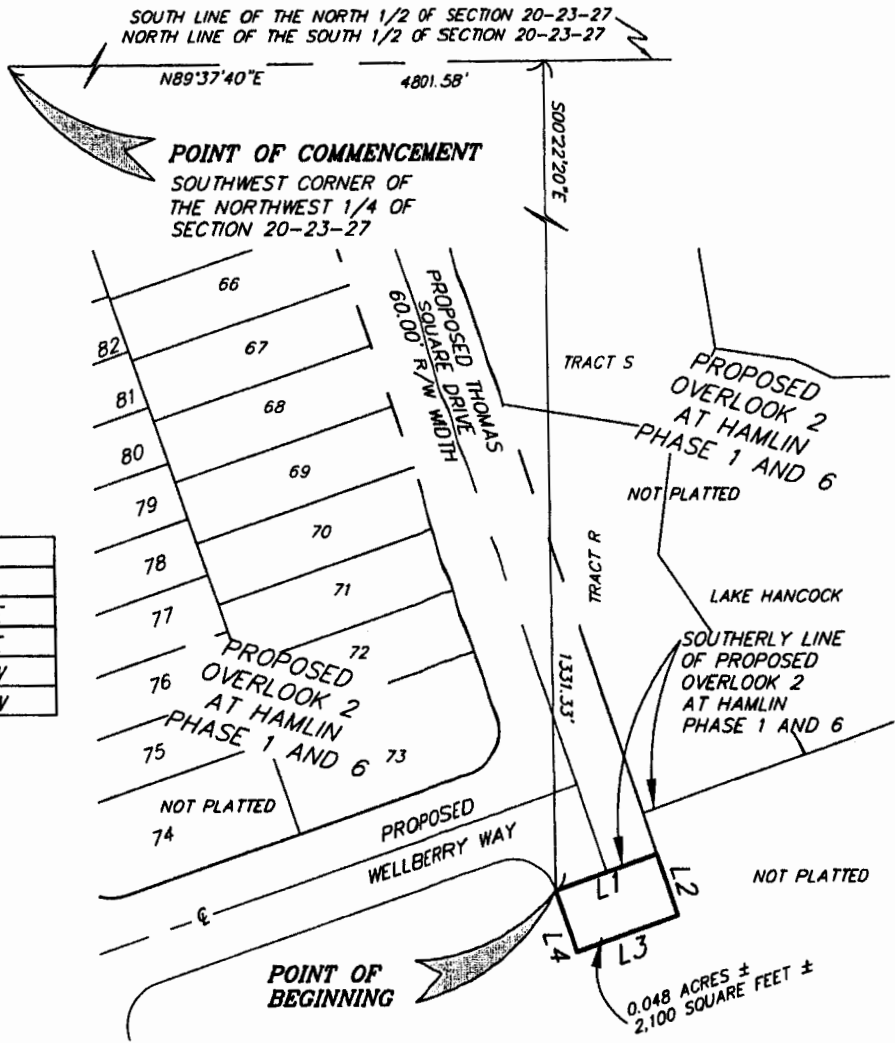
FOR THE LICENSED BUSINESS #6729 BY:

 JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

OCU FILE No.: 74925
 PROJECT NAME: OVERLOOK 2 @ HAMLIN PHASE 1
 PURPOSE: UTILITY EASEMENT
 ESTATE: TEMPORARY



LINE TABLE		
LINE	LENGTH	BEARING
L1	60.00'	N71°00'02"E
L2	35.00'	S18°59'58"E
L3	60.00'	S71°00'02"W
L4	35.00'	N18°59'58"W

LEGEND:

- CENTERLINE
- RIGHT-OF-WAY

Drawing name: L:\data\20130011\sketches\utility easement 2.dwg 3/11/13



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JOB NO. 20130011	CALCULATED BY: MR
DATE: 7-2-14	DRAWN BY: MR
SCALE: 1" = 100 FEET	CHECKED BY: SEJ
FIELD BY: N/A	

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

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revisions:
revise date sheet 1

SHEET 1 OF 2

Drawing name: I:\Data\20130011\Sketches\Offsite Easement 1.dwg DESCRIPTION



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JOB NO. 20130011

CALCULATED BY: SEJ

DATE: 7-20-2014

DRAWN BY: MR

SCALE: 1" = 100 FEET

CHECKED BY: SEJ

FIELD BY: N/A

FOR THE LICENSED BUSINESS #6723 BY:

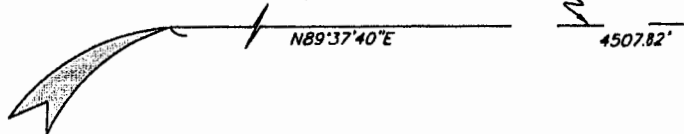
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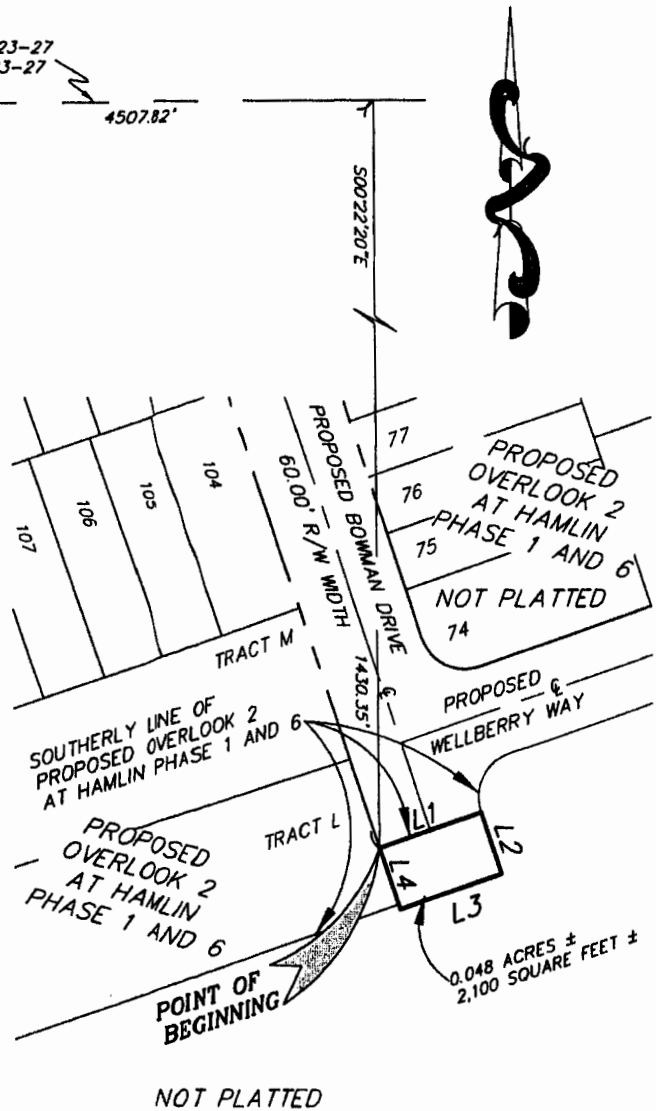
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SOUTH LINE OF THE NORTH 1/2 OF SECTION 20-23-27
 NORTH LINE OF THE SOUTH 1/2 OF SECTION 20-23-27



POINT OF COMMENCEMENT
 SOUTHWEST CORNER OF
 THE NORTHWEST 1/4 OF
 SECTION 20-23-27

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