



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUN 02 2015 es/bs

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** May 4, 2015

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

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

**FROM:** Monica L. Hand, Senior Title Examiner *MLH*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF TEMPORARY DRAINAGE EASEMENT BETWEEN K. HOVNANIAN AT THE HIGHLANDS AT SUMMERLAKE GROVE, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Village F Master PD Parcel N-24 and a portion of parcels N-23A, N-23B, N-25A, N-25B & N-26A  
  
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: 2.691 acres  
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  
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JUN 02 2015 CS/BS

Project: Village F Master PD Parcel N-24 and a portion of parcels N-23A, N-23B, N-25A,  
N-25B & N-26A

### TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 4<sup>th</sup> day of March A.D., 20 15, between K. Hovnanian at the Highlands at Summerlake Grove, LLC, a Florida limited liability company, having its principal place of business in the city of Plantation, county of Dade whose address is 157 Southhall Ln Suite 120, 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 EXHIBIT "A"

**Property Appraiser Parcel Identification Number(s):  
a portion of**

33-23-27-0000-00-017

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: Village F Master PD Parcel N-24 and a portion of parcels N-23A, N-23B, N-25A, N-25B & N-26A

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by Patrick McNeally, its Division President.

Signed, sealed, and delivered in the presence of:

K. Hovnanian at the Highlands at Summerlake Grove, LLC, a Florida limited liability company

[Signature]  
Witness

BY: [Signature]  
Patrick McNeally, Division President

Sue Karst  
Printed Name

[Signature]  
Witness

David Karson  
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF FL  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 4 day of March A.D., 2015, before me personally appeared Patrick McNeally, as Division President of K. Hovnanian at the Highlands at Summerlake Grove, LLC, a Florida 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 their free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said limited liability company.

Witness my hand and official seal this 4 day of March 2015.

(Notary Seal)

[Signature]  
Notary Signature

**This instrument prepared by:**  
Monica Hand, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Printed Notary Name  
Notary Public in and for the County and State aforesaid  
My commission expires:



SUSAN C. KARST  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# EE867981  
Expires 2/21/2017

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

OC PERMIT No.: PR-14-03-017  
 PROJECT NAME: VILLAGE F MAGNOLIA  
 PURPOSE: DRAINAGE  
 ESTATE: TEMPORARY

### EXHIBIT "A"

A TRACT OF LAND BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

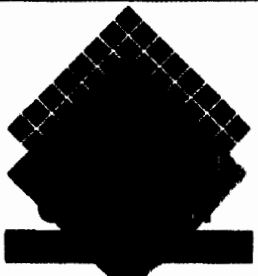
COMMENCE AT THE SOUTH QUARTER SECTION CORNER OF SAID SECTION 33; THENCE RUN NORTH 00°10'03" EAST, ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 33, FOR A DISTANCE OF 2251.34 FEET TO A POINT ON THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766, ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF PROPOSED MURCOTT BLOSSOM BOULEVARD; THENCE RUN ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766 AND ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE THE FOLLOWING COURSES: RUN SOUTH 70°02'14" WEST, FOR A DISTANCE OF 131.69 FEET TO A POINT OF CURVATURE OF A TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 09°23'22", AN ARC LENGTH OF 93.41 FEET, A CHORD LENGTH OF 93.31 FEET AND A CHORD BEARING OF SOUTH 74°43'55" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 430.00 FEET, A CENTRAL ANGLE OF 18°46'44", AN ARC LENGTH OF 140.93 FEET, A CHORD LENGTH OF 140.30 FEET AND A CHORD BEARING OF SOUTH 70°02'14" WEST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID CURVE, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 09°23'22", AN ARC LENGTH OF 93.41 FEET, A CHORD LENGTH OF 93.31 FEET AND A CHORD BEARING OF SOUTH 65°20'33" WEST TO A POINT OF TANGENCY; THENCE RUN SOUTH 70°02'14" WEST, FOR A DISTANCE OF 255.78 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 19°57'46" EAST, DEPARTING SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766, ALSO BEING SAID PROPOSED SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 135.00 FEET; THENCE RUN NORTH 70°02'14" EAST, FOR A DISTANCE OF 326.87 FEET; THENCE RUN SOUTH 11°26'19" WEST, FOR A DISTANCE OF 81.58 FEET; THENCE RUN SOUTH 22°49'36" WEST, FOR A DISTANCE OF 50.64 FEET; THENCE RUN SOUTH 36°25'44" WEST, FOR A DISTANCE OF 51.41 FEET; THENCE RUN SOUTH 59°23'01" WEST, FOR A DISTANCE OF 81.14 FEET; THENCE RUN SOUTH 68°03'30" WEST, FOR A DISTANCE OF 79.48 FEET; THENCE RUN SOUTH 52°34'28" WEST, FOR A DISTANCE OF 95.41 FEET; THENCE RUN SOUTH 30°50'13" WEST, FOR A DISTANCE OF 90.76 FEET; THENCE RUN SOUTH 58°31'01" WEST, FOR A DISTANCE OF 110.63 FEET; THENCE RUN NORTH 68°09'56" WEST, FOR A DISTANCE OF 50.23 FEET; THENCE RUN NORTH 08°46'58" EAST, FOR A DISTANCE OF 108.95 FEET; THENCE RUN NORTH 17°19'14" WEST, FOR A DISTANCE OF 85.75 FEET; THENCE RUN NORTH 21°18'05" WEST, FOR A DISTANCE OF 51.01 FEET; THENCE RUN NORTH 19°57'46" WEST, FOR A DISTANCE OF 132.13 FEET TO A POINT ON THE AFORESAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766, ALSO BEING THE AFORESAID SOUTH RIGHT-OF-WAY LINE OF PROPOSED MURCOTT BLOSSOM BOULEVARD, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766, ALSO BEING SAID PROPOSED SOUTH RIGHT-OF-WAY LINE, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 570.00 FEET, A CENTRAL ANGLE OF 04°24'51", AN ARC LENGTH OF 43.91 FEET, A CHORD LENGTH OF 43.90 FEET AND A CHORD BEARING OF NORTH 72°14'39" EAST TO A POINT OF TANGENCY; THENCE RUN NORTH 70°02'14" EAST, CONTINUING ALONG SAID NORTH LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10625, PAGE 766 AND ALONG SAID PROPOSED SOUTH RIGHT-OF-WAY LINE, FOR A DISTANCE OF 160.20 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 117,226 SQUARE FEET OR 2.691 ACRES MORE OR LESS.

**SHEET 1 OF 3**

SEE SHEET 2 OF 3 FOR SKETCH OF DESCRIPTION  
 SEE SHEET 3 OF 3 FOR LINE AND CURVE TABLE

Drawing name: L:\Data\20120129\sketches\sketch32 Drainage Easement Rev 1-20-15.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 EAST LINE OF THE SOUTHWEST QUARTER SECTION 33-23-27, BEING NORTH 00°10'03" 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. 20120179  
 DATE: 10/01/2014  
 SCALE: 1" = 100 FEET  
 FIELD BY: N/A

CALCULATED BY: MR \_\_\_\_\_  
 DRAWN BY: MR \_\_\_\_\_  
 CHECKED BY: SEJ \_\_\_\_\_

REV. 12-12-14  
 REV. 01-20-15

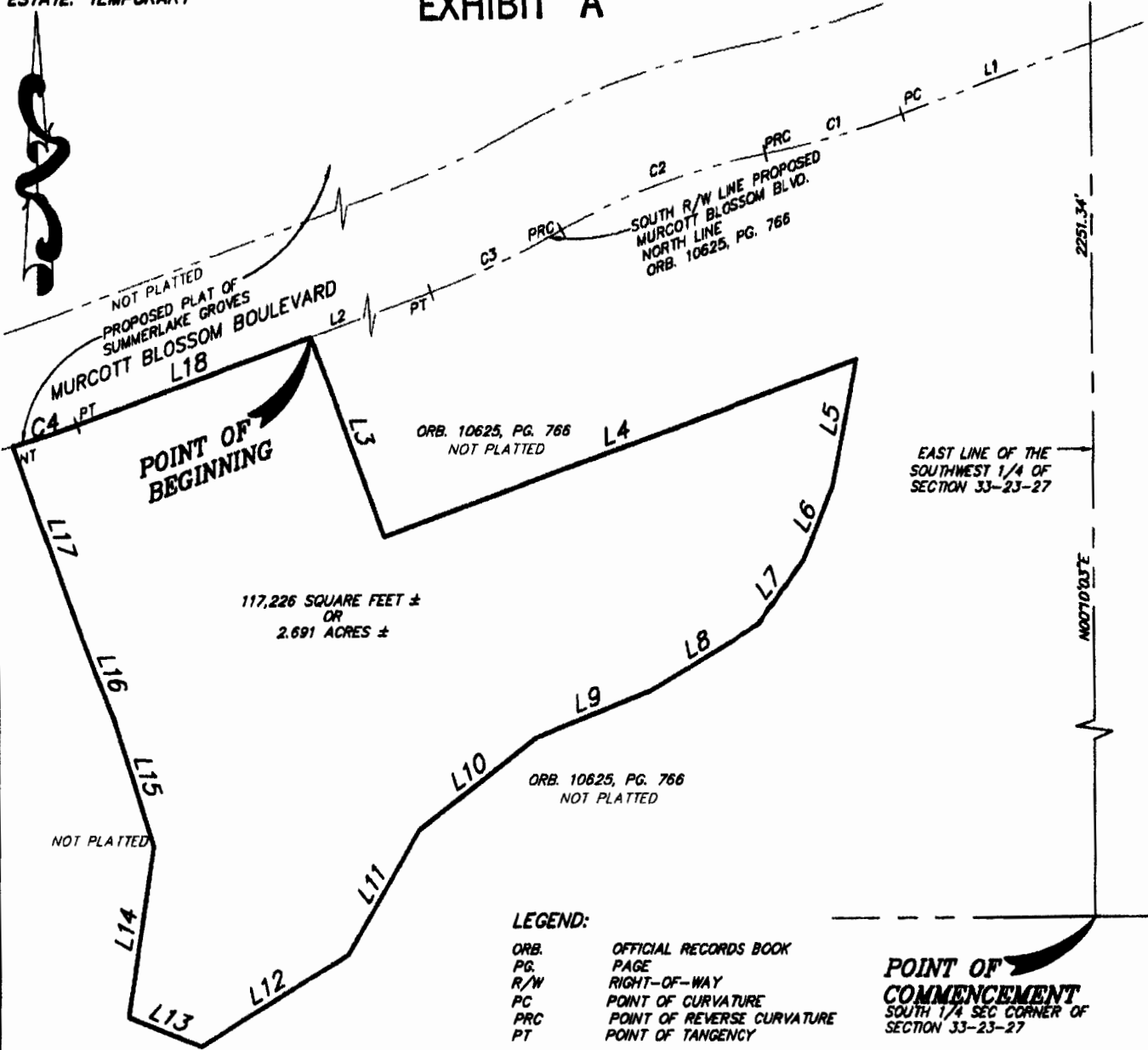
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. NICKMAN, P.S.M. #5833

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

OC PERMIT No.: PR-14-03-017  
PROJECT NAME: VILLAGE F MAGNOLIA  
PURPOSE: DRAINAGE  
ESTATE: TEMPORARY

## EXHIBIT "A"



### LEGEND:

ORB. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT-OF-WAY  
PC POINT OF CURVATURE  
PRC POINT OF REVERSE CURVATURE  
PT POINT OF TANGENCY

**POINT OF COMMENCEMENT**  
SOUTH 1/4 SEC CORNER OF SECTION 33-23-27

117,226 SQUARE FEET ±  
OR  
2.691 ACRES ±

### SURVEYOR'S NOTES:

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REV. 12-12-14  
REV. 01-20-15

JOB NO. 20120179

DATE: 10/02/2014

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: MR

DRAWN BY: MR

CHECKED BY: SEJ

**SHEET 2 OF 3**  
SEE SHEET 1 OF 3  
FOR LEGAL DESCRIPTION  
SEE SHEET 3 OF 3  
FOR LINE AND CURVE TABLE



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# SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: PR-14-03-017  
 PROJECT NAME: VILLAGE F MAGNOLIA  
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## EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	131.69'	S70°02'14"W
L2	255.78'	S70°02'14"W
L3	135.00'	S19°57'46"E
L4	326.87'	N70°02'14"E
L5	81.58'	S11°26'19"W
L6	50.64'	S22°49'36"W
L7	51.41'	S36°25'44"W
L8	81.14'	S59°23'01"W
L9	79.48'	S68°03'30"W
L10	95.41'	S52°34'28"W
L11	90.76'	S30°50'13"W
L12	110.63'	S58°31'01"W
L13	50.23'	N68°09'56"W
L14	108.95'	N08°46'58"E
L15	85.75'	N17°19'14"W
L16	51.01'	N21°18'05"W
L17	132.13'	N19°57'46"W
L18	160.20'	N70°02'14"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	570.00'	09°23'22"	93.41'	93.31'	S74°43'55"W
C2	430.00'	18°46'44"	140.93'	140.30'	S70°02'14"W
C3	570.00'	09°23'22"	93.41'	93.31'	S65°20'33"W
C4	570.00'	04°24'51"	43.91'	43.90'	N72°14'39"E

### SURVEYOR'S NOTES:

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REV. 12-12-14  
 REV. 01-20-15

JOB NO. 20120179  
 DATE: 10/02/2014  
 SCALE: 1" = 100 FEET  
 FIELD BY: N/A

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

**SHEET 3 OF 3**  
 SEE SHEET 1 OF 3  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 OF 3  
 FOR SKETCH OF DESCRIPTION



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