




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 02 2015 CS/BS

REAL ESTATE MANAGEMENT ITEM 8

DATE: May 15, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, 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 BEAZER HOMES CORP., THE RYLAND GROUP, INC. AND ORANGE COUNTY, TEMPORARY ACCESS EASEMENT BETWEEN BEAZER HOMES CORP., THE RYLAND GROUP, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Orchard Hills Phase 2 (Drainage Easement)

District 1

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

ITEMS: Temporary Drainage Easement
Cost: Donation
Size: 2,899 square feet
Term: Until replaced by a permanent platted easement

Temporary Access Easement
Cost: Donation
Size: 8,243 square feet
Term: Until replaced by a permanent platted easement

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantors 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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 02 2015 CS/BS

Project: Orchard Hills Phase 2 (Drainage Easement)

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 21 day of April A.D., 2015, between BEAZER HOMES CORP., a Tennessee corporation, whose address is 1000 Abernathy Road, Suite 260, Atlanta, Georgia 30328, and THE RYLAND GROUP, INC., a Maryland corporation, whose address is 3011 Townsgate Road, Suite 200, Westlake Village, California 91361, GRANTORS, 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 GRANTORS, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, do 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:
a portion of
09-23-27-0000-00-021**

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 GRANTORS undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTORS or their 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 GRANTORS, their 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: Orchard Hills Phase 2 (Drainage Easement)

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Dallas Austin
Printed Name

[Signature]
Witness

Roberta Rabatin
Printed Name

BY: BEAZER HOMES CORP., a Tennessee corporation

by: [Signature]

Jeremy Camp
Printed Name

Authorized Signatory - Southeast
Title Region

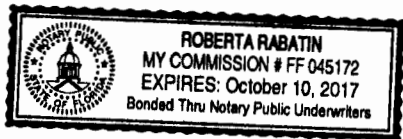
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Jeremy Camp, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 21 day of April, 2015.

(Notary Seal)



[Signature]
Notary Signature
Roberta Rabatin
Printed Notary Name

Notary Public in and for the county and state aforesaid.

My commission expires: oct 10, 2017

Project: Orchard Hills Phase 2 (Drainage Easement)

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Diana Moussalli
Printed Name

[Signature]
Witness

Max Perlman
Printed Name

BY: THE RYLAND GROUP, INC., a Maryland corporation

by: [Signature]

David Baslice
Printed Name
Agent
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared David Baslice, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 21 day of April, 2015.

(Notary Seal)



[Signature]
Notary Signature
Diana D Moussalli
Printed Notary 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.

Notary Public in and for the
county and state aforesaid.

My commission expires: 8/14/15

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 13-S-108
 PROJECT NAME: ORCHARD HILLS PHASE 2
 PURPOSE: DRAINAGE AND ACCESS EASEMENT
 ESTATE: TEMPORARY

EXHIBIT "A"

A STRIP OF LAND, 20.00 FEET IN WIDTH, LYING IN SECTIONS 15 AND 16, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10492, PAGE 9357 OF THE PUBLIC RECORD OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 16 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°03'06" WEST, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 16, FOR A DISTANCE OF 2298.51 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, RUN SOUTH 86°18'44" WEST, 124.36 FEET; THENCE RUN SOUTH 34°16'26" WEST, 0.38 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHERLY; THENCE RUN WESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1161.10 FEET, A CENTRAL ANGLE OF 01°11'29", AN ARC LENGTH OF 24.14 FEET, A CHORD LENGTH OF 24.14 FEET AND A CHORD BEARING OF NORTH 89°47'01" WEST; THENCE RUN NORTH 34°16'26" EAST, NON-TANGENT TO SAID CURVE, 23.66 FEET; THENCE RUN NORTH 86°18'44" EAST, 137.69 FEET TO A POINT LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN SOUTHERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 6950.00 FEET, A CENTRAL ANGLE OF 00°09'54", AN ARC LENGTH OF 20.00 FEET, A CHORD LENGTH OF 20.00 FEET AND A CHORD BEARING OF SOUTH 04°06'36" EAST; THENCE RUN SOUTH 86°18'44" WEST, NON-TANGENT TO SAID CURVE, 3.72 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 2,899 SQUARE FEET OR 0.067 ACRES MORE OR LESS.

OK


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

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 EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NORTH 00°03'06" WEST
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. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20120162
 DATE: 3-19-15
 SCALE: 1" = 50 FEET
 FIELD BY: N/A

CALCULATED BY: SEJ
 DRAWN BY: SEJ
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES RICKMAN P.S.M. # 5633



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

SHEET 1 OF 2

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

OC PERMIT No.: 13-S-108
PROJECT NAME: ORCHARD HILLS PHASE 2
PURPOSE: DRAINAGE & ACCESS EASEMENT
ESTATE: TEMPORARY

EXHIBIT "A"

NOT PLATTED
ORB. 10492, PG. 9357
N86°18'44"E 137.69' NR.

R=6950.00'
Δ=00°09'54"
L=20.00'
C=20.00'
CB=S04°06'36"E

R=1161.10'
Δ=01°11'29"
L=24.14'
C=24.14'
CB=N89°47'01"W

NOT PLATTED
PROPOSED
TRACT SW-2
STORMWATER

S86°18'44"W 124.36'
POINT OF BEGINNING

LOT 224

PROPOSED
ORCHARD HILLS PHASE 2

LOT 225

10.00'
U.E.

LOT 226

EAST LINE OF
THE NORTHEAST 1/4 OF
SECTION 16-23-27

LOT 227

PROPOSED W.Y. R/W LINE

50.00' RIGHT-OF-WAY WIDTH

MAGNOLIA RIDGE LOOP

NOT PLATTED

WEST LINE OF
THE NORTHWEST 1/4 OF
SECTION 15-23-27

LEGEND:

ORB.....OFFICIAL RECORDS BOOK
PG.....PAGE
R/W.....RIGHT-OF-WAY
CL.....CENTERLINE
NT.....NON-TANGENT
NR.....NON-RADIAL

LINE TABLE		
LINE	BEARING	LENGTH
L1	S34°16'26"W	0.38'
L2	N34°16'26"E	23.66'
L3	S86°18'44"W	3.72'

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 16-23-27

SURVEYOR'S NOTES:

- THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON EAST LINE OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NORTH 00°03'06" WEST
- THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
- THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
- DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20120162
DATE: 3-19-15
SCALE: 1" = 50 FEET
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EGT

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



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

sheet 2 of 2 access-drainage.dwg 11/11/11 11:11:11

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 02 2015 CS/BS

Project: Orchard Hills Phase 2 (Drainage Easement)

TEMPORARY ACCESS EASEMENT

THIS INDENTURE, Made this 21 day of April A.D., 2015, between BEAZER HOMES CORP., a Tennessee corporation, whose address is 1000 Abernathy Road, Suite 260, Atlanta, Georgia 30328, and THE RYLAND GROUP, INC., a Maryland corporation, whose address is 3011 Townsgate Road, Suite 200, Westlake Village, California 91361, GRANTORS, and ORANGE COUNTY, a charter county and a political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE

WITNESSETH, that the GRANTORS, for and in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt of which is hereby acknowledged, do hereby give and grant to GRANTEE and its successors a right of way for access road purposes and full authority to enter upon, construct, and operate a road over and upon the following described lands situate in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

**a portion of
09-23-27-0000-00-021**

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 GRANTORS undertaking vacation proceedings or obtaining any release from the GRANTEE, at such time as GRANTORS or their 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.

Project: Orchard Hills Phase 2 (Drainage Easement)

Signed, sealed and delivered in the presence of:

[Signature]
Witness

Dallas Austin
Printed Name

[Signature]
Witness

Roberta Rabatin
Printed Name

BY: BEAZER HOMES, CORP., a Tennessee corporation

by: [Signature]
Printed Name

Jeremy Camp
Title: Authorized Signatory - Southeast Region

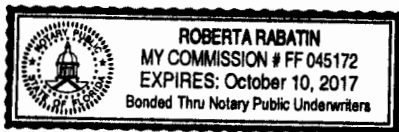
(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared Jeremy Camp, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 21st day of April, 2015.

(Notary Seal)



[Signature]
Notary Signature
Roberta Rabatin
Printed Notary Name

Notary Public in and for the county and state aforesaid.

My commission expires: Oct 10, 2017

Project: Orchard Hills Phase 2 (Drainage Easement)

Signed, sealed and delivered in
the presence of:

[Signature]
Witness

Diana Moussalli
Printed Name

[Signature]
Witness

Max Palmer
Printed Name

BY: THE RYLAND GROUP, INC., a Maryland
corporation

by: [Signature]

David Bassice
Printed Name

[Signature]
Title

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared David Bassice, well known to me to be, or who has produced _____ as identification, and did (did not) take an oath, the person described in and who executed the foregoing instrument and he acknowledged before me that he executed the same.

Witness my hand and official seal this 21 day of April, 2015.

(Notary Seal)



[Signature]
Notary Signature
Diana D Moussalli
Printed Notary 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.

Notary Public in and for the
county and state aforesaid.

My commission expires: 8-14-15

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

OC PERMIT No.: 13-S-108
PROJECT NAME: ORCHARD HILLS PHASE 2
PURPOSE: ACCESS EASEMENT
ESTATE: TEMPORARY

EXHIBIT "A"

A TRACT OF LAND LYING IN SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10492, PAGE 9357 OF THE PUBLIC RECORD OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 15 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°03'06" WEST ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 15, FOR A DISTANCE OF 317.89 FEET; THENCE RUN NORTH 89°56'54" EAST, DEPARTING SAID WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, FOR A DISTANCE OF 277.39 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 00°23'30" WEST, FOR A DISTANCE OF 117.76 FEET; THENCE RUN NORTH 89°36'30" EAST, FOR A DISTANCE OF 70.00 FEET; THENCE RUN SOUTH 00°23'30" EAST, FOR A DISTANCE OF 117.76 FEET; THENCE RUN SOUTH 89°36'30" WEST, FOR A DISTANCE OF 70.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 8,243 SQUARE FEET OR 0.189 ACRES MORE OR LESS.

OK
OK

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

Drawing name: L:\Data\20120162\Sketches\Sketch11 Offsite Easement1.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 WEST LINE OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 23 SOUTH, RANGE 27 EAST, BEING NORTH 00°03'06" WEST.
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. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20120162
DATE: 12/19/2014
SCALE: 1" = 100 FEET
FIELD BY: N/A

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

FOR THE LICENSED BUSINESS # 6723 BY:

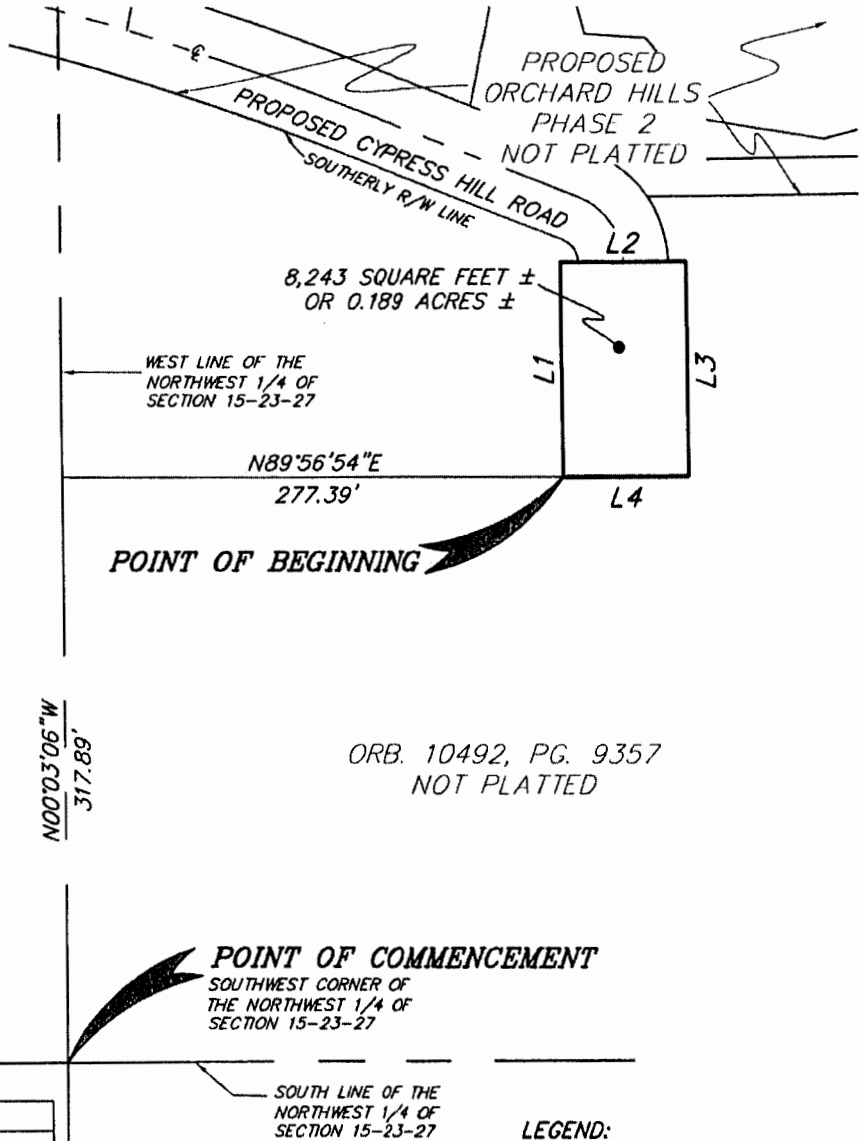
JAMES R. RICKMAN: R.S.M. # 5633

SKETCH OF DESCRIPTION

THIS IS NOT A SURVEY

OC PERMIT No.: 13-S-108
 PROJECT NAME: ORCHARD HILLS PHASE 2
 PURPOSE: ACCESS EASEMENT
 ESTATE: TEMPORARY

EXHIBIT "A"



LINE TABLE		
LINE	LENGTH	BEARING
L1	117.76'	N00°23'30"W
L2	70.00'	N89°36'30"E
L3	117.76'	S00°23'30"E
L4	70.00'	S89°36'30"W

LEGEND:

ORB.....OFFICIAL RECORDS BOOK
 PG.....PAGE
 R/W.....RIGHT-OF-WAY
 CL.....CENTERLINE

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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JOB NO.: 20120162
 DATE: 12/19/2014
 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



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