




Interoffice Memorandum


**APPROVED**  
**BY ORANGE COUNTY BOARD**  
**OF COUNTY COMMISSIONERS**  
**JUN 16 2015** *NPLBS*

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** May 29, 2015

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

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

**FROM:** Theresa A. Avery, Title Examiner I   
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN LAKESIDE VILLAGE COMMERCIAL VENTURE, LLC AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Bright Horizon's Childcare Center OCU Permit#:B14902655 – OCU File#:78525  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 150 square feet

**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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BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUN 16 2015 NPL/BS

THIS IS A DONATION  
Project: Bright Horizon's Childcare Center  
OCU Permit#:B14902655 – OCU File#:78525

**UTILITY EASEMENT**

THIS INDENTURE, Made this 6th day of May, A.D. 2015, between LAKESIDE VILLAGE COMMERCIAL VENTURE, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando, county of Orange, whose address is 7586 West Sand Lake Road, Orlando, FL 32819, 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, 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 36-23-27-5450-06-000**

TO HAVE AND TO HOLD said right-of-way and easement unto said GRANTEE and its assigns forever.

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'S obligation to restore landscaping shall be limited to an obligation to restore to Orange County landscaping standards for Orange County right-of-way and shall not include an obligation to restore to exotic or enhanced landscaping standards.

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.

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

Project: Bright Horizon's Childcare Center  
OCU Permit#:B14902655 – OCU File#:78525

LAKESIDE VILLAGE COMMERCIAL VENTURE, LLC,  
a Florida limited liability company

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Witness

Dennis R Seliga  
Printed Name

RB Be  
Witness

Robert Boyd  
Printed Name

BY: Boyd Lakeside I, LLC  
a Florida limited liability company,  
its Managing Member

BY: [Signature]  
Scott T. Boyd

Manager  
Title

(Signature of TWO witnesses required by Florida law)

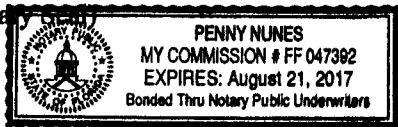
(corporate seal)

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY that on this day, before me, personally appeared Scott T. Boyd, as Manager of Boyd Lakeside I, LLC, a Florida limited liability company, as Managing Member of LAKESIDE VILLAGE COMMERCIAL VENTURE, LLC, a Florida limited liability company, to me known to be, or who has produced N/A 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 as managing member of said limited liability company.

Witness my hand and official seal this 6th day of May, 2015.

(Notary)



[Signature]  
Notary Signature  
Penny Nunes  
Printed Notary Name

This instrument prepared by:  
Theresa A. Avery, 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:

# EXHIBIT "A"

## DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)

**BRIGHT HORIZON'S CHILDCARE CENTER  
PERMIT NO. B14902655**

### LEGAL DESCRIPTION—PERMANENT RECLAIMED WATER EASEMENT

A PORTION OF LOT 6, LAKESIDE VILLAGE CENTER, AS RECORDED IN PLAT BOOK 75, PAGES 99 AND 100, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


BEGIN AT THE NORTHERLY MOST CORNER OF SAID LOT 6, BEING A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1,273.24 AND ALSO BEING A POINT ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF WINTER GARDEN-VINELAND ROAD (COUNTY ROAD 535) AS SHOWN ON THE ORANGE COUNTY, FLORIDA, RIGHT OF WAY MAP PHASE 1 (NORTH SECTION) PROJECT NUMBER YO-808B; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND SAID SOUTHWESTERLY RIGHT OF WAY LINE 15.02 FEET, THROUGH A CENTRAL ANGLE OF 00°40'33", HAVING A CHORD OF 15.02 FEET WHICH BEARS SOUTH 46°53'30" EAST; THENCE DEPARTING SAID RIGHT OF WAY LINE, SOUTH 40°02'50" WEST, A DISTANCE OF 10.01 FEET TO A POINT ON A NON TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1,283.24 FEET; THENCE 15.02 FEET ALONG THE ARC OF SAID CURVE, HAVING A CENTRAL ANGLE OF 00°40'14", AND A CHORD OF 15.02 FEET WHICH BEARS NORTH 46°54'56" WEST TO A POINT ON THE NORTHWESTERLY BOUNDARY LINE OF SAID LOT 6; THENCE NORTH 40°04'16" EAST ALONG SAID NORTHWESTERLY BOUNDARY LINE, A DISTANCE OF 10.02 FEET TO THE POINT OF BEGINNING.

CONTAINING 150 SQUARE FEET OR 0.0034 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	ARC	RADIUS	DELTA	CHORD	CHORD BEARING
C1	15.02'	1273.24'	0°40'33"	15.02'	S46°53'30"E
C2	15.02'	1283.24'	0°40'14"	15.02'	N46°54'56"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S40°02'50"W	10.01'
L2	N40°04'16"E	10.02'
L3	S50°01'05"E	20.51'
L4	S89°37'47"W	33.72'
L5	N69°58'07"E	55.72'
L6	N39°52'00"E	35.25'
L7	S80°01'53"E	48.25'

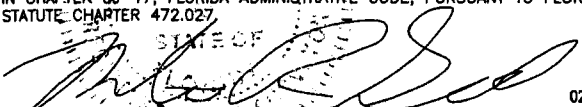
SHEET 1 OF 2



**AMERICAN SURVEYING INC.**  
L.B. #7168  
4847 NORTH FLORIDA AVENUE  
TAMPA, FLORIDA 33603  
PH. (813)234-0103 • FAX (813)234-0108

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY THAT THIS DESCRIPTION SKETCH WAS MADE IN COMPLIANCE WITH THE STANDARDS OF PRACTICE FOR LAND SURVEYS IN FLORIDA AS SET FORTH IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.027.

  
MILTON R. GILL  
PROFESSIONAL SURVEYOR & MAPPER #5455  
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR ITS ELECTRONIC EQUIVALENT

DATE OF SIGNATURE  
02/17/2015

**PREPARED FOR:**  
  
PLANENG, INC.

PROJECT NO.:	DATE:	CC.:	DWN.:	MGR:	APRVD.:	MG
020037158	02/17/15					
PROJECT NO.:	DESCRIPTION	DATE	DWN.	APRVD.		
	REVISED LEGAL DESCRIPTION	3/3/15				
	CLIENT COMMENTS	3/6/15				
	CLIENT COMMENTS	3/10/15				

# DESCRIPTION SKETCH (NOT A BOUNDARY SURVEY)



POINT OF BEGINNING  
RECLAIMED WATER EASEMENT  
NORTHERLY MOST CORNER, LOT 6

PERMANENT  
RECLAIMED WATER  
EASEMENT

**WINTER GARDEN - VINELAND ROAD  
(COUNTY ROAD 535)**

SOUTHWESTERLY R/W LINE  
ORANGE COUNTY R/W MAP  
PHASE 1, PROJECT NO. YO-808B

LOT 5

A PORTION OF  
**LOT 6**  
LAKESIDE VILLAGE CENTER  
(P.B. 75, PG. 99-100)

REMAINDER OF LOT 6  
(NOT INCLUDED)

LAKESIDE VILLAGE CENTER  
(P.B. 75, PG. 99-100)

LOT 9

STORAGE FACILITY  
PROPERTY  
(O.R. 10758, PG. 4963)

SHEET 2 OF 2

**LEGEND**  
R/W = RIGHT-OF-WAY  
P.B. = PLAT BOOK  
PG. = PAGE  
O.R. = OFFICIAL RECORDS BOOK

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TAMPA, FLORIDA 33603

PH. (813)234-0103 • FAX (813)234-0108



PREPARED FOR:

PLANENG, INC.

PROJECT NO.: 02003715A		DATE: 02/17/15	CC.:	DWN.: MRG	APRVD.: MG
PROJECT NO.:	DESCRIPTION	DATE	DWN.	APRVD.	
	REVISED LEGAL DESCRIPTION	3/3/15			
	CLIENT COMMENTS	3/6/15			
	CLIENT COMMENTS	3/10/15			