



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 05 2016 *SLK/LC*

REAL ESTATE MANAGEMENT ITEM 9

DATE: December 8, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

CONTACT PERSON: Ann Caswell, Manager

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

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT BETWEEN SLV SUMMERLAKE, L.L.C., AND SUMMERLAKE COMMUNITY ASSOCIATION, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Summerlake PD Phase 4A

District 1

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

ITEM: Drainage Easement
Cost: Donation
Size: 213.33 square feet

APPROVALS: Real Estate Management Division
Public Works Department

Real Estate Management Division
Agenda Item 9
December 8, 2015
Page 2

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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JAN 05 2016 JLK/LC

THIS IS A DONATION

Project: Summerlake PD Phase 4A

DRAINAGE EASEMENT

THIS INDENTURE, Made this 20 day of November, A.D. 2015, between SLV SUMMERLAKE, L.L.C., a Delaware limited liability company, whose address is 6310 Capital Drive, Suite 130, Lakewood Ranch, FL 34202, and SUMMERLAKE COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, whose address is 8016 Pond Apple Dr, Winter Garden, FL 34787, 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 \$1.00 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's Parcel Identification Number:

a portion of 34-23-27-8315-12-008

TO HAVE AND TO HOLD said 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 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: Summerlake PD Phase 4A

IN WITNESS WHEREOF, the said GRANTORS have caused these presents to be executed in their name.

Signed, sealed and delivered in the presence of:

[Signature]
Witness
Lori E. Joyce

Printed Name

[Signature]
Witness
Tracy Griffith

Printed Name

SLV SUMMERLAKE, L.L.C.,
a Delaware limited liability company

BY: [Signature]
Michael Moser,
Authorized Signatory

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Manatee

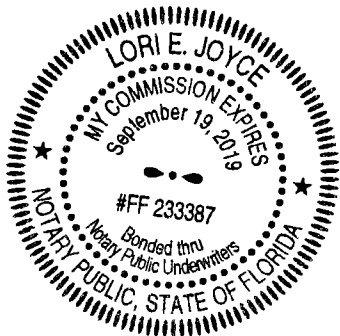
The foregoing instrument was acknowledged before me this 20 day of November, 2015 by Michael Moser, as Authorized Signatory of SLV SUMMERLAKE, L.L.C., a Delaware limited liability company, on behalf of the limited liability company. He is personally known to me or has produced _____ as identification.

(Notary Seal)

[Signature]
Notary Signature
Lori E. Joyce
Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:



Project: Summerlake PD Phase 4A

Signed, sealed, and delivered
in the presence of:

SUMMERLAKE COMMUNITY
ASSOCIATION, INC.,
a Florida not for profit corporation

[Signature]
Witness

BY: [Signature]

Carol L. Conannon
Printed Name

JOHN L WEBB
Printed Name

[Signature]
Witness

V.P.
Title

Anna Landman
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 20 day of November,
2015 by John L. Webb, as V.P. of
SUMMERLAKE COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, on behalf of
the corporation. He/she is personally known to me or has produced
_____ as identification.

(Notary Seal)

[Signature]
Notary Signature



Anna Landman
Printed Notary Name

Notary Public in and for
the county and state aforesaid

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

My commission expires: 11/8/18

EXHIBIT A

LEGAL DESCRIPTION

LEGAL DESCRIPTION: (DRAINAGE EASEMENT)

A parcel of land lying in Sections 33, Township 23 South, Range 27 East, Orange County, Florida, being a portion of Tract L-8, Summerlake PD Phase 1A as recorded in Plat Book 74, Pages 16 through 38, inclusive, of the Public Records of said County, being more particularly described as follows:

COMMENCE at Northwest corner of the Northwest 1/4 of Section 33, Township 23 South, Range 27 East, Orange County, Florida; thence S00°13'54"W along the West line of said Northwest 1/4, a distance of 751.00 feet, thence departing said West line, run South 89°46'06" East a distance of 2091.33 feet to the Southwesterlymost corner of Tract L-8, Summerlake PD Phase 1A as recorded in Plat Book 74, Pages 16 through 38, inclusive, of the Public Records of said County, being the POINT OF BEGINNING; thence North 13°34'58" East along the West line of said Tract L-8, a distance of 13.52 feet; thence departing said West line run South 79°53'12" East a distance of 15.39 feet; thence South 10°06'48" West a distance of 13.48 feet to the South line of said Tract L-8 being a point on a non-tangent curve concave Northeasterly; thence run Northwesterly, along said South line and said curve having a radius of 2670.00 feet, a central angle of 00°20'52", an arc length of 16.21 feet, a chord length of 16.21 feet and a chord bearing of North 79°55'38" West to the POINT OF BEGINNING.

Contains 213.33 square feet, more or less.

OK
JLR

SHEET 1 OF 2 - DESCRIPTION
SEE SHEET 2 OF 2 FOR SKETCH AND LEGEND

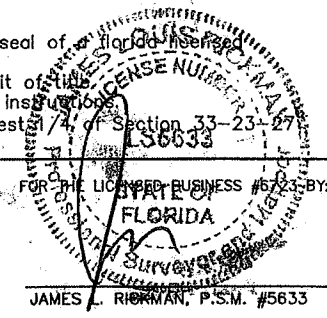


16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. This is not a survey.
2. This sketch is not valid without the signature and original raised seal of the surveyor and mapper.
3. This legal description and sketch were prepared without the benefit of a title insurance policy.
4. The delineation of the lands shown hereon are as per the clients instructions.
5. Bearings shown hereon are based on the West line of the Northwest 1/4 of Section 33-23-27 being an assumed bearing of S00°13'54"W.

JOB NO. 20110027	CALCULATED BY: DM
DATE: 10-9-15	DRAWN BY: DH
SCALE: N/A	CHECKED BY: JLR
FIELD BY: N/A	



Drawing name: L:\Data\20110027\sketches\20110027-4A-DMHAE.dwg SOD-AE (1)

SKETCH

POINT OF COMMENCEMENT
Northwest corner of
the Northwest 1/4 of
Section 33-23-27

LEGEND AND ABBREVIATIONS

- B Chord Bearing
- C Chord Length
- DE Public Drainage Easement
- Δ Central Angle
- L Arc Length
- NR Non-Radial
- NT Non-Tangent
- PB Plat Book
- PDE Private Drainage Easement
- PG Page or Pages
- R Radius
- ROW Right of Way Line



S00°13'54"W 751.00'

West line of the
Northwest 1/4 of
Section 33-23-27

Summerlake Park Boulevard
PB 74, PG 16-38
110.00' ROW Width

ROW
SUMMERLAKE PD PHASE 1A
P.B. 74, PGS. 16-38

ROW
S79°53'12"E 15.39'

West line of Tract L-8

POINT OF BEGINNING
Southwesterlymost
corner of Tract L-8

ROW
N13°34'58"E
13.52' NR

Tract L-8
Drainage
Easement

S10°06'48"W
13.48' NR

S89°46'06"E 2091.33'

ROW
South line of Tract L-8

SCARLET IBIS LANE
Proposed
ROW Width Varies
Proposed ROW

10.00' UE

R=2670.00'
B=N79°55'38"W
C=16.21'
Δ=00°20'52"
L=16.21'

DE
DE
PDE

LOT 86

Proposed
SUMMERLAKE PD PHASE 4A

SHEET 2 OF 2 - SKETCH AND LEGEND
SEE SHEET 1 OF 2 FOR DESCRIPTION

Drawing name: L:\Data\20110027\sketches\20110027-4A-DMHAE.dwg SOD-AE (2)



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

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JOB NO. 20100027
DATE: 10-9-15
SCALE: 1" = 10'
FIELD BY: N/A

CALCULATED BY: DM
DRAWN BY: DH
CHECKED BY: JLR