




Interoffice Memorandum


BCC Mtg. Date: Mar. 1, 2016

REAL ESTATE MANAGEMENT ITEM 7

DATE: February 9, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

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

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF DRAINAGE EASEMENT BETWEEN KATHIE E. YATES AND GLEN L. YATES, NOT INDIVIDUALLY, BUT AS CO-PERSONAL REPRESENTATIVES OF THE ESTATE OF ELOISE YATES, DECEASED, TOMMY E. YATES, NOT INDIVIDUALLY, BUT AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ELOISE YATES, DECEASED AND GARY C. YATES, NOT INDIVIDUALLY, BUT AS CO-PERSONAL REPRESENTATIVE OF THE ESTATE OF ELOISE YATES, DECEASED AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Sawgrass Plantation Phase 1D-2

District 4

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

ITEM: Drainage Easement
Cost: Donation
Size: 400 square feet

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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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 01 2016

THIS IS A DONATION

Project: Sawgrass Plantation Phase 1D-2

DRAINAGE EASEMENT

THIS INDENTURE, Made this 17th day of August A.D., 2015, between Kathie E. Yates and Glen L. Yates, not individually, but as co-personal representatives of the Estate of Eloise Yates, deceased, whose address is 1671 Blueberry Drive, Sneads, Florida 32460, Tommy E. Yates, not individually, but as co-personal representative of the Estate of Eloise Yates, deceased, whose address is 5218 Formby Drive, Orlando, Florida 32812, Gary C. Yates, not individually, but as co-personal representative of the Estate of Eloise Yates, deceased, whose address is 2329 Juniper Road, Quincy, Florida 32351, collectively referred to as GRANTOR, 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, 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's Parcel Identification Number:

a portion of

19-24-30-0000-00-004

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 Grantor 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: Project: Sawgrass Plantation Phase 1D-2

Signed, sealed, and delivered in the presence of:

Tyrisha Chandler

Witness

Tyrisha Chandler

Printed Name

[Signature]

Witness

Miranda Brown

Printed Name

[Signature]

Gary C. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Gadsden

I HEREBY CERTIFY that on this 10th day of August A.D., 2015, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Gary C. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased, personally known to me or produced _____ as identification.

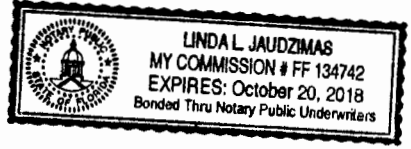
(Notary Seal)

[Signature]

Notary Signature

Linda L Jaudzimas

Printed Notary Name



Notary Public in and for the county and state aforesaid. Quincy, Florida

My commission expires: 10-20-2018

Project: Project: Sawgrass Plantation Phase 1D-2

IN WITNESS WHEREOF, the said Grantors have hereto set their hands the day and year first above written.

Signed, sealed, and delivered in the presence of:

Doug Bryan
Witness

DOUG BRYAN
Printed Name

Kathie E. Yates

Kathie E. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased

Leanne Storey
Witness

Leanne Storey
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF JACKSON

I HEREBY CERTIFY that on this 11th day of AUGUST A.D., 20 15, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Kathie E. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased, personally known to me or produced _____ as identification.

(Notary Seal)



Doug Bryan
Notary Signature

DOUG BRYAN
Printed Notary Name

Notary Public in and for the county and state aforesaid.

My commission expires:



Project: Project: Sawgrass Plantation Phase 1D-2

Signed, sealed, and delivered in the presence of:

Doug Bryan
Witness
DOUG BRYAN
Printed Name

Glen L. Yates
Glen L. Yates, individually, and
as Co-Personal Representative of
the Estate of Eloise Yates, deceased

Leanne Storey
Witness
Leanne Storey
Printed Name

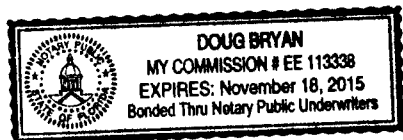
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF JACKSON

I HEREBY CERTIFY that on this 11th day of AUGUST A.D., 20 15, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Glen L. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased, personally known to me or produced _____ as identification.

(Notary Seal)



Doug Bryan
Notary Signature
DOUG BRYAN
Printed Notary Name

Notary Public in and for
the county and state aforesaid.

My commission expires:

This instrument prepared by:

Theresa Avery, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Project: Sawgrass Plantation Phase 1D-2

Signed, sealed, and delivered in the presence of:

Jessica P. Malchow
Witness
Jessica P. Malchow
Printed Name

Tommy E. Yates
Tommy E. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased

Laura R. de Somer
Witness
LAURA R. de SOMER
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

I HEREBY CERTIFY that on this 17th day of August A.D., 2015, before me, an officer duly authorized in the state and county aforesaid to take acknowledgements, personally appeared Tommy E. Yates, individually, and as Co-Personal Representative of the Estate of Eloise Yates, deceased, personally known to me or produced _____ as identification.

(Notary Seal)

Jessica P. Malchow
Notary Signature
Jessica P. Malchow
Printed Notary Name



Notary Public in and for the county and state aforesaid.

My commission expires:

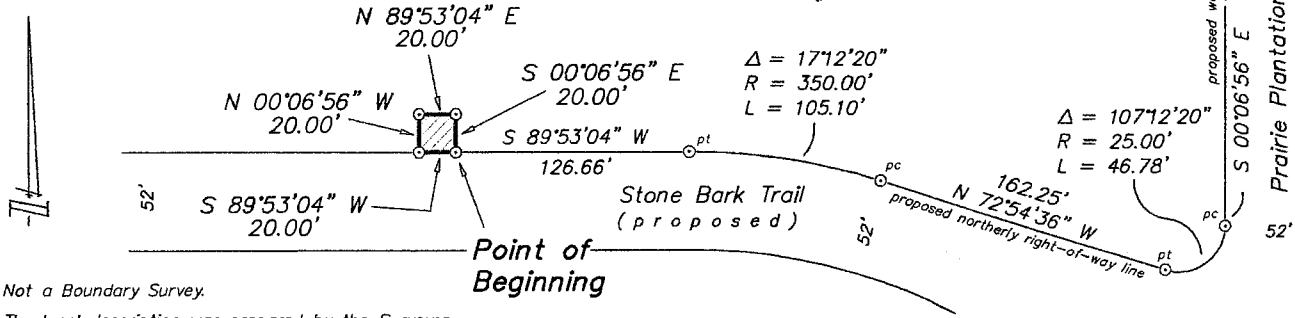
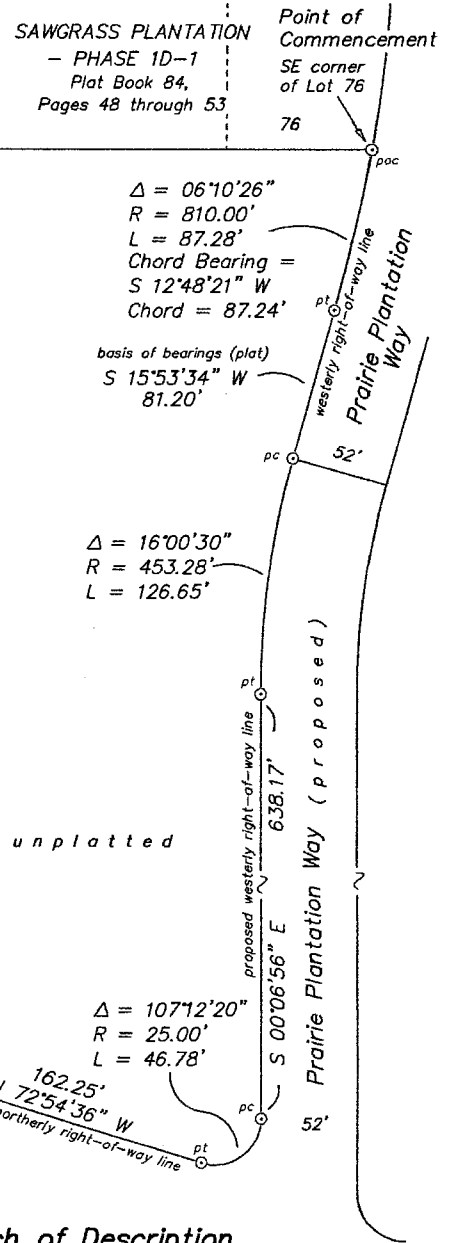
Legal Description

A portion of Section 19, Township 24 South, Range 30 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of Lot 76, SAWGRASS PLANTATION - PHASE 1D-1, according to the plat thereof, as recorded in Plat Book 84, Pages 48 through 53, Public Records of Orange County, Florida; said corner being a point on the westerly right-of-way line of Prairie Plantation Way, as shown and described on said plat SAWGRASS PLANTATION - PHASE 1D-1; said point being a point on a non-tangent curve, concave westerly, having a radius of 810.00 feet; thence southerly, along said westerly right-of-way line, the following two (2) courses and distances: on a chord bearing of S 12°48'21" W and a chord distance of 87.24 feet, run southerly, along the arc of said curve, a distance of 87.28 feet, through a central angle of 06°10'26" to the point of tangency thereof; thence run S 15°53'34" W, a distance of 81.20 feet to the southwest corner of said Prairie Plantation Way; said corner being a point of curvature of a curve, concave easterly, having a radius of 453.28 feet and a central angle of 16°00'30"; thence southerly, along the proposed westerly right-of-way line of Prairie Plantation Way, the following three (3) courses and distances: run southerly, along the arc of said curve, a distance of 126.65 feet to the point of tangency thereof; thence run S 00°06'56" E, a distance of 638.17 feet to a point of curvature of a curve, concave northwesterly, having a radius of 25.00 feet and a central angle of 107°12'20"; thence run southwesterly, along the arc of said curve, a distance of 46.78 feet to a point on the proposed northerly right-of-way line of Stone Bark Trail and the point of tangency thereof; thence northwesterly, along said proposed northerly right-of-way line, the following three (3) courses and distances: run N 72°54'36" W, a distance of 162.25 feet to a point of curvature of a curve, concave southerly, having a radius of 350.00 feet and a central angle of 17°12'20"; thence run westerly, along the arc of said curve, a distance of 105.10 feet to the point of tangency thereof; thence run S 89°53'04" W, a distance of 126.66 feet for the POINT OF BEGINNING; thence continue, S 89°53'04" W, along said proposed northerly right-of-way line, a distance of 20.00 feet; thence, departing said northerly right-of-way line, run N 00°06'56" W, a distance of 20.00 feet; thence run N 89°53'04" E, a distance of 20.00 feet; thence run S 00°06'56" E, a distance of 20.00 feet to the POINT OF BEGINNING.

Containing 400 square feet, more or less.

EXHIBIT "A"



Not a Boundary Survey.

The legal description was prepared by the Surveyor.

Lines shown hereon are radial unless noted NR (non-radial).

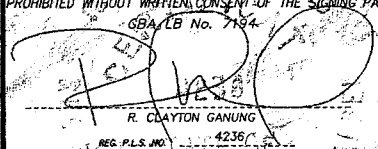
pt = point of tangency pac = point on curve
pc = point of curvature

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

**Sketch of Description
of a
Drainage Easement**

situated in
**Section 19, Township 24 South, Range 30 East
Orange County, Florida**

<p>PREPARED FOR:</p> <p style="text-align: center;">Ryland Homes</p>  <p style="text-align: center;">GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers</p> <p>1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656</p>	<p>JOB NO.</p> <p style="text-align: center;">0313.206</p>	<p>SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.</p> <p style="text-align: center;">GSA/LB No. 7184</p>  <p style="text-align: center;">R. CLAYTON GANUNG REG. P.L.S. NO. 42367</p>
	<p>SHEET</p> <p style="text-align: center;">1 of 1</p>	
	<p>DATE</p> <p style="text-align: center;">6/11/15</p>	
	<p>SCALE</p> <p style="text-align: center;">1" = 100'</p>	