



Interoffice Memorandum

APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

BCC Mtg. Date: Apr. 5, 2016

REAL ESTATE MANAGEMENT ITEM 6

DATE: March 21, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Kim Heim, Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF TEMPORARY DRAINAGE EASEMENT BETWEEN
LENNAR HOMES, LLC AND ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Storey Grove Ph 1A-1 (Springhill PD (Horizon West)/Springhill Ph 1 PSP
Case # PSP-13-08-203)

District 1

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

ITEM: Temporary Drainage Easement
Cost: Donation
Size: 3.85 acres
Term: Until replaced by a permanent platted easement

APPROVALS: Real Estate Management Division
Public Works Department

Real Estate Management Division

Agenda Item 6

March 21, 2015

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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

APR 05 2016

THIS IS A DONATION

Project: Storey Grove Ph 1A-1 (Springhill PD (Horizon West)/Springhill Ph 1
PSP Case # PSP-13-08-203)

TEMPORARY DRAINAGE EASEMENT

THIS INDENTURE, Made this 18th day of March A.D., 2016, between Lennar Homes, LLC a Florida limited liability company, whose address is 8390 Championsgate Blvd., #110, Championsgate, FL 33896, 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 \$1.00 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:

a portion of

17-24-27-0000-00-009

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: Storey Grove Ph 1A-1 (Springhill PD (Horizon West)/Springhill Ph 1
PSP Case # PSP-13-08-203)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name

Signed, sealed, and delivered
in the presence of:

Lennar Homes, LLC,
a Florida limited liability company

[Signature]
Witness

BY: [Signature]

Donald Lunko
Printed Name

ROB BONIN
Printed Name

[Signature]
Witness

Authorized Agent
Title

MATT CURATA
Printed Name

(Signature of TWO Witnesses required by Florida Law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 18th day of MARCH, 2016
by Rob Bonin as Authorized Agent on
behalf of Lennar Homes LLC, a Florida limited liability company. He is personally known to me or
has produced N/A as identification.

(Notary Seal)

[Signature]
Notary Signature

Susan M. Finkbeiner
Printed Notary Name

This instrument prepared by:
E. Price Jackson, 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"

SKETCH OF DESCRIPTION

SHEET 1 OF 2

LEGAL DESCRIPTION (Drainage Easement):

A parcel of land comprising a portion of Section 18, Township 24 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

Commence at the Northeast corner of the Northeast 1/4 of aforesaid Section 18; thence run South 00° 27' 48" East along the East line of said Northeast 1/4 of Section 18 for a distance of 593.45 feet to a point on the Southerly right-of-way line of Water Spring Boulevard according to Official Records Book 11029, Page 8245 of the Public Records of Orange County, Florida; thence run the following courses along said Southerly right-of-way line: South 74° 04' 35" West for a distance of 83.62 feet; thence run South 65° 11' 10" West for a distance of 343.87 feet; to a point on a non tangent curve concave Northwesterly having a radius of 1625.00 feet, with a chord bearing of South 65° 58' 18" West, and a chord distance of 44.55 feet, thence run Southwesterly along the arc of said curve through a central angle of 01° 34' 15" for an arc distance of 44.55 feet to a point on a non tangent line and the POINT OF BEGINNING; thence departing said Southerly right-of-way line run South 23° 14' 35" East for a distance of 329.44 feet; thence run South 42° 35' 53" East for a distance of 30.00 feet; thence run South 62° 35' 03" West for a distance of 436.24 feet; thence run North 27° 24' 57" West for a distance of 147.00 feet; thence run South 62° 35' 03" West for a distance of 14.83 feet to a point on a non tangent curve concave Easterly having a radius of 699.00 feet, with a chord bearing of North 14° 36' 22" West, and a chord distance of 154.27 feet; thence run Northerly along the arc of said curve through a central angle of 12° 40' 14" for an arc distance of 154.58 feet to a point on a non tangent line; thence run North 82° 34' 06" East for a distance of 0.82 feet; thence run North 07° 25' 54" West for a distance of 144.02 feet to a point on aforesaid Southerly right-of-way line of Water Spring Boulevard also being a point on a non tangent curve, concave Northerly having a radius of 1625.00 feet, with a chord bearing of North 73° 39' 13" East, and a chord distance of 390.26 feet; thence run Northeasterly along the arc of said curve through a central angle of 13° 47' 37" for an arc distance of 391.21 feet to the POINT OF BEGINNING.

Contains 3.85 acres more or less.



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

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 17-24-27 BEING AN ASSUMED BEARING OF S00°27'48"E.
THE LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.

SK31

JOB NO. 20130013
DATE: 1-7-2016
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: PJR
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 0723 BY:

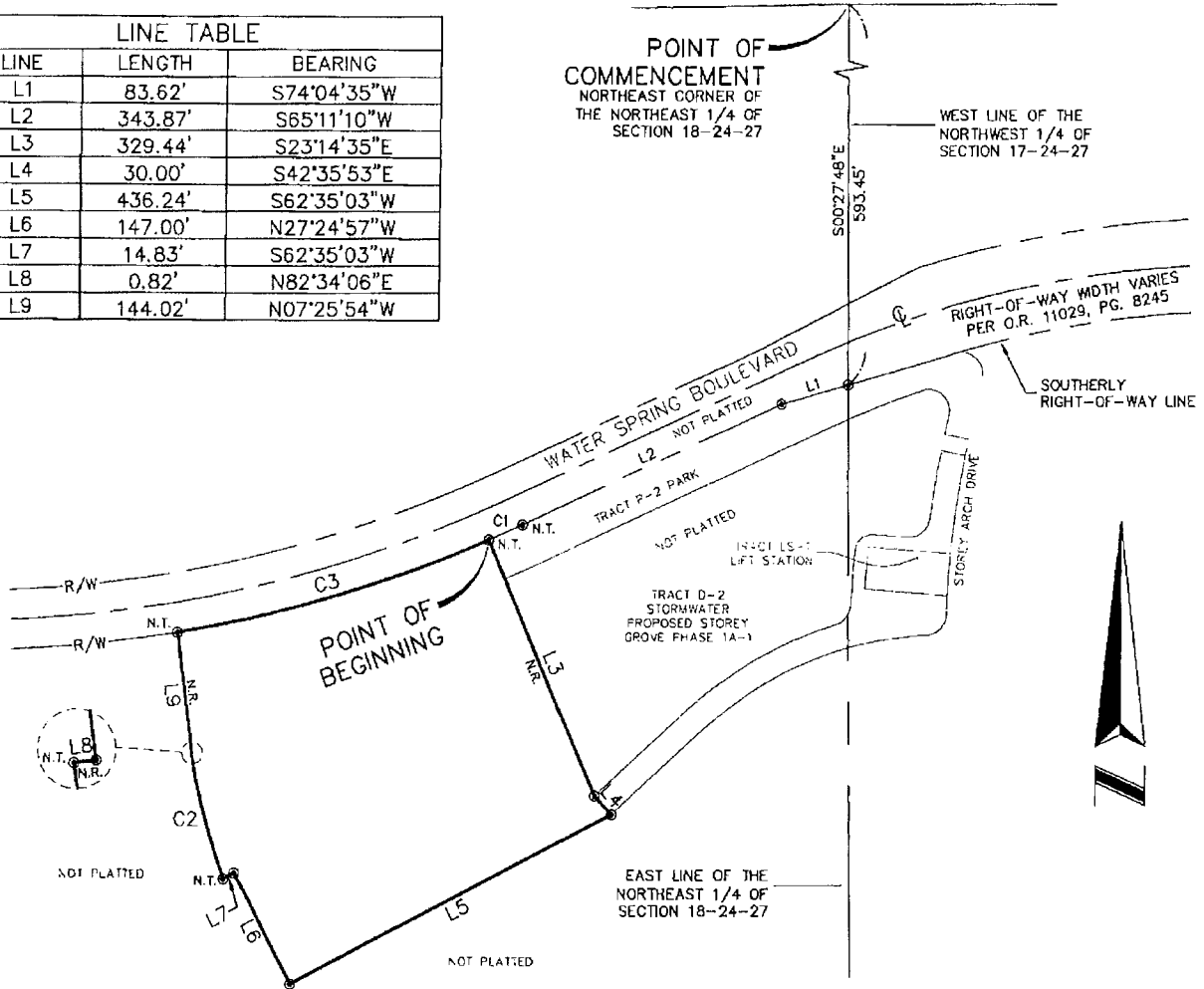
(Signature)
JAMES L. RICKMAN P.S.M. # 5633

EXHIBIT "A"

SKETCH OF DESCRIPTION

SHEET 2 OF 2

LINE TABLE		
LINE	LENGTH	BEARING
L1	83.62'	S74°04'35"W
L2	343.87'	S65°11'10"W
L3	329.44'	S23°14'35"E
L4	30.00'	S42°35'53"E
L5	436.24'	S62°35'03"W
L6	147.00'	N27°24'57"W
L7	14.83'	S62°35'03"W
L8	0.82'	N82°34'06"E
L9	144.02'	N07°25'54"W



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1625.00'	44.55'	44.55'	S65°58'18"W	01°34'15"
C2	699.00'	154.58'	154.27'	N14°36'22"W	12°40'14"
C3	1625.00'	391.21'	390.26'	N73°39'13"E	13°47'37"



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THIS IS NOT A SURVEY:

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- ⊕ DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- N.T. DENOTES NON TANGENT
- N.R. DENOTES NON RADIAL

SK31

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