



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS


BCC Mtg. Date: May 24, 2016

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** April 28, 2016

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

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

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

**CONTACT PERSON:** **Ann Caswell, Manager**

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN A2Z PARTNERS, LLC, ZIMMER POSTER SERVICE, LLP AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Shoppes of Goldenrod OCU Permit: B15902087 OCU File #: 81587  
  
District 3

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 220 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.**

Project: Shoppes of Goldenrod OCU Permit: B15902087 OCU File #: 81587

**UTILITY EASEMENT**

THIS INDENTURE, Made this 11 day of April, A.D. 2016, between A2Z Partners, LLC, a Florida limited liability company, as the owner of Parcel 23-22-30-1274-00-701, having its principal place of business in the city of Oviedo, county of Seminole, whose address is P.O. Box 623276, Oviedo, FL 32762; and Zimmer Poster Service, LLP, a Florida limited liability partnership, as the owner of Parcel 23-22-30-1274-00-810, having its principal place of business in the city of Oviedo, county of Seminole, whose address is P.O. Box 623276, Oviedo, FL 32762; 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, 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 23-22-30-1274-00-701  
and  
a portion of 23-22-30-1274-00-810

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 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

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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.

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.

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

Signed, sealed, and delivered  
in the presence of:

A2Z Partners, LLC,  
a Florida limited liability company

[Signature]  
Witness

BY: [Signature]

AMANDA ORTIZ  
Printed Name

Jack H. Zimmer  
Printed Name

[Signature]  
Witness

manager  
Title

Bonnie L. Cooper  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 11 day of April, 2016 by Jack H. Zimmer as manager of A2Z Partners, LLC, a Florida limited liability company, on behalf of the limited liability company. He/she is personally known to me or has produced \_\_\_\_\_ as identification.

(Notary Seal)

[Signature]  
Notary Signature



\_\_\_\_\_  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:

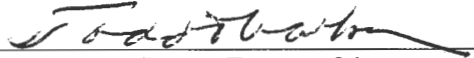
IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name.

Signed, sealed, and delivered  
in the presence of:

Zimmer Poster Service, LLP,  
a Florida limited liability partnership

  
\_\_\_\_\_  
Witness

AMANDA ORTIZ  
Printed Name

BY:   
\_\_\_\_\_  
Todd D. Walker, as Trustee of the  
Pamela Z. Walker Trust Agreement dated  
June 11, 2015  
as Managing General Partner

  
\_\_\_\_\_  
Witness

Bonnie L. Cooper  
Printed Name

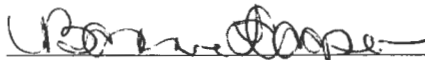
(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA

COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me this 11 day of April,  
2016 by Todd D. Walker as Trustee of the Pamela Z. Walker Trust Agreement dated June 11, 2015, as  
Managing General Partner of Zimmer Poster Service, LLP, a Florida limited liability partnership, on behalf  
of the limited liability partnership. He is personally known to me or has produced  
\_\_\_\_\_ as identification

(Notary Seal)

  
\_\_\_\_\_  
Notary Signature



\_\_\_\_\_  
Printed Notary Name

Notary Public in and for  
the County and State aforesaid

My commission expires:

**This instrument prepared by:**  
Kim Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

LEGAL DESCRIPTION

ORANGE COUNTY WATER UTILITY EASEMENT

COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF STATE ROAD 551 (GOLDENROD ROAD) SECTION 75200-2514; THENCE RUN N89°47'35"E ALONG THE NORTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23 A DISTANCE OF 50.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF GOLDENROD ROAD (STATE ROAD 551) AS SHOWN ON AFORESAID FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP; THENCE RUN N00°24'45"W ALONG SAID EAST RIGHT OF WAY LINE 6.88 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N00°24'45"W ALONG SAID EAST RIGHT OF WAY LINE 10.00; THENCE LEAVING SAID EAST RIGHT OF WAY LINE RUN N89°35'15"E 22.00 FEET; THENCE S00°24'45"E 10.00 FEET; THENCE S89°35'15"W 22.00 FEET TO THE POINT OF BEGINNING.

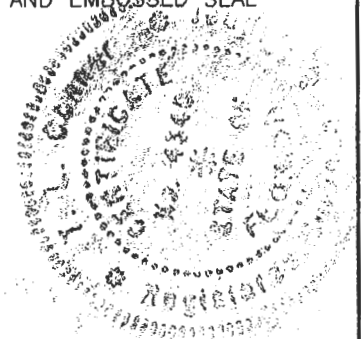
CONTAINS THEREIN 220 SQUARE FEET, MORE OR LESS.

NOTES:

1. THE SKETCH AND DESCRIPTION REPRESENTED HEREON WAS PREPARED BY THOMAS L. CONNER, FLORIDA LICENSED SURVEYOR AND MAPPER LS4340, 5424 SOUTH BRACKEN COURT, WINTER PARK, FLORIDA 32792, AND IS BASED IN PART ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 551 (GOLDENROD ROAD) SECTION 75200-2514.
2. BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 23, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA AS BEING N00°24'45" ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 551 SECTION 75200-2514.
3. NOT A BOUNDARY SURVEY, SKETCH OF DESCRIPTION ONLY.
4. THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE CHAPTER 472.
5. THE SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND EMBOSSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*Thomas L. Conner*

THOMAS L. CONNER  
FLORIDA LICENSED SURVEYOR AND MAPPER NUMBER LS4340



NOTE: SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION. THIS DESCRIPTION IS NOT VALID WITHOUT SKETCH ATTACHED.

UNIQUE IDENTIFIER : 20611SD7

REVISED 3/10/16 TO ADDRESS COUNTY COMMENT

<p>DATE <u>3/7/16</u> SCALE <u>1" = 60'</u> DRAWING <u>20611SD7</u> PROJECT <u>20611</u>  1 OF 2 SHEET NUMBER</p>	<p>SKETCH AND DESCRIPTION ORANGE COUNTY WATER UTILITY EASEMENT SHOPPES OF GOLDENROD ORANGE COUNTY, FLORIDA (ORANGE COUNTY PERMIT NUMBER B15902087)  PREPARED FOR A2Z PARTNERS, LLC</p>	<p>THOMAS L. CONNER, PSM SURVEY AND MAPPING CONSULTANT 5424 SOUTH BRACKEN COURT WINTER PARK, FLORIDA 32792-9405 TELEPHONE: (407) 538-9137  FLORIDA LICENSED SURVEYOR AND MAPPER BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS LICENSE NUMBER LS0004340</p>
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