



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 05 2015 *NP/KH*

REAL ESTATE MANAGEMENT ITEM 8

**DATE:** April 10, 2015

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

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

**FROM:** Mickie A. Robbins, Senior Title Examiner *MR*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF UTILITY EASEMENT BETWEEN FINFROCK PROPERTIES, INC. AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Finfrock Manufacturing Building #2 OCU File #: 75465  
  
District 2

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 180 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.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
MAY 05 2015 NP/KH

## THIS IS A DONATION

Project: Finfrock Manufacturing Building # 2 OCU File #: 75465

### UTILITY EASEMENT

THIS INDENTURE, Made this 30<sup>th</sup> day of March, A.D. 2015, between Finfrock Properties, Inc., a corporation organized and existing under the laws of the state of Florida, having its principal place of business in the city of Apopka, county of Orange, whose address is 2500 Apopka Blvd Apopka, FL 32703, 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(s):**

**a portion of  
24-21-28-3508-01-000**

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, agrees 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

Project: Finfrock Manufacturing Building # 2 OCU File #: 75465

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.

Signed, sealed and delivered  
in the presence of:

Finfrock Properties, Inc., a Florida  
corporation

[Signature]  
Witness

BY: [Signature]

Angela Kruth  
Printed Name

DANIEL S. FINFROCK  
Printed Name

Darlene Sumner Sanders  
Witness

E.V.P.  
Title

DARLENE SUMNER SANDERS  
Printed Name

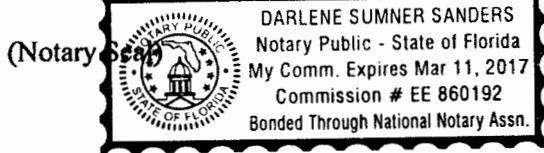
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, personally appeared DANIEL FINFROCK, as EVP of Finfrock Properties, Inc., a corporation organized and existing under the laws of the state of Florida, to me known to be, or who has produced \_\_\_\_\_ 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.

Witness my hand and official seal this 30th day of MARCH, 2015.



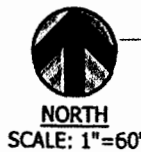
Darlene Sumner Sanders  
Notary Signature  
DARLENE SUMNER SANDERS  
Printed Notary Name

This instrument prepared by:  
Mickie Robbins, 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: 3/11/2017

# EXHIBIT A



SEMINOLE DRIVE  
NORTH LINE OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF SECTION 25,  
TOWNSHIP 21 SOUTH, RANGE 28 EAST

PARCEL ID  
25-21-28-3596-00-002

PARCEL ID  
25-21-28-3596-06-002

POINT OF BEGINNING

PARCEL ID  
25-21-28-3596-00-001

SEE DETAIL "A"



APOPKA BOULEVARD  
STATE ROAD 424  
57' RIGHT OF WAY  
PLAT BOOK P. PAGE 16

PARCEL ID 24-21-28-3508-01-000

SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF  
SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST

SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST

S89°58'26"W  
BASIS OF BEARINGS

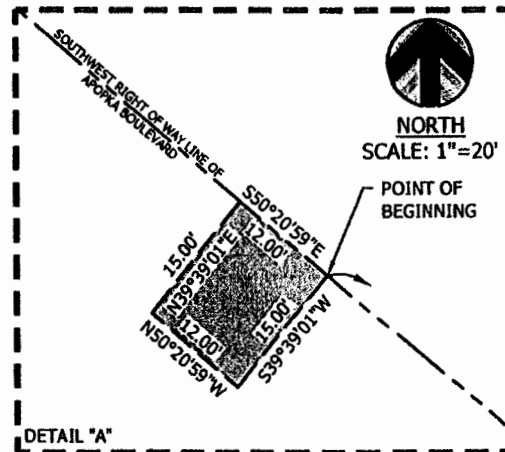
EAST LINE OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
500°16'17"W 347.54'

MORRISON BOULEVARD

2242.71'  
N00°16'17"E

## LEGEND

- RIGHT OF WAY
- LOT LINE
- DIMENSION TIE
- DIMENSION FLAG
- BREAKLINE
- EASEMENT AREA



## LEGAL DESCRIPTION

A PORTION OF LAND WITHIN SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

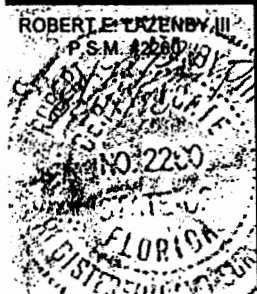
COMMENCE AT THE NORTHEAST CORNER OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION S 00°16'17" W A DISTANCE OF 347.54' TO A POINT ON THE SOUTHWESTERN RIGHT OF WAY LINE OF APOPKA BOULEVARD; THENCE NORTHWESTERLY ALONG SAID RIGHT OF WAY N 50°20'59" W A DISTANCE OF 250.97' TO THE POINT OF BEGINNING; THENCE S 39°39'01" W A DISTANCE OF 15.00'; THENCE N 50°20'59" W A DISTANCE OF 12.00'; THENCE N 39°39'01" E A DISTANCE OF 15.00' TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY; THENCE SOUTHEASTERLY ALONG SAID RIGHT OF WAY S 50°20'59" E A DISTANCE OF 12.00' TO THE POINT OF BEGINNING.

THE AREA DESCRIBED HEREON CONTAINING 180 SQUARE FEET.

## NOTES

1. THIS IS A SKETCH, NOT A SURVEY.
2. CERTIFICATION IS PROVIDED FOR THE SKETCH OF DESCRIPTION PROVIDED HEREON.
3. DATE OF DRAWING: JANUARY 15, 2015
4. BASED ON A SURVEY OF THE SUBJECT PARCEL PROVIDED BY TINKLEPAUGH SURVEYING SERVICES, FILE SX8205, DATED 07/19/13, BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 25, TOWNSHIP 21 SOUTH, RANGE 28 EAST BEING S 89°58'26" W.
5. LEGAL AND SKETCH PROVIDED FOR PERMANENT UTILITY EASEMENT BASED ON ORANGE COUNTY PROJECT "FINROCK MANUFACTURING BUILDING 2", PERMIT B-13903910

REVISED 01-23-15



ALPHA ENGINEERING GROUP, INC.

P. O. BOX 5229  
LAKELAND, FL 33807  
PHONE: (863) 648-8571  
FAX: (863) 646-4977  
CERTIFICATE OF AUTHORIZATION #7729



FINROCK MANUFACTURING BUILDING  
Section 25, Township 21S, Range 28E

UTILITY EASEMENT  
LEGAL DESCRIPTION  
& SKETCH

ALPHA ENGINEERING, INC. | JOB #1101