



Interoffice Memorandum

APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS

BCC Mtg. Date: Jun. 14, 2016

REAL ESTATE MANAGEMENT ITEM 1

**DATE:** May 26, 2016

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

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

**FROM:** Sabrina L. Miller, Senior Acquisition Agent *Sabrina*  
Real Estate Management Division

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

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

**ACTION REQUESTED:** APPROVAL OF INGRESS-EGRESS EASEMENT BETWEEN VALENCIA WATER CONTROL DISTRICT FORMERLY KNOWN AS VALENCIA DRAINAGE DISTRICT AND ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** Sea World Water Meter Easement  
District 1

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

**ITEM:** Ingress-Egress Easement  
(Instrument 802.1)  
Cost: Donation  
Size: 2,400.75 square feet

**BUDGET:** Account No.: 4420-038-1536-04-6110

Real Estate Management Division

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**FUNDS:** \$27.70 Payable to Orange County Comptroller  
(all recording fees)

**APPROVALS:** Real Estate Management Division  
Utilities Department

**REMARKS:** The easement contains the following special condition: No use by Grantee shall interfere with Grantor's use of the easement area for access to and maintenance of its canal banks.

**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.**

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: May 18, 2016

Project: Sea World Water Meter Easement

Parcel: 802

Amount: \$27.70

Charge to Account # 4420-038-1536-04-6110

*[Handwritten signature]*  
Engineering Approval \_\_\_\_\_ Date 6/2/16  
*[Handwritten signature]*  
Fiscal Approval \_\_\_\_\_ Date 6/2/16

*[Handwritten initials]*

TYPE TRANSACTION (Check appropriate block(s))  
 Pre-Condernation  Post-Condernation  Not Applicable District # 1

- Donation
- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Name, address, SSN

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DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/Agreement
- Copy of Executed Instrument
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller \$27.70 (recording fees)

\*\*\*\*\*  
CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)  
\*\*\*\*\*

Recommended by *Sabrina L. Miller* \_\_\_\_\_ Date 5-26-16  
 Sabrina L. Miller, Senior Acquisition Agent

Payment Approved *Ann Caswell* \_\_\_\_\_ Date 5-26-16  
 Ann Caswell, Manager, Real Estate Management Division

Under Ordinance \_\_\_\_\_ Date \_\_\_\_\_  
 approved by \_\_\_\_\_ Manager, Real Estate Management Division

Certified *Craig A. Stopyna* \_\_\_\_\_ Date JUN 14 2016  
 approved by BCC *[Signature]* Deputy Clerk to the Board

Examined/Approved \_\_\_\_\_ Date \_\_\_\_\_  
 Comptroller/Government Grants CHECK No. / Date

REMARKS:

Please Contact Acquisition Agent @ X67076 if there are any questions.

APPROVED  
 BY ORANGE COUNTY BOARD  
 OF COUNTY COMMISSIONERS  
 JUN 14 2016

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JUN 14 2016

Instrument: 802.1  
Project: Sea World Water Meter Easement

**INGRESS -EGRESS EASEMENT**

THIS INDENTURE, Made this 12<sup>th</sup> day of APRIL AD, 2016, between Valencia Water Control District, a statutory corporation existing under the laws of the state of Florida, formerly known as Valencia Drainage District, having its principal place of business in the city of Orlando, county of Orange, whose address is 10365 Orangewood Boulevard, Orlando, FL 32821, 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 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 access purposes, over 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  
12-24-28-0000-00-004**

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 easement and the GRANTOR, its heirs, successors, and assigns, agrees not 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 granted easement.

PROVIDED, HOWEVER, notwithstanding any contrary provisions set forth above, no use by Grantee shall interfere with Grantor's use of the easement area for access to and maintenance of its canal banks.

Instrument: 802.1  
Project: Sea World Water Meter Easement

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by JAMES A. GERARD, its PRESIDENT.

Valencia Water Control District, a statutory corporation existing under the laws of the state of Florida, formerly known as Valencia Drainage District

Signed, sealed, and delivered in the presence of:

[Signature]  
Witness

STEPHEN F. BROOME  
Printed Name

[Signature]  
Witness

Stacie M. Vanderbilt  
Printed Name

BY: [Signature]  
JAMES A. GERARD  
Printed Name  
PRESIDENT  
Title

(Signature of TWO Witnesses required by Florida Law)

STATE OF FLORIDA  
COUNTY OF ORANGE

I HEREBY CERTIFY, that on this 12 day of APRIL AD, 2016, before me personally appeared JAMES A. GERARD, as PRESIDENT of Valencia Water Control District, a statutory corporation existing under the laws of the state of Florida, formerly known as Valencia Drainage District, 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 statutory corporation.

Witness my hand and official seal this 12 day of APRIL, 2016.



STEPHEN F. BROOME  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF192689  
Expires 2/24/2019

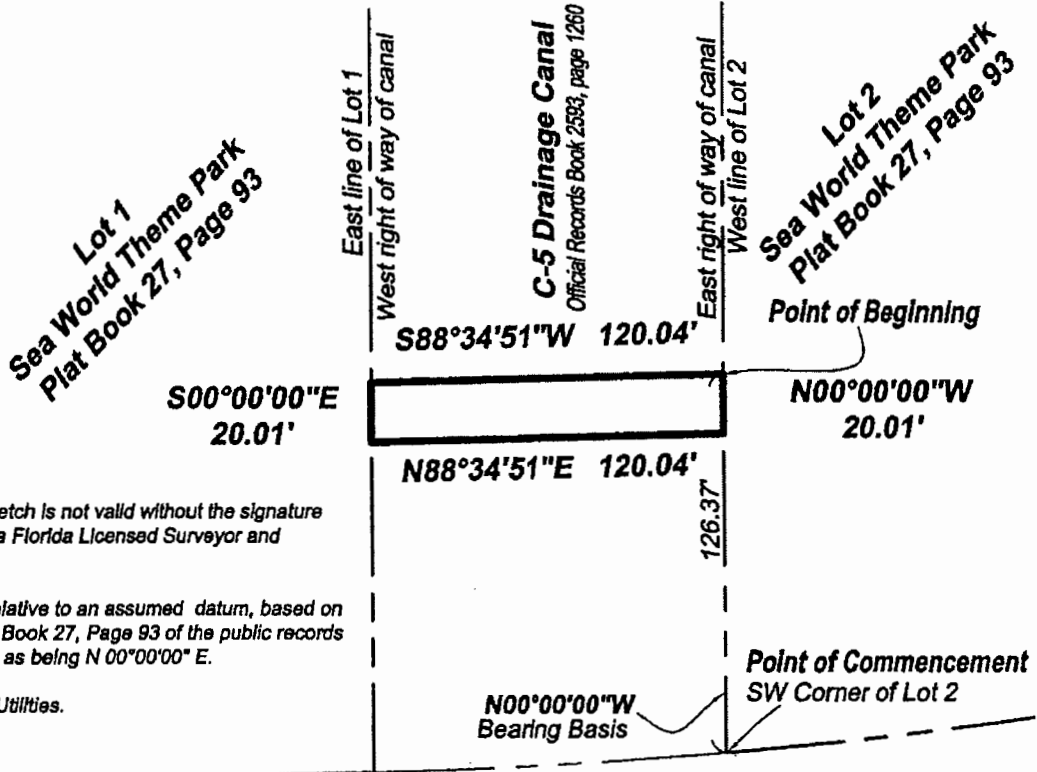
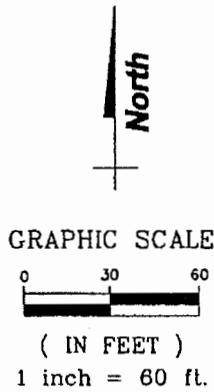
[Signature]  
Notary Signature  
STEPHEN F. BROOME  
Printed Notary Name

This instrument prepared by:  
Linda Hinote, 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:

**SCHEDULE "A"**  
**SKETCH OF DESCRIPTION**  
**PARCEL: 802**  
**ESTATE: EASEMENT**  
**PURPOSE: INGRESS / EGRESS**



**Surveyor's Notes:**

- 1) This Legal Description and Sketch is not valid without the signature and original raised seal of a Florida Licensed Surveyor and Mapper.
- 2) Bearings shown hereon are relative to an assumed datum, based on the West line of Lot 2, Plat Book 27, Page 93 of the public records of Orange County, Florida, as being N 00°00'00" E.
- 3) Certified to: Orange County Utilities.

**Ingress / Egress Easement**

**Central Florida Parkway**  
 120' right of way

Being a portion of C-5 Drainage Canal, as described in Official Records Book 2593, page 1260 of the Public Records of Orange County, in Section 12, Township 24 South, Range 28 East, more particularly described as follows:

Commence at the Southwest corner of Lot 2, Sea World Theme Park, as per plat thereof recorded in Plat Book 27, Page 93 of the public records of Orange County, thence run N 00°00'00" W along the West line of said Lot 2, also being the East right of way line of said C-5 Drainage Canal, for a distance of 126.37 feet to the Point of Beginning of the herein described parcel; thence run S 88°34'51" W, for a distance of 120.04 feet to the East line of Lot 1 of said plat, also being the West right of way line of said C-5 Drainage Canal; thence run S 00°00'00" E along said line, for a distance of 20.01 feet; thence run N 88°34'51" E, for a distance of 120.04 feet to East right of way line of said C-5 Drainage Canal; thence run N 00°00'00" W along said line, for a distance of 20.01 feet to the Point of Beginning.

Containing 2400.75 square feet or 0.06 acres, more or less.

*Robert M. Jones*  
 Robert M. Jones  
 Florida Professional Surveyor and Mapper No. 4201  
 AMEC Environment & Infrastructure, Inc.  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801

**THIS IS NOT A SURVEY**

**PROJECT TITLE:**  
 Orange County Utilities Department  
 Legal Description and Sketch  
 Sea World Water Meter Assembly

**AMEC Environment & Infrastructure, Inc.**  
 75 East Amelia Street, Suite 200  
 Orlando, FL 32801 USA  
 Phone: (407) 522-7570  
 Fax: (407) 522-7578



DATE	BY	DESCRIPTION
REVISION		
DRAWN BY: <u>MR</u>	CHKD. BY: <u>RMJ</u>	
DATE: <u>08/07/2012</u>	DATE: <u>08/07/2012</u>	
JOB No. 6374.12.059J	SCALE: 1"=60'	SHT. <u>1</u> OF <u>1</u>

Certificate of Authorization Number LB-0007932

DRAWING NAME: 0591-Easemnt.dwg