



Interoffice Memorandum


APPROVED BY ORANGE  
COUNTY BOARD OF COUNTY  
COMMISSIONERS

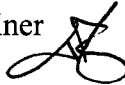
BCC Mtg. Date: Jun. 28, 2016

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** June 10, 2016

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

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

**FROM:** Theresa A. Avery, Senior 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 PULTE HOME CORPORATION AND ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

**PROJECT:** Lakeview Pointe at Horizon West Phase 2B OCU Permit: 14-S-117 OCU  
File #: 79585  
  
District 1

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

**ITEM:** Utility Easement  
Cost: Donation  
Size: 419 square feet

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

Real Estate Management Division

Agenda Item 7

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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

JUN 28 2016

THIS IS A DONATION

Project: Lakeview Pointe at Horizon West Phase 2B OCU Permit: 14-S-117 OCU File #: 79585

**UTILITY EASEMENT**

THIS INDENTURE, Made this 17 day of May, A.D. 2016, between Pulte Home Corporation, a Michigan corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, 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  
33-23-27-0000-00-003**

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 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 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:

Pulte Home Corporation,  
a Michigan corporation

Nancy Medina  
Witness

BY: [Signature]

Nancy Medina  
Printed Name

DOUG HOFFMAN  
Printed Name

[Signature]  
Witness

DIRECTOR OF LAND  
Title

Neil Kleproth  
Printed Name

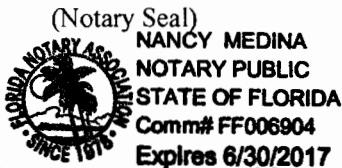
(Corporate Seal)

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 17 of May,  
2016, by Doug Hoffman, as Director of Land of Pulte Home  
Corporation, a Michigan corporation, on behalf of the corporation. He/She  is personally known to me  
or  has produced \_\_\_\_\_ as identification.

Witness my hand and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.



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

Nancy Medina  
Notary Signature

Nancy Medina  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid.

My commission expires: 6/30/17

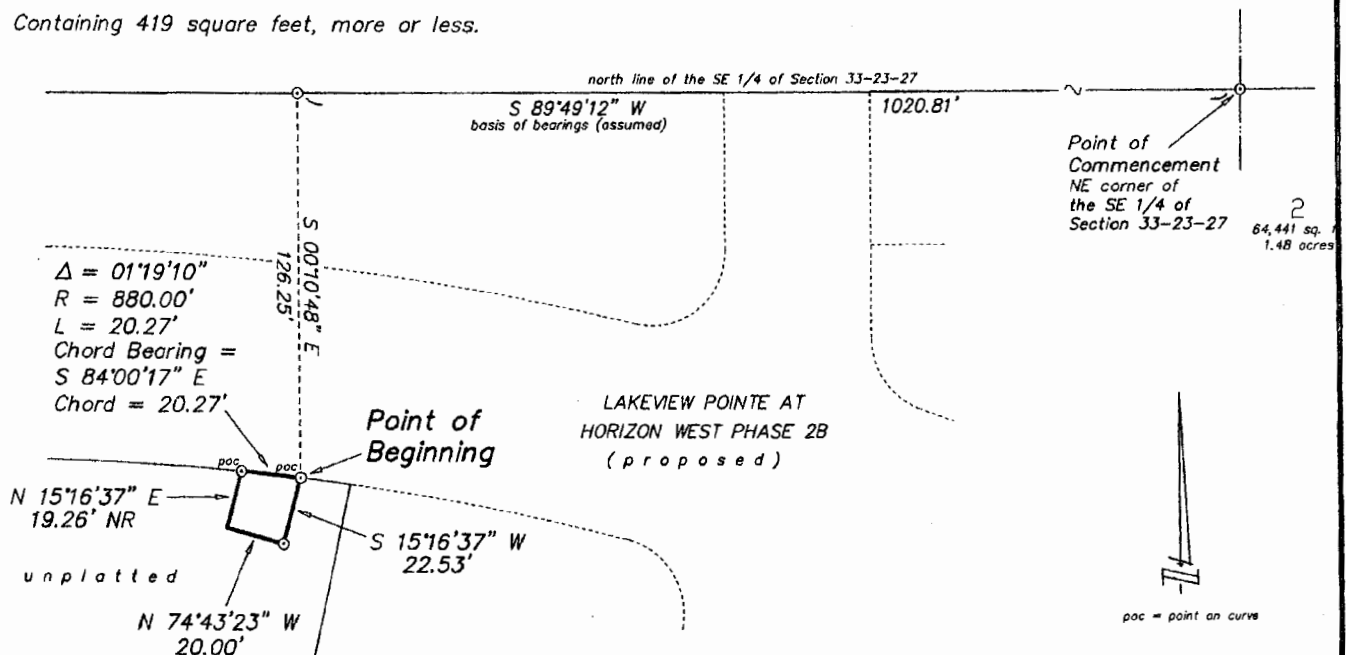
OCU FILE #: 14-S-117  
 PROJECT NAME: WINDY LAKES, PHASE 2B  
 AKA LAKEVIEW POINTE @ HORIZON WEST,  
 PHASE 2B  
 PURPOSE: UTILITY EASEMENT  
 ESTATE: PERMANENT

*Legal Description*

A portion of Section 33, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commence at the northeast corner of the Southeast 1/4 of said Section 33; thence run S 89°49'12" W, along the north line thereof, a distance of 1020.81 feet; thence, departing said north line, run S 00°10'48" E, a distance of 126.25 feet for the POINT OF BEGINNING; thence run S 15°16'37" W, a distance of 22.53 feet; thence run N 74°43'23" W, a distance of 20.00 feet; thence run N 15°16'37" E, a distance of 19.26 feet to a point on a non-tangent curve, concave southerly, having a radius of 880.00 feet; thence, on a chord bearing of S 84°00'17" E and a chord distance of 20.27 feet, run easterly, along the arc of said curve, a distance of 20.27 feet, through a central angle of 01°19'10" to the POINT OF BEGINNING.

Containing 419 square feet, more or less.



Not a Boundary Survey.  
 The legal description was prepared by the Surveyor.  
 Lines shown hereon are radial unless noted NR (non-radial).

**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  
**Utility Easement**  
 situated in

Section 33, Township 23 South, Range 27 East  
 Orange County, Florida

PREPARED FOR: <b>Pulte Group</b>	JOB NO. 1511.2	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. GBA IS No. 7194 R. CLAYTON GANUNG REG. P.L.S. No. 4236
	SHEET 1 of 1	
 professional surveyors and mappers 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656	DATE 2/02/16	SCALE 1" = 60'
	REV: 3/09/16	