DOCUMENT PREPARED BY
AND RETURN TO:
Alison C. Brackins, Esquire
Assistant City Attorney
City of Orlando
400 South Orange Avenue
Orlando, Florida 32802
(407) 246-2295

CITY SERVICES/SIDEWALK EASEMENT

THIS EASEMENT, made this ____day of ________________, 2015, by and between **SEMORAN STORAGE ASSOCIATES, LLC,** a Florida limited liability company, whose mailing address is 2106 Bispham Road, Suite B, Sarasota, Florida 34232, hereinafter referred to as "Grantor," and **CITY OF ORLANDO, FLORIDA**, a municipal corporation created and existing under and by virtue of the laws of the State of Florida, situated in Orange County, Florida, whose address is 400 South Orange Avenue, Orlando, Florida 32801, hereinafter referred to as "Grantee:"

WITNESSETH:

That for and in consideration of the sum of Ten Dollars ($10) and other valuable consideration given to the Grantor by the Grantee, the receipt and sufficiency of which is hereby acknowledged, said Grantor does hereby grant and convey to the Grantee, its successors and assigns, a permanent, perpetual non-exclusive easement for the provision of City Services/Sidewalk, such right to include, but not be limited to, the perpetual right to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect or repair all lines, mains, pipes, fixtures, vehicular and pedestrian pathways, ditches, accessories, and all appurtenances thereto for the purpose of providing City Services/Sidewalk through, under, and upon the following property situated in the County of Orange, State of Florida, more particularly described as follows:

> Lot 3, GATLIN COMMERCIAL CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 14, Page 77, Public Records of Orange County, Florida;
>
> TOGETHER WITH: Those certain non-exclusive easement rights as set forth and granted in that certain Drainage Easement recorded July 17, 1985 in Official Records Book 3665, Page 265, Public Records of Orange County, Florida, over, under and across the following described lands:
>
> The East 15' of the South 360.01' of Lot 4, GATLIN COMMERCIAL CENTER PHASE 1, according to the plat thereof, as recorded in Plat Book 14, Page 77, Public Records of Orange County, Florida, together with and abutting the private retention pond as shown on said plat of GATLIN COMMERCIAL CENTER PHASE I.
>
> City Services/Sidewalk Easement Area described and depicted as follows:

[SEE EXHIBIT "A" ATTACHED HERETO]

For the full enjoyment of the rights granted herein, the Grantee shall have the further right to trim, cut, or remove trees, bushes, undergrowth, and other obstructions interfering with the location, construction, and maintenance of the pipes, line, mains, vehicular and pedestrian pathways, ditches, accessories, and appurtenances thereto. The Grantor further conveys to Grantee the reasonable right to enter upon adjoining lands of the Grantor for the purposes of exercising the rights herein granted. To the extent reasonably practicable to enable the Grantee to exercise its rights under this Easement, the Grantee's rights of entry upon adjoining lands of Grantor shall be limited to the drives, roads, parking areas and walkways on, and unimproved portions of, said land.

In the event the Grantee shall perform any construction, repairs, alteration, replacement, relocation, or removal of any facilities located within the easement area, the Grantee shall thereafter restore the easement to as near as practicable the condition which existed prior to such construction, repairs, alteration, replacement, relocation, or removal; provided, however, that the Grantee shall not be obligated to restore any improvements or landscaping if the same would interfere with the operation or maintenance of the Grantee's facilities or clearances which may be required around such facilities.

Subject to the provisions of Section 768.28, Florida Statutes, as in effect from time to time, the Grantee covenants and agrees to indemnify the Grantor and hold it harmless from any and all claims for personal injuries, death, or property damage, and any other losses, damages, demands, charges, or expenses whatsoever, including, but not limited to, attorneys' fees, which arise out of, in connection with, or by reason of the Grantee's exercise of its rights under this Easement, except such loss or damage as may result from the willful or negligent acts of the Grantor or its agents, contractors or employees.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said land in fee simple; that it has good, right and lawful authority to sell and convey the said easement, and that the real property described above is free of all encumbrances of every kind except for real property taxes not delinquent.

IN WITNESS WHEREOF, the Grantor and Grantee has hereunto set its hand and seal the day and year above written.

GRANTOR:

SEMORAN STORAGE ASSOCIATES, LLC, a Florida limited liability company

By: ______________________________
Print Name:________________________
Title:____________________________

WITNESSES:

(1)______________________________
Print Name:_______________________

(2)______________________________
Print Name:_______________________

STATE OF FLORIDA
COUNTY OF ORANGE

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared ______________________ as ______________________ of Semoran Storage Associates, LLC, a Florida limited liability company, who is personally known to me or who has presented her ____________ driver's license as identification.

WITNESS my hand and official seal this _______ day of ________________, 2015.

____
NOTARY PUBLIC
Print Name: ____________________________
My Commission Expires: __________________

GRANTEE:

CITY OF ORLANDO, FLORIDA, a municipal corporation

By: ______________________________
Name: ____________________________
Title: _____________________________

APPROVED AS TO FORM AND LEGALITY
for the use and reliance of the
City of Orlando, Florida
_________________________, 2015.

____
Assistant City Attorney
Orlando, Florida

EXHIBIT

"A"

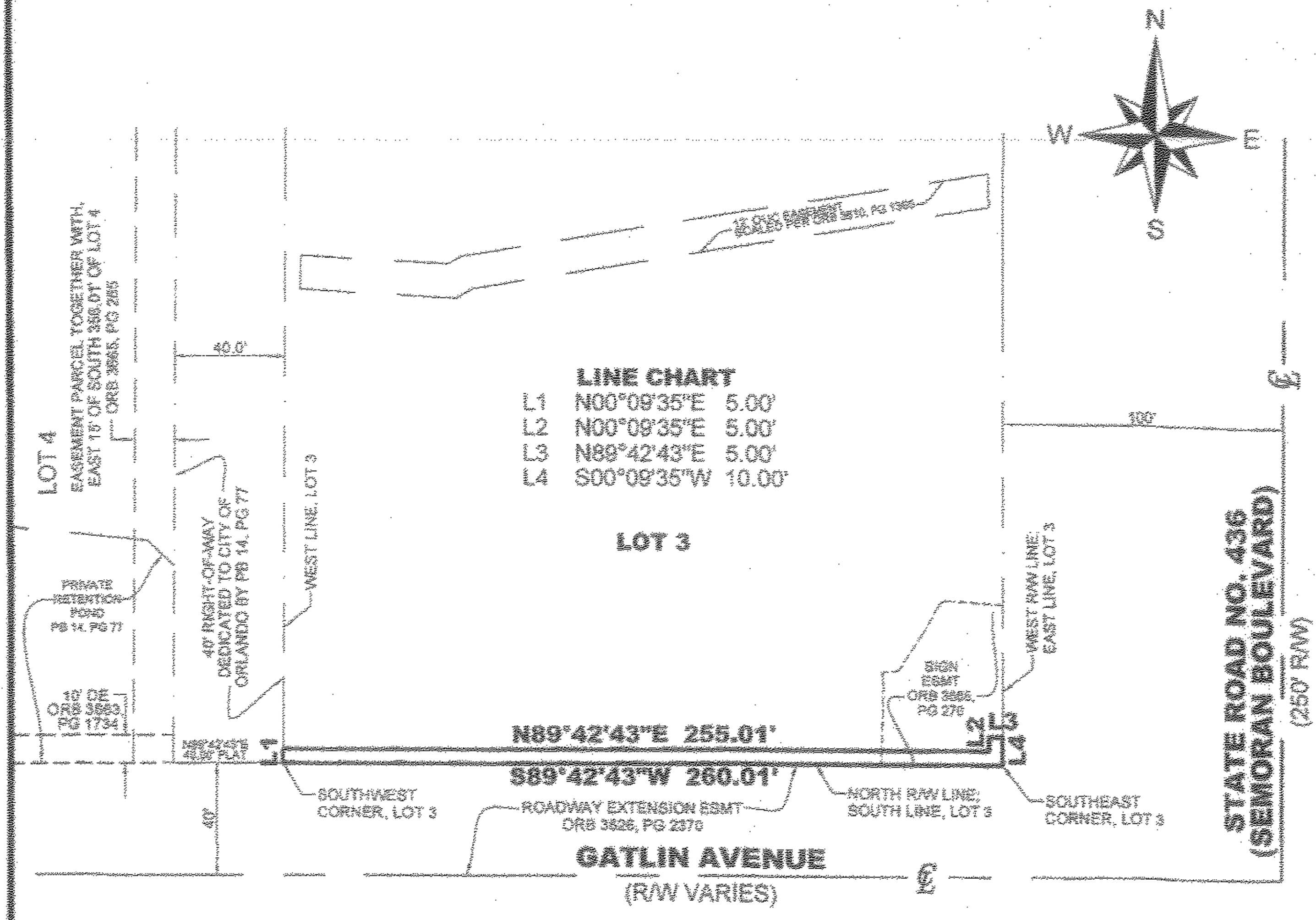
SKETCH OF DESCRIPTION

DESCRIPTION

A PORTION OF LOT 3, GATLIN COMMERCIAL CENTER PHASE ONE, AS RECORDED IN PLAT BOOK 14, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF LOT 3, GATLIN COMMERCIAL CENTER PHASE ONE, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 14, PAGE 77, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE S89°42'43"W, ALONG THE SOUTH LINE OF SAID LOT 3 AND THE NORTH RIGHT-OF-WAY LINE OF GATLIN AVENUE, A DISTANCE OF 260.01 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE N00°09'35"E, ALONG THE WEST LINE OF SAID LOT 3, A DISTANCE OF 5.00 FEET; THENCE N89°42'43"E A DISTANCE OF 255.01 FEET; THENCE N00°09'35"E A DISTANCE OF 5.00 FEET; THENCE N89°42'43"E A DISTANCE OF 5.00 FEET TO THE EAST LINE OF SAID LOT 3 AND THE WEST RIGHT-OF-WAY LINE OF STATE ROAD NO. 436 (SEMORAN BOULEVARD); THENCE S00°09'35"W, ALONG SAID EAST LINE AND WEST RIGHT-OF-WAY LINE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGININNG.

CONTAINS 1,325 SQUARE FEET, MORE OR LESS.



LINE CHART

L1	N00°09'35"E	5.00'
L2	N00°09'35"E	5.00'
L3	N89°42'43"E	5.00'
L4	S00°09'35"W	10.00'

THIS SKETCH IS NOT A BOUNDARY SURVEY.

JOB #42037
CF#OC14-77 LOT3 SOD
DATE: 3/05/2015
SCALE: 1" = 60'
DRAWN BY: YB

PREPARED FOR: STORCON DEVELOPMENT, LLC.

BEARING STRUCTURE IS ASSUMED AND BASED ON THE MONUMENTED NORTH R/W LINE OF GATLIN AVENUE, BEING: S89°42'43"W (PER PLAT).

REVISIONS

THIS SKETCH MEETS THE "MINIMUM TECHNICAL STANDARDS" AS REQUIRED BY CHAPTER 5J-17, FLORIDA BOARD OF LAND SURVEYORS, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES.

Frank A Raymond III

FRANK A. RAYMOND III PLS 5325

"NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THIS FLORIDA LICENSED SURVEYOR AND MAPPER."

ACCURIGHT

ACCURIGHT SURVEYS
OF ORLANDO INC., LB 4475
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Admin@AccurightSurveys.net
PHONE: (407) 894-6314

LEGEND

℄	- CENTERLINE	IR	- IRON ROD
CALC	- CALCULATED	L	- ARC LENGTH
CBW	- CONCRETE BLOCK WALL	MEAS	- MEASURED
CLF	- CHAIN LINK FENCE	MS	- METAL SHED
CM	- CONCRETE MONUMENT	N&D	- NAIL & DISK
CP	- CONCRETE PAD	ORB	- OFFICIAL RECORDS BOOK
CONC	- CONCRETE	P&M	- PLAT & MEASURED
COVD	- COVERED	PB	- PLAT BOOK
CW	- CONCRETE WALKWAY	PC	- POINT OF CURVATURE
Δ	- CENTRAL ANGLE	PG	- PAGE
DB	- DEED BOOK	POB	- POINT OF BEGINNING
DE	- DRAINAGE EASEMENT	POC	- POINT OF COMMENCEMENT
DW	- DRIVEWAY	R/W	- RIGHT OF WAY
EP	- EDGE OF PAVEMENT	R	- RADIUS
ESMT	- EASEMENT	TYP	- TYPICAL
FFE	- FINISHED FLOOR ELEVATION	UB	- UTILITY BOX
FND	- FOUND	UE	- UTILITY EASEMENT
IP	- IRON PIPE	WF	- WOOD FENCE

S:\ORANGE\OC14-77 - GATLIN COMMERCIAL CENTER PHASE ONE\342037 SOD FOR SIDEWALK\OC14-77 LOT3 SOD.dwg - Mar 05, 2015 COPYRIGHT © 1995 - 2015 , ACCURIGHT SURVEYS