

This Instrument prepared by:
Wayne A. Morris, Esq.
Orlando Utilities Commission
500 S. Orange Avenue
P.O. Box 3193
Orlando, FL 32802

PARTIAL RELEASE AND TERMINATION OF EASEMENT

THIS INDENTURE, Made and entered into this ____ day of _____, 2016, by the ORLANDO UTILITIES COMMISSION, of the City of Orlando, Florida, whose address is 100 West Anderson Street, Orlando, Florida 32801, and the CITY OF ORLANDO, a municipal corporation, whose address is 400 S. Orange Avenue, Orlando, Florida 32801, for the use and benefit of the ORLANDO UTILITIES COMMISSION, as parties of the first part, and FIRST TEAM PROPERTIES, LLC as party of the second part;

WITNESSETH:

That pursuant to due and lawful authority, and pursuant to the directions of the Orlando Utilities Commission, the said party of the first part for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have remised, released and terminate, and by these presents do hereby remise, release and terminate all of their right, title, and interest in and to the land hereinafter described (the "Released Easement"), which was granted to Orlando Utilities Commission as part of a larger easement ("Original Easement") by LOCKHEED MARTIN CORPORATION, unto the party of the first part herein by an easement dated the 10th day of May, 2002, and recorded in Official Records Book 6524, Page 2853, as amended and modified by Amendment and Modification recorded on June 3, 2010 in OR Book 10053, Page 7269, of the Public Records of Orange County, Florida, on, over, through, across and under the land situate in the County of Orange and State of Florida, described as follows, to-wit:

SEE ATTACHED EXHIBIT "A" INCORPORATED
HEREIN BY THIS AGREEMENT

The Orlando Utilities Commission represents and warrants to First Team Properties, LLC that no Facilities have ever been installed on or within the Released Easement by or on behalf of the Orlando Utilities Commission prior to the date of this Partial Release and Termination of Easement.

PROVIDED that nothing contained herein shall impair, alter or diminish the easement rights of the party of the first part on the remaining part of the Original Easement area not hereby released and terminated, or any of the rights and remedies of the party of the first part related thereto.

TOGETHER with all rights, including, without limitation, all rights of ingress and egress to, over and under the said land, granted to the party of the first part herein, in and by the aforesaid instruments dated the 10th day of May, 2002.

IN WITNESS WHEREOF, the said CITY OF ORLANDO has caused these presents to be executed in its name by its Mayor, Pro-Tem and its municipal corporate seal to be affixed, attested by its City Clerk; and the said ORLANDO UTILITIES COMMISSION has caused these presents to be executed in its name by its General Manager & CEO and its seal to be affixed, attested by its Assistant Secretary, all in pursuance of due and legal authority, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

CITY OF ORLANDO

(sign)
Print Name: _____

By: _____
Mayor, Pro-Tem

Print Name: _____

(sign)
Print Name: _____
As to City of Orlando

Attest:

City Clerk

(MUNICIPAL SEAL)

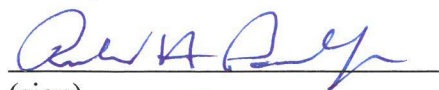
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared _____ and Celeste T. Brown, respectively the Mayor, Pro-Tem and City Clerk of the CITY OF ORLANDO, a municipal corporation under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument on behalf of said CITY OF ORLANDO, and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of said City is duly affixed thereto, and the instrument is the act and deed of said City.

WITNESS my hand and official seal in the county and state last aforesaid this ____ day of _____, 2016.

(Notarial Seal)

Notary Public (sign)
Print Name:
State of Florida
My Commission Expires:

Signed, sealed and delivered
in the presence of:



(sign)

Print Name: Kenneth H. Ksionek



(sign)

Print Name: JOSEPH T. BOWERS

As to Orlando Utilities Commission

ORLANDO UTILITIES COMMISSION

By:


KENNETH P. KSIONEK
General Manager & CEO

Attest:


ELIZABETH M. MASON
Assistant Secretary

**Approved by OUC as to Form
Other than Legal Description**



Attorney

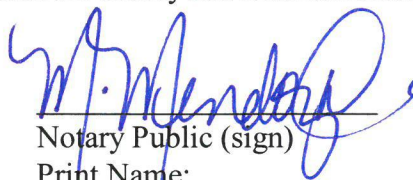
(COMMISSION SEAL)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the state and county aforesaid to take acknowledgments, personally appeared KENNETH P. KSIONEK and ELIZABETH M. MASON respectively, General Manager & CEO and Assistant Secretary of the ORLANDO UTILITIES COMMISSION, a statutory commission under the laws of the State of Florida, to me known to be the individuals and officers described in and who executed the foregoing instrument on behalf of said ORLANDO UTILITIES COMMISSION, and severally acknowledged the execution thereof to be their free act and deed as such officers thereunto duly authorized, and that the official seal of ORLANDO UTILITIES COMMISSION is duly affixed thereto and the instrument is the act and deed of said Commission.

WITNESS my hand and official seal in the county and state last aforesaid this 1st day of August, 2016.

(Notarial Seal)





Notary Public (sign)

Print Name:

State of Florida

My Commission Expires:

Exhibit "A"

Sketch and Description for: **FIRST TEAM PROPERTIES, LLC**

SHEET 1 OF 2

DESCRIPTION TO VACATE EASEMENT:

A PORTION OF LOT 1, WOODLAND LAKES SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, WOODLAND LAKES SIX, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES 17 AND 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA RUN S 89°32'19" W, ALONG THE NORTH LINE OF SAID LOT 1 AND THE SOUTH LINE OF LAKE UNDERHILL ROAD, A DISTANCE OF 347.12 FEET FOR THE POINT OF BEGINNING; THENCE S 00°44'06" W, A DISTANCE OF 78.00 FEET TO A POINT ON THE SOUTH LINE OF AFOREMENTIONED LOT 1; THENCE S 00°15'29" E, ALONG THE EAST LINE OF SAID LOT 1, A DISTANCE OF 257.35 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 1, SAID POINT BEING ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 1167.00 FEET; THENCE FROM A CHORD BEARING OF S 81°28'46" W RUN WESTERLY ALONG THE ARC OF SAID CURVE AND THE SOUTH LINE OF LOT 1, THRU A CENTRAL ANGLE OF 03°28'24", A CHORD LENGTH OF 70.73 FEET AN ARC LENGTH OF 70.75 FEET; THENCE N 00°15'29" W, A DISTANCE OF 345.28 FEET TO A POINT ON THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF LAKE UNDERHILL ROAD; THENCE N89°32'19"E, ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 71.35 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 0.5475ACRES (23850.20 SQUARE FEET), MORE OF LESS.

REPORT OF SURVEY OF SURVEY

1. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND EMPOSSSED SEAL OF THIS LICENSED SURVEYOR AND MAPPER.

2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF LOT 1, WOODLAND LAKES SIX AS RECORDED IN PLAT BOOK 65, AT PAGES 17 & 18, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, BEING S 89°32' 19" E, PER PLAT, ASSUMED.

SURVEYOR'S CERTIFICATION FOR THE BENEFIT OF:

FIRST TEAM PROPERTIES, LLC; THAT I, MICHAEL T. RUDD, REGISTERED LAND SURVEYOR NO. 3960 UNDER THE LAWS OF THE STATE OF FLORIDA, DO HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION COMPLIES WITH THE STANDARDS OF PRACTICE FOR SURVEYORS IN THE STATE OF FLORIDA, AS FOUND IN 61G-17-F.A.C..

_____ DATED _____
MICHAEL T. RUDD, PLS #3960

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF A FLORIDA PROFESSIONAL SURVEYOR/MAPPER.

SHEET NOT COMPLETE WITHOUT REFERING TO SURVEYOR'S SKETCH ON SHEET 2 OF 2

CHECKED RUDD

DRAWN: sdb

DATE: 4-11-2016

SCALE N/A

RUDD

MICHAEL RUDD & ASSOCIATES, LLC

1210 BAHAMA DRIVE, ORLANDO, FL 32806
EMAIL: MICHAEL@MICHAELTRUDD.COM
PHONE: 407-342-0676 - FLA. L.B. 8067

(SEAL)

