

Prepared By and Return To:
Terence L. Morris
Fidelity National Title Group
601 Riverside Ave., Bldg. 5, 4th FL
Jacksonville, FL 32204
File No. 548133

PARTIAL RELEASE OF EASEMENT

This Partial Release of Easement is declared and executed by the **City of Orlando**, a Florida Municipal Corporation (the "City"), whose address is City Hall, 400 S. Orange Avenue, Orlando, FL, 32802, for the benefit of **Semoran Storage Associates, LLC**, a Florida limited liability company ("Semoran Storage"), whose address is 2106 Bispham Road, Suite B, Sarasota, FL, 34231.

RECITALS

WHEREAS, Semoran Storage owns land described in that certain General Warranty Deed recorded on February 19, 2015, in Book 10878, Page 371 of the Official Records of Orange County, Florida¹, partially described as follows:

Lot 3 of Gatlin Commercial Center Phase 1, according to the map or plat recorded in Plat Book 14, Page 77, in the Public Records of Orange County, Florida,

hereinafter referred to as the "Property"; and

WHEREAS, the Property is depicted on that certain As-Built Survey for Semoran Self Storage by James L. Petersen, RLS No. 4791, of Southeastern Surveying and Mapping Corporation, bearing Drawing No. 59238002, last revised April 15, 2016, (the "Survey"), a copy of which is attached hereto as **Exhibit "A"**; and;

WHEREAS, the City was granted a nonexclusive drainage easement and a reasonable right of water flow as described in that certain Drainage Easement dated July 20, 1984, and recorded on October 17, 1984, in Book 3566, Page 1959, over land described as follows:

The North 32.00 feet of the East 750.00 feet, less the East 350.00 thereof, of the South 487.00 feet of the Southeast ¼ of the Southeast ¼ of Section 9, Township 23 South, Range 30 East, City of Orlando, Orange County, Florida.

hereinafter referred to as the "Drainage Easement"; and

WHEREAS, the Drainage Easement extends onto the Northwest corner of the Property as depicted on the Survey; and

¹ All future recording referenced herein shall relate to the Official Records of Orange County, FL.

WHEREAS, the Property improvements encroach into the Drainage Easement for an area of 1.2 feet by 10 feet as shown on an enlargement of a portion of the Northwest corner of the Survey attached hereto as **Exhibit "B"**, said encroachment being hereinafter referred to as the "Encroachment"); and

WHEREAS, the Encroachment is minor in nature and does not affect the operation, use or maintenance of the Drainage Easement; and

WHEREAS, Semoran Storage has requested the Drainage Easement be released within the area of the Encroachment.

NOW, THEREFORE, considering the preceding and in consideration of good and valuable considerations, which are acknowledged herein, the City releases the Drainage Easement within the area of the Encroachment only, the remaining area of the Drainage Easement being unaffected by this Partial Release of Easement.

IN WITNESS WHEREOF, the City has executed this Partial Release of Easement on this ____ day of _____, 2017.

ATTEST:

CITY OF ORLANDO, FLORIDA, a municipal corporation, organized and existing under the laws of State of Florida

By: _____
Amy T. Iennaco
Interim City Clerk

By: _____
Mayor / Mayor Pro Tem

Date: _____

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing was acknowledged before me this ____ day of _____, 2017 by _____, Mayor Pro Tem and _____, Interim City Clerk, who is personally known to me who did (did not) take an oath.

Name
Notary Public
My Commission Expires: _____

Approved as to form and legality for the use and reliance of the City of Orlando, Florida only

_____, 2017

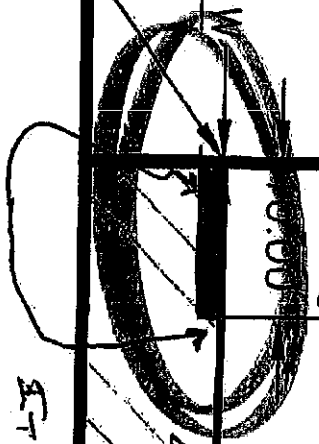
By: _____
Roy K. Payne, Esq.
Chief Assistant City Attorney

FOUND 1/2" IRON ROD

INLET
TOP=99.98
W INV=95.95
S INV=96.26

ENT
9 & 1961

BUILDING



10'
DRAINAGE & UTILITY EAS
PLAT BOOK 15, PAGE

102.8

15" RCP

98.2

98.3

101

99

101.5

10.2'

26.0'

32.00'

0.1' W

41.8'

IT IS UNDERSTOOD THAT
BUILDING EXTERIOR IS IN
DRAINAGE EASEMENT 1.2' X
10'

EXHIBIT

A

tabbles

