

Instrument: 165.2  
Project: Taft-Vineland Road  
(Orange Blossom Trail to Orange Avenue)

#### **SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY**

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by 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, to locate, construct, maintain, and/or improve a road right-of-way in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to Water Easement held by the undersigned; and,

WHEREAS, On behalf of ORANGE COUNTY, a request has been made for the undersigned to subordinate said encumbrance to the property rights of ORANGE COUNTY in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance to the property rights of ORANGE COUNTY, to locate, construct, maintain, and/or improve said project under, through, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

#### **SEE ATTACHED SCHEDULE "A"**

##### Encumbrance:

City of Orlando and Orlando Utilities Commission  
FROM: Peter F. Pantlin, Larry Pantlin and Mark Pantlin  
Water Easement filed July 23, 1986  
Recorded in Official Record Book 3807, Page 91  
Public Records of Orange County, Florida

PROVIDED, ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of ORANGE COUNTY, in its use of the land specifically above described for road right-of-way purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by ORANGE COUNTY and cease to be used for road right-of-way purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

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CITY OF ORLANDO

Post Office Address

Witnesses:

As to City of Orlando

Printed Name

As to City of Orlando

Printed Name

BY: Buddy Dyer, Mayor

ATTEST: City Clerk

Printed Name

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

\_\_\_\_\_, 20\_\_\_\_

City Attorney, Orlando, Florida

Printed Name

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

THE FOREGOING INSTRUMENT was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_, as Mayor Pro-Tem and \_\_\_\_\_, as City Clerk, of City of Orlando, a Florida municipal corporation, who are [ ] personally known to me or [ ] produced \_\_\_\_\_ as identification.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the  
county and state aforesaid

My commission expires:

Instrument: 165.2

Project: Taft Vineland Road (Orange Blossom Trail to Orange Avenue)

Signed, sealed and delivered  
in the presence of:

Kimberly J. Catrett  
(sign)

Print Name: Kimberly J. Catrett

Robert H. Pankus  
(sign)

Print Name: Robert H. Pankus  
As to Orlando Utilities Commission

ORLANDO UTILITIES COMMISSION

By: [Signature]  
KENNETH P. KSIONEK  
General Manager & CEO

Attest:

[Signature]  
ELIZABETH M. MASON  
Assistant Secretary

(COMMISSION SEAL)

Approved by OUC as to Form  
Other than Legal Description

[Signature]  
Attorney

STATE OF FLORIDA)  
: SS  
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 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 20<sup>th</sup> day of December, 2017.

(Notarial Seal)



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



## LEGAL DESCRIPTION

PARCEL: 165  
SCHEDULE "A"  
TAFT-VINELAND ROAD  
THIS IS NOT A BOUNDARY SURVEY

### DESCRIPTION:

A PORTION OF LOT 5, SOUTH ORANGE BLOSSOM TRAIL SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 32-33, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 3770, PAGE 938, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA; SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1425.81 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD 500 (SOUTH ORANGE BLOSSOM TRAIL) ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 500, SECTION 75010-2842, DATED 03/16/01; THENCE DEPARTING SAID SOUTH LINE, RUN N00°01'43"W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 47.50 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF TAFT-VINELAND ROAD AS SHOWN ON THE PLAT OF BLOCK "G" PROSPER COLONY, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK D, PAGE 101, SAID PUBLIC RECORDS, SAID POINT ALSO BEING A POINT ON THE SOUTH LINE OF AFORESAID LOT 5 AND THE POINT OF BEGINNING; THENCE S89°43'19"W, ALONG SAID EXISTING NORTH RIGHT-OF-WAY LINE AND SAID SOUTH LINE OF LOT 5, A DISTANCE OF 549.32 FEET; THENCE RUN N00°05'39"W, A DISTANCE OF 12.50 FEET; THENCE DEPARTING SAID EXISTING NORTH RIGHT-OF-WAY LINE, RUN N89°43'30"E, A DISTANCE OF 176.86 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 872.00 FEET, A CENTRAL ANGLE OF 01°32'55"; A CHORD BEARING OF N86°36'18"E AND A CHORD DISTANCE OF 23.57 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 23.57 FEET TO THE POINT OF TANGENCY; THENCE RUN N87°22'45"E, A DISTANCE OF 326.57 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 5791.58 FEET, A CENTRAL ANGLE OF 00°15'10", A CHORD BEARING OF N87°30'20"E AND A CHORD DISTANCE OF 25.53 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 25.53 FEET TO THE END OF SAID CURVE; THENCE DEPARTING SAID CURVE, RUN N42°22'45"E, A DISTANCE OF 44.51 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF STATE ROAD 500 AND THE EAST LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3770, PAGE 938, SAID PUBLIC RECORDS BEING THE EAST LINE OF AFORESAID LOT 5; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE, RUN S00°01'43"E, A DISTANCE OF 18.27 FEET; THENCE RUN S44°57'39"W, A DISTANCE OF 46.13 FEET; THENCE RUN S00°01'43"E, A DISTANCE OF 10.09 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 10,368 SQUARE FEET OR 0.238 ACRES, MORE OR LESS.

### NOTES:


1. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING S89°43'19"W.
2. REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/28/10 WITH A REVISION DATE OF 09/21/12.

THIS IS NOT A BOUNDARY SURVEY.  
THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 61C20-600-1992, FLORIDA ADMINISTRATIVE CODE.

*William D. Donley* 07/28/2017  
WILLIAM D. DONLEY  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 5381  
520 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

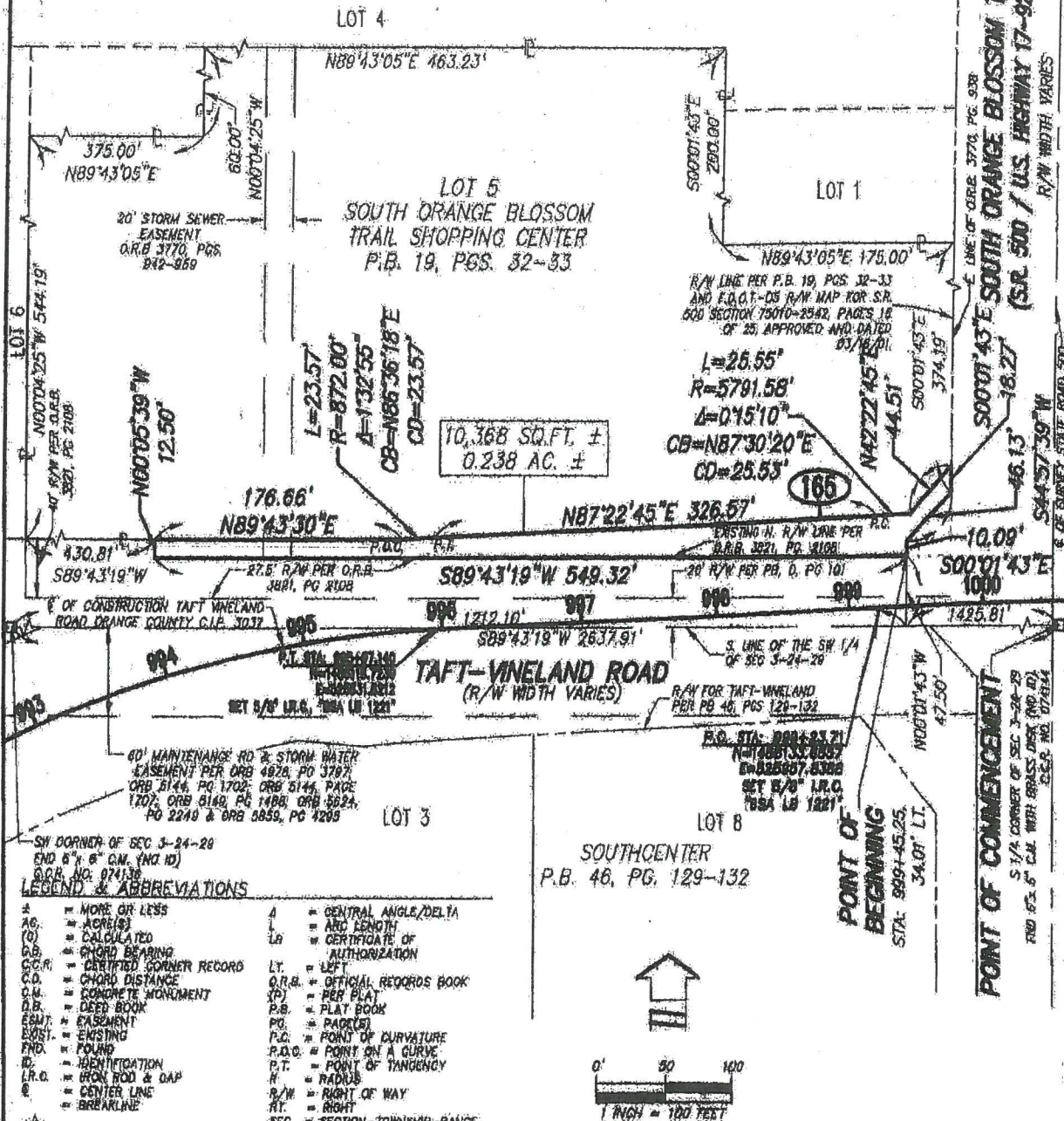
DESIGNED BY: LAT	DATE: 08/27/12		TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SECTION: 3
WRITTEN BY: LAT	REV: 08/02/16			TOWNSHIP: 24S
DRAWN BY: LAT	REV: 07/26/17			RANGE: 29E
CHECKED BY: WEB	REV:			DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 8011			CERTIFICATE OF AUTHORIZATION NO. LB 8011	SHEET 1 OF 2



# SKETCH OF DESCRIPTION

PARCEL: 165  
SCHEDULE "A"  
TAFT-VINELAND ROAD  
THIS IS NOT A BOUNDARY SURVEY

SEE TAFT-VINELAND ROAD R/W  
MAP, C.I.P. 3037, SHEET 7



DESIGNED BY: LAT  
DATE: 09/27/12  
WRITTEN BY: LAT  
REV.: 08/02/18  
DRAWN BY: LAT  
REV.: 07/26/17  
CHECKED BY: WEB  
REV.:  
CERTIFICATION OF AUTHORIZATION  
NUMBER LB 8011

**Dewberry**  
131 WEBB KATY STREET  
ORLANDO, FLORIDA 32808  
PHONE: 381.264.2828 FAX: 407.418.3104  
WWW.DEBERRY.COM  
CERTIFICATE OF AUTHORIZATION NO. LB 8011

TAFT-VINELAND ROAD  
C.I.P. NO. 3037  
ORANGE COUNTY, FLORIDA

SECTION: 3  
TOWNSHIP: 24S  
RANGE: 28E  
DRAWING SCALE:  
1"=100'  
SHEET 2 OF 2

## LEGAL DESCRIPTION

PARCEL: 765  
SCHEDULE "A"  
TAFT-VINELAND ROAD  
THIS IS NOT A BOUNDARY SURVEY

### DESCRIPTION:

A PORTION OF LOT 5, SOUTH ORANGE BLOSSOM TRAIL SHOPPING CENTER, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 32 THROUGH 33, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, ALSO BEING DESCRIBED IN OFFICIAL RECORDS BOOK 3770, PAGE 938, SAID PUBLIC RECORDS, SITUATE IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, SAID CORNER BEING MARKED WITH A 6"x6" CONCRETE MONUMENT WITH A BRASS DISK AND NO IDENTIFICATION; THENCE RUN S89°43'19"W, ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1571.49 FEET; THENCE DEPARTING SAID SOUTH LINE, RUN N02°37'15"W, A DISTANCE OF 69.53 FEET TO THE POINT OF BEGINNING; THENCE RUN S87°22'45"W, A DISTANCE OF 74.90 FEET; THENCE RUN N02°37'15"W, A DISTANCE OF 33.00 FEET; THENCE RUN N87°22'45"E, A DISTANCE OF 74.90 FEET; THENCE RUN S02°37'15"E, A DISTANCE OF 33.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 2,472 SQUARE FEET OR 0.057 ACRES, MORE OR LESS.

### NOTES:


1. BEARINGS SHOWN HEREON WERE DERIVED FROM THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 24 SOUTH, RANGE 29 EAST, BEING S89°43'19"W.
2. REFERENCE TAFT-VINELAND ROAD RIGHT-OF-WAY MAP, ORANGE COUNTY C.I.P. NO. 3037 BY BOWYER-SINGLETON & ASSOCIATES, DATED 03/26/10 WITH A REVISION DATE OF 09/21/12.

THIS IS NOT A BOUNDARY SURVEY.  
THIS SKETCH MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 6J17.050-.052, FLORIDA ADMINISTRATIVE CODE.

*William D. Donley* 07/27/2017  
WILLIAM D. DONLEY  
FLORIDA PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER 5381  
620 SOUTH MAGNOLIA AVENUE  
ORLANDO, FLORIDA 32801

NOT VALID WITHOUT SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION & LEGEND.

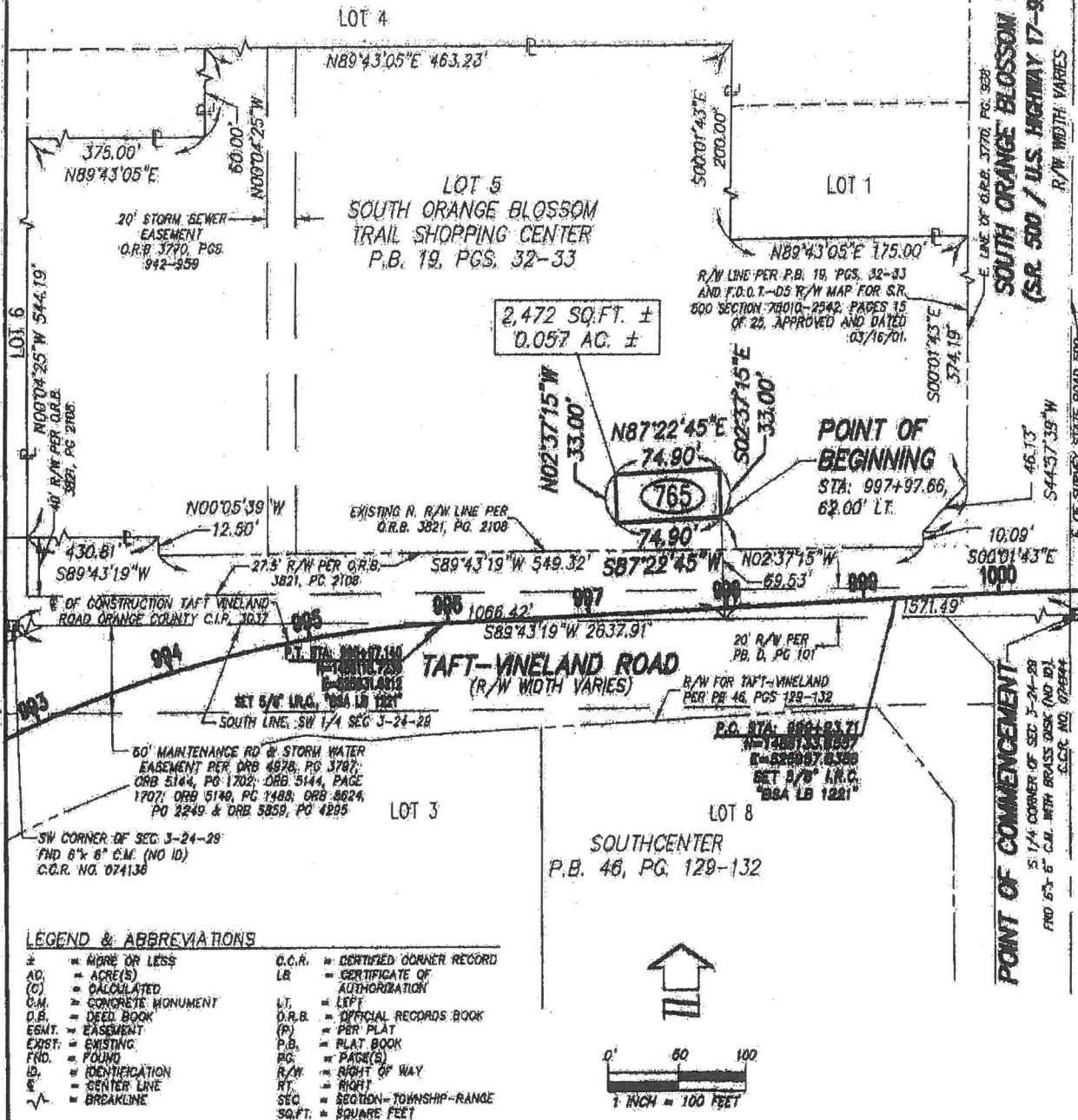
DESIGNED BY: LAT	DATE: 08/27/12	 131 WEST KALEY STREET ORLANDO, FLORIDA 32806 PHONE: 321.354.9600 FAX: 407.848.9104 WWW.DEBERRY.COM	TAFT-VINELAND ROAD C.I.P. NO. 3037 ORANGE COUNTY, FLORIDA	SECTION: 3
WRITTEN BY: LAT	REV.: 08/02/16			TOWNSHIP: 24S
DRAWN BY: LAT	REV.: 07/09/17			RANGE: 29E
CHECKED BY: WEB	REV.: 07/26/17			DRAWING SCALE: N/A
CERTIFICATION OF AUTHORIZATION NUMBER LB 8011		CERTIFICATE OF AUTHORIZATION NO. LB 8011		SHEET 1 OF 2




# SKETCH OF DESCRIPTION

PARCEL: 765  
SCHEDULE "A"  
TAFT-VINELAND ROAD  
THIS IS NOT A BOUNDARY SURVEY

SEE TAFT-VINELAND ROAD R/W  
MAP, C.I.P. 3037, SHEET 6



SEE SHEET 1 OF 2 FOR PARCEL DESCRIPTION AND NOTES.

DESIGNED BY: LAT	DATE: 09/27/12	 <p>131 WEST KALEY STREET ORLANDO, FLORIDA 32835 PHONE: 321.254.9628 FAX: 407.648.8104 WWW.DOWBERRY.COM</p>	SECTION: 3
WRITTEN BY: LAT	REV.: 08/02/18		TOWNSHIP: 24S
DRAWN BY: LAT	REV.: 07/06/17		RANGE: 29E
CHECKED BY: WEB	REV.: 07/26/17		DRAWING SCALE: 1"=100'
CERTIFICATION OF AUTHORIZATION NUMBER LB 6011		CERTIFICATE OF AUTHORIZATION NO. LB 6011	SHEET 2 OF 2

TAFT-VINELAND ROAD  
C.I.P. NO. 3037  
ORANGE COUNTY, FLORIDA