

From: Suit, Kristen
To: Slaughter, Mona
Subject: Fwd: Requested Easement from Harmony CDD - SEPT. AGENDA ITEM
Date: Tuesday, September 15, 2020 5:40:15 PM
Attachments: Harmony Central - Site Plan Color
Harmony CDD Offsite
Harmony CDD Utility Easement
S Boyd Markup Highlighting the Easement Area
Importance: High

From: Steve Boyd
Sent: Tuesday, September 15, 2020 5:00 PM
Subject: Requested Easement from Harmony CDD

Daniel Evans and I spoke this afternoon regarding the easement being requested from the Harmony CDD.

I am including the documents sent by Daniel, along with a marked-up copy showing the easement area highlighted for clarity. (scanned copy with my markup) to make it clear where the easement is located.

I do not have any objections to the CDD granting this easement.

Conditions that should be made include:

1. That the CDD retains full use of the area and reserves the right to pave the area in the future provided that appropriate permits and approvals are obtained.
2. The Grantee is responsible for obtaining all permits associated with the construction of the proposed utilities.
3. The CDD is not responsible for maintenance of any utilities within the easement.
4. The grantee or TWA must provide any emergency maintenance required as a result of any utility line problems.

I asked Daniel to prepare a complete easement agreement that can be presented to the Board for consideration and approval.

He said he should be able to send it by tomorrow afternoon.

Thanks,
Steve



BSE CONSULTANTS, INC.
CONSULTING ENGINEERING
LAND SURVEYING

99 SOUTH HANCOCK STREET, SUITE 100
MELBOURNE, FLORIDA 32901
PHONE: 321-726-9974 FAX: 321-734-1000
MEMBER OF PROFESSIONAL ENGINEERING
BOARD OF REGISTRATION AND
SURVEYING BOARD OF FLORIDA

SCOTT M. OLARIBI, P.E. & P.L.S.
STATE OF FLORIDA, No. 38959, No. 4151

HANAN A. KAMAL, P.E.
STATE OF FLORIDA, No. 41981



NO.	REVISION	DATE

PROJECT TITLE

HARMONY CENTRAL

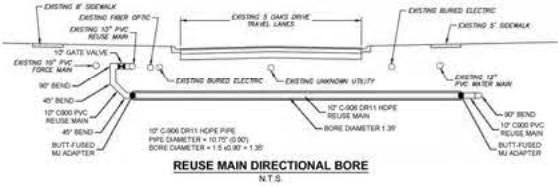
SHEET TITLE
OFFSITE UTILITY PLAN

PROJECT NO.
11505

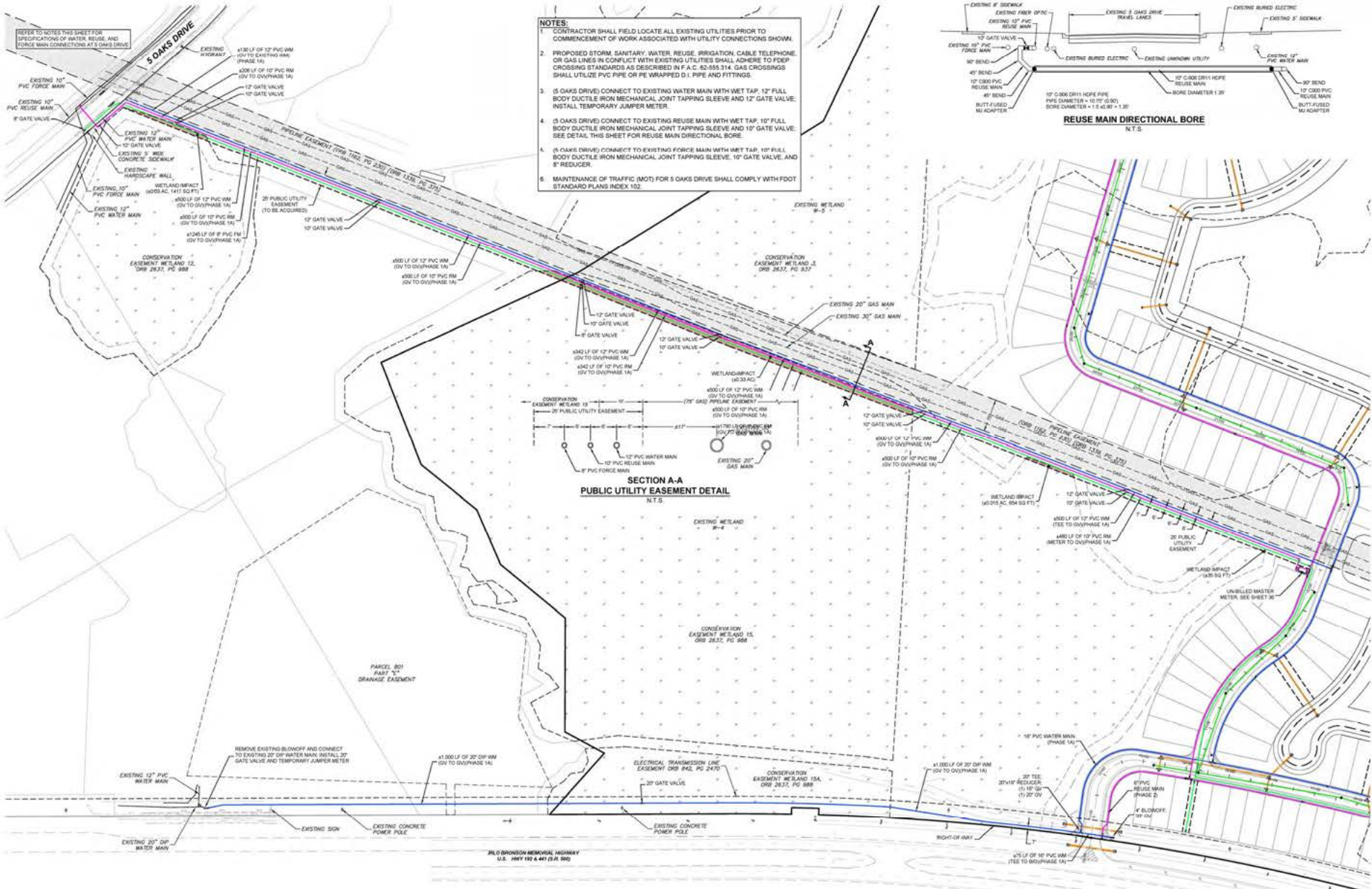
DRAWING NO.
11505_400_025

SHEET
25 of 71

- NOTES:**
- CONTRACTOR SHALL FIELD LOCATE ALL EXISTING UTILITIES PRIOR TO COMMENCEMENT OF WORK ASSOCIATED WITH UTILITIES CONNECTIONS SHOWN.
 - PROPOSED STORM, SANITARY, WATER, REUSE, IRRIGATION, CABLE TELEPHONE, OR GAS LINES IN CONFLICT WITH EXISTING UTILITIES SHALL ADHERE TO FDDO CROSSING STANDARDS AS DESCRIBED IN F.A.C. 62-555.314. GAS CROSSINGS SHALL UTILIZE PVC PIPE OR PE WRAPPED D.I. PIPE AND FITTINGS.
 - (S OAKS DRIVE) CONNECT TO EXISTING WATER MAIN WITH WET TAP, 12" FULL BODY DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND 12" GATE VALVE. INSTALL TEMPORARY JAMPER METER.
 - (S OAKS DRIVE) CONNECT TO EXISTING REUSE MAIN WITH WET TAP, 10" FULL BODY DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE AND 10" GATE VALVE. SEE DETAIL THIS SHEET FOR REUSE MAIN DIRECTIONAL BORE.
 - (N OAKS DRIVE) CONNECT TO EXISTING FORCE MAIN WITH WET TAP, 10" FULL BODY DUCTILE IRON MECHANICAL JOINT TAPPING SLEEVE, 10" GATE VALVE AND 8" REDUCER.
 - MAINTENANCE OF TRAFFIC (MOT) FOR S OAKS DRIVE SHALL COMPLY WITH FOOT STANDARD PLANS INDEX 152.



SECTION A-A
PUBLIC UTILITY EASEMENT DETAIL
N.T.S.



THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE

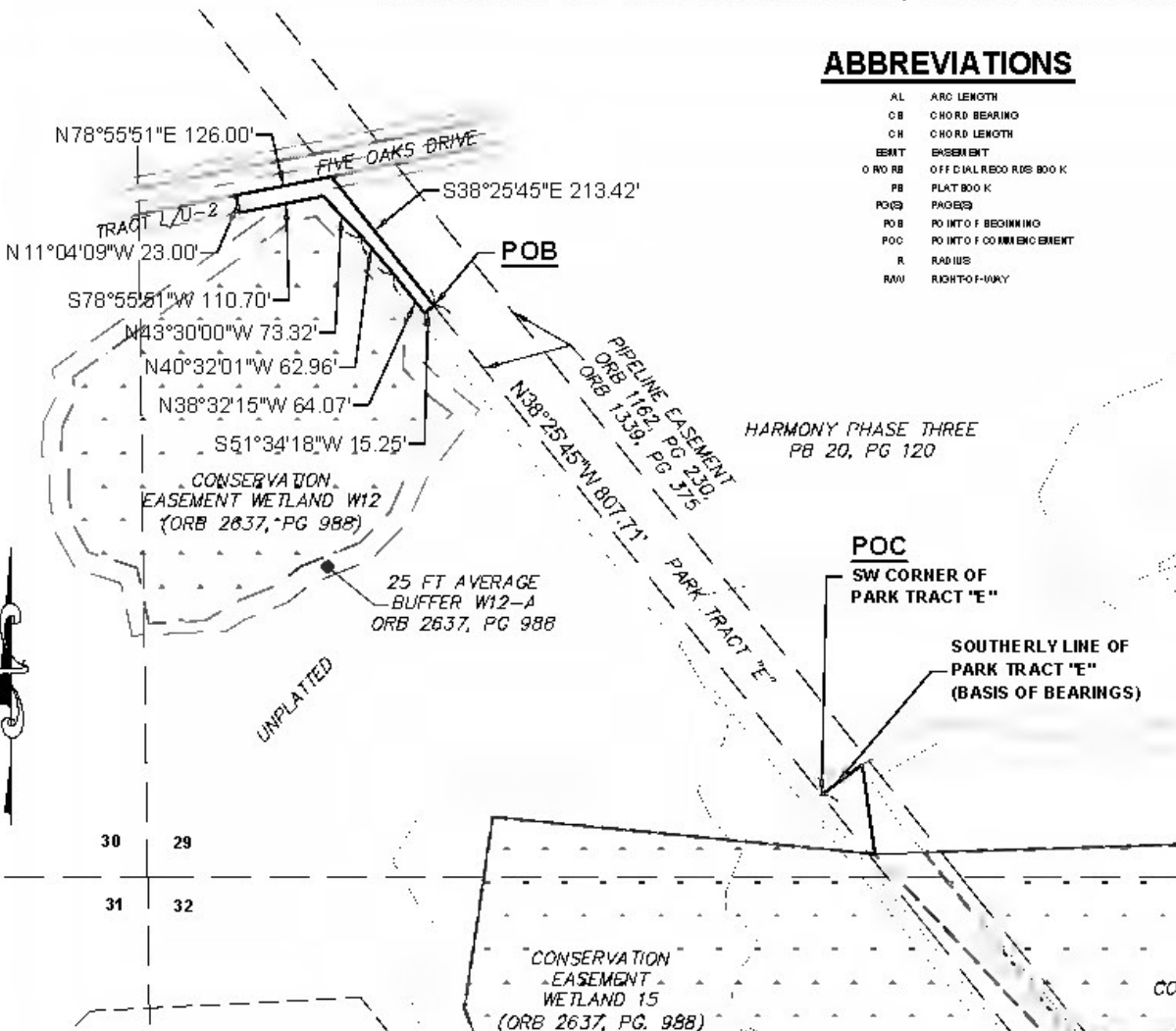
ABBREVIATIONS

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
EBMT	EASEMENT
OROB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
ROW	RIGHT-OF-WAY

DESCRIPTION

PART OF PARK TRACT "E" AND PART OF TRACT LU-2, HARMONY PHASE THREE, AS FILED AND RECORDED IN PLAT BOOK 20, PAGES 120 THRU 128 OF THE PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA LYING IN SECTION 29, TOWNSHIP 26 SOUTH, RANGE 32 EAST, OSCEOLA COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID PARK TRACT "E" AND RUN N38°25'45"W, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARK TRACT "E", A DISTANCE OF 807.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARK TRACT "E", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S51°34'18"W A DISTANCE OF 15.25 FEET; 2) THENCE N38°32'15"W A DISTANCE OF 64.07 FEET; 3) THENCE N40°32'01"W A DISTANCE OF 62.96 FEET; 4) THENCE N43°30'00"W A DISTANCE OF 73.32 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT LU-2; THENCE S78°55'51"W, ALONG THE BOUNDARY OF SAID TRACT LU-2, A DISTANCE OF 110.70 FEET; THENCE N11°04'09"W A DISTANCE OF 23.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIVE OAKS DRIVE, ACCORDING TO THE PLAT OF SAID HARMONY PHASE THREE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N78°55'51"E, A DISTANCE OF 126.00 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN PIPELINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1162, PAGE 230 AND OFFICIAL RECORDS BOOK 1339, PAGE 375, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S38°25'45"E, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PIPELINE EASEMENT, A DISTANCE OF 213.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.14 ACRES, MORE OR LESS.



HARMONY CDD EASEMENT



B.S.E. CONSULTANTS, INC.
 CONSULTING - ENGINEERING - LAND SURVEYING
 31280 UTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32901
 PHONE: (321) 725-3874 FAX: (321) 723-1159
 CERTIFICATE OF BUSINESS AUTHORIZATION #: 4525
 CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION #: L80004605

DATE: 07/22/2020
 DESIGN/DRAWN: LEHAH
 DRAWING# 11505_100_006
 PROJECT# 11505
 SHEET 1 OF 1

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THIS IS NOT A BOUNDARY SURVEY, NOR IS IT INTENDED TO BE USED AS ONE

PROPOSED EASEMENT

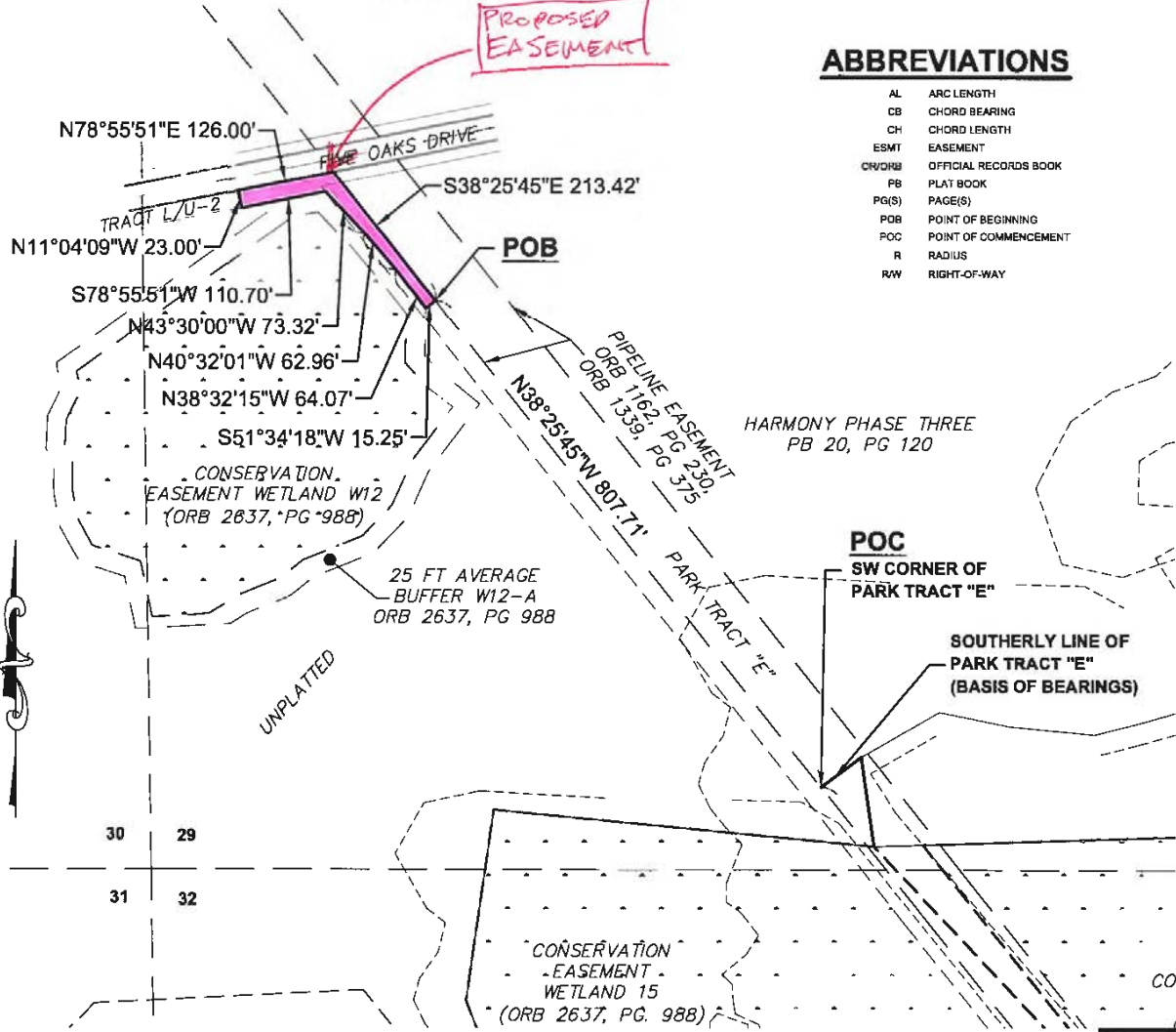
ABBREVIATIONS

AL	ARC LENGTH
CB	CHORD BEARING
CH	CHORD LENGTH
ESMT	EASEMENT
OR/DIRB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
PG(S)	PAGE(S)
POR	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RADIUS
RW	RIGHT-OF-WAY

DESCRIPTION

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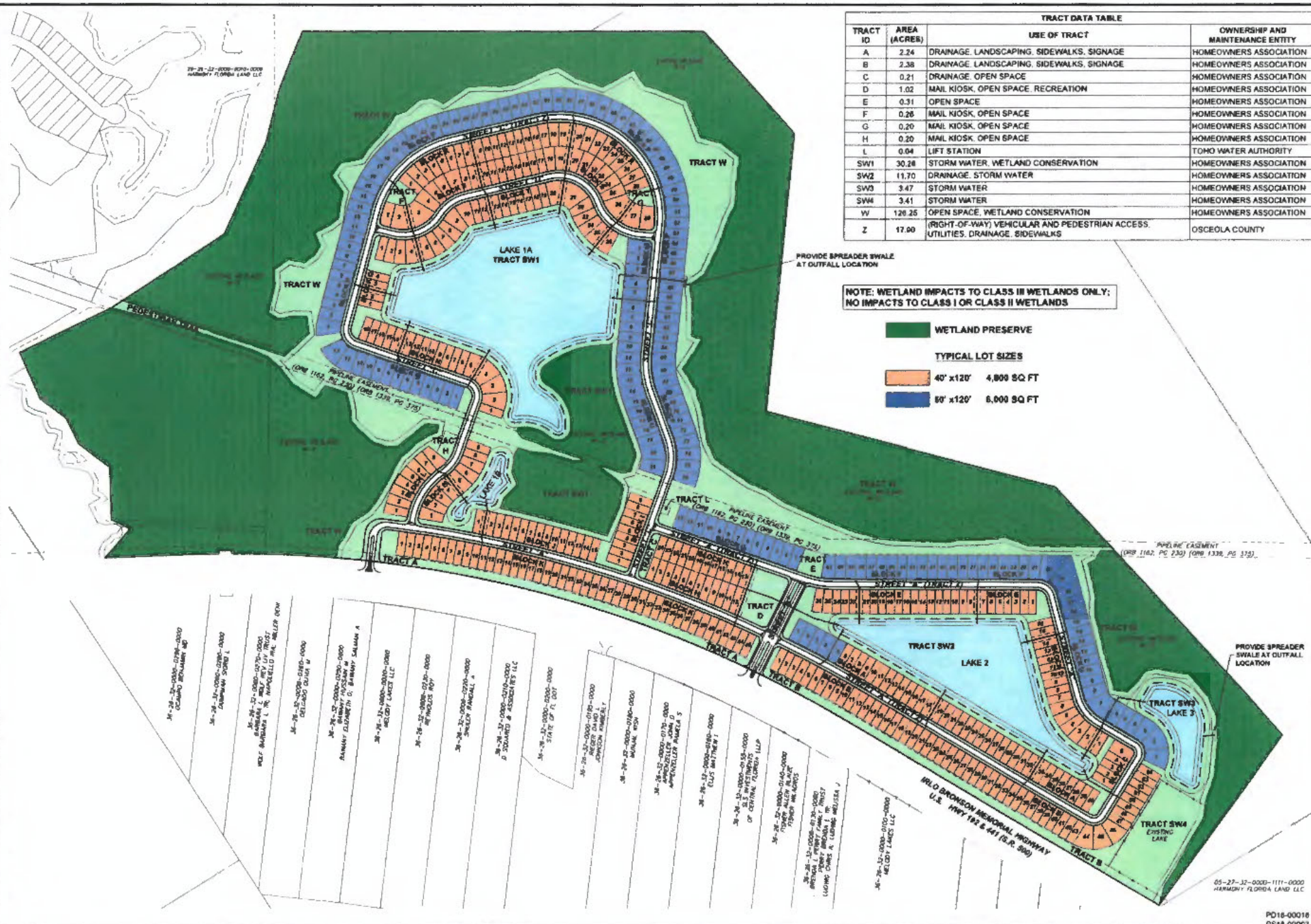
COMMENCE AT THE SOUTHWEST CORNER OF SAID PARK TRACT "E" AND RUN N38°25'45"W, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARK TRACT "E", A DISTANCE OF 807.71 FEET TO THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREIN DESCRIBED; THENCE CONTINUE ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PARK TRACT "E", THE FOLLOWING FOUR (4) COURSES AND DISTANCES: 1) THENCE S51°34'18"W A DISTANCE OF 15.25 FEET; 2) THENCE N38°32'15"W A DISTANCE OF 64.07 FEET; 3) THENCE N40°32'01"W A DISTANCE OF 62.96 FEET; 4) THENCE N43°30'00"W A DISTANCE OF 73.32 FEET TO A POINT ON THE BOUNDARY OF SAID TRACT L/U-2; THENCE S78°55'51"W, ALONG THE BOUNDARY OF SAID TRACT L/U-2, A DISTANCE OF 110.70 FEET; THENCE N11°04'09"W A DISTANCE OF 23.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FIVE OAKS DRIVE, ACCORDING TO THE PLAT OF SAID HARMONY PHASE THREE; THENCE ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, N78°55'51"E, A DISTANCE OF 126.00 FEET TO THE SOUTHWESTERLY BOUNDARY OF THAT CERTAIN PIPELINE EASEMENT AS RECORDED IN OFFICIAL RECORDS BOOK 1162, PAGE 230 AND OFFICIAL RECORDS BOOK 1339, PAGE 375, PUBLIC RECORDS OF OSCEOLA COUNTY, FLORIDA; THENCE S38°25'45"E, ALONG THE SOUTHWESTERLY BOUNDARY OF SAID PIPELINE EASEMENT, A DISTANCE OF 213.42 FEET TO THE POINT OF BEGINNING. CONTAINING 0.14 ACRES, MORE OR LESS.



HARMONY CDD EASEMENT

	B.S.E. CONSULTANTS, INC.	DATE: 07/22/2020
	CONSULTING - ENGINEERING - LAND SURVEYING	DESIGN/DRAWN: LEH/AH
	312 SOUTH HARBOR CITY BOULEVARD, SUITE 4 MELBOURNE, FL 32801	DRAWING# 11505_100_006
	PHONE: (321) 725-3674 FAX: (321) 723-1159	PROJECT# 11505
	CERTIFICATE OF BUSINESS AUTHORIZATION: 4905	SHEET 1 OF 1
CERTIFICATE OF LAND SURVEYING BUSINESS AUTHORIZATION: LB0004905		

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TRACT ID	AREA (ACRES)	USE OF TRACT	OWNERSHIP AND MAINTENANCE ENTITY
A	2.24	DRAINAGE, LANDSCAPING, SIDEWALKS, SIGNAGE	HOMEOWNERS ASSOCIATION
B	2.38	DRAINAGE, LANDSCAPING, SIDEWALKS, SIGNAGE	HOMEOWNERS ASSOCIATION
C	0.21	DRAINAGE, OPEN SPACE	HOMEOWNERS ASSOCIATION
D	1.02	MAIL KIOSK, OPEN SPACE, RECREATION	HOMEOWNERS ASSOCIATION
E	0.31	OPEN SPACE	HOMEOWNERS ASSOCIATION
F	0.26	MAIL KIOSK, OPEN SPACE	HOMEOWNERS ASSOCIATION
G	0.20	MAIL KIOSK, OPEN SPACE	HOMEOWNERS ASSOCIATION
H	0.20	MAIL KIOSK, OPEN SPACE	HOMEOWNERS ASSOCIATION
L	0.04	LIFT STATION	TOMO WATER AUTHORITY
SW1	30.28	STORM WATER, WETLAND CONSERVATION	HOMEOWNERS ASSOCIATION
SW2	11.70	DRAINAGE, STORM WATER	HOMEOWNERS ASSOCIATION
SW3	3.47	STORM WATER	HOMEOWNERS ASSOCIATION
SW4	3.41	STORM WATER	HOMEOWNERS ASSOCIATION
W	126.25	OPEN SPACE, WETLAND CONSERVATION (RIGHT-OF-WAY) VEHICULAR AND PEDESTRIAN ACCESS, UTILITIES, DRAINAGE, SIDEWALKS	HOMEOWNERS ASSOCIATION
Z	17.90		OSCEOLA COUNTY

NOTE: WETLAND IMPACTS TO CLASS III WETLANDS ONLY; NO IMPACTS TO CLASS I OR CLASS II WETLANDS

- WETLAND PRESERVE
- TYPICAL LOT SIZES
 - 40' x 120' 4,800 SQ FT
 - 60' x 120' 6,000 SQ FT

B
S
E

B.S.E. CONSULTANTS, INC.
 CORPORATE OFFICES
 1111 S. UNIVERSITY BLVD.
 SUITE 200
 GAITHERSBURG, MD 20878
 301-281-1500
 301-281-1501 (FAX)

PROJECT NO. **11505**

DRAWING NO. **11505_201_003**

SHEET NO. **3** OF **10**

DATE: **04/21/11**
DESIGN/DRAWN: **SM/CRJ**

PROJECT TITLE: **HARMONY CENTRAL**

SHEET TITLE: **SITE PLAN**

- JK-24-21-0000-0768-0000
OSCEOLA DOCUMENT #0
- JK-24-21-0000-0768-0000
ANNEXURE A PART 1
- JK-24-21-0000-0768-0000
WEST BARRACUDA L, W. HANFIELD AVE, MILLER ROW
- JK-24-21-0000-0768-0000
ESTIMADO CLIMA M
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BARRACUDA CLIMATE A
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OS-27-32-0000-1111-0000
HARMONY - FLORIDA LAND LLC

PO18-00018
PS18-00007