

## EXHIBIT "B"

THIS INSTRUMENT PREPARED BY:

Stacy Fallon, Esq.  
Assistant City Attorney  
City of Orlando  
400 S. Orange Avenue  
Orlando, Florida 32801

### UTILITY EASEMENT

THIS UTILITY EASEMENT is made this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by and between, **United Against Poverty, Inc., a Florida corporation, its successors and assigns**, ("Grantor"), whose mailing address is 1400 27<sup>th</sup> Street, Vero Beach, FL 32960, in favor of the **City of Orlando, a Florida municipal corporation** ("Grantee"), whose mailing address is 400 S. Orange Ave. Orlando, Florida 32801.

### WITNESSETH:

Grantor is the owner of that certain real property being more particularly described and depicted in **Exhibit "A"** attached hereto and incorporated herein by reference ("Property").

That for and in consideration of the sum of Ten Dollars (\$10.00) 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 to enter upon said easement at all times and construct, lay, reconstruct, operate, maintain, inspect or repair all sanitary lines, utility lines, mains, pipes, fixtures, and all appurtenances through, under, and upon the Property ("Easement"). A depiction of the anticipated Easement area is attached hereto as **Exhibit "B"** and incorporated by reference.

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, 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.

The Grantor hereby covenants with the Grantee and warrants that it is lawfully seized of said Property in fee simple, that it has good, right and lawful authority to sell and convey the said Easement, and that the Property is free of all liens, mortgages and encumbrances of every kind, and real property taxes are not delinquent.

(SIGNATURES ON FOLLOWING PAGE)

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed day and year first above written.

Signed, sealed and delivered  
in the presence of:

**GRANTOR:**

WITNESSES

(1) \_\_\_\_\_

\_\_\_\_\_  
**United Against Poverty, Inc.**

By: \_\_\_\_\_

Title: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

(2) \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, as \_\_\_\_\_ of United Against Poverty, Inc., its successors and assigns, on behalf of said entity, who  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

\_\_\_\_\_  
Notary Public Signature

\_\_\_\_\_  
(Name typed, printed or stamped)

EXHIBIT A



# VERIFIED LEGAL DESCRIPTION FORM

The following legal description has been prepared by  
E. Glenn Turner  
and submitted to the City Planning Division for verification.



Digitally signed by E Glenn Turner  
DN: cn=E Glenn Turner, o=American Survey 1119 arid  
Mapping, c=m. fir=gt111ner,asmcorporate.com, c-US  
Date: 2025.10.30 15:16:02 -0500

Signature

10/30/25

Date



"This Description has been reviewed by the Engineering Division and is acceptable based on a check with: 6/8

By: R. D. [Signature] Date: 11/10/2025

Application Request (Office Use Only)

File No. ABN2DZ5 [ ] / fxx)5

Legal Description Including Acreage (To be typed by Applicant):

PREPARED BY: GLENN TURNER, AMERICAN SURVEYING AND MAPPING, INC.  
RIGHT OF WAY ABANDONMENT OF W. ILLIANA STREET

A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 23 SOUTH, RANGE 29 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF BLOCK A OF THE PLAT OF CARLTON TERRACE, AS RECORDED IN PLAT BOOK 0, PAGE 38, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE SOUTH LINE OF SAID BLOCK A OF THE PLAT OF CARLTON TERRACE, RUN NORTH 89°25'43" EAST, A DISTANCE OF 114.61 FEET TO THE SOUTHEAST CORNER OF BLOCK A OF SAID PLAT OF CARLTON TERRACE; THENCE DEPARTING THE SOUTHEAST CORNER OF BLOCK A OF SAID PLAT OF CARLTON TERRACE RUN SOUTH 00°35'22" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH LINE OF THE PLAT OF GEORGE GREEMORE'S SUBDIVISION, AS RECORDED IN PLAT BOOK G, PAGE 79, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID PLAT OF GEORGE GREEMORE'S SUBDIVISION RUN SOUTH 89°25'43" WEST, A DISTANCE OF 104.60 FEET TO THE NORTHEAST CORNER OF SAID PLAT OF GEORGE GREEMORE'S SUBDIVISION, SAID CORNER ALSO LYING ON THE NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF ATLANTIC COAST LINE RAILROAD, AS RECORDED IN SAID PLAT OF CARLTON TERRACE; THENCE ALONG SAID NORTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE RUN NORTH 11 °54'22" WEST, A DISTANCE OF 50.99 FEET RETURNING TO THE POINT OF BEGINNING;

CONTAINING 5,480 SQUARE FEET (0.126 ACRES), MORE OR LESS.

# EXHIBIT B

