



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 11

DATE: November 1, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Paul Sladek, Manager *PS*
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner *EJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL OF GENERAL WARRANTY DEED FROM LENNAR HOMES, LLC TO ORANGE COUNTY, APPROVAL AND EXECUTION OF RESOLUTION REGARDING AUTHORIZATION TO CONVEY CERTAIN COUNTY PROPERTY INTERESTS TO THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, APPROVAL AND EXECUTION OF COUNTY DEED FROM ORANGE COUNTY TO THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, AND AUTHORIZATION TO RECORD INSTRUMENTS

PROJECT: Village H – Springhill APF Conveyance

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of an elementary school as a requirement of an adequate public facilities agreement.

ITEMS: General Warranty Deed
Cost: \$338,400 (Impact Fee Credits)
Size: 15.04 acres

Resolution

County Deed
Revenue: None
Size: 15.04 acres

APPROVALS: Real Estate Management Division
County Attorney's Office
Risk Management Division
Transportation Planning Division

REMARKS: These conveyances are requirements of the Springhill PD Adequate Public Facilities and Impact Fee Credit Agreement (Village H) approved by the Board of County Commissioners on April 9, 2013, as amended and supplemented (collectively, the "Agreement").

The General Warranty Deed and County Deed for the elementary school site fulfills the school site requirement as set out in the Agreement.

Pursuant to The School Board of Orange County's ("School Board") 10-Year Capital Outlay Plan, Site #49-E-W-4 is scheduled to open as an elementary school in 2019. The School Board has requested the conveyance of the property from the County. Upon conveyance of the site from the County, and acceptance by the School Board, the School Board will authorize the County to establish an impact fee account in the amount of \$22,500 per acre for a total \$338,400 in impact fee credits for the Developer.

Developer to pay all recording fees and prorated taxes.

Prepared by:
Thómas R. Sullivan, Esq.
GRAYROBINSON, P.A.
301 East Pine Street, Suite 1400
Orlando, Florida 32801
(407) 843-8880

Parcel I.D. Number:
Portions of: 18-24-27-0000-00007;
07-24-27-0000-00008; and 18-24-27-0000-00010
15.04 +/- acres

Project: Village H – Springhill APF Conveyance

GENERAL WARRANTY DEED

THIS INDENTURE, made this 31st day of August, 2018, between **LENNAR HOMES, LLC**, a Florida limited liability company, whose address is 6750 Forum Drive, Suite 310, Orlando, FL 32821 (“Grantor”) and **ORANGE COUNTY**, a charter county and political subdivision of the state of Florida (“Grantee”), whose post office address is P.O. Box 1393, Orlando, Florida 32802-1393.

WITNESSETH, that Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable considerations to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, all right, title, interest, claim and demand in and to the following described land (the “Property”), situate, lying and being in Orange County, Florida, to-wit:

SEE EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor; and that the Property is free of all encumbrances whatsoever, save and except easements, conditions and restrictions of record, if any, the reference to which shall not operate to reimpose the same, and real property taxes for the year 2018 and thereafter, which are not yet due and payable.

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

Signed, sealed and delivered in the presence of:

Witnesses:

[Signature]
Print Name: Brian Ciphrone

[Signature]
Print Name: Denay Hieracimus

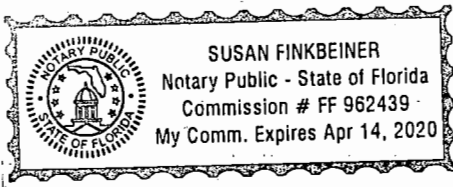
LENNAR HOMES, LLC,
a Florida limited liability company

By: [Signature]
Name: Brock Nicholas
Title: Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 31st day of August, 2018, by Brock Nicholas, as Vice President of Lennar Homes, LLC, a Florida limited liability company.

AFFIX NOTARY STAMP



[Signature]
Signature of Notary Public
Susan Finkbeiner
(Print Notary Name)

Personally known, or
 Produced Identification
Type of Identification Produced:

Exhibit "A"

LEGAL DESCRIPTION THIS IS NOT A SURVEY

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 297.49 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 773.86 FEET, A CENTRAL ANGLE OF 38°26'21", AN ARC LENGTH OF 519.18 FEET, A CHORD LENGTH OF 509.50 FEET AND A CHORD BEARING OF SOUTH 68°18'42" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°05'31" EAST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 12°19'51", AN ARC LENGTH OF 176.48 FEET, A CHORD LENGTH OF 176.14 FEET AND A CHORD BEARING OF SOUTH 55°15'27" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°42'50", AN ARC LENGTH OF 37.84 FEET, A CHORD LENGTH OF 34.33 FEET AND A CHORD BEARING OF SOUTH 18°03'57" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°17'28" WEST, 62.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 189.29 FEET, A CHORD LENGTH OF 188.85 FEET AND A CHORD BEARING OF SOUTH 18°30'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°44'03" WEST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°36'43", AN ARC LENGTH OF 95.68 FEET, A CHORD LENGTH OF 95.34 FEET AND A CHORD BEARING OF SOUTH 20°02'25" WEST; THENCE RUN NORTH 61°39'14" WEST, RADIAL TO SAID CURVE, 141.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 48°23'55", AN ARC LENGTH OF 159.65 FEET, A CHORD LENGTH OF 154.95 FEET AND A CHORD BEARING OF SOUTH 52°32'43" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 76°44'41" WEST, 517.15 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18; THENCE RUN NORTH 00°39'40" EAST, ALONG SAID WEST LINE, 1077.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 15.04 ACRES MORE OR LESS.

SHEET 1 OF 2



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

SK 3 REV

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18--24--27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013
DATE: NOVEMBER 22, 2017
SCALE: 1 INCH = 300 FEET
FIELD BY: N/A

CALCULATED BY: EGT
DRAWN BY: EGT
CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:


JAMES L. RICKMAN, PSM #5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

WEST LINE OF SOUTHEAST 1/4
SECTION 7-24-27

SECTION 7-24-27
SECTION 18-24-27

POINT OF COMMENCEMENT
NORTH 1/4 CORNER
SECTION 18-24-27

NORTH LINE OF NORTHEAST 1/4
SECTION 18-24-27

POINT OF BEGINNING
SCHOOL PARCEL

NOT PLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	S49°05'31"E	322.86'
L2	S25°17'28"W	62.98'
L3	S11°44'03"W	74.93'
L4	N61°39'14"W	141.00'



NOT PLATTED

PROPOSED SCHOOL PARCEL
15.04± ACRES

WEST LINE OF NORTHEAST 1/4
SECTION 18-24-27

NOT PLATTED

LEGEND:

PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY
NT.....NON-TANGENT
PRC.....POINT OF REVERSE CURVATURE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	773.86'	38°26'21"	519.18'	509.50'	S68°18'42"E
C2	820.00'	12°19'51"	176.48'	176.14'	S55°15'27"E
C3	25.00'	86°42'50"	37.84'	34.33'	S18°03'57"E
C4	800.00'	13°33'25"	189.29'	188.85'	S18°30'46"W
C5	330.00'	16°36'43"	95.68'	95.34'	S20°02'25"W
C6	189.00'	48°23'55"	159.65'	154.95'	S52°32'43"W

SURVEYOR'S NOTES:

SHEET 2 OF 2

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JOB NO. 20130013
DATE: DEC. 2, 2014
SCALE: 1 INCH = 300 FEET
FIELD BY: N/A

CALCULATED BY: EGT
DRAWN BY: EGT
CHECKED BY: JLR

REVISED 11-22-17



16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

NOV 13 2018

Project: Village H – Springhill PD APF Conveyance

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the School Board of Orange County, Florida, a corporate body organized and existing under the laws of the state of Florida, whose address is 445 West Amelia Street, Orlando, Florida 32801-1129, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

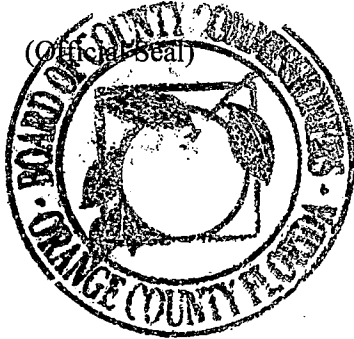
Property Appraiser's Parcel Identification Number:

portions of 18-24-27-0000-00-007, 07-24-27-0000-00-008, and 18-24-27-0000-00-010

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

Project: Village H – Springhill PD APF Conveyance

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year as written below.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
for Orange County Mayor

DATE: 11.13.18

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Lakela Louis*
for Deputy Clerk
Lakela Louis
Printed Name

This instrument prepared by:

E. Price Jackson, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

Project: Village H – Springhill PD APF Conveyance

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SHEET 1 OF 2



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JOB NO. 20130013

CALCULATED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

DATE: NOVEMBER 22, 2017

DRAWN BY: EGT

SCALE: 1 INCH = 300 FEET

CHECKED BY: JLR

FIELD BY: N/A

JAMES L. RICKMAN, PSM #5633

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