

**THIS INSTRUMENT PREPARED BY AND  
AFTER RECORDING RETURN TO:**

E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida  
P.O. Box 1393  
Orlando, Florida 32802-1393

**Property Appraiser's Parcel Identification Number:**  
a portion of 14-21-28-0000-00-024

**Instrument:** 101.1

**Project:** Petition to Vacate #25-06-016 (Lake Pleasant Court)

**THIS IS A DONATION**

**WARRANTY DEED**

THIS WARRANTY DEED, made as of the date signed below, by Ryan Joseph Fischer, a single man, hereinafter called the GRANTOR, to Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, hereinafter called the GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, receipt whereof is hereby acknowledged, do hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto the GRANTEE, all that certain land situate in Orange County, Florida:

**SEE ATTACHED EXHIBIT "A"**

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 said GRANTEE that the GRANTOR is lawfully seized of said land in fee simple; that the GRANTOR has good right and lawful authority to sell and convey said land; that the GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2025.

Instrument: 101.1  
Project: Petition to Vacate #25-06-016 (Lake Pleasant Court)

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in their name.

Signature of TWO witnesses and their mailing addresses are required by Florida law, F.S. 695.26

[Signature]  
WITNESS #1

Matthew Ross Fischer  
Signature  
Print Name

Mailing Address: 241 Cedar Dr  
City: Longwood State: FL  
Zip Code: 32779

[Signature]  
Ryan Joseph Fischer

Mailing Address: 3313 Sunset Ridge Ct  
City: Longwood State: FL  
Zip Code: 32779

[Signature]  
WITNESS #2  
Signature

Rachel Linville  
Print Name

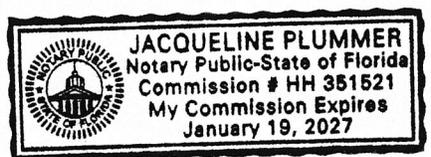
Mailing Address: 408 Kimberly Ct.  
City: Sanford State: FL  
Zip Code: 32771

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization this 5<sup>th</sup> day of January, 2026, by Ryan Joseph Fischer, a single man. The individual  is personally known to me or  has produced \_\_\_\_\_ as identification.

(Notary Stamp)

[Signature]  
Notary Signature  
Jacqueline Plummer  
Print Notary Name  
Notary Public of: Florida  
My Commission Expires: 01/19/2027



# SKETCH OF DESCRIPTION

OK  
SOBI 11/18/2025

SHEET 1 OF 2

**LEGAL DESCRIPTION:**

ATLANTIS DRIVE, A 60.00 FOOT PUBLIC RIGHT-OF-WAY BEING A PORTION OF PARCEL IDENTIFICATION NUMBER 14-21-28-0000-00-024, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING A FOUND 1 INCH IRON PIPE "NO CAP" SET IN CONCRETE, RUN NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST 199.40 FEET ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF SECTION 14, ALSO BEING THE EAST LINE OF LAKE PLEASANT ESTATES, AS RECORDED IN PLAT BOOK U, PAGE 7, ORANGE COUNTY, FLORIDA TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 04 MINUTES 00 SECONDS EAST ALONG SAID LINE A DISTANCE OF 76.35 FEET TO THE SOUTHWEST CORNER OF PARCEL IDENTIFICATION NUMBER 14-21-28-0000-00-023; THENCE RUN NORTH 51 DEGREES 52 MINUTES 00 SECONDS EAST ALONG THE SOUTH LINE OF SAID PARCEL IDENTIFICATION NUMBER 14-21-28-0000-00-023, A DISTANCE OF 148.80 FEET TO A PERMANENT REFERENCE MONUMENT, A FOUND 1 INCH IRON PIPE, NO CAP, BEING THE SOUTHWEST CORNER OF LOT 13, LAKE PLEASANT SUBDIVISION, AS RECORDED IN PLAT BOOK T, PAGE 30, ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 27 DEGREES 53 MINUTES 00 SECONDS EAST A DISTANCE OF 60.97 FEET TO THE NORTHWEST CORNER OF LOT 14, LAKE PLEASANT SUBDIVISION; THENCE RUN SOUTH 51 DEGREES 52 MINUTES 00 SECONDS WEST A DISTANCE OF 185.17 FEET TO THE POINT OF BEGINNING.

CONTAINS 10,019 SQUARE FEET OR 0.23 ACRES MORE OR LESS.

THIS IS NOT A SURVEY.  
THIS IS ONLY A SKETCH.

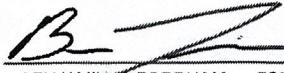
SKETCH OF DESCRIPTION: TO GRANT A PART OF PARCEL IDENTIFICATION NUMBER 14-21-28-0000-00-024, FOR ATLANTIS AVENUE, A 60 FOOT PUBLIC RIGHT-OF-WAY ROAD, ORANGE COUNTY, FLORIDA



**CENTRAL FLORIDA  
LAND SURVEYING**  
509 BOXELDER AVENUE  
ALAMONTE SPRINGS, FLORIDA 32714  
(T) 321-972-5660  
WEBSITE: CFLLS.COM  
E-MAIL: ORDERS@CFLLS.COM

SKETCH OF DESCRIPTION CERTIFIED TO: RYAN JOSEPH FISCHER; ORANGE COUNTY, FLORIDA - PUBLIC WORKS - DEVELOPMENT ENGINEERING DIVISION
DRAWN BY: DCM
SKETCH DATE: 09/03/2025
SCALE: 1" = 60'
JOB # 313
FILE: SOD-B
REVISIONS:
EDIT CALL ON DESCRIPTION 10-23-25
DELETE 'PROPOSED' 11-09-25

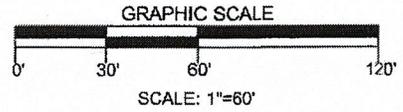
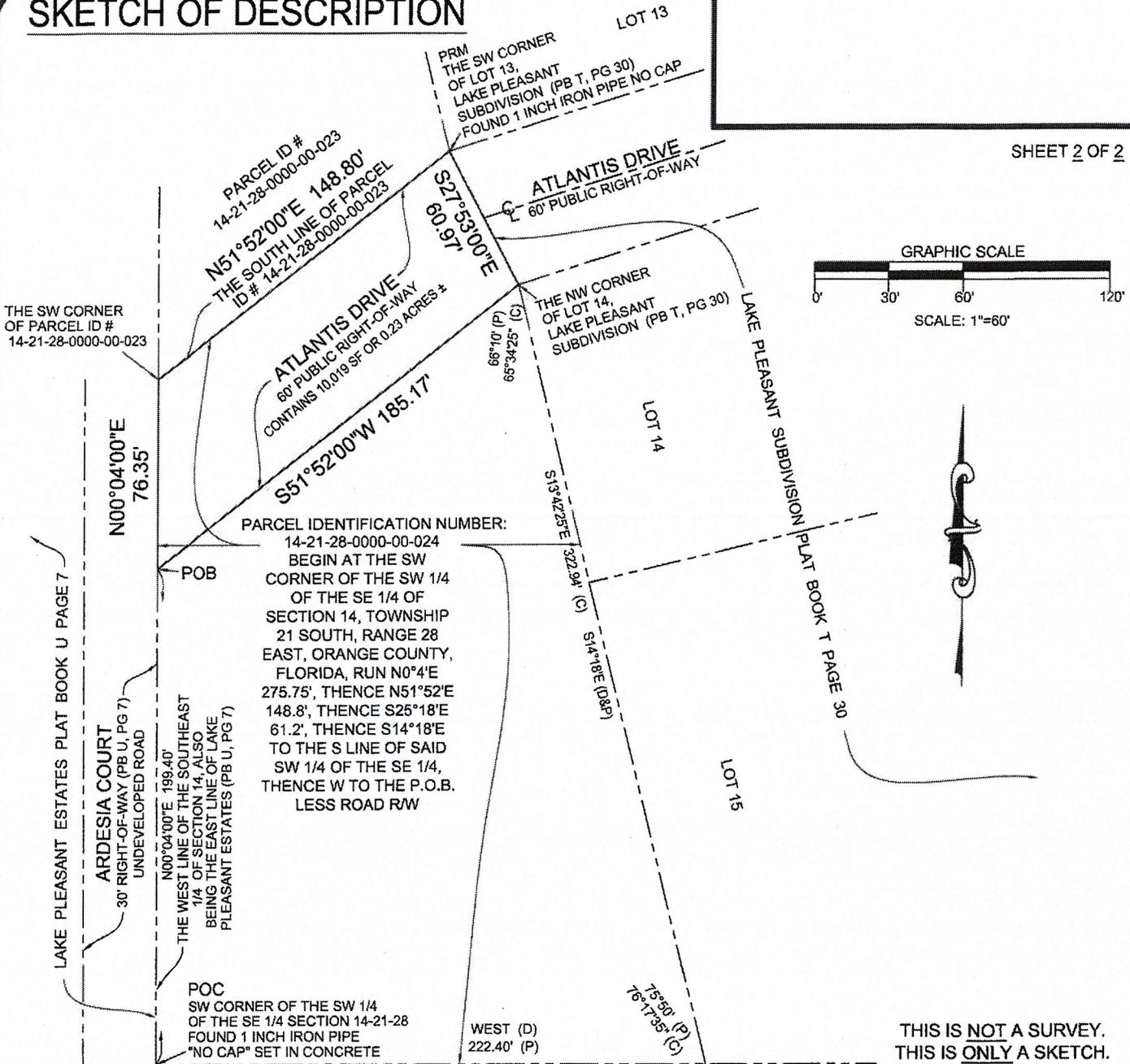
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA STATUTE 472.



BENJAMIN E. FORDHAM PSM 7481 LB 8573  
THIS SKETCH OF DESCRIPTION IS INTENDED ONLY FOR THE USE OF SAID CERTIFIED PARTIES. THIS SKETCH OF DESCRIPTION IS NOT VALID UNLESS SIGNED AND SEALED BY ABOVE LISTED SURVEYOR.

# SKETCH OF DESCRIPTION

SHEET 2 OF 2



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LEGEND	
⊙	- CENTERLINE
E	- EAST
N	- NORTH
NE	- NORTHEAST
NW	- NORTHWEST
POB	- POINT OF BEGINNING
POC	- POINT OF COMMENCEMENT
PB	- PLAT BOOK
PG	- PAGE
RAW	- RIGHT-OF-WAY
S	- SOUTH
SE	- SOUTHEAST
SW	- SOUTHWEST
W	- WEST

SKETCH OF DESCRIPTION  
CERTIFIED TO:  
RYAN JOSEPH FISCHER;  
ORANGE COUNTY, FLORIDA -  
PUBLIC WORKS -  
DEVELOPMENT ENGINEERING DIVISION  
DRAWN BY: DCM  
SKETCH DATE: 09/03/2025  
SCALE: 1" = 60'  
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