



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32801-1393

Legislation Text

File #: 26-0253, **Version:** 1

Interoffice Memorandum

DATE: February 18, 2026

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Elizabeth Price Jackson, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by Ryan Joseph Fischer to Orange County and authorization to record instrument for Petition to Vacate #25-06-016 (Lake Pleasant Court) (Related to Public Hearing PTV #25-05-016). District 2. **(Real Estate Management Division)**

PROJECT: Petition to Vacate #25-06-016 (Lake Pleasant Court) (Related to Public Hearing PTV #25-05-016)

PURPOSE: To provide for access, construction, operation, and maintenance of roadway facilities as a requirement of a petition to vacate.

ITEM:

Warranty Deed (Inst. 101.1)

Cost: Donation

Size: 10,019 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

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Real Estate Management Division
Risk Management Division
Development Engineering Division

REMARKS: This action provides right-of-way to extend Atlantis Avenue to Ardesia Court to replace the vacated Lake Pleasant Court.

This item is related to a public hearing for Petition to Vacate #25-06-016 (Lake Pleasant Court) scheduled for later in the day.

Grantor to pay all recording fees and prorated taxes.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 10 2026

**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

Signature
Matthew Ross Fosnow
Print Name

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

[Signature]

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

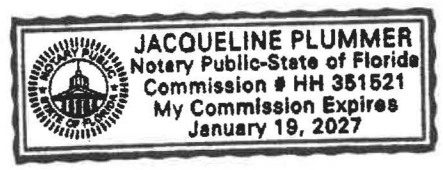
Mailing Address: 408 Kimberly Ct.
City: Sanford State: FL
Zip Code: 32771

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 5th 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
JOB 11/18/2025

LEGAL DESCRIPTION:

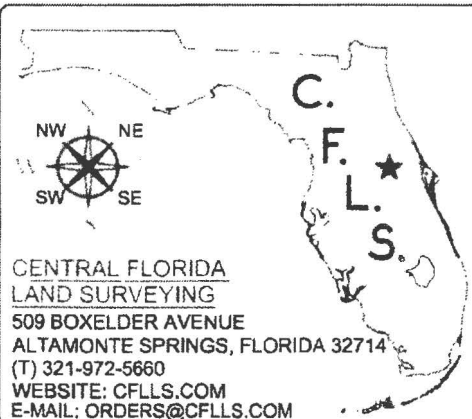
ATLANTIS DRIVE, A 60.00 FOOT PUBLIC RIGHT-OF-WAY BEING A PORTION OF PARCEL IDENTIFICATION NUMBER 14-21-28-0000-00-024, ORANGE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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
ALTAMONTE 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

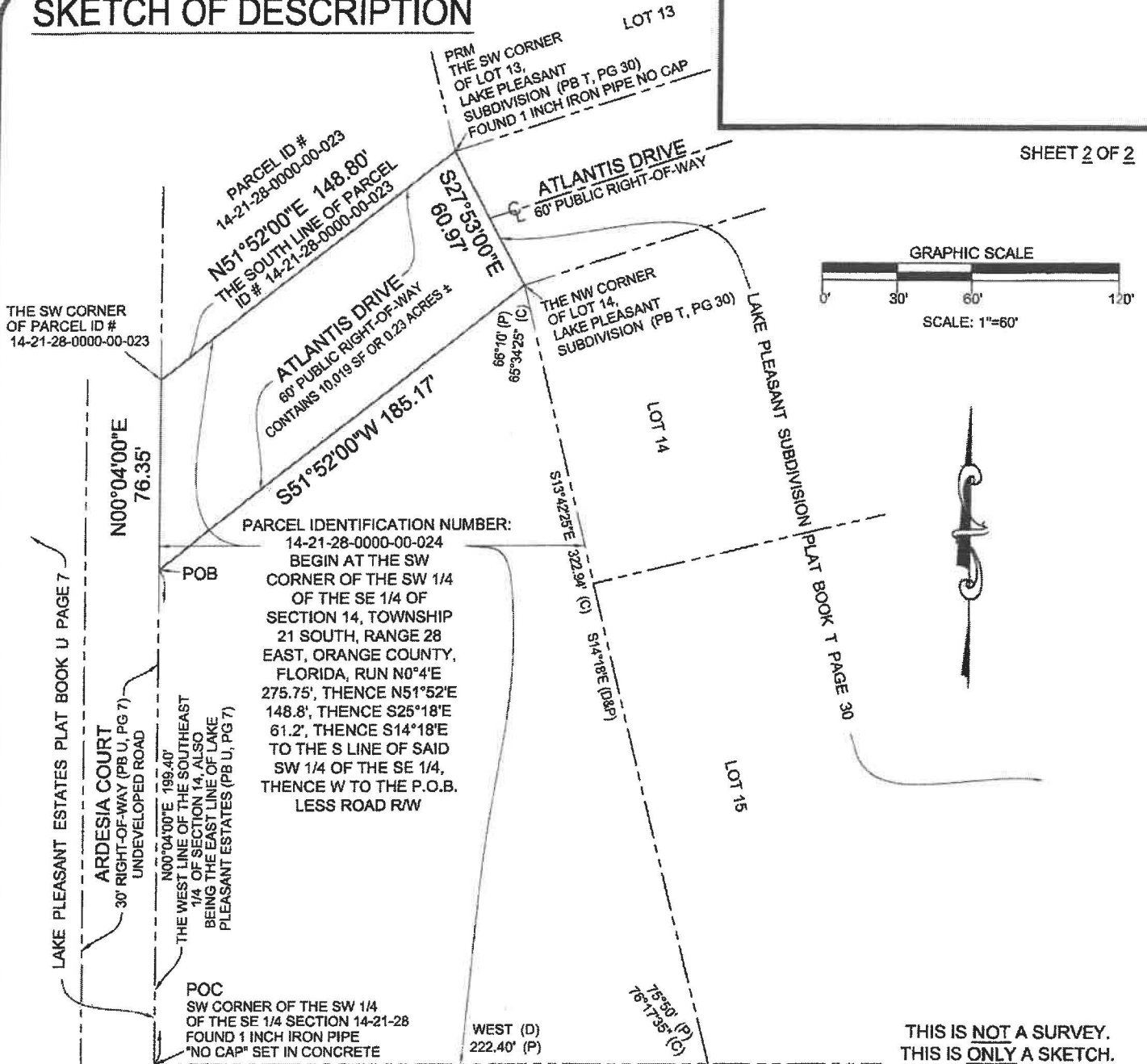
I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION WAS PREPARED UNDER MY DIRECTION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. THIS LEGAL DESCRIPTION WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AS CONTAINED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO FLORIDA 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	
CL - CENTERLINE	PB - PLAT BOOK
E - EAST	PG - PAGE
N - NORTH	R/W - RIGHT-OF-WAY
NE - NORTHEAST	S - SOUTH
NW - NORTHWEST	SE - SOUTHEAST
POB - POINT OF BEGINNING	SW - SOUTHWEST
POC - POINT OF COMMENCEMENT	W - WEST

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