



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 8

DATE: November 27, 2018

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

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

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED FROM LENNAR HOMES, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village H (Avalon Road – CR 545) RAC
District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of a road network agreement.

ITEM: Special Warranty Deed (Parcel 1012B)
Cost: \$51.65 (Impact Fee Credits)
Size: 100 square feet

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

Real Estate Management Division

Agenda Item 8

November 27, 2018

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REMARKS:

This conveyance is a requirement of the Village H Horizon West Road Network Agreement (C.R. 545) approved by the Board of County Commissioners on February 12, 2013, as amended.

Grantor to pay all closing costs.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

Project: Village H (Avalon Road – CR 545) RAC
Parcel: 1012B

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 23rd day of April, 2018, by **Lennar Homes, LLC**, a Florida limited liability company, whose address is 700 N. W. 107th Avenue, Suite 400, Miami, Florida 33174 (hereinafter referred to as 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 referred to as the “Grantee”);

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT “A”

Property Appraiser’s Parcel Identification Number:

A portion of

17-24-27-0000-00009

(hereinafter referred to as the “Subject Property”);

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.


Project: Village H (Avalon Road — CR 545) RAC
Parcel: 1012B

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2018 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.


Signed, sealed and delivered in the presence of the following two (2) witnesses:



Signature of Witness #1

Kerry Beckner

Printed Name of Witness #1




Signature of Witness #2

Arrie Hestry

Printed Name of Witness #2

GRANTOR:

Lennar Homes, LLC
a Florida limited liability company

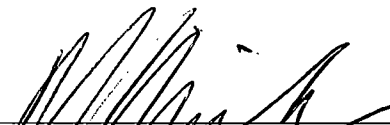
By: 

Brock Nicholas
Vice President

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 23rd day of April, 2018, by Brock Nicholas, as Vice-President of Lennar Homes, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced as identification.

(NOTARY SEAL)



Notary Public Signature
Melanie Minihan

(Name typed, printed or stamped)



Project: Village H (Avalon Road – CR 545) RAC
Parcel: 1012B

EXHIBIT “A”

[See Following Pages]

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1012B

LEGAL DESCRIPTION

A portion of land being in the northwest quarter of Section 17, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the northwest corner of said Section 17; thence run along the North line of the northwest quarter, North 89°50'40" East, 939.67 feet; thence departing said North line run, South 00°09'20" East, 479.98 feet to the POINT OF BEGINNING; also being a point on a curve concave southerly having a radius of 1320.00 feet, a central angle of 000°51'45"; a chord bearing South 68°46'53" East and a chord distance of 19.87 feet, said point also being on the northerly property line of the lands described in Official Records Book 11029, Page 4607 as recorded in the Public Records of Orange County, Florida; thence run easterly along the arc of said curve and said property line 19.87 feet to a point on the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; said point being on a non-tangent curve concave easterly having a radius of 2897.79 feet, a central angle of 000°05'59", a chord bearing of South 22°53'39" West and a chord distance of 5.05 feet; thence leaving said northerly property line run southerly along said westerly Right of Way Line and the arc of said curve 5.05 feet to a point on said westerly Right of Way Line and the northeast corner of the lands described in Official Records Book 11029, Page 8239 as recorded in the Public Records of Orange County, Florida; said point also being a non-tangent curve concave southerly having a radius of 1315.00 feet, a central angle of 000°51'19", a chord bearing of North 68°47'48" West and a chord distance of 19.63 feet; thence leaving said westerly Right of Way Line run westerly along the northerly property line of said lands and arc of said curve 19.63 feet to the northwest corner of said lands, said corner also being the northeasterly corner of Water Spring Boulevard, as recorded in Official Records Book 11029, Page 8245 of the Public Records of Orange County, Florida; thence leaving said northerly property line run, North 20°13'22" East, 5.05 feet to the POINT OF BEGINNING.

Said lands contain 100 Square Feet more or less.

NOTES

- 1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. McINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Handwritten signature of Eli Donaldson and date 4/12/2018.

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. 6984

DATE

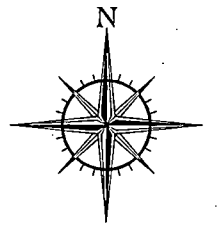
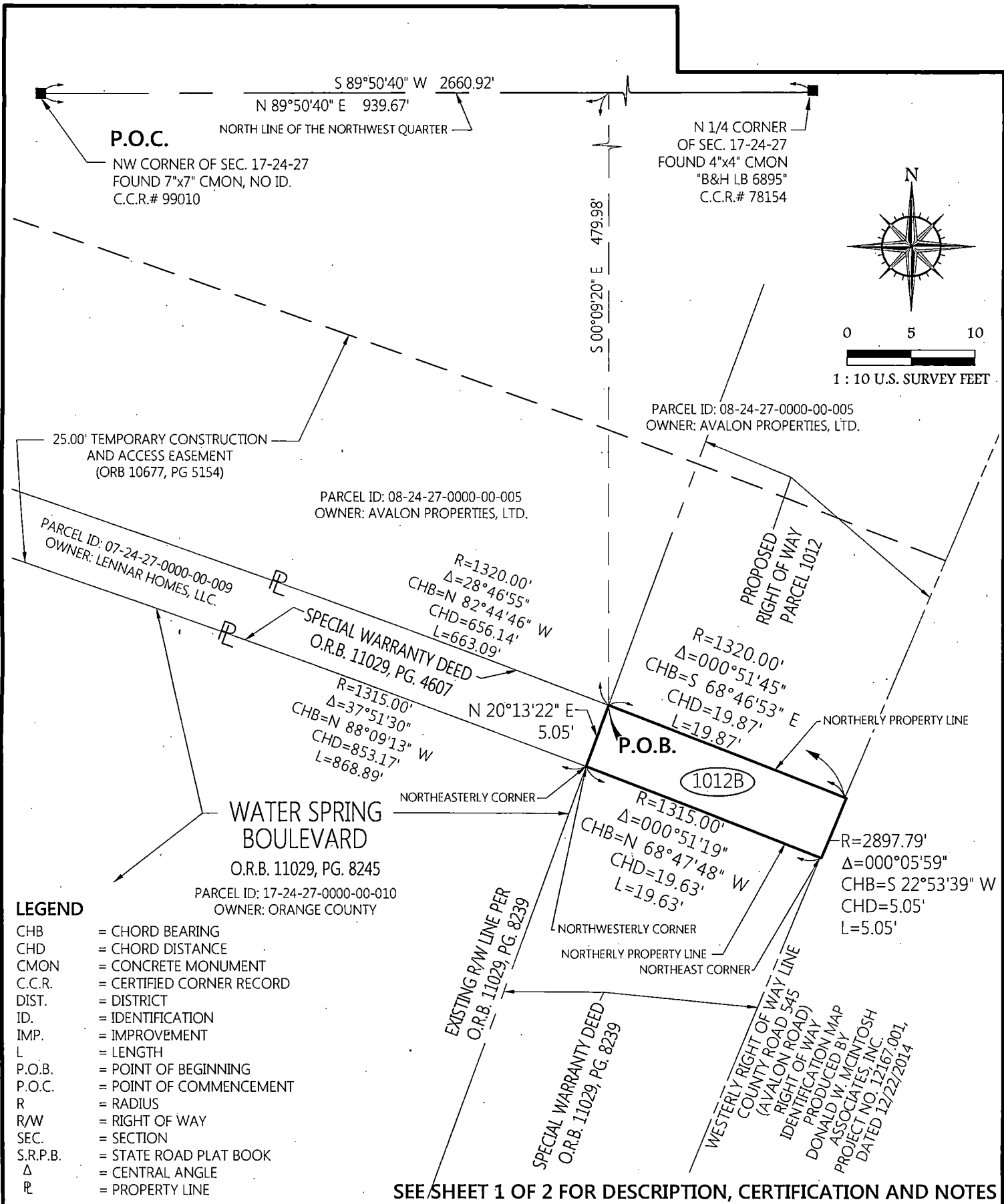
SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Table with 2 columns: DRAWN BY: C.A.P., CHECKED: E.J.D., PROJECT # 61992.00, DRAWING: ROW PARCEL 1012B.DWG, DRAWING DATE: 07/25/2017, SHEET 1 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012B
ISSUED FOR:
LENNAR HOMES, LLC.



0 5 10

1 : 10 U.S. SURVEY FEET

LEGEND

- CHB = CHORD BEARING
- CHD = CHORD DISTANCE
- CMON = CONCRETE MONUMENT
- C.C.R. = CERTIFIED CORNER RECORD
- DIST. = DISTRICT
- ID. = IDENTIFICATION
- IMP. = IMPROVEMENT
- L = LENGTH
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SEC. = SECTION
- S.R.P.B. = STATE ROAD PLAT BOOK
- Δ = CENTRAL ANGLE
- ℙ = PROPERTY LINE

SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES

SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA

Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153
Vanasse Hangen Brustlin, Inc.

DRAWN BY: C.A.P.	CHECKED: E.J.D.
PROJECT # 61992.00	
DRAWING: ROW PARCEL 1012B.DWG	
DRAWING DATE: 07/25/2017	
SCALE: 1" = 10'	SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012B

ISSUED FOR:
LENNAR HOMES, LLC.