



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: March 21, 2019

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

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

FROM: Elena Hutchinson, Senior Title Examiner *EH*.
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 Westwood Vista Corporation to Orange County and authorization to perform all actions necessary and incidental to closing

PROJECT: VOA-Nerbonne PD Wildwood Avenue and Westwood Boulevard

District 1

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

ITEM: General Warranty Deed
Cost: \$255,975 (Impact Fee Credits)
Size: 10,239 square feet

APPROVALS: Real Estate Management Division
Public Works Department
Risk Management Division
Transportation Planning Division

REMARKS: This conveyance is a requirement of the Transportation Impact Fee Agreement VOA-Nerbonne PD Wildwood Avenue and Westwood Boulevard approved by the Board on October 16, 2018.

Grantor to pay all closing costs and prorated taxes.

APR 09 2019

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

Instrument: Transportation Impact Fee Agreement
Doc #20180627696, Public Records of Orange County

Project: VOA-Nerbonne PD
Wildwood Avenue and Westwood Boulevard
0.235 acres +/-

GENERAL WARRANTY DEED

THIS INDENTURE, made this 14th day of March, 2019, between **WESTWOOD VISTA CORPORATION**, a Florida corporation, whose address is 3041 Tindall Acres Road, Kissimmee, FL 34744 (“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 valuable considerations receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, the following described land (the “Property”), situate, lying and being in Orange County, Florida, to-wit:

SEE EXHIBIT “A”, ATTACHED HERETO AND INCORPORATED HEREIN

Property Appraiser’s Parcel Identification Number:

**A portion of
23-24-28-5844-00-570**

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 hereby covenants with said Grantee that it is lawfully seized of the Property in fee simple; that it has good right and lawful authority to sell and convey the Property; that it hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever; 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 2019 and thereafter, which are not yet due and payable.

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

Signed, sealed and delivered in the presence of:

Witnesses:

WESTWOOD VISTA CORPORATION,
a Florida corporation

Silvia Dyson
Print Name: SILVIA DYSON

By: *Robert Trost*
Name: Robert Trost
Title: President

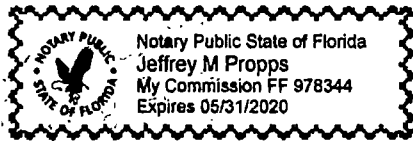
Letty Silva
Print Name: LETTY SILVA

[CORPORATE SEAL]

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 13 day of MARCH, 2019, by Robert Trost as President of Westwood Vista Corporation, a Florida corporation, on behalf of the corporation.

AFFIX NOTARY STAMP



Jeffrey M Propps
Signature of Notary Public

JEFFREY M PROPPS
(Print Notary Name)

Personally known, or

Produced Identification

Type of Identification Produced:

Exhibit "A"

SKETCH OF DESCRIPTION

PROPOSED RIGHT OF WAY
 A PORTION OF LOT 57
 WILLIS J. MUNGER'S SUBDIVISION
 A PORTION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LOT 57, PER THE PLAT OF WILLIS J. MUNGER'S SUBDIVISION, AS RECORDED IN PLAT BOOK "E", PAGE 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 2, PER THE PLAT OF LAKE EVE PHASE 1, PLAT BOOK 29, PAGES 21 THROUGH 22, ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°03'03" WEST, A DISTANCE OF 15.00 FEET TO A POINT ON THE SOUTH LINE OF THE PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 9733, PAGE 7914 OF PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE ALONG SAID SOUTH LINE, NORTH 89°51'59" WEST, A DISTANCE OF 483.33 FEET TO A POINT OF INTERSECTION WITH THE EAST RIGHT OF WAY LINE OF DARYL CARTER PARKWAY (FORMERLY KNOWN AS WILDWOOD AVENUE); THENCE ALONG SAID EAST RIGHT OF WAY, NORTH 00°05'15" EAST, A DISTANCE OF 376.72 FEET TO A POINT ON THE NORTHERLY LINE OF THAT PARTICULAR PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 9733, PAGE 7914, FOR A **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID EAST RIGHT OF WAY LINE NORTH 00°05'15" EAST, A DISTANCE OF 258.31 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF INTERNATIONAL DRIVE; THENCE ALONG SAID SOUTHEAST RIGHT OF WAY LINE, NORTH 72°09'56" EAST, A DISTANCE OF 93.93 FEET; THENCE DEPARTING SAID SOUTHEAST RIGHT OF WAY LINE, SOUTH 45°05'15" WEST, A DISTANCE OF 76.89 FEET; THENCE SOUTH 00°05'15" WEST, A DISTANCE OF 232.87 FEET TO A POINT ON THE AFOREMENTIONED NORTHERLY PROPERTY LINE OF OFFICIAL RECORDS BOOK 9733, PAGE 7914; THENCE NORTH 89°51'59" WEST ALONG SAID PROPERTY LINE, A DISTANCE OF 35.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 10,239 SQUARE FEET OR 0.235 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON NORTH RIGHT OF WAY LINE OF WILDWOOD AVENUE, WHICH BEARS N89°51'59"W, ASSUMED.

THIS SKETCH IS NOT A SURVEY.

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PROPOSED RIGHT OF WAY
 A PORTION OF LOT 57
 WILLIS J. MUNGER'S SUBDIVISION
 A PORTION OF SECTION 23, TOWNSHIP 24 SOUTH, RANGE 28 EAST
 ORANGE COUNTY, FLORIDA

ASAM

**AMERICAN
 SURVEYING
 & MAPPING INC.**

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
 3191 MAGUIRE BOULEVARD, SUITE 200
 ORLANDO, FLORIDA 32803
 (407) 426-7979
 WWW.AMERICANSURVEYINGANDMAPPING.COM

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

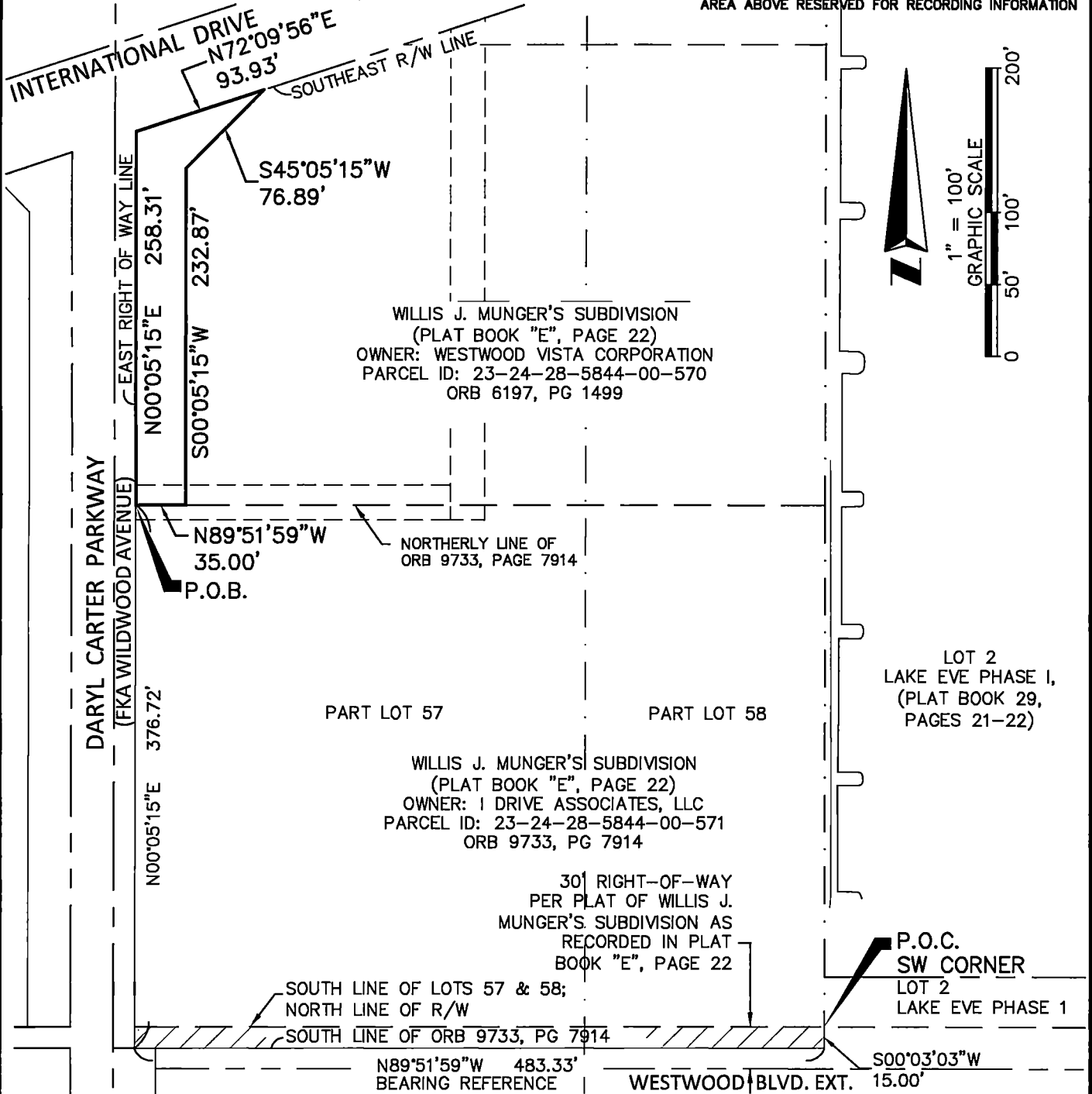
James D. Flick
 JAMES D. FLICK, SPSM #6088
 DATE: 10/03/18
 Florida
 Professional Surveyor and Mapper

JOB NO.:	DATE	REVISIONS	TECH
180527	07/29/18	CLIENT COMMENTS	GHF
SCALE: 1" = 100'	08/01/18	COUNTY COMMENTS	JDF
FIELD DATE: 06/06/18	10/02/18	CLIENT COMMENTS	GHF
FIELD BY: TK			
DRAWN BY: GHF			
APPROVED BY: JDF			
DRAWING FILE #			
180527 - ORLANDO			
STORAGE ROW			
6000_RESERVED			

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LEGEND AND ABBREVIATIONS

P.O.C. POINT OF COMMENCEMENT
 P.O.B. POINT OF BEGINNING
 ORB OFFICIAL RECORDS BOOK
 PG PAGE
 SW SOUTHWEST
 R/W RIGHT OF WAY
 LB LICENSED BUSINESS
 PLS PROFESSIONAL SURVEYOR AND MAPPER
 FKA FORMERLY KNOWN AS
 EXT. EXTENSION



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