



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 13

**DATE:** November 7, 2019

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

**THROUGH:** Paul Sladek, Manager  
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 Warranty Deed from The Oasis at Moss Park Preserve, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Moss Park Preserve  
  
District 4

**PURPOSE:** To provide for access, construction, operation, and maintenance of road improvements.

**ITEM:** Warranty Deed (Instrument 101.1)  
Cost: Donation  
Total size: 26,382 square feet

**APPROVALS:** Real Estate Management Division  
Public Works Department  
Risk Management Division

*REC for PBS*

**REMARKS:**

The Oasis at Moss Park Preserve, LLC (Grantor) is developing lands lying north of the new Storey Park Boulevard at its intersection with Moss Park Road. The two parcels being conveyed by this Warranty Deed are remnant parcels of land lying south of Storey Park Boulevard outside of the proposed development. The Public Works Department has agreed to accept these parcels from Grantor for roadway appurtenances.

Grantor to pay all closing costs.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
DEC 03 2019

Instrument: 101.1  
Project: Moss Park Preserve

### WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 10<sup>th</sup> day of October, A.D. 2019, by The Oasis at Moss Park Preserve, LLC, a Florida limited liability company, whose address is 247 North Westmont Drive, Altamonte Springs, Florida 32714, GRANTOR, and Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$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 the GRANTEE, all that certain land situate in Orange County, Florida:

#### SEE ATTACHED SCHEDULE "A"

#### Property Appraiser's Parcel Identification Numbers:

09-24-31-0000-00-044 and 09-24-31-0000-00-045

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 GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR hereby fully warrants 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, 2018.

Instrument: 101.1  
Project: Moss Park Preserve

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

Signed, sealed, and delivered  
in the presence of:

The Oasis at Moss Park Preserve, LLC  
a Florida limited liability company

Julie Schroeder  
Witness

BY: [Signature]  
Richard R. Haley  
Executive Vice President

Julie Schroeder  
Printed Name

Sonia P. Baurista  
Witness

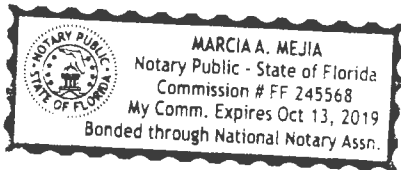
SONIA P. BAURISTA  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of October 2019,  
by Richard R. Haley, as Executive Vice President of The Oasis at Moss Park Preserve, LLC, a Florida  
limited liability company on behalf of limited liability company. He is personally known to me or has  
produced \_\_\_\_\_ as identification.

(Notary Seal)



[Signature]  
Notary Signature  
Marcia A. Mejia  
Printed Notary Name  
Notary Public in and for Florida  
the County and State aforesaid

**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

My commission expires

# SKETCH OF DESCRIPTION

SHEET 1 OF 4

## LEGAL DESCRIPTION (REMNANT PARCELS).

### PARCEL 1

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 9, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9; THENCE RUN NORTH 89°49'06" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 58.66 FEET TO A POINT ON THE NORTHERLY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3491, PAGE 539 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTHERLY LINE AND CONTINUING ALONG SAID SOUTH LINE RUN NORTH 89°49'06" WEST FOR A DISTANCE OF 77.10 FEET; THENCE DEPARTING SAID SOUTH LINE RUN SOUTH 00°10'57" WEST FOR A DISTANCE OF 49.90 FEET TO A POINT ON SAID NORTHERLY LINE; THENCE RUN SOUTH 57°16'26" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 52.90 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20190190151 OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1081.00 FEET, WITH A CHORD BEARING OF NORTH 32°15'12" WEST, AND A CHORD DISTANCE OF 30.13 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINE OF SAID PARCEL OF LAND: NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°35'50" FOR A DISTANCE OF 30.14 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF NORTH 19°17'14" EAST, AND A CHORD DISTANCE OF 77.43 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 101°29'02" FOR A DISTANCE OF 88.56 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF NORTH 66°37'30" EAST, AND A CHORD DISTANCE OF 188.87 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°48'29" FOR A DISTANCE OF 188.98 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON THE EAST LINE OF AFORESAID NORTHWEST 1/4 OF SECTION 9; THENCE RUN SOUTH 01°27'45" WEST ALONG SAID EAST LINE FOR A DISTANCE OF 56.94 FEET TO A POINT ON AFORESAID NORTHERLY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY; THENCE RUN SOUTH 57°16'26" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 70.90 FEET TO THE POINT OF BEGINNING.

CONTAINS 12,895 SQUARE FEET, 0.30 ACRES MORE OR LESS.

### SURVEYOR'S NOTES:

SK15

THIS IS NOT A SURVEY.  
 THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.  
 THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITH THE BENEFIT OF TITLE COMMITMENT 2037-4354847 BY FIRST AMERICAN TITLE INSURANCE COMPANY, DATED JUNE 27, 2019 @ 8:00 A.M.  
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 9-24-31 BEING N89°49'06"W FOR ANGULAR DESIGNATION ONLY.

JOB NO. 20150442

CALCULATED BY: JLR

FOR THE LICENSED BUSINESS # 6723 BY:

DATE: 9-19-2018

DRAWN BY: PJR

SCALE: 1" = 100 FEET

CHECKED BY: MR

FIELD BY: N/A

REVISED: 7/30/19, 10/09/19

JAMES L. RICKMAN P.S.M. # 5633



16 East Plant Street  
 Winter Garden, Florida 34787 • (407) 654 5355

# SKETCH OF DESCRIPTION

SHEET 2 OF 4

AND

PARCEL 2

A PARCEL OF LAND COMPRISING A PORTION OF SECTION 9. TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF AFORESAID SECTION 9; THENCE RUN NORTH 89°49'06" WEST ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 9 FOR A DISTANCE OF 58.66 FEET TO A POINT ON THE NORTHERLY LINE OF ORLANDO UTILITIES COMMISSION RAILROAD RIGHT-OF-WAY ACCORDING TO OFFICIAL RECORDS BOOK 3491, PAGE 539 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 57°16'26" WEST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 274.74 FEET TO THE SOUTHERLY CORNER OF A PARCEL OF LAND DESCRIBED IN DOCUMENT NUMBER 20190190151 OF SAID PUBLIC RECORDS, ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTHERLY LINE RUN SOUTH 57°16'26" WEST FOR A DISTANCE OF 28.01 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF MOSS PARK ROAD ACCORDING TO OFFICIAL RECORDS BOOK 6175, PAGE 8600 OF SAID PUBLIC RECORDS, ALSO BEING A POINT ON A NON TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2165.00 FEET, WITH A CHORD BEARING OF NORTH 67°27'21" WEST, AND A CHORD DISTANCE OF 253.33 FEET; THENCE RUN NORTHWESTERLY ALONG SAID NORTHERLY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°42'29" FOR A DISTANCE OF 253.48 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 1590.50 FEET, WITH A CHORD BEARING OF NORTH 81°08'59" EAST, AND A CHORD DISTANCE OF 157.10 FEET; THENCE RUN THE FOLLOWING COURSES ALONG THE SOUTHERLY LINES OF SAID PARCEL OF LAND: NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 05°39'42" FOR A DISTANCE OF 157.16 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 50.00 FEET, WITH A CHORD BEARING OF SOUTH 65°06'57" EAST, AND A CHORD DISTANCE OF 59.57 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 73°07'50" FOR A DISTANCE OF 63.82 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 1211.00 FEET, WITH A CHORD BEARING OF SOUTH 30°47'02" EAST, AND A CHORD DISTANCE OF 94.38 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 04°27'59" FOR A DISTANCE OF 94.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 13,487 SQUARE FEET, 0.31 ACRES MORE OR LESS.



Professional Engineers & Surveyors  
 16 East Plant Street  
 Winter Garden, Florida 34787 • (407) 654-5355

**THIS IS NOT A SURVEY:**

P.B. DENOTES PLAT BOOK  
 PG(S) DENOTES PAGE(S)  
 O.R. DENOTES OFFICIAL RECORDS BOOK  
 DOC.# DENOTES DOCUMENT NUMBER

⊙ DENOTES CHANGE IN DIRECTION  
 R/W DENOTES RIGHT-OF-WAY  
 C DENOTES CENTERLINE  
 P.C. DENOTES POINT OF CURVATURE  
 N.T. DENOTES NON TANGENT  
 P.R.C. DENOTES POINT OF REVERSE CURVATURE  
 P.C.C. DENOTES POINT OF COMPOUND CURVATURE

SK15

JOB NO. 20150442

CALCULATED BY: JLR

DATE: 9-19-2018

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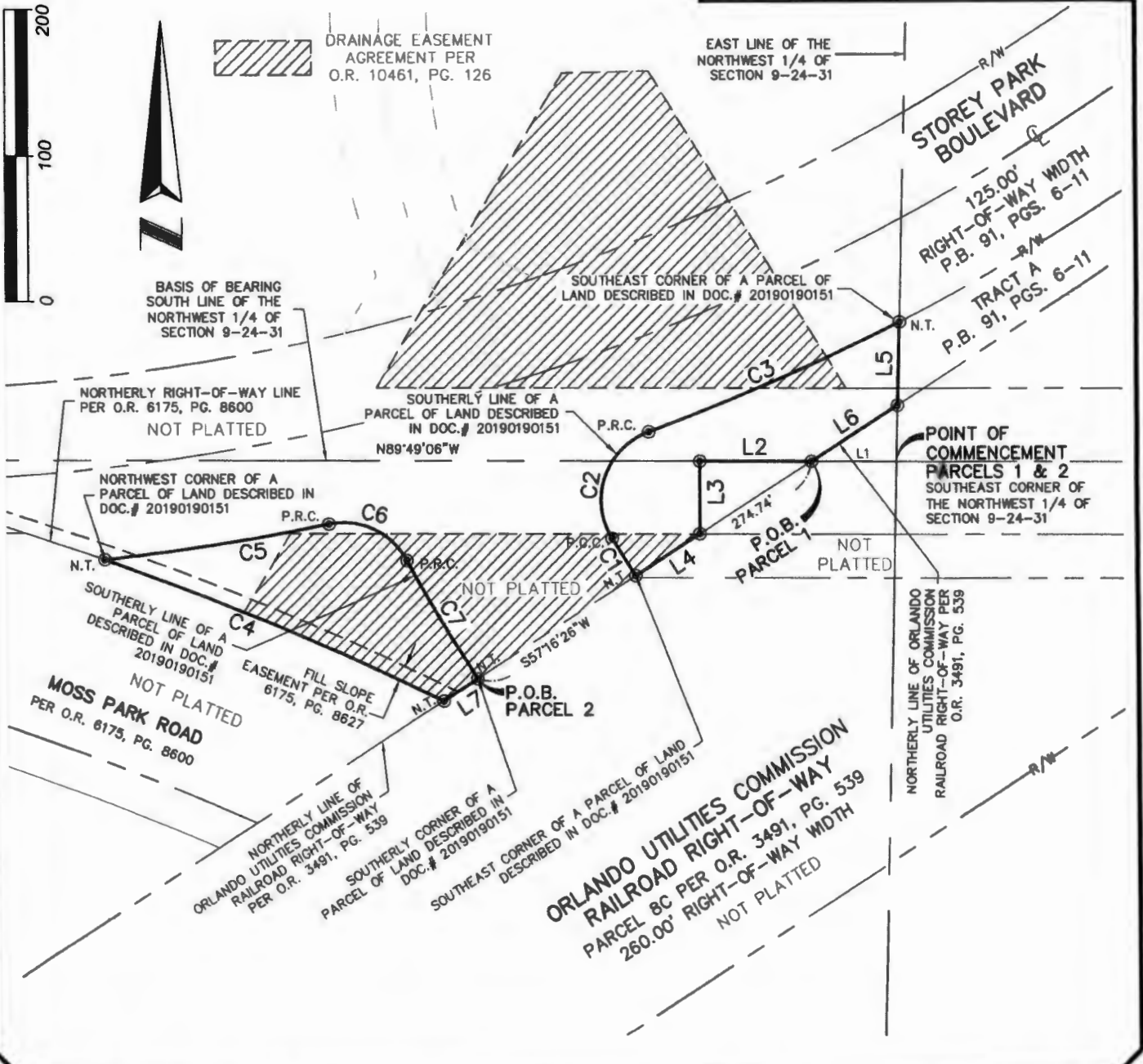
SCALE: 1" = 100 FEET

CHECKED BY: MR

FIELD BY: N/A

# SKETCH OF DESCRIPTION

SHEET 3 OF 4



**ALLEN  
COMPANY**  
Professional Surveyors & Mappers

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JOB NO. 20150442	CALCULATED BY: JLR
DATE: 7-31-2019	DRAWN BY: PJR/MWH
SCALE: 1" = 100 FEET	CHECKED BY: MR
FIELD BY: N/A	

SK15

# SKETCH OF DESCRIPTION

SHEET 4 OF 4

LINE TABLE		
LINE	LENGTH	BEARING
L1	58.66'	N89°49'06"W
L2	77.10'	N89°49'06"W
L3	49.90'	S00°10'57"W
L4	52.90'	S57°16'26"W
L5	56.94'	S01°27'45"W
L6	70.90'	S57°16'26"W
L7	28.01'	S57°16'26"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1081.00'	30.14'	30.13'	N32°15'12"W	01°35'50"
C2	50.00'	88.56'	77.43'	N19°17'14"E	101°29'02"
C3	1590.50'	188.98'	188.87'	N66°37'30"E	06°48'29"
C4	2165.00'	253.48'	253.33'	N67°27'21"W	06°42'29"
C5	1590.50'	157.16'	157.10'	N81°08'59"E	05°39'42"
C6	50.00'	63.82'	59.57'	S65°06'57"E	73°07'50"
C7	1211.00'	94.40'	94.38'	S30°47'02"E	04°27'59"



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