



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** January 10, 2019

**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 Warranty Deed from Epic Retail Clarcona, LLC to Orange County and authorization to perform all actions necessary and incidental to closing

**PROJECT:** Apopka-Vineland Road (Epic Retail Clarcona, LLC) RAC  
District 2

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

**ITEM:** Warranty Deed  
Cost: \$317,116.80 (Impact Fee Credits)  
Size: 39,726.4 square feet

**APPROVALS:** Real Estate Management Division  
Risk Management Division  
Transportation Planning Division

**REMARKS:** This conveyance is a requirement of the Right of Way Agreement Epic Retail Clarcona, LLC N. Apopka Vineland Road approved by the Board on June 19, 2018.

Grantor to pay all closing costs and prorated taxes.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JAN 29 2019

**This instrument prepared by:**

M. Rebecca Wilson, Esquire  
Lowndes, Drosdick, Doster, Kantor  
& Reed, P.A.  
Post Office Box 2809  
Orlando, Florida 32802-2809

Project: Apopka-Vineland Road (Epic Retail Clarcona, LLC) RAC

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 10<sup>th</sup> day of December, A.D. 2018, by Epic Retail Clarcona, LLC, a Florida limited liability company, having its principal place of business in the city of Orlando county of Orange, whose address is 907 S. Fort Harrison Avenue, Suite 102, Clearwater, FL, 33756 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 EXHIBIT "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**34-21-28-0000-00-070**  
**34-21-28-0000-00-016**  
**34-21-28-0000-00-060**  
**34-21-28-0000-00-049**

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 said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it 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.



Project: Apopka-Vineland Road (Epic Retail Clarcona, LLC) RAC

**EXHIBIT "A"**

**SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA**

**LEGAL DESCRIPTION:**

A PARCEL OF LAND LYING IN THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE S.E. 1/4 OF THE S.E. 1/4 OF SAID SECTION 34; THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, N 89°47'04" W, 33.72 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD NORTH; THENCE DEPARTING THE SOUTH LINE OF THE S.E. 1/4 OF SAID SECTION 34, ALONG THE EASTERLY RIGHT OF WAY LINE OF APOPKA-VINELAND ROAD, 282.73 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 783.37 FEET, A CENTRAL ANGLE OF 20°40'44" AND A CHORD BEARING AND DISTANCE OF N 33°15'29" W, 281.20 FEET TO A POINT OF TANGENCY; THENCE N 44°08'29" W, 103.47 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE 346.23 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 618.58 FEET, A CENTRAL ANGLE OF 32°04'11", AND A CHORD BEARING AND DISTANCE OF N 28°18'19" W, 341.73 FEET TO A POINT OF TANGENCY; THENCE N 11°59'29" W, 118.96 FEET TO A POINT OF INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF CLARCONA-OCOEE ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY, N 88°40'29" E, 75.17 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY, S 37°21'53" W, 50.15 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE 415.04 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT HAVING A RADIUS OF 884.02 FEET, A CENTRAL ANGLE OF 26°53'58", AND A CHORD BEARING AND DISTANCE OF S 28°09'19" E, 411.24 FEET TO A POINT OF TANGENCY; THENCE S 41°37'08" E, 69.70 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE 326.07 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT HAVING A RADIUS OF 1029.54 FEET, A CENTRAL ANGLE OF 18°08'47", AND A CHORD BEARING AND DISTANCE OF S 32°27'05" E, 324.71 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, THENCE ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 34, N 89°47'04" W, 12.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.91 ACRES (39726.4 S.F.), MORE OR LESS.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	783.37'	282.73'	281.20'	N 33°15'29" W	20°40'44"
C2	618.58'	346.23'	341.73'	N 28°18'19" W	32°04'11"
C3	884.02'	415.04'	411.24'	S 28°09'19" E	26°53'58"
C4	1029.54'	326.07'	324.71'	S 32°27'05" E	18°08'47"

LINE	BEARING	DISTANCE
L1	N 89°47'04" W	33.72'
L2	N 44°08'29" W	103.47'
L3	N 11°59'29" W	118.96'
L4	N 88°40'29" E	75.17'
L5	S 37°21'53" W	50.15'
L6	S 41°37'08" E	69.70'
L7	N 89°47'04" W	12.55'

NOT VALID WITHOUT PAGE 1 AND 2

PAGE 1 OF 2  
LEGAL/SKETCH ONLY

-THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=150'  
DRAWN BY: RWB  
DWG. No.1605-100-25  
PROJ. No.1605-100-25

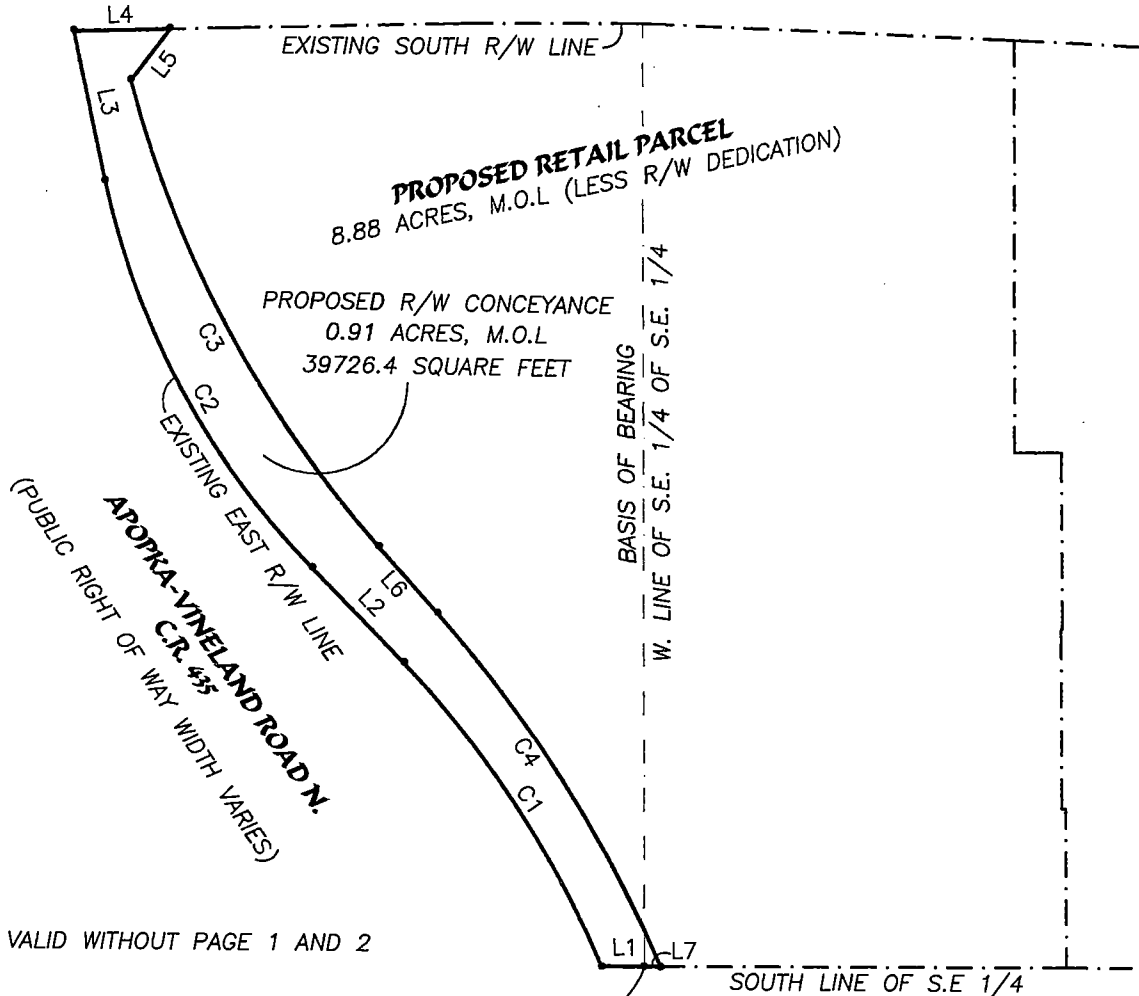
**RIGHT OF WAY CONVEYANCE**  
**EPIC RETAIL CLARCONA**

**EXTREME SURVEYING OF FLORIDA, INC.**  
LB No. 7425  
29340 RHODIN PLACE  
WESLEY CHAPEL, FLORIDA 33545  
PH. (613) 973-2092  
E-mail: alex@extreme-surveying.com  
**PROFESSIONAL SURVEYING AND MAPPING SERVICES**



SECTION 34, TOWNSHIP 21 SOUTH, RANGE 28 EAST  
ORANGE COUNTY, FLORIDA

CLARCONA-OCOEE ROAD  
(FORMALLY BARLOW AVENUE)  
(PUBLIC RIGHT OF WAY WIDTH VARIES)



CANINE COMPANIONS FOR INDEPENDENCE, INC.  
O.R. 5606, PAGE 1720



NOT VALID WITHOUT PAGE 1 AND 2

**P.O.B.**  
S.W. CORNER OF S.E. 1/4 OF  
S.E. 1/4 OF SECTION 34

**KIMBRO LANE**  
DIRT DRIVE

**SURVEYOR'S NOTES:**

- 1) THIS IS NOT A BOUNDARY SURVEY. THIS IS A LEGAL AND SKETCH ONLY.
- 2) BEARINGS REFERENCED TO THE WEST LINE OF THE S.E. 1/4 OF THE S.E. 1/4 OF SECTION 34 AS BEING S 00°11'00" E, PER GEODETIC BEARINGS
- 3) THIS SURVEY NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**LEGEND**

- PG. = PAGE
- P.B. = PLAT BOOK
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R/W = RIGHT OF WAY
- C.R. = COUNTY ROAD
- M.O.L. = MORE OR LESS
- O.R. = OFFICIAL RECORD BOOK

*Alex B. Thompson Jr.*  
Alex B. Thompson Jr., P.L.S.  
State of Florida No. 5318  
Registered Land Surveyor and Mapper

Date Signed: 12-27-18

PAGE 2 OF 2  
LEGAL/SKETCH ONLY  
-THIS IS NOT A BOUNDARY SURVEY-

SCALE: 1"=150'  
DRAWN BY: RWB  
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PROJ. No.1605-100-25

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**EPIC RETAIL CLARCONA**

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