

Project: Interlocal Agreement for Annexation of Enclave between City of Winter Garden, Florida and Orange County, Florida

COUNTY DEED

THIS DEED, dated _____, 2024, by ORANGE COUNTY, a charter county and political subdivision of the State of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and the CITY OF WINTER GARDEN, a municipal corporation, under the laws of the State of Florida, whose address is 300 West Plant Street, Winter Garden, Florida 34787, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED APPENDIX "A"

Property Appraiser's Parcel Identification Number(s):

Unassigned

THIS COUNTY DEED is being given for in accordance with the Interlocal Agreement between the City of Winter Garden and Orange County regarding annexation which includes transfer of jurisdiction of portions Jean Street, Mary Street and George Street and associated drainage and stormwater facilities.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

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IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

By: _____
Jerry L. Demings,
Orange County Mayor

Date: _____

ATTEST: Phil Diamond, CPA,
County Comptroller, as the
Clerk to the Board of County Commissioners

By: _____
Deputy Clerk

Printed Name _____

APPENDIX "A"

SKETCH AND LEGAL DESCRIPTION

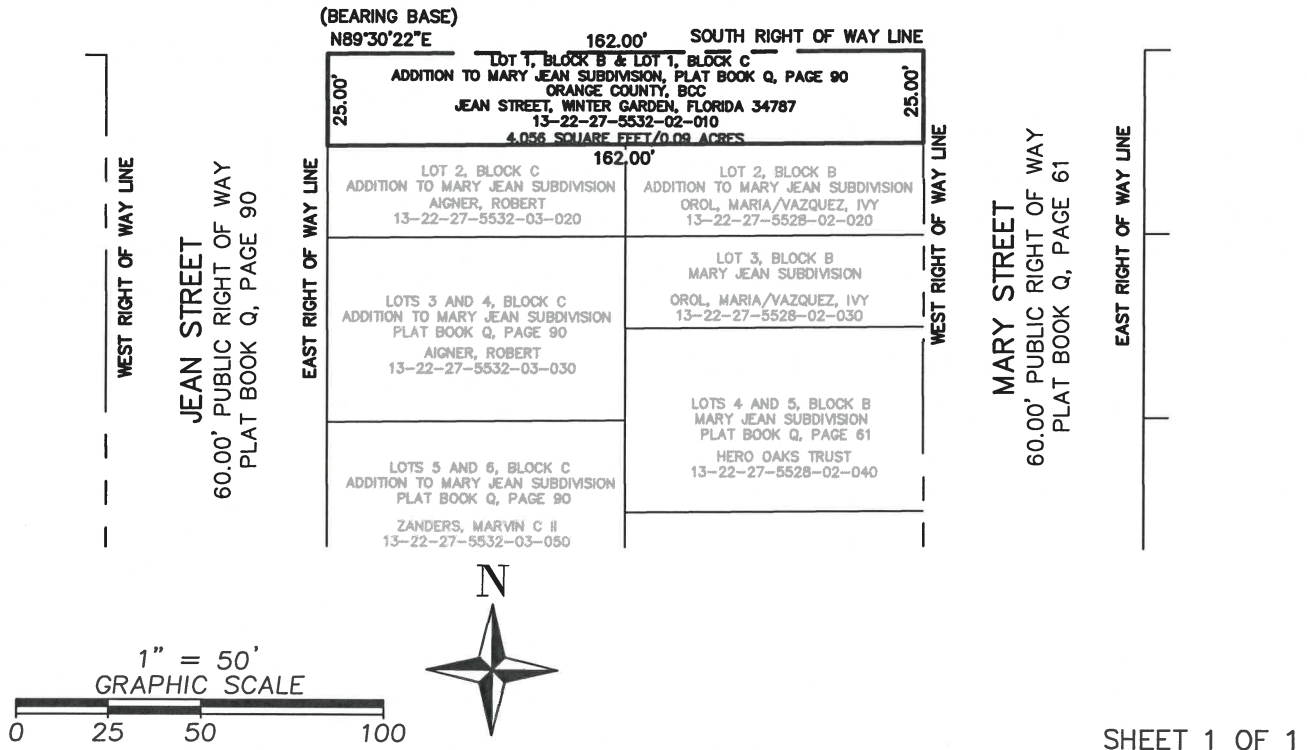
LEGAL DESCRIPTION:

LOT 1, BLOCK B AND LOT 1, BLOCK C, ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 90, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 4,056 SQUARE FEET, OR 0.09 ACRES, MORE OR LESS.

PARCEL #13-22-27-5532-02-010

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SURVEYOR'S NOTES:

- THIS IS NOT A BOUNDARY SURVEY.
- THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
- THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

Mark A. Folds 4-25-24
MARK A. FOLDS, P.S.M. #6000



SURVEYING • MAPPING
GEOSPATIAL SERVICES
www.allen-company.com

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

SKETCH AND LEGAL DESCRIPTION

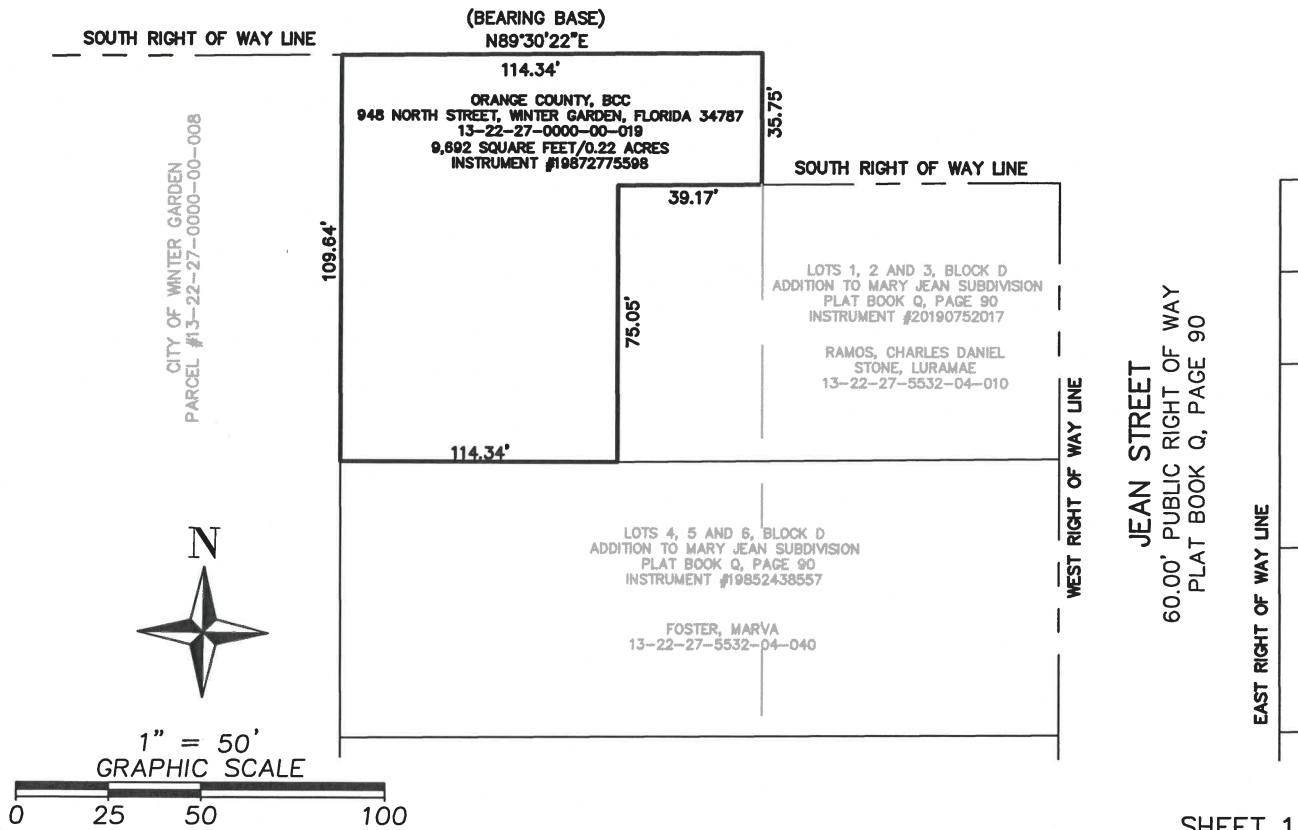
LEGAL DESCRIPTION:

THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, AS DESCRIBED AND RECORDED IN INSTRUMENT #19872775598, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, LESS THE MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK "Q", PAGE 61, AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 9,692 SQUARE FEET, OR 0.22 ACRES, MORE OR LESS.

PARCEL #13-22-27-0000-00-019

EAST DIVISION STREET
PUBLIC RIGHT OF WAY VARIES
PLAT BOOK Q, PAGE 61
PLAT BOOK Q, PAGE 90
OFFICIAL RECORDS BOOK 5876, PAGE 871



SHEET 1 OF 1



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SURVEYOR'S NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF EAST DIVISION STREET, AS RECORDED IN OFFICIAL RECORDS BOOK 5876, PAGE 871, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 89°30'22" EAST. (ASSUMED FOR ANGULAR DESIGNATION ONLY).
4. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.

JOB NO. 20180017

DATE: 9-9-2022

SCALE: 1" = 50'

CALCULATED BY: SCC

DRAWN BY: SCC

CHECKED BY: MAF

FOR THE LICENSED BUSINESS #6723 BY:

Mark A. Follis
MARK A. FOLLIS, P.S.M. #6000

LEGAL DESCRIPTION:

PARCEL 1

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK A OF SAID PLAT; THENCE SOUTH 00°30'04" EAST ALONG THE WEST LINE OF SAID BLOCK A, A DISTANCE OF 600.00 FEET TO THE SOUTHWEST CORNER OF LOT 25, BLOCK A OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE SOUTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK A OF SAID PLAT; THENCE SOUTH 00°30'04" EAST, A DISTANCE OF 57.28 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10139, PAGE 6700, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°38'14" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 440.64 FEET; THENCE NORTH 00°23'27" WEST, A DISTANCE OF 22.35 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°15'60" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 83.40 FEET TO THE SOUTHWEST CORNER OF ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE NORTH 00°30'04" WEST, A DISTANCE OF 34.20 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK D OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE SOUTH LINE OF SAID BLOCK D, A DISTANCE OF 81.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK D OF SAID PLAT; THENCE NORTH 00°30'04" WEST ALONG THE EAST LINE OF SAID BLOCK D, A DISTANCE OF 600.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK D OF SAID PLAT; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK D, A DISTANCE OF 81.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK D OF SAID PLAT; THENCE NORTH 00°30'04" WEST, A DISTANCE OF 30.00 FEET TO THE NORTHWEST CORNER OF SAID PLAT, SAID POINT BEING ON THE NORTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 13; THENCE NORTH 89°29'56" EAST ALONG SAID NORTH LINE, A DISTANCE OF 524.00 FEET TO THE NORTHEAST CORNER OF MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°30'04" EAST, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTINUED ON SHEET 2

SHEET 1 OF 4

SEE SHEET 4 FOR GENERAL NOTES AND ABBREVIATIONS

DATE: 02/22/2024
PROJECT NUMBER: 0112-1-04
DRAWN: L. SCHWARTZ
CHECKED: J. SCHWARTZ

**CITY OF WINTER GARDEN
MARY JEAN SUBDIVISIONS**

SCHWARTZ, MAYLONE
AND ASSOCIATES, LLC.
4240 AUDUBON AVENUE
DE LEON SPRINGS, FLORIDA 32130
PHONE: 407-417-3505
WWW.SMASURVEY.COM
PROFESSIONAL SURVEYOR & MAPPER
BUSINESS LICENSE NUMBER: LB8538



LEGAL DESCRIPTION:

CONTINUED FROM SHEET 1

LESS OUT

ALL THAT TRACT OR PARCEL OF LAND LYING IN SECTION 13, TOWNSHIP 22 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LOT 1, BLOCK A, MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°29'56" WEST ALONG THE NORTH LINE OF SAID BLOCK A, A DISTANCE OF 161.00 FEET TO THE NORTHWEST CORNER OF LOT 48, BLOCK A OF SAID PLAT; THENCE CONTINUE SOUTH 89°29'56" WEST, A DISTANCE OF 60.00 FEET TO THE NORTHEAST CORNER OF LOT 1, BLOCK B OF ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE **POINT OF BEGINNING**; THENCE SOUTH 00°30'04" EAST ALONG THE EAST LINE OF BLOCK B PER SAID PLAT AND THE EAST LINE OF BLOCK B PER MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 61, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 600.00 FEET TO THE SOUTHEAST CORNER OF LOT 24, BLOCK B OF SAID PLAT; THENCE SOUTH 89°29'56" WEST ALONG THE SOUTH LINE OF SAID BLOCK B AND THE SOUTH LINE OF BLOCK C PER ADDITION TO MARY JEAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 90, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, A DISTANCE OF 162.00 FEET TO THE SOUTHWEST CORNER OF LOT 24, BLOCK C OF SAID PLAT; THENCE NORTH 00°30'04" WEST ALONG THE WEST LINE OF SAID BLOCK C, A DISTANCE OF 600.00 FEET TO THE NORTHWEST CORNER OF LOT 1, BLOCK C OF SAID PLAT; THENCE NORTH 89°29'56" EAST ALONG THE NORTH LINE OF SAID BLOCK C AND BLOCK B OF SAID PLAT, A DISTANCE OF 162.00 FEET TO THE **POINT OF BEGINNING**.

TOTAL AREA OF PARCEL CONTAINING 2.653 ACRES, MORE OR LESS.

SEE SHEET 4 FOR GENERAL NOTES AND ABBREVIATIONS

SHEET 2 OF 4

DATE: 02/22/2024

PROJECT NUMBER: 0112-1-04

DRAWN: L. SCHWARTZ

CHECKED: J. SCHWARTZ

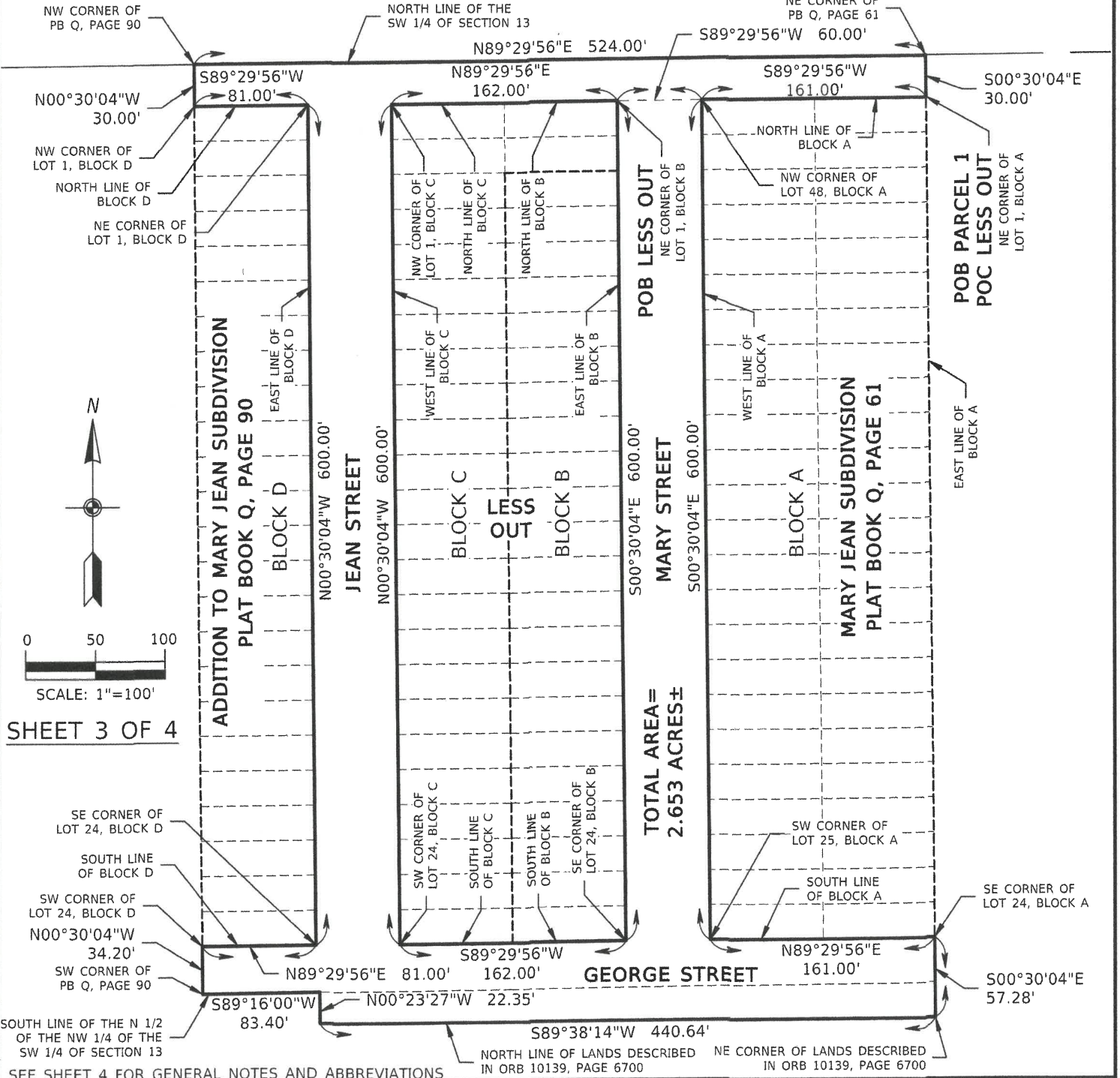
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SKETCH OF DESCRIPTION

**SECTION 13,
TOWNSHIP 22 SOUTH,
RANGE 27 EAST**



SHEET 3 OF 4

DATE: 02/22/2024
 PROJECT NUMBER: 0112-1-04
 DRAWN: L. SCHWARTZ
 CHECKED: J. SCHWARTZ

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SEE SHEET 4 FOR GENERAL NOTES AND ABBREVIATIONS

SKETCH OF DESCRIPTION


GENERAL NOTES:

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO. THIS SKETCH IS NOT A SURVEY.
2. THE BEARINGS SHOWN HEREON ARE RELATIVE TO AN ASSUMED DATUM.
3. UNLESS IT BEARS THE ORIGINAL SIGNATURE AND RAISED SEAL OR AN ELECTRONIC SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH IS FOR INFORMATIONAL PURPOSES ONLY.
4. THIS SKETCH MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. THIS SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR RIGHT OF WAYS, EASEMENTS, OWNERSHIPS OR OTHER INSTRUMENTS OF RECORD.
6. ALL RECORDING REFERENCES SHOWN ON THIS SKETCH REFER TO THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
7. THIS SKETCH IS NOT A SURVEY.

ABBREVIATIONS:

- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- ± = PLUS OR MINUS
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT

SHEET 4 OF 4

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  6/25/2024
REVISION	BY	DATE	

DATE: 02/22/2024

PROJECT NUMBER: 0112-1-04

DRAWN: L. SCHWARTZ

CHECKED: J. SCHWARTZ

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