

**THIS INSTRUMENT PREPARED BY AND AFTER
RECORDING RETURN TO:**

Sara Solomon, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

**Orange County, Florida Property Appraiser's Parcel
Identification Number:**

A portion of 19-23-27-0000-00-010

Project: Town Center West (Silverleaf) RAC

This document constitutes a conveyance from a state agency or instrumentality to an agency or instrumentality of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.014(10), F.A.C.

QUITCLAIM DEED

THIS QUITCLAIM DEED, executed this ____ day of _____, 2025, by CITY OF ORLANDO, a municipal corporation organized and existing under the laws of the State of Florida whose address is 400 South Orange Avenue, Orlando, Florida 32801, as to its undivided 50% fee simple interest ("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 ("GRANTEE").

WITNESSETH, that the GRANTOR, for the sum of \$1.00 and other valuable consideration, 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 and all improvements and appurtenances thereto, situate, lying and being in the County of Orange, State of Florida, to-wit:

SEE ATTACHED EXHIBIT A

Project: Town Center West (Silverleaf) RAC

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

CITY OF ORLANDO, a municipal corporation organized and existing under the laws of the State of Florida

Signed, sealed, and delivered
in the presence of:

By: _____
Mayor/Mayor Pro Tem

ATTEST:

Sign Name: _____
Print Name: _____
Address: 400 S. Orange Ave.
Orlando, Florida 32801

By: _____
City Clerk/Deputy City Clerk

Sign Name: _____
Print Name: _____
Address: 400 S. Orange Ave.
Orlando, Florida 32801

Approved as to form and legality
for the use and reliance of the
City of Orlando, Florida, only.

By: _____
Assistant City Attorney

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2025, by _____ and _____, the Mayor/Mayor Pro Tem and City Clerk/Deputy City Clerk, respectively, of the City of Orlando, Florida, who are both personally known to me.

(Notary Stamp)

Notary Signature

Print Notary Name

Notary Public of: _____

My Commission Expires: _____

Project: Town Center West (Silverleaf) RAC

EXHIBIT A

(see attached sketch of description prepared by
Allen & Company dated 6/24/2021, rev. 3/5/2025 – 3 pages)

LEGAL DESCRIPTION

NOT A SURVEY
CONSERV RIGHT OF WAY DEDICATION

A Parcel of land lying in the Southeast Quarter of Section 19, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as:

Commencing at the Northeast corner of the Southeast Quarter said Section 19; thence run North 89°59'52" West along the North line of said Southeast Quarter for a distance of 255.49 feet to a point on the Westerly right line of Avalon Road/County Road 545 as shown on the State Road 429 Right of Way map, Section 75320-6460-653 and the POINT OF BEGINNING; thence run the following courses along said Westerly right of way line: South 00°15'46" East for a distance of 101.41 feet; thence run South 11°10'04" West for a distance of 227.83 feet to the point of curvature of a curve, concave Easterly having a radius of 2342.00 feet, with a chord bearing of South 05°30'30" West, and a chord distance of 461.90 feet; thence run Southerly through a central angle of 11°19'07" along the arc of said curve for a distance of 462.66 feet to a point on a non tangent line; thence run North 89°50'57" East for a distance of 17.00 feet; thence run South 00°09'46" East for a distance of 538.09 feet to a point on the South line of the Northeast Quarter of the Southeast Quarter of aforesaid Section 19; thence run South 89°54'35" West along said South line for a distance of 65.82 feet; thence departing said South line run North 00°08'53" West for a distance of 531.96 feet to the point of curvature of a curve, concave Easterly having a radius of 1497.00 feet, with a chord bearing of North 05°30'36" East, and a chord distance of 295.17 feet; thence run Northerly through a central angle of 11°18'57" along the arc of said curve for a distance of 295.65 feet to a point of tangency; thence run North 11°10'04" East for a distance of 506.67 feet to a point on the aforesaid North line of said Southeast Quarter of Section 19; thence run South 89°56'49" East for a distance of 10.19 feet to the POINT OF BEGINNING.

Containing 62,830 square feet or 1.44 acres, more or less.

SHEET 1 OF 3
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR TABLES
NOT VALID WITHOUT SHEETS 1 - 3



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
2. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SE 1/4 OF SECTION 19-23-27 AS BEING N 89°59'52"W (ASSUMED FOR ANGULAR DESIGNATION ONLY).
3. THIS LEGAL DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF TITLE.
4. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
5. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS WEBSITE.

JOB NO. 20180571

DATE: 6/24/2021

SCALE: 1" = 200'

rev. 9/29/21 per county comment
rev. 3/5/25 per county comment

CALCULATED BY: DY

DRAWN BY: DY

CHECKED BY: MR

FOR THE LICENSED BUSINESS #6723 BY:

Digitally signed by:

James L Rickman

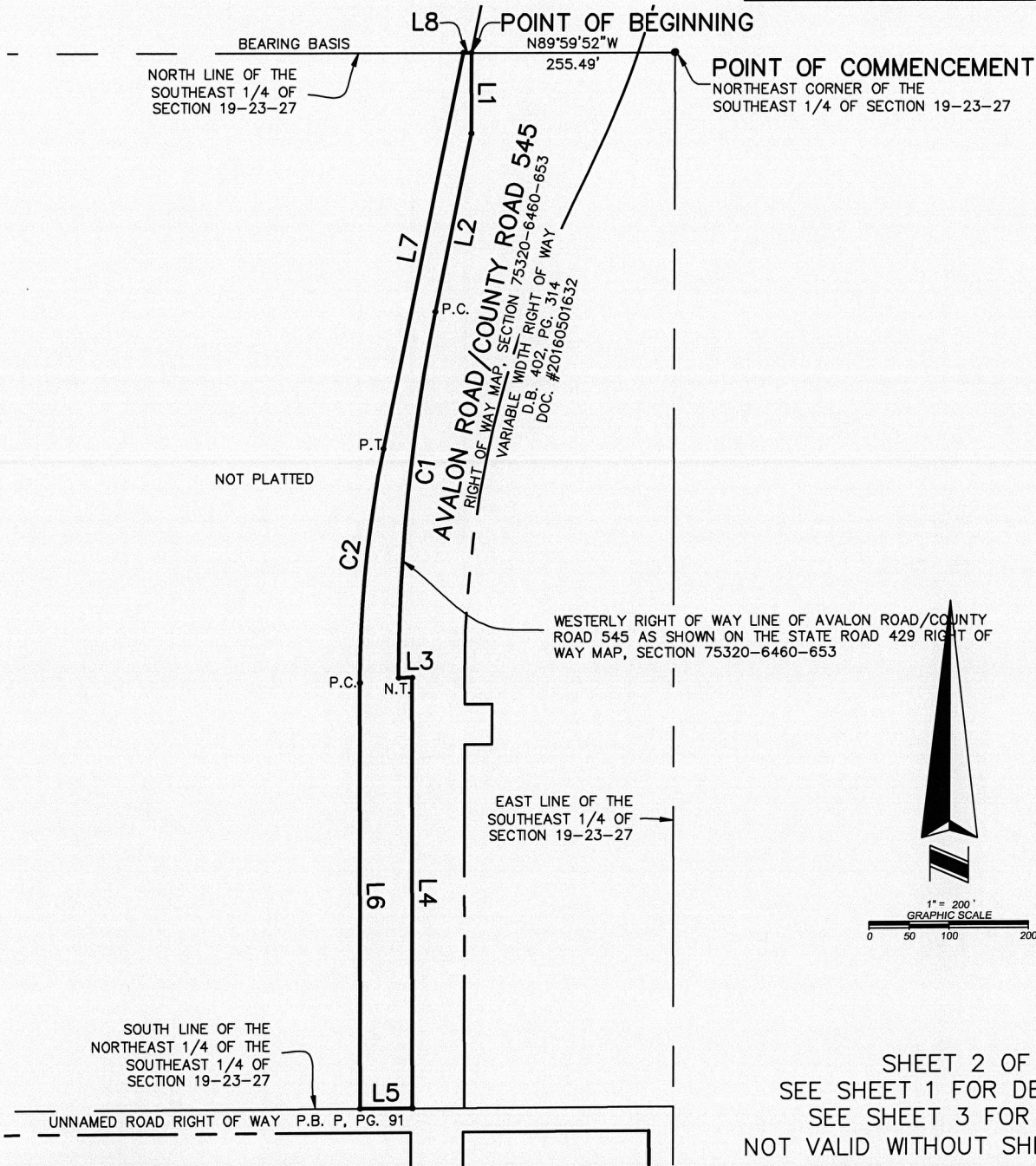
Date: 2025.03.06 16:

32:49 -05:00'

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

SKETCH OF DESCRIPTION

NOT A SURVEY
CONSERV RIGHT OF WAY DEDICATION



LEGEND

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
N.T. NON TANGENT
• CHANGE IN DIRECTION

D.B. DEED BOOK
PG. PAGE
DOC. DOCUMENT
P.B. PLAT BOOK

JOB NO. 20180571

DATE: 6/24/2021

SCALE: 1" = 200'

DRAWN BY: DY

rev. 3/5/25 per county comment



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

Drawing name: L:\Data\20180571\SKETCHES\sketch 23 - Conserv right of way REV SHEET 2

SKETCH OF DESCRIPTION

NOT A SURVEY
CONSERV RIGHT OF WAY DEDICATION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°15'46"E	101.41'
L2	S11°10'04"W	227.83'
L3	N89°50'57"E	17.00'
L4	S00°09'46"E	538.09'
L5	S89°54'35"W	65.82'
L6	N00°08'53"W	531.96'
L7	N11°10'04"E	506.67'
L8	S89°56'49"E	10.19'

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	2342.00'	S05°30'30"W	461.90'	11°19'07"	462.66'
C2	1497.00'	N05°30'36"E	295.17'	11°18'57"	295.65'

SHEET 3 OF 3
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 2 FOR SKETCH
NOT VALID WITHOUT SHEETS 1 - 3



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

LEGEND

P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
N.T. NON TANGENT
• CHANGE IN DIRECTION

D.B. DEED BOOK
PG. PAGE
DOC. DOCUMENT
P.B. PLAT BOOK

JOB NO. 20180571

DATE: 6/24/2021

SCALE: 1" = 200'

DRAWN BY: DY

rev. 3/5/25 per county comment