



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

DATE: July 12, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Monica L. Hand, Senior Title Examiner *MH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED FROM THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village F (Seidel Road) RAC

District 1

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

ITEM: Special Warranty Deed
Cost: Donation
Size: 9,583.20 square feet

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

REMARKS:

The Orange County Board of County Commissioners (the "BCC") approved the "Village F Horizon West (Seidel Road) Road Network Agreement" (the "Agreement") on June 18, 2013. The School Board of Orange County, Florida owns property adjacent to the project and is not a party to the Agreement, but has agreed to donate property for additional road right-of-way of Seidel Road.

This action is contingent upon the results of the public hearing to consider Petition to Vacate 16-09-024 (the "PTV"), which will be heard by the BCC on the same agenda as this item.

In accordance with the Agreement, one of the parties to the Agreement, Meritage Homes of Florida, Inc., is paying the costs associated with this conveyance.

JUL 31 2018

This instrument prepared by:

SHUTTS & BOWEN LLP
ATTN: DANIEL T. O'KEEFE, ESQ.
300 S. ORANGE AVE.
SUITE 1000
ORLANDO, FL 32801

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rules 12B-4.0114(10), F.A.C.

Project: Village F (Seidel Road) RAC

SPECIAL WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 28 day of November A.D. 2016, by THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and laws of the State of Florida, having its principal place of business in the city of Orlando, county of Orange, whose address is 445 West Amelia Street, Orlando, Florida, 32801, 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 08-24-27-0000-00-011

The GRANTOR hereby releases all phosphates, metals, minerals and petroleum reservations, if any, it may have pursuant to Section 270.11, Florida Statutes.

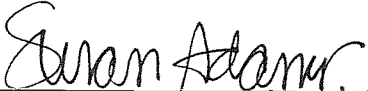
TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

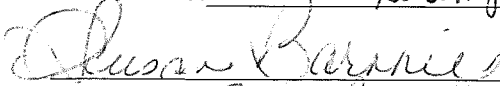
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2015.


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

WITNESSES:


Print Name: Susan Adams


Print Name: Susan Barrios

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida

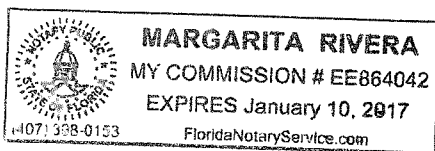
By: 
William E. Sublette
Title: Chairman

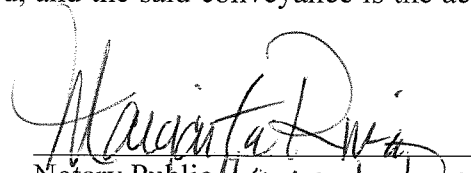
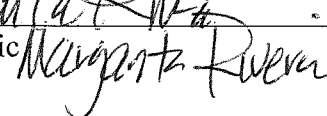
Date: 11-28-16

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY, that on this day of, before me personally appeared **William E. Sublette**, as **Chairman** of **THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said body.

(NOTARY SEAL)




Notary Public 


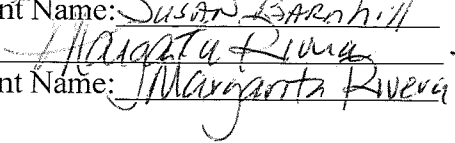
Print Name:

Serial Number:

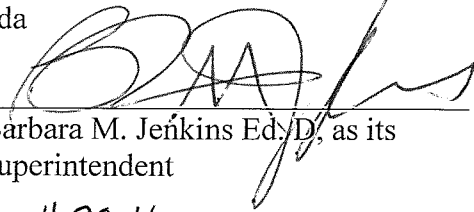
My Commission Expires:

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

WITNESSES:


Print Name: Susan Barnhill

Print Name: Margarita Rivera

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a public corporate body organized and existing under the Constitution and the laws of the State of Florida

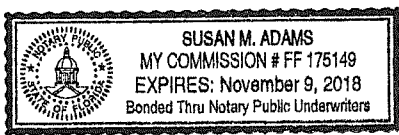
By: 
Barbara M. Jenkins Ed.D., as its Superintendent

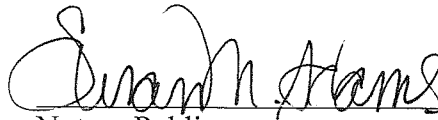
Date: 11.28.16

**STATE OF FLORIDA
COUNTY OF ORANGE**

I HEREBY CERTIFY, that on this day of, before me personally appeared **Barbara M. Jenkins Ed. D.**, as **Superintendent of THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA**, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, to me known to be, or who has produced _____ as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and the said conveyance is the act and deed of said body.

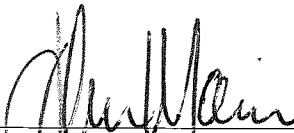
(NOTARY SEAL)




Notary Public,

Print Name: Susan M. Adams
Serial Number:
My Commission Expires:

Reviewed and approved by Orange County
Public School's Chief Facilities Officer


John T. Morris
Chief Facilities Officer

Dated: 11/15, 2016

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.


Laura L. Kelly, Staff Attorney III

Dated: November 16, 2016

LEGAL DESCRIPTION

THIS IS NOT A SURVEY

OWNER: SCHOOL BOARD OF
ORANGE COUNTY

EXHIBIT "A"

A PARCEL OF LAND LYING IN SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA. BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGE 372 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF AFORESAID SECTION 8; THENCE RUN SOUTH 89°49'29" WEST ALONG THE NORTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 8 FOR A DISTANCE OF 554.23 FEET; THENCE DEPARTING SAID NORTH LINE RUN SOUTH 00°10'18" EAST FOR A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTHERLY LINE OF A PARCEL OF LAND DESCRIBED IN OFFICIAL RECORDS BOOK 9327, PAGE 372 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°10'18" EAST ALONG SAID NORTHERLY LINE FOR A DISTANCE OF 19.99 FEET; THENCE CONTINUING ALONG SAID NORTHERLY LINE RUN SOUTH 89°49'42" WEST FOR A DISTANCE OF 99.49 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT ON A NON TANGENT CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2133.00 FEET, A CHORD BEARING OF SOUTH 85°00'47" WEST AND A CHORD LENGTH OF 357.84 FEET; THENCE DEPARTING SAID NORTHERLY LINE RUN SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 09°37'25" FOR AN ARC DISTANCE OF 358.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°49'29" WEST FOR A DISTANCE OF 249.69 FEET TO A POINT ON AFORESAID NORTHERLY LINE; THENCE RUN NORTH 84°48'30" EAST FOR A DISTANCE OF 343.48 FEET; THENCE RUN NORTH 89°49'42" EAST FOR A DISTANCE OF 264.11 FEET TO AFORESAID POINT OF BEGINNING.

CONTAINS 0.22 ACRES MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 OF 2
FOR SKETCH OF DESCRIPTION



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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-24-27 BEING AN ASSUMED BEARING OF S89°49'29"W.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20130051
DATE: 05-14-13
SCALE: 1" = 200 FEET
FIELD BY: N/A

CALCULATED BY: JLR
DRAWN BY: SEJ
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

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

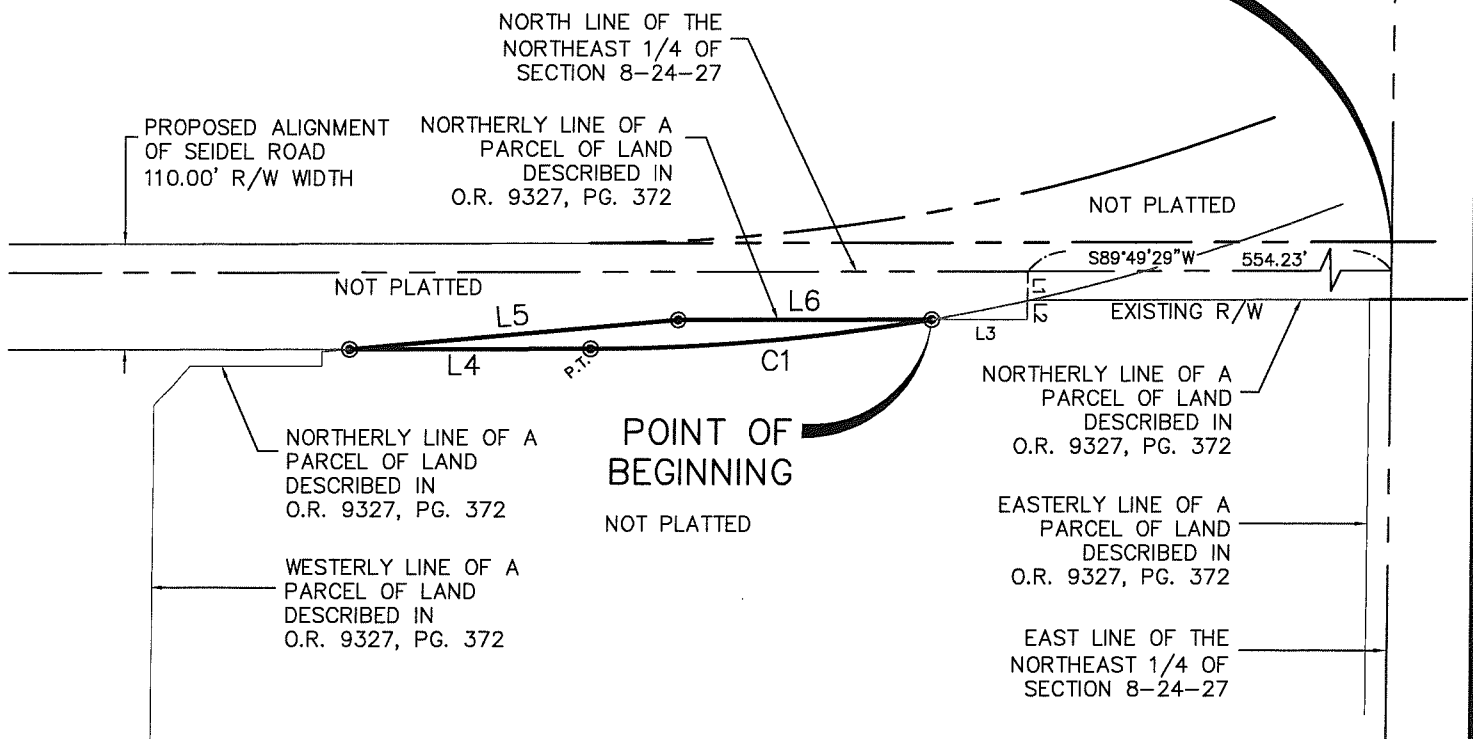
SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

OWNER: SCHOOL BOARD OF
ORANGE COUNTY

EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00'	S00°10'18"E
L2	19.99'	S00°10'18"E
L3	99.49'	S89°49'42"W
L4	249.69'	S89°49'29"W
L5	343.48'	N84°48'30"E
L6	264.11'	N89°49'42"E

POINT OF
COMMENCEMENT
NORTHEAST CORNER OF
THE NORTHEAST 1/4 OF
SECTION 8-24-27



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2133.00'	358.27'	357.84'	S85°00'47"W	09°37'25"

SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION



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

LEGEND:

P.C. DENOTES POINT OF CURVATURE
P.T. DENOTES POINT OF TANGENCY
P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.C.C. DENOTES POINT OF COMPOUND CURVATURE
O.R. DENOTES OFFICIAL RECORDS BOOK
PG. DENOTES PAGE

⊙ DENOTES CHANGE IN DIRECTION
R/W DENOTES RIGHT-OF-WAY
CL DENOTES CENTERLINE

JOB NO. 20130051

DATE: 05-14-13

SCALE: 1" = 200 FEET

FIELD BY: N/A

CALCULATED BY: JLR

DRAWN BY: SEJ

CHECKED BY: EGT