



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: April 15, 2020

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

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

FROM: Mary Tiffault, Senior Title Examiner *mt*
Real Estate Management Division *by PS*

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval of Special Warranty Deed and Roadway Appurtenances Easement from Lake Nona Neighborhood Center, LLC to Orange County, Florida and authorization to record instruments

PROJECT: Narcoossee Road (Osceola County line to SR 417) RIFCC
District 4

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

ITEMS: Special Warranty Deed (Parcel 102)
Cost: Donation
Size: 22,837 square feet

Roadway Appurtenances Easement (Parcel 802)
Cost: Donation
Size: 5,371 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Risk Management Division

REMARKS: Lake Nona Neighborhood Center, LLC (Owner) has applied to the Florida Department of Transportation (FDOT) for a release of a Murphy Act State Right-of-Way Reservation (TIFF Reservation) encumbering Owner's lands lying along the west side of Narcoossee Road, just north of the Osceola County line, in incorporated City of Orlando. FDOT forwarded Owner's application to County for review and recommendation.

The Public Works Department has reviewed Owner's request. As a condition of County consenting to the release of the TIFF Reservation, County is requiring Owner to donate this Special Warranty Deed and Roadway Appurtenances Easement to County.

Owner to pay all recording fees and prorated taxes, if any.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 05 2020

This Instrument prepared by,
and after recording return to:

Mark D. Thomson, Esq.
Shutts & Bowen LLP
300 South Orange Avenue, Suite 1600
Orlando, Florida 32801
Tel.: (407) 423-3200

PROJECT: Narcoossee Road (Osceola County line to SR 417) RIFCC

PARCEL IDENTIFICATION NOS: portions of 32-24-31-5148-02-000, 32-24-31-5148-03-000,
32-24-31-5148-04-000, and 32-24-31-5148-05-000

THIS IS A DONATION

SPECIAL WARRANTY DEED
(Parcel 102)

THIS SPECIAL WARRANTY DEED is made and executed as of the 4th day of March, 2020 by **LAKE NONA NEIGHBORHOOD CENTER, LLC**, a Florida limited liability company, whose mailing address is 2901 Clint Moore Road, No. 408, Boca Raton, Florida 33496 (hereinafter referred to as "**Grantor**"), to **ORANGE COUNTY, FLORIDA**, a charter county and political subdivision of the State of Florida, whose address is Post Office Box 1393, Orlando, Florida 32802 (hereinafter referred to as "**Grantee**").

WITNESSETH:

That Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee that certain piece, parcel or tract of land situated in Orange County, Florida, more particularly described as follows (hereinafter referred to as the "**Subject Property**"):

See Exhibit "A" attached hereto and made a part hereof.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to Grantee that Grantor is lawfully seized of the Subject Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Subject Property; and that Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, but against none other.

THE conveyance made herein, however, is expressly made **SUBJECT TO** ad valorem real property taxes and assessments for the year 2019 and thereafter, and covenants, conditions,

easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

FOR AVOIDANCE OF DOUBT Grantor hereby represents, warrants, acknowledges, and agrees that the conveyance of the Subject Property herein is made as a donation to Grantee, and is not made pursuant to that certain "Right-of-Way and Road Impact Fee Agreement" recorded on May 31, 2006, at Official Records Book 8672, Page 710, of the Public Records of Orange County, Florida.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on the day and year first written above.

[Signature Page and Exhibit "A" follow]

Signed, sealed and delivered in our presence as Witnesses:

“Grantor”

LAKE NONA NEIGHBORHOOD CENTER, LLC, a Florida limited liability company

By: Futura Development Company, LLC, a Florida limited liability company, its Manager

By: Futura Holdings Company, LLC, a Delaware limited liability company, its Manager

Sign: [Signature]
Print Name: Jon Doherty

By: [Signature]
Reinerio P. Faife, Manager

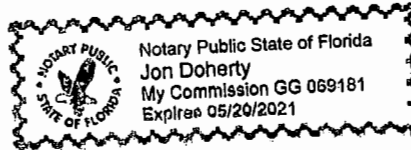
Sign: [Signature]
Print Name: Matt Johnson

STATE OF FLORIDA
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 4 day of March, 2020, by Reinerio P. Faife, as Manager of Futura Holdings Company, LLC, a Delaware limited liability company, the Manager of Futura Development Company, LLC, a Florida limited liability company, the Manager of Lake Nona Neighborhood Center, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me, or He has produced Drivers lic. as identification.

[AFFIX NOTARY STAMP OR SEAL]

[Signature]
(Signature of Notary Public)



(Typed name of Notary Public)
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: _____

Exhibit "A"
to Special Warranty Deed

Legal Description
(Parcel 102)

(See attached 2-Page Legal Description for Parcel 102)

[Sheet 2 of 3 to the following sketch of description prepared by Bowyer-Singleton & Associates, Inc. has been intentionally omitted]

R/W PROJECT: NARCOOSSEE ROAD
 R/W PARCEL: 102
 ESTATE: FEE SIMPLE
 PURPOSE: RIGHT OF WAY PARCEL
 TAX I.D. #: 32-24-31-0000-00-015
 OWNER'S NAME: NARCOOSSEE CORNERS LLC

A PARCEL OF LAND LYING IN THE
 SOUTHWEST QUARTER OF THE

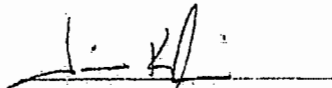
SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31
 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED
 AS FOLLOWS:

COMMENCE AT A BRIDGE SPIKE AND WASHER (NO ID) LOCATED AT THE
 SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP
 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH
 01°11'26" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A
 DISTANCE OF 904.81 FEET, TO THE SOUTH LINE OF THE NORTH 564.9
 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID
 SECTION 32; THENCE DEPARTING SAID WEST LINE, RUN SOUTH 89°35'07"
 EAST, ALONG SAID SOUTH LINE OF THE NORTH 564.9 FEET, A DISTANCE
 OF 355.76 FEET TO A POINT 72.00 FEET SOUTHWESTERLY OF, WHEN
 MEASURED PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR STATE ROAD
 15, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE
 MAP, STATE ROAD 15, SECTION 75080, DATED 06-04-79, RECORDED IN
 ROAD PLAT BOOK 1, PAGE 45, PUBLIC RECORDS, ORANGE COUNTY FLORIDA
 AND THE POINT OF BEGINNING; THENCE RUN NORTH 41°42'12" WEST,
 PARALLEL WITH SAID CENTERLINE OF SURVEY FOR STATE ROAD 15, A
 DISTANCE OF 547.43 FEET TO THE AFOREMENTIONED WEST LINE OF SAID
 SOUTHEAST QUARTER; THENCE RUN NORTH 01°11'26" WEST, ALONG SAID
 WEST LINE, A DISTANCE OF 58.65 FEET TO A POINT ON THE EXISTING
 SOUTHWESTERLY MAINTAINED RIGHT OF WAY LINE OF SAID STATE ROAD 15;
 THENCE RUN ALONG SAID EXISTING SOUTHWESTERLY MAINTAINED RIGHT OF
 WAY LINE, THE FOLLOWING COURSES AND DISTANCES: SOUTH 42°09'47"
 EAST, A DISTANCE OF 25.30; THENCE SOUTH 41°54'14" EAST, A
 DISTANCE OF 200.06; THENCE SOUTH 41°42'12" EAST, TO THE
 AFOREMENTIONED SOUTH LINE OF THE NORTH 564.9 FEET, A DISTANCE OF
 401.92 FEET; THENCE DEPARTING SAID EXISTING SOUTHWESTERLY
 MAINTAINED RIGHT OF WAY LINE, RUN NORTH 89°35'07" WEST, ALONG
 SAID SOUTH LINE OF THE NORTH 564.9 FEET, A DISTANCE OF 52.58 FEET
 TO THE POINT OF BEGINNING.

CONTAINING 22837 SQUARE FEET OR 0.524 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY
 THIS IS NOT A SURVEY

I HEREBY CERTIFY THAT THIS SKETCH OF
 DESCRIPTION IS IN ACCORDANCE WITH THE
 "MINIMUM TECHNICAL STANDARDS" AS REQUIRED
 BY CHAPTER 6107-6, F.A.C.



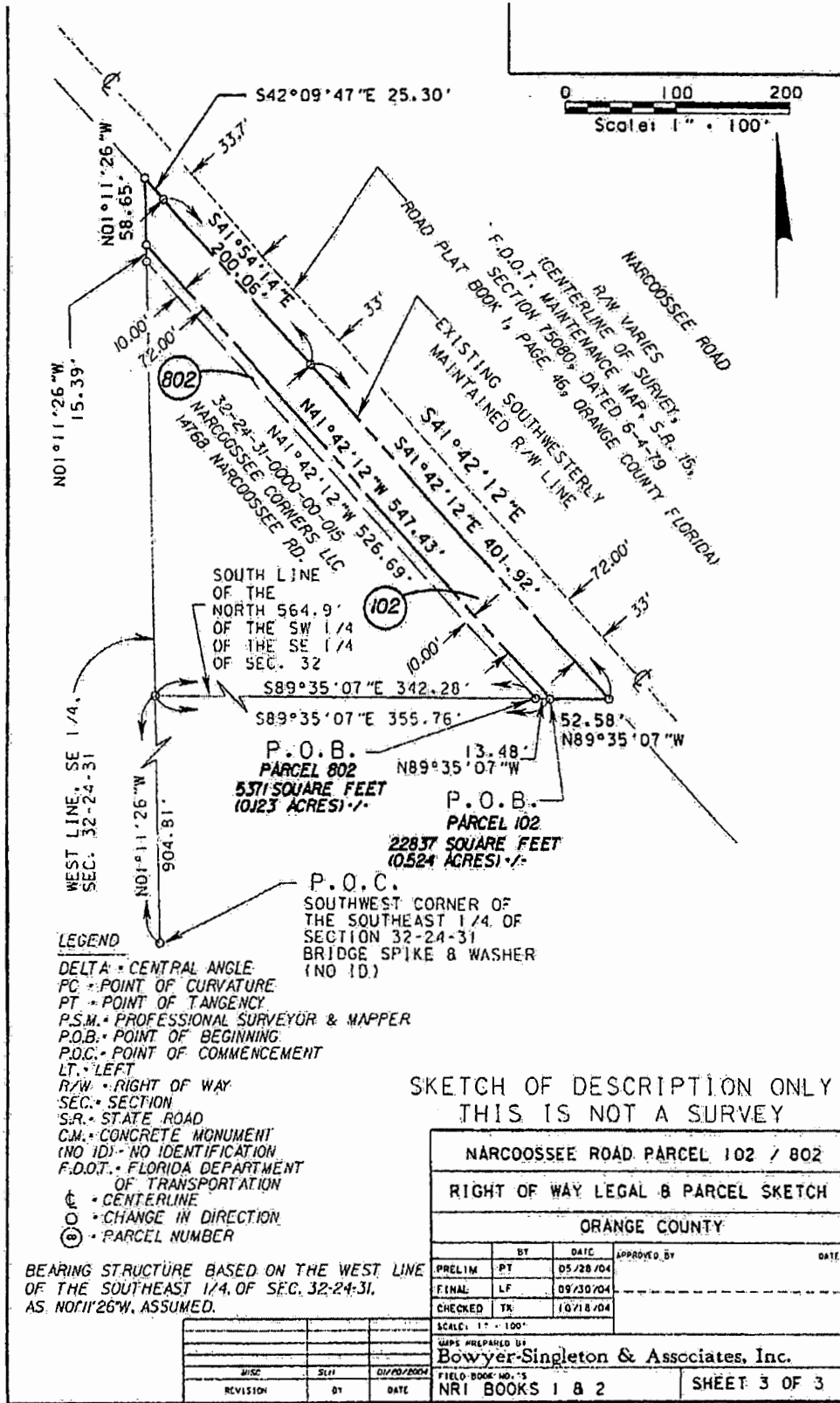
Tim H. Aulin, P.S.M.
 LICENSE NUMBER 6013

MAY NOT BE VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
 RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

NARCOOSSEE ROAD PARCEL 102 / 802			
RIGHT OF WAY LEGAL & PARCEL SKETCH			
ORANGE COUNTY			
	BY	DATE	APPROVED BY
PRELIM	PT	05/28/04	
FINAL	LF	09/30/04	
CHECKED	TK	10/18/04	
SCALE: N/A			
MAPS PREPARED BY Bowyer-Singleton & Associates, Inc.			
FIELD BOOK NO. 5		SHEET 1 OF 3	
NRI BOOKS 1 & 2			

MISC	SIN	DATE
		01/20/2004
REVISION	BY	DATE

NR1SR102802.DGN



LEGEND
 DELTA = CENTRAL ANGLE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 P.S.M. = PROFESSIONAL SURVEYOR & MAPPER
 P.O.B. = POINT OF BEGINNING
 P.O.C. = POINT OF COMMENCEMENT
 LT. = LEFT
 R/W. = RIGHT OF WAY
 SEC. = SECTION
 S.R. = STATE ROAD
 C.M. = CONCRETE MONUMENT
 (NO ID) = NO IDENTIFICATION
 F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
 CL = CENTERLINE
 O = CHANGE IN DIRECTION
 (802) = PARCEL NUMBER

BEARING STRUCTURE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC. 32-24-31, AS N01°11'26\"/>

SKETCH OF DESCRIPTION ONLY
 THIS IS NOT A SURVEY

NARCOOSSEE ROAD PARCEL 102 / 802			
RIGHT OF WAY LEGAL & PARCEL SKETCH			
ORANGE COUNTY			
	BY	DATE	APPROVED BY
PRELIM	PT	05/28/04	
FINAL	LF	09/30/04	
CHECKED	TK	10/18/04	
SCALE: 1" = 100'			
MAPS PREPARED BY Bowyer-Singleton & Associates, Inc.			
FIELD BOOK NO.'S NRI BOOKS 1 & 2			SHEET 3 OF 3

REVISION	BY	DATE

NRI SK102802.DGN

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

MAY 05 2020

THIS IS A DONATION

Project: Narcoossee Road (Osceola County line to SR 417) RIFCC

Parcel: 802

ROADWAY APPURTENANCES EASEMENT

THIS INDENTURE, made and executed the 4th day of March, A.D. 2020, by LAKE NONA NEIGHBORHOOD CENTER, LLC, a Florida limited liability company, whose address is 2901 Clint Moore Road, No. 408, Boca Raton, Florida 33496, 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, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE, its successors and assigns, a roadway appurtenances easement more particularly defined in Schedule "B" attached over and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED SCHEDULE "A"

Property Appraiser's Parcel Identification Numbers:

portions of

**32-24-31-5148-02-000, 32-24-31-5148-03-000,
32-24-31-5148-04-000, and 32-24-31-5148-05-000**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its successors and assigns forever.

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

Project: Narcoossee Road (Osceola County line to SR 417) RIFCC

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

Signed, sealed and delivered
in the presence of:

Lake Nona Neighborhood Center, LLC,
a Florida limited liability company

Witness

[Signature]
Printed Name Jon Doherty

By: Futura Development Company, LLC,
a Florida limited liability company, its
Manager

Witness

[Signature]
Printed Name Matt Johnson

By: Futura Holdings Company, LLC, a
Delaware limited liability company, its
Manager

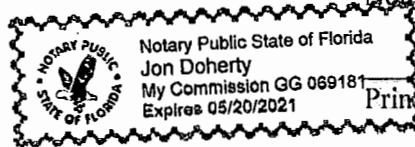
By: [Signature]
Reinerio P. Faife, Manager

(Signature of TWO witnesses required by Florida law)

STATE OF FL
COUNTY OF Polk

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 4 day of March, 2020 by Reinerio P. Faife as Manager of
Futura Holdings Company, LLC, a Delaware limited liability company the Manager of Futura
Development Company, LLC, a Florida limited liability company the Manager of Lake Nona
Neighborhood Center, LLC, a Florida limited liability company, on behalf of the company. He is
personally known to me or has produced Drivers Lic. as identification.

(Notary Seal)

[Signature]
Notary Signature

Printed Notary Name

Notary Public in and for

This instrument prepared by:
Mary Tiffault, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida

the County and State aforesaid
My commission expires:

SCHEDULE "A"

(See attached 2-Page Legal Description for Parcel 802)

[Sheet 1 of 3 to the following sketch of description prepared by Bowyer-Singleton & Associates, Inc. has been intentionally omitted]

R/W PROJECT: NARCOOSSEE ROAD
 PARCEL: 802
 ESTATE: EASEMENT
 PURPOSE: SIDEWALK, UTILITY & DRAINAGE IMPROVEMENTS
 TAX I.D. #: 32-24-31-0000-00-015
 OWNER'S NAME: NARCOOSSEE CORNERS LLC

A STRIP OF LAND 10 FEET WIDE LYING IN THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

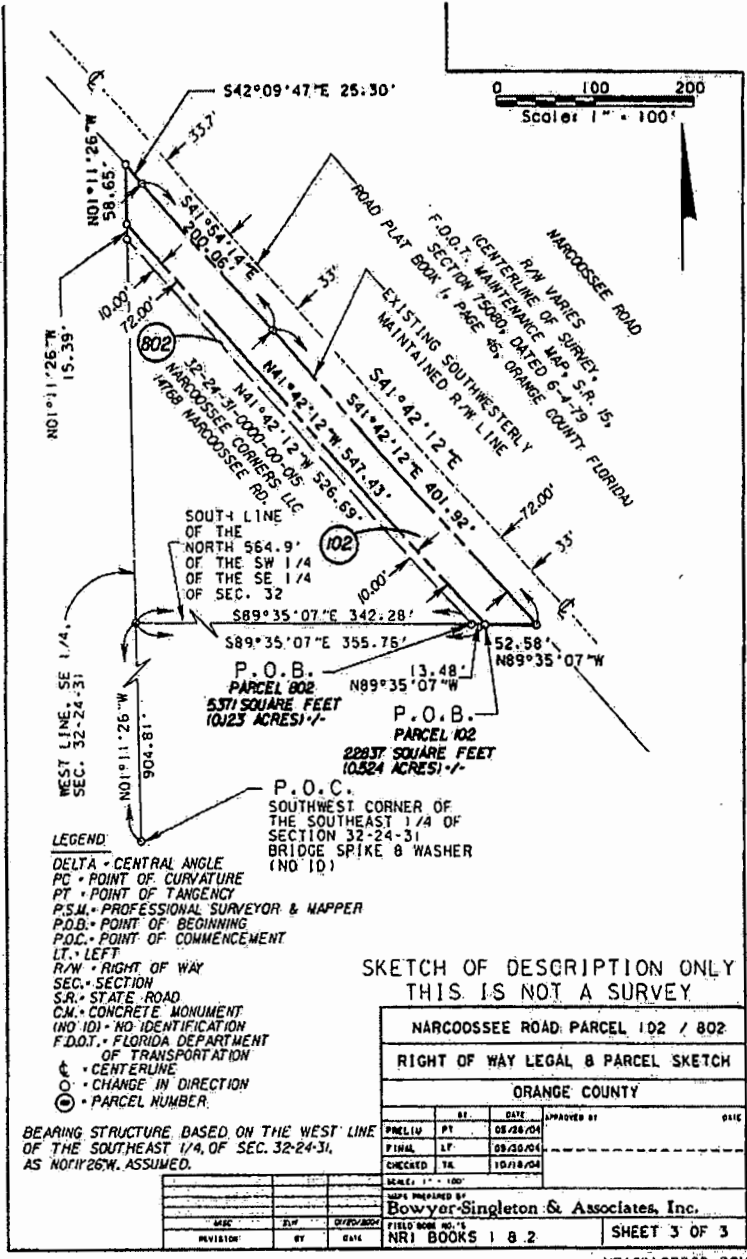
COMMENCE AT A BRIDGE SPIKE AND WASHER (NO ID) LOCATED AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 24 SOUTH, RANGE 31 EAST, ORANGE COUNTY, FLORIDA; THENCE RUN NORTH 01°11'26" WEST, ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 904.81 FEET, TO THE SOUTH LINE OF THE NORTH 564.9 FEET OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 32; THENCE DEPARTING SAID WEST QUARTER SECTION LINE, RUN SOUTH 89°35'07" EAST, ALONG SAID SOUTH LINE OF THE NORTH 564.9 FEET, A DISTANCE OF 342.28 FEET TO A POINT 82.00 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR STATE ROAD 15, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION MAINTENANCE MAP, STATE ROAD 15, SECTION 75080, DATED 06-04-79, RECORDED IN ROAD PLAT BOOK 1, PAGE 45, PUBLIC RECORDS, ORANGE COUNTY FLORIDA, SAID ALSO BEING THE POINT OF BEGINNING OF THOSE LANDS DESCRIBED HEREIN; THENCE RUN NORTH 41°42'12" WEST, PARALLEL WITH SAID CENTERLINE OF SURVEY FOR STATE ROAD 15, A DISTANCE OF 526.69 FEET, TO THE AFOREMENTIONED WEST LINE OF SAID SOUTHEAST QUARTER; THENCE RUN NORTH 01°11'26" WEST, ALONG SAID WEST QUARTER SECTION LINE, A DISTANCE OF 15.39 FEET, TO A POINT 72.00 FEET SOUTHWESTERLY OF, WHEN MEASURED PERPENDICULAR TO THE CENTERLINE OF SURVEY FOR STATE ROAD 15; THENCE RUN SOUTH 41°42'12" EAST, PARALLEL WITH SAID CENTERLINE OF SURVEY FOR STATE ROAD 15, A DISTANCE OF 547.43 FEET TO THE SOUTH LINE OF THE SAID NORTH 564.9 FEET; THENCE RUN NORTH 89°35'07" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 13.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 5371 SQUARE FEET OR 0.123 ACRES, MORE OR LESS.

SKETCH OF DESCRIPTION ONLY
 THIS IS NOT A SURVEY

NARCOOSSEE ROAD PARCEL 102 / 802			
RIGHT OF WAY LEGAL & PARCEL SKETCH			
ORANGE COUNTY			
BY	DATE	APPROVED BY	DATE
PRELIM	PT	05/28/04	
FINAL	LF	08/30/04	
CHECKED	TK	10/16/04	
SCALE:			
MAPS PREPARED BY Bowyer-Singleton & Associates, Inc.			
REVISION	BY	DATE	FIELD BOOK NO. 182
			SHEET 2 OF 3

NR1SK102802.DGN



- LEGEND**
- DELTA - CENTRAL ANGLE
 - PC - POINT OF CURVATURE
 - PT - POINT OF TANGENCY
 - P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
 - P.O.B. - POINT OF BEGINNING
 - P.O.C. - POINT OF COMMENCEMENT
 - LT - LEFT
 - R/W - RIGHT OF WAY
 - SEC. - SECTION
 - S.R. - STATE ROAD
 - C.M. - CONCRETE MONUMENT
 - (NO ID) - NO IDENTIFICATION
 - F.D.O.T. - FLORIDA DEPARTMENT OF TRANSPORTATION
 - ⊕ - CENTERLINE
 - - CHANGE IN DIRECTION
 - ⊙ - PARCEL NUMBER

BEARING STRUCTURE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC. 32-24-31, AS N01°26'W. ASSUMED.

SKETCH OF DESCRIPTION ONLY
THIS IS NOT A SURVEY

NARCOSSEE ROAD, PARCEL 102 / 802			
RIGHT OF WAY LEGAL & PARCEL SKETCH			
ORANGE COUNTY			
ST.	DATE	APPROVED BY	DATE
PRELIM	PT	08/28/04	
FINAL	LT	09/20/04	
CHECKED	TR	10/18/04	
SCALE: 1" = 100'			
MAPS PREPARED BY			
Bowyer-Singleton & Associates, Inc.			
DATE	BY	DATE	FIELD BOOK NO.
			NRI BOOKS 1 8 2
			SHEET 3 OF 3

SCHEDULE "B"

NARCOOSSEE ROAD PARCEL 802

ROADWAY APPURTENANCES EASEMENT

Parcel 802 is being acquired as a perpetual, exclusive easement for public right-of-way purposes, including without limitation, roadway, drainage, traffic signals, traffic signs, utilities, landscaping, irrigation, multipurpose path, sidewalk, and other public facilities purposes, with full authority to enter upon, construct, operate, and maintain, as the GRANTEE and its assigns may deem necessary, without limitation, roadway, drainage, traffic signals, traffic signs, utilities, landscaping, irrigation, multipurpose path, sidewalk, and other public facilities over, under, and upon the following lands as described in Schedule "A".

THE GRANTEE and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the roadway, drainage, traffic signals, traffic signs, utilities, landscaping, irrigation, multipurpose path, sidewalk, and other public facilities out of and away from the granted easement, and the GRANTORS and their heirs, successors and assigns shall not build, construct, or create, nor permit others to build, construct, or create any building, utilities, or other structures on the granted easement that may interfere with the normal operation or maintenance of the roadway, drainage, traffic signals, traffic signs, utilities, landscaping, irrigation, multipurpose path, sidewalk, and other public facilities.

THE GRANTOR may use the granted easement for any use not inconsistent with the GRANTEE'S intended use of the granted easement that will not adversely affect the operation, maintenance and integrity of the roadway, drainage, traffic signals, traffic signs, utilities, landscaping, irrigation, multipurpose path, sidewalk, and other public facilities.

This easement is for the purposes noted herein and will be maintained by the GRANTEE.