



Orange County Government

Orange County
Administration Center
201 S Rosalind Ave.
Orlando, FL 32802-1393

Legislation Text

File #: 25-1138, **Version:** 1

Interoffice Memorandum

DATE: August 6, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Sara Solomon, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by Vineland Express, LLC and Orange County, and authorization for the Manager or Assistant Manager of the Real Estate Management Division to perform all actions necessary and incidental to closing and authorization to record instrument, for Village F - APF Conveyance (Vineland Express LLC). District 1. **(Real Estate Management Division)**

PROJECT: Village F - APF Conveyance (Vineland Express LLC)

PURPOSE: To provide for a school site as a requirement of an Adequate Public Facilities Agreement.

ITEM:

Warranty Deed
Cost: Donation
Size: 8.2 acres

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division

File #: 25-1138, **Version:** 1

County Attorney's Office

REMARKS: This conveyance is a requirement of the Adequate Public Facilities Agreement and Impact Fee Credit Agreement, which was approved by the Board on September 15, 2009 and recorded on September 18, 2009 in Official Records Book 9936, Page 3445.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 26 2025

**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

Property Appraiser's Parcel Identification Number:

33-23-27-0000-00-025

Project: Village F – APF Conveyance – Vineland Express LLC

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by Vineland Express, LLC, a Florida limited liability company, whose address is 5200 Vineland Road, Suite 200, Orlando, Florida 32811, 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

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 GRANTOR conveys title to the land subject to the matters enumerated in **EXHIBIT B** attached hereto (“**Permitted Encumbrances**”), and made part hereof by this reference and taxes accruing subsequent to December 31, 2024.

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

Signatures of **TWO** witnesses and their mailing addresses are required by Florida law, F.S. 695.26

WITNESS #1

Vineland Express, LLC,
a Florida limited liability company

Linda Keefler
Signature

By: Vishal Gupta
Vishal Gupta, Manager

Linda Keefler
Print Name

Mailing Address: 5200 Vineland Rd Ste 200

City: Orlando State: FL

Zip Code: 32811

WITNESS #2

Shannon Nelson
Signature

Shannon Nelson
Print Name

Mailing Address: 5200 Vineland Rd Ste 200

City: Orlando State: FL

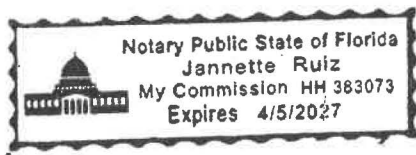
Zip Code: 32811

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 11 day of July, 2025, by _____, as Vishal Gupta, as Manager of Vineland Express, LLC, a Florida limited liability company, on behalf of the company. The individual is personally known to me or has produced _____ as identification.

(Notary Stamp)



Jannette Ruiz
Notary Signature

Jannette Ruiz
Print Notary Name

Notary Public of: Florida

My Commission Expires: 04.05.2027

SKETCH OF DESCRIPTION

NOT A SURVEY

Exhibit A

LEGAL DESCRIPTION (North APF School):

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 33; THENCE RUN SOUTH 89°49'13" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 FOR A DISTANCE OF 1748.45 FEET TO A POINT ON THE WEST LINE OF MEZZANO ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 109, PAGES 48 THROUGH 51 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN SOUTH 00°04'09" WEST ALONG SAID WEST LINE FOR A DISTANCE OF 131.77 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF MURCOTT BLOSSOM BOULEVARD, ACCORDING TO SAID PLAT OF MEZZANO AND THE POINT OF BEGINNING; THENCE RUN ALONG SAID SOUTH RIGHT OF WAY LINE THE FOLLOWING BEARINGS AND DISTANCES: NORTH 82°05'15" EAST FOR A DISTANCE OF 27.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 880.00 FEET, A CHORD BEARING OF NORTH 85°57'14" EAST AND A CHORD LENGTH OF 118.68 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 07°43'58" FOR AN ARC DISTANCE OF 118.77 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 89°49'13" EAST FOR A DISTANCE OF 278.89 FEET; THENCE DEPARTING SAID SOUTH RIGHT OF WAY LINE RUN SOUTH 00°04'06" WEST FOR A DISTANCE OF 844.13 FEET TO A POINT ON THE NORTH LINE OF RAVENNA PHASE 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 107, PAGES 116 THROUGH 118 OF SAID PUBLIC RECORDS; THENCE RUN NORTH 90°00'00" WEST ALONG SAID NORTH LINE FOR A DISTANCE OF 424.99 FEET; THENCE DEPARTING SAID NORTH LINE RUN NORTH 00°04'09" EAST FOR A DISTANCE OF 831.03 FEET TO THE POINT OF BEGINNING.

CONTAINS 357,871.143 SQUARE FEET OR 8.216 ACRES MORE OR LESS.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH OF DESCRIPTION
NOT VALID WITHOUT SHEET 2 OF 2

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 SOUTHEAST 1/4 OF SECTION 33-23-27 AS BEING S89°49'13"W 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 #: 20100010
 DATE: 06/11/2025
 SCALE: N/A

CALC BY: JLR
 DRAWN BY: SEJ
 CHECKED BY: MR

FOR THE LICENSED BUSINESS #8627 BY:



Digitally signed by
 James L Rickman
 Date: 2025.07.10
 14:15:37 -04'00'

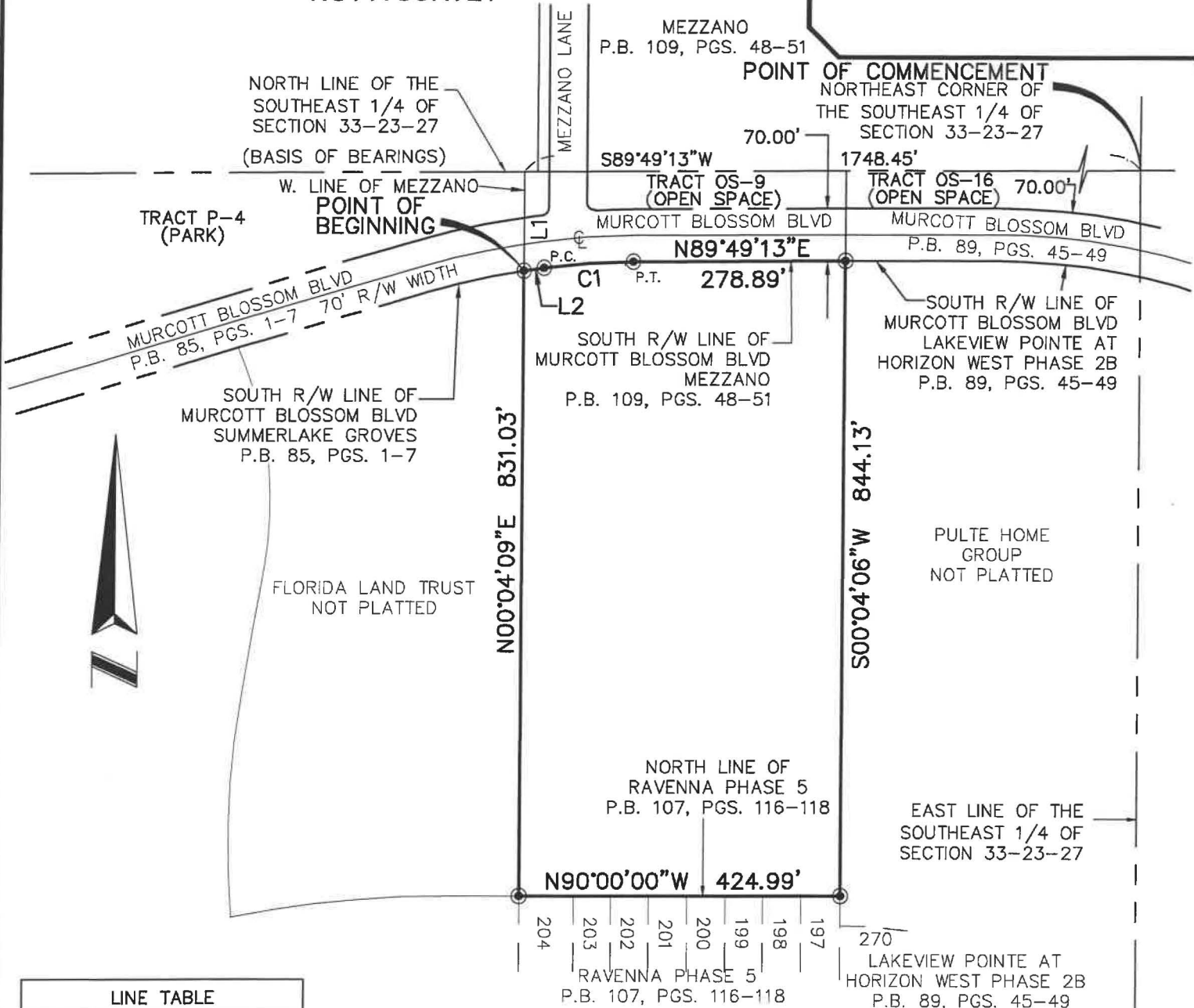
JAMES L. RICKMAN, PSM #5633



SURVEYING • MAPPING
 GEOSPATIAL SERVICES
 www.allen-company.com
 16 EAST PLANT STREET
 WINTER GARDEN, FLORIDA 34787
 (407) 654-5355
 LB#8627

SKETCH OF DESCRIPTION

NOT A SURVEY



LINE TABLE

LINE	BEARING	LENGTH
L1	S00°04'09"W	131.77'
L2	N82°05'15"E	27.99'

CURVE TABLE

CURVE	RADIUS	CHORD BEARING	CHORD	DELTA	LENGTH
C1	880.00'	N85°57'14"E	118.68'	07°43'58"	118.77'

SYMBOL AND ABBREVIATION LEGEND:

- CHANGE IN DIRECTION
- LB LICENSED BUSINESS
- PSM PROFESSIONAL SURVEYOR AND MAPPER
- P.B. PLAT BOOK, (OR P.B.)
- PG(S). PAGE(S), (OR PG.S)
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- BLVD BOULEVARD
- R/W RIGHT OF WAY
- ⊕ CENTERLINE

JOB #: 20100010

DATE: 06/11/2025

SCALE: 1" = 200'

CALC BY: JLR

DRAWN BY: SEJ

CHECKED BY: MR

SHEET 2 OF 2
SEE SHEET 1 FOR
LEGAL DESCRIPTION
NOT VALID WITHOUT
SHEET 1 OF 2



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EXHIBIT B

PERMITTED ENCUMBRANCES

1. Capacity Enhancement Agreement (06-011-10 Village F Participant) recorded January 24, 2007 in Official Records Book 9079, Page 107.
2. Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement recorded September 18, 2009 in Official Records Book 9936, Page 3316.
3. Memorandum of Agreement recorded January 14, 2010 in Official Records Book 9988, Page 1592.
4. Village F Horizon West (Siedel Road) Road Network Agreement recorded January 26, 2013 in Official Records Book 10591, Page 5123; as affected by Collateral Assignment of Vehicle Trips recorded May 6, 2021 in Official Records Doc #20210275756; Assignment of Vested Trips recorded November 18, 2021, in Official Records Doc #20210710935 and Assignment of Transportation Impact Fee Credits recorded November 18, 2021 in Official Records Doc #20210710936.
5. Assignment of Development Rights by Emerald, LLC. A Florida limited liability company to Vineland Express, LLC, a Florida limited liability company recorded August 26, 2015 in Official Records Book 10973, Page 3923.