



Orange County Government

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

Legislation Text

File #: 25-1280, **Version:** 1

Interoffice Memorandum

DATE: September 10, 2025

TO: Mayor Jerry L. Demings and County Commissioners

THROUGH: Luciana Mino, Assistant Manager

FROM: Elizabeth Price Jackson, Senior Title Examiner

CONTACT: Faye Lee, Administrative Assistant

PHONE: 407-836-7097

DIVISION: Real Estate Management Division

ACTION REQUESTED:

Approval of Warranty Deed by Oak Pointe of Apopka Homeowners Association, Inc. and Orange County and authorization to record instrument for Oak Pointe South Permit (18-E-053) #96877. District 2. **(Real Estate Management Division)**

PROJECT: Oak Pointe South Permit (18-E-053) #96877

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities in connection with development.

ITEM:

Warranty Deed

Cost: Donation

Size: 323 square feet

BUDGET: N/A

REVENUE: N/A

FUNDS: N/A

APPROVALS:

Real Estate Management Division
Utilities Department

REMARKS: This action provides for conveyance of additional land surrounding an existing County pump station for the boundary fence.

Grantor to pay all recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 30 2025

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

E. Price Jackson, 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:
A portion of 29-21-28-6067-11-006

Project: Oak Pointe South Permit (18-E-053) #96877

THIS IS A DONATION

WARRANTY DEED

THIS WARRANTY DEED, made as of the date signed below, by Oak Pointe of Apopka Homeowners Association, Inc., a Florida not-for-profit corporation, whose address is 1170 Celebration Boulevard, Suite 202, Celebration, Florida 34747, 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 that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

Project: Oak Pointe South Permit (18-E-053) #96877

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

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

WITNESS #1

[Signature]
Signature
Matthew Stolz
Print Name

Mailing Address: 10192 Dowden Rd.
City: Orlando State: FL
Zip Code: 32834

Oak Pointe of Apopka Homeowners Association, Inc., a Florida not for profit corporation

By: [Signature]
Signature
Melissa Dotson
Print Name
President
Title

WITNESS #2

[Signature]
Signature
Alexander Leanderson
Print Name

Mailing Address: 10192 Dowden Rd
City: Orlando State: FL
Zip Code: 32832

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 25th day of August, 2025, by Melissa Dotson as President, of Oak Pointe of Apopka Homeowners Association, Inc., a Florida not for profit corporation, on behalf of the corporation. The individual ☒ is personally known to me or ☐ has produced _____ as identification.

(Notary Stamp)



[Signature]
Notary Signature
Sydney D. Kendrick
Print Notary Name
Notary Public of: Florida
My Commission Expires: 2/9/29

PROJECT NAME: OAK
POINTE SOUTH
OC PERMIT: 18-E-053

SKETCH OF DESCRIPTION
EXHIBIT A
OAK POINTE SOUTH
LIFT STATION

A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF TRACT K-6, ACCORDING TO THE PLAT OF OAK POINTE SOUTH AS RECORDED IN PLAT BOOK 109, PAGES 88 THROUGH 93 OF THE PUBLIC RECORDS OF THE CITY OF APOPKA, ORANGE COUNTY, FLORIDA. LYING WITHIN SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF SAID TRACT K-6, THENCE RUN SOUTH 89°44'46" WEST, A DISTANCE OF 64.06 FEET ALONG THE SOUTH LINE OF SAID TRACT K-6 FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°44'46" WEST, ALONG SAID LINE, A DISTANCE OF 0.75 FEET TO THE SOUTHEAST CORNER OF TRACT M-1 OF AFORESAID PLAT OF OAK POINTE SOUTH; THENCE, DEPARTING SAID SOUTH LINE, RUN ALONG THE COMMON LINE BETWEEN TRACTS K-6 AND TRACT M-1 THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: (1) NORTH 00°15'14" WEST, A DISTANCE OF 13.00 FEET; (2) NORTH 89°44'46" EAST, A DISTANCE OF 16.00 FEET; (3) NORTH 00°15'14" WEST, A DISTANCE OF 45.00 FEET; (4) SOUTH 89°44'46" WEST, A DISTANCE OF 35.00 FEET; (5) SOUTH 00°15'14" EAST, A DISTANCE OF 45.00 FEET; (6) NORTH 89°44'46" EAST, A DISTANCE OF 5.00 FEET; (7) SOUTH 00°15'14" EAST, A DISTANCE OF 13.00 FEET TO THE SOUTHWEST CORNER OF AFORESAID TRACT M-1 AND AFORESAID SOUTH LINE OF TRACT K-6; THENCE RUN SOUTH 89°44'46" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 0.75 FEET; THENCE, DEPARTING SAID SOUTH LINE RUN NORTH 00°15'14" WEST, A DISTANCE OF 11.25 FEET; THENCE RUN SOUTH 89°44'46" WEST, A DISTANCE OF 5.00 FEET; THENCE RUN NORTH 00°15'14" WEST, A DISTANCE OF 49.50 FEET; THENCE RUN NORTH 89°44'46" EAST, A DISTANCE OF 38.50 FEET; THENCE RUN SOUTH 00°15'14" EAST, A DISTANCE OF 49.50 FEET; THENCE RUN SOUTH 89°44'46" WEST, A DISTANCE OF 18.00 FEET; THENCE RUN SOUTH 00°15'14" EAST, A DISTANCE OF 11.25 FEET RETURNING TO THE POINT OF BEGINNING.

CONTAINING 323 SQUARE FEET OR 0.007 ACRES MORE OR LESS.

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
5. BEARINGS ARE SHOWN HEREON ARE BASED UPON THE SOUTH LINE OF TRACT K-6 ACCORDING TO THE PLAT OF OAK POINTE SOUTH, PLAT BOOK 109, PAGES 88-93, ORANGE COUNTY FL. DISTANCES ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.
7. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY E. GLENN TURNER, PSM #5643 ON 3/10/25; THE ELECTRONIC SIGNATURE HEREON IS IN COMPLIANCE WITH THE FLORIDA ADMINISTRATIVE CODE (FAC) 5J-17-062.

SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

SKETCH OF DESCRIPTION
OAK POINTE SOUTH
LIFT STATION
A PORTION OF
SECTION 29, TOWNSHIP 21 SOUTH, RANGE 28 EAST

CITY OF APOPKA, ORANGE COUNTY, FLORIDA

JOB NO.: 190816	DATE	REVISIONS	TECH
SCALE: 1"= 30'			
FIELD DATE: 8-8-23			
FIELD BY: JS	5/9/25	CLIENT COMMENTS	CF
DRAWN BY: TKC	3/10/25	CLIENT COMMENTS	CF
APPROVED BY: EGT	12/6/23	NEW BOUNDARY	JLS
DRAWING FILE #	10/18/23	CLIENT COMMENTS	JLS
190816 OAK POINTE SOUTH LIFT STATION 05-8-25.DWG			

ASM

**AMERICAN SURVEYING
& MAPPING, INC.**

**NDDS NATIONAL DUE
DILIGENCE SERVICES**
A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

221 Circle Drive, Maitland, FL 32751
407-426-7979
americansurveyingandmapping.com

I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.



Digitally signed by E Glenn Turner
DN: cn=E Glenn Turner, o=American
Surveying & Mapping,
ou=Professional Land Surveyor,
email=gtturner@asmcorporate.com,
c=US
Date: 2025.05.09 14:27:12 -0400
Adobe Acrobat version:
2020.005.30763

E. GLENN TURNER, PSM #5643

THIS SKETCH IS NOT A SURVEY.