



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: April 13, 2022

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Tamara Pelc, Program Manager - Development *TP/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval of Special Warranty Deed by Watermark at Horizon West Homeowners' Association, Inc. to Orange County and authorization for Real Estate Management Division to disburse funds to pay all recording fees and record instrument.

PROJECT: Watermark (Phase 3 ROW Dedication / PSP-21-05-143 Village F Master PD / Parcel S-21

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of development.

ITEMS: Special Warranty Deed
Cost: None/Donation
Size: 0.18 acres

FUNDS: \$64.20 Payable to Orange County Comptroller
(for recording fees)

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APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Watermark at Horizon West Homeowners' Association, Inc., is donating additional right-of-way for the extension of Emerald Berry Drive.

APR 26 2022

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

Miranda F. Fitzgerald, Esq.
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
P.O. Box 2809
Orlando, FL 32802

Phone: 407-418-6340

THIS IS A DONATION

Project: Watermark (Phase 3 ROW Dedication / PSP-21-05-143 Village F Master PD /
Parcel S-21)

PARCEL ID. NO.:04-24-27-7557-16-015

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 28th day
of September 2021, by Watermark at Horizon West Homeowners' Association,
Inc., a Florida not-for-profit corporation, (hereinafter referred to as the "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 (hereinafter referred to as
the "GRANTEE");

WITNESSETH:

That the 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 the GRANTEE that certain piece, parcel or tract of land situated in
Orange County, Florida more particularly described as follows, to wit:

See Exhibit "A" Attached

(hereinafter referred to as the "Subject Property");

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 the GRANTEE
that the GRANTOR is lawfully seized of the Subject Property in fee simple; that the
GRANTOR has good right and lawful authority to sell and convey the Subject
Property; and that the 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 the 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 2021 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the

Presence of the following two (2) witnesses:

GRANTOR:

Watermark at Horizon West Homeowners' Association, Inc., a Florida not-for-profit corporation

[Handwritten Signature]

Signature of Witness #1

Matthew Gajsin

Printed Name of Witness #1

[Handwritten Signature]

Signature of Witness #2

Karina De Seda

Printed Name of Witness #2

By: *Amy Hidle*

Printed Name: *Amy Hidle*

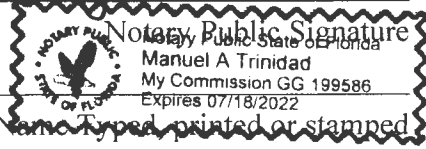
Title: *President of Association*

Address: *9410 Holliston Creek
Winter Garden FL 34787*

STATE OF FLORIDA
COUNTY OF ORANGE

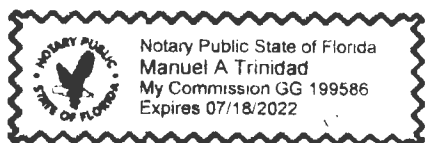
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28th day of September, 2021 by Amy Hidle, as President, Watermark at Horizon West Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. He/she is personally known to me or has produced FL - ID as identification.

[Handwritten Signature]

 Notary Public Signature
Manuel A Trinidad
My Commission GG 199586
Expires 07/18/2022
Name typed, printed or stamped

(NOTARY SEAL)

My Commission Expires:

 Notary Public State of Florida
Manuel A Trinidad
My Commission GG 199586
Expires 07/18/2022

THIS IS NOT A SURVEY
LEGAL DESCRIPTION

EXHIBIT A

A TRACT OF LAND LYING IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF TRACT P-15, WATERMARK PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 94, PAGES 116 THROUGH 126 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT P-15 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°51'20" EAST, ALONG THE SOUTH LINE OF SAID TRACT P-15, A DISTANCE OF 133.44 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID SOUTH LINE, RUN NORTHWESTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 65.00 FEET, A CENTRAL ANGLE OF 64°08'57", AN ARC LENGTH OF 72.77 FEET, A CHORD LENGTH OF 69.03 FEET AND A CHORD BEARING OF NORTH 57°58'17" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 89°57'15" WEST, 51.79 FEET TO A POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF EMERALD BERRY DRIVE ACCORDING TO SAID PLAT OF WATERMARK PHASE 3, BEING A POINT ON A NON-TANGENT CURVE CONCAVE WESTERLY; THENCE RUN NORTHERLY, ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 47.00 FEET, A CENTRAL ANGLE OF 64°20'22", AN ARC LENGTH OF 52.78 FEET, A CHORD LENGTH OF 50.05 FEET AND A CHORD BEARING OF NORTH 02°33'57" WEST; THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE, RUN NORTH 89°57'15" EAST, NON-RADIAL TO SAID CURVE, 53.99 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS OF 115.00 FEET, A CENTRAL ANGLE OF 75°41'07", AN ARC LENGTH OF 151.91 FEET, A CHORD LENGTH OF 141.10 FEET AND A CHORD BEARING OF SOUTH 52°12'12" EAST TO A POINT LYING ON SAID SOUTH LINE OF TRACT P-15; THENCE RUN SOUTH 89°51'20" WEST, ALONG SAID SOUTH LINE, 52.93 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 8,022 SQUARE FEET OR 0.18 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. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT P-15, WATERMARK PHASE 3 PLAT BOOK 94, PAGES 116-126, BEING NORTH 89°51'20" EAST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.
6. THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY THE SURVEYOR AT THE CLIENTS REQUEST.

SKETCH 1

JOB NO. 20210114
DATE: 8-17-2021
SCALE: 1"=40'
FIELD BY: N/A

CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: MR

FOR THE LICENSED BUSINESS # 6723 BY:



Digitally signed by
James L. Rickman
Date: 2021.12.16
15:28:15 -05'00'

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

THIS IS NOT A SURVEY
SKETCH OF DESCRIPTION

EXHIBIT A

WEST LINE OF THE
NORTHEAST 1/4 OF
THE SOUTHEAST 1/4 OF
SECTION 4-24-27

WATERMARK PHASE 3
PLAT BOOK 94 PAGES 116-126

TRACT P-15
PARK

ACCESS EASEMENT

C4
NT
N89°57'15"E
53.99' NR

10.00' U.E.

ELY. R/W LINE

C2
NT
S89°57'15"W
51.79' NR

C3

36.00' U.E.

ACCESS EASEMENT

S. LINE TRACT P-15
N89°51'20"E 133.44'

S89°51'20"W
52.93' NR

EMERALD BERRY DRIVE
50.00' R/W WIDTH

WATERMARK PHASE 3
PLAT BOOK 94 PAGES 116-126
TRACT OS-16
OPEN SPACE

NOT PLATTED

P.O.C.

SW. CORNER OF TRACT P-15
PB. 94, PGS. 116-126
NORTHEAST CORNER OF THE
SOUTHWEST 1/4 OF THE SOUTHWEST
1/4 OF SECTION 4-24-27

P.O.B.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD	CHORD BEARING
C1	65.00'	64°08'57"	72.77'	69.03'	N57°58'17"W
C2	47.00'	64°20'22"	52.78'	50.05'	N02°33'57"W
C3	115.00'	75°41'07"	151.91'	141.10'	S52°12'12"E
C4	47.00'	6°07'35"	5.03'	5.02'	N37°47'56"W

TP



ALLEN
&
COMPANY

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND:

P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
PG(S).....PAGE(S)
R/W.....RIGHT-OF-WAY
NR.....NON-RADIAL

PB.....PLAT BOOK
PC.....POINT OF CURVATURE
PT.....POINT OF TANGENCY
NT.....NON-TANGENT
CL.....CENTERLINE
ELY.....EASTERLY
U.E.....UTILITY EASEMENT

SKETCH 1

JOB NO. 20210114

DATE: 8-17-2021

SCALE: 1"=40'

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: MR

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