



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: June 2, 2021

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

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

FROM: Luciana Mino, Sr. Acquisition Agent *MTC/lm*
Real Estate Management Division

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

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

ACTION REQUESTED: Approval and execution of Contract for Purchase and Sale between Douglas Todd Hardt and Tatiana Selivanova Hardt and Orange County, Florida, approval of Access and Utility Easement between Douglas Todd Hardt and Tatiana Selivanova Hardt and Orange County and Partial Release of Mortgage, and authorization to disburse funds to pay the purchase price and recording fees, and to record instrument

PROJECT: Sweetwater West

District 2

PURPOSE: To provide for access, construction and maintenance of a gravity sewer system.

ITEMS: Contract for Purchase and Sale (Parcels 811)

Access and Utility Easement (Instrument 811.1)
Cost: \$14,200.
Size: 2,220 square feet

Partial Release of Mortgage (Instrument 811.2)

Real Estate Management Division

Agenda Item 1

June 2, 2021

Page 2

BUDGET: Account No.: 4420-038-1505-0010-6110

FUNDS: \$14,200 Payable to Douglas Todd Hardt and Tatiana Selivanova Hardt
(purchase price)

\$88 Payable to Orange County Comptroller
(recording fees)

\$250 Payable to Douglas Todd Hardt and Tatiana Selivanova Hardt
(Application Fee for Partial Release of Mortgage)

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS: This easement is being acquired at the request of the Utilities Department
to facilitate access, construction and maintenance of a gravity sewer system.

Seller to pay documentary stamp tax. County to pay recording fees.

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: 5/26/2021

Total Amount: \$14,538.00

Project: Sweetwater West

Parcels: 811

Charge to Account #4420-038-1505-0010-6110

Charles S. Parker

Controlling Agency Approval Signature Date

Charles Parker, P.E., Assistant Manager

Printed Name:

A. S. McCoy

5/27/21

Fiscal Approval Signature Date

WAYNE MCCOY

Printed Name

TYPE TRANSACTION (Check appropriate block(s))
 Pre-Condernation Post-Condernation

N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

Douglas Todd Hardt and Tatiana Selivanova
 Hardt 1652 Sweetwater West Circle, Apopka,
 FL 32712
 Total purchase price: \$14,200.00

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/ Agreement
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Partial Release of Mortgage Application Fee:
 \$250.00

 Orange County Comptroller
 Recording fee: \$88.00

Payable to: Douglas Todd Hardt and Tatiana Selivanova Hardt (\$14,450.00)
 Douglas Todd Hardt and Tatiana Selivanova Hardt (\$250.00)
 Orange County Comptroller (\$88.00)

***** IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL) *****

Recommended by *Luciana Mino* Digitally signed by Luciana Mino Date: 2021.05.26 11:22:46 -04'00'
 Luciana Mino, Sr. Acq. Agent, Real Estate Management Division Date

Payment Approved Mindy T. Cummings, Manager, Real Estate Management Division Date

or Payment Approved Alex Feinman Digitally signed by Alex Feinman Date: 2021.05.26 11:26:37 -04'00'
 Alex Feinman, Asst. Mgr. Real Estate Management Div. Date

Certified *Nelia Rey* Date JUN 22 2021
 Approved by BCC Deputy Clerk to the Board Date

Examined/Approved Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
 JUN 22 2021

Project: Sweetwater West
Parcel ID: 811

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 22 2021

CONTRACT FOR PURCHASE AND SALE

COUNTY OF ORANGE
STATE OF FLORIDA

This Contract for Purchase and Sale (the “**Agreement**”) is made and entered into by and between Douglas Todd Hardt and Tatiana Selivanova Hardt, husband and wife (collectively, “**Seller**”), and Orange County, Florida a charter county and political subdivision of the State of Florida (“**Buyer**”).

RECITALS

- A. Seller owns the following real property in Orange County:
Lot 26, Sweetwater West, according to the map or plat thereof, as recorded in Plat Book 25, Page(s) 12 through 18, inclusive, of the Public Records of Orange County, Florida [Deed Reference Document #20200297844].
Property Appraiser’s Parcel Identification Number(s)
35-20-28-8473-00-260
(hereinafter referred to as the “**Property**”)
- B. Buyer requires a portion of the Property as further described on Exhibit A, incorporated herein by reference (the “**Parcel**”), for its Sweetwater West project (the “**Project**”).
- C. Seller agrees to furnish the Parcel for the Project.

AGREEMENT

In consideration of the promises stated in this Agreement and other good and valuable consideration, Buyer and Seller agree as follows:

1. **Agreement:**
- a. Seller agrees to execute a permanent Access and Utility Easement on the Parcel (the “**Easement**”), conveying the Easement to Buyer free and clear of all liens and encumbrances in substantially the same form as attached in Exhibit B, attached hereto and incorporated herein by reference.
- b. Buyer agrees to pay the Consideration (as defined below), to Seller for the Easement.

Project: Sweetwater West
Parcel ID: 811

2. **Consideration:** Subject to such credits, adjustments, and prorations, if any, for which provisions are hereinafter made, the total consideration for the acquisition of the Parcel from Buyer to Seller:

a. **Price Paid for Parcel.** Buyer shall pay to Seller ELEVEN THOUSAND SEVEN HUNDRED AND 00/100 U.S. Dollars (\$11,700.00) (the “**Purchase Price**”), subject to an appraisal report obtained and approved by the Buyer that supports the Purchase Price.

b. **Cost to Cure.** Buyer will pay to Seller TWO THOUSAND FIVE HUNDRED AND 00/100 U.S. Dollars (\$2,500.00) to replace 160 linear feet of wooden fence.

c. **Additional Consideration.** At the time the Easement is utilized to install the infrastructure, Buyer agrees to hire and pay a contractor to reconstruct the existing basketball concrete pad and court mat after completion of the construction of the new gravity sewer within the Easement. Buyer agrees to transfer the one-year warranty provided by the contractor to the Seller or the current property owner. This provision shall survive Closing (as defined below).

3. **Effective Date:** The effective date of this Agreement (the “**Effective Date**”) shall be the later of: (i) the date this Agreement is executed by Seller; **and** (ii) the date this Agreement is approved and executed by the Orange County Board of County Commissioners.

4. **Closing Date and Location:** The closing of the purchase and sale of the Parcel contemplated herein (“**Closing**”) shall be at the offices of the Orange County Real Estate Management Division, 400 East South Street, Fifth Floor, Orlando, Florida, 32801 on or before **ninety (90) days** from the Effective Date of this Agreement (the “**Closing Date**”) (except to the extent that the Closing Date is extended by other provisions of this Agreement).

5. **Closing Costs:** The following costs are required to complete the transaction contemplated pursuant to this Agreement (the “**Costs**”). The Costs are allocated between the Seller and Buyer as follows:

Cost	Paid by Seller	Paid by Buyer
Recording Fees for the Easement	No	Yes
Documentary Stamps	Yes	No
Appraisal	No	Yes

6. **Prorations:** Ad valorem property taxes for the year of closing shall be prorated as of the Closing Date and said prorated amount shall be paid by Seller pursuant to Section 196.295, Florida Statutes. At Seller’s election, Seller’s share of prorated taxes may be deducted from the proceeds of sale and remitted by Buyer to the County tax collector on Seller’s behalf. Unless the conveyance occurs between November 1 and December 31 of the year of conveyance, in which case ad valorem property taxes shall be paid in full by Seller for the year of conveyance. In the event that, as of the Closing Date, there are any outstanding unpaid property taxes for years prior to the year of closing, then Seller shall be responsible for payment of the same, on the entirety of

Project: Sweetwater West
Parcel ID: 811

the tax parcels for which Buyer is acquiring interest hereunder, the amount necessary to satisfy such outstanding property taxes shall be deducted from proceeds of sale.

7. Closing Documents: The following fully executed documents in the form contemplated herein are required to close the transaction contemplated pursuant to this Agreement:

- a. Access and Utility Easement
- b. Subordination of Mortgage.
- c. Joinder of The Sweetwater West Homeowners' Association, Inc.

8. Conditions of Closing: All of the conditions listed below are conditions precedent to Closing. Such contingencies shall either be released, waived or cured within the timeframes set forth below.

a. Subordination of Mortgage. On or before Closing, Buyer shall secure the subordination of the Mortgagee of record of the Property in the form substantially similar to that subordination attached hereto and incorporated by reference as **Exhibit C**.

b. Joinder. On or before Closing, Buyer shall secure the joinder of The Sweetwater West Homeowners' Association, Inc. in the form substantially similar to that joinder attached hereto and incorporated by reference as **Exhibit D**.

c. Closing Documents. Closing is contingent upon delivery of Seller to Buyer in recordable form all instruments necessary to convey the Parcel as referenced in this Agreement. Such documents shall be executed and delivered to Luciana Mino, Acquisition Agent for Buyer on or before the Closing Date.

9. Miscellaneous Provisions:

a. Notice. All notices or deliveries required under this Agreement shall be hand-delivered or given by regular mail, or overnight courier directed to the addresses set forth below. All notices so given shall be considered effective, if hand-delivered, when received; if delivered by courier, one business day after timely deposit with the courier service, charges prepaid; or if mailed, three days after deposit, first class postage prepaid, with the United States Postal Service. Either party may change the address to which future notices shall be sent by notice given in accordance with this paragraph.

	Seller	Buyer
Name:	Douglas T. Hardt and Tatiana S. Hardt	Orange County, Florida
Physical Address:	1652 Sweetwater Circle Apopka, Florida 32712-2485	400 East South Street, 5 th Floor Orlando, Florida 32801
Mailing Address:	1652 Sweetwater Circle Apopka, Florida 32712-2485	P.O. Box 1339 Orlando, Florida 32801-1339
Contact:	Douglas T. Hardt	Attn: Real Estate Management Division
Phone:	402-840-8690	407-836-7070

Project: Sweetwater West
Parcel ID: 811

b. **Florida Statutes.** Seller shall comply with Section 286.23, Florida Statutes, pertaining to disclosure of beneficial ownership, if applicable.

c. **Incorporation of Recitals.** The recitals set forth above are true and correct and are incorporated herein by this reference.

d. **Survival.** Paragraph 2c above shall survive closing.

e. **Entire Agreement.** This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between Seller and Buyer, made with respect to the matters herein contained, and when duly executed constitute the Agreement between Seller and Buyer. No additions, alterations, or variations to the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party unless such additions, alterations, variations, or waivers are expressly set forth in writing and duly signed.

Project: Sweetwater West
Parcel ID: 811

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date(s) written below.

Seller acknowledges that this Agreement is **NOT** effective until such time as it is approved and executed by the Orange County Board of County Commissioners. The signature of Buyer's acquisition agent named below does not in and of itself nor in any way bind Buyer.

Witness Signatures:

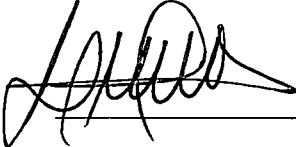
Signature:



Printed Name:

Birnfeld, Mark O

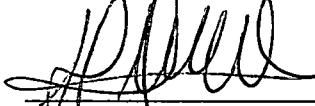
Signature:



Printed Name:

LUCIANA MINO

Presented to Seller on behalf of Orange County by:



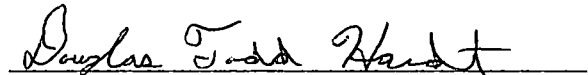
Luciana Mino, Acquisition Agent
Orange County Real Estate Management Division
Date:

4-8-2021

(mm/dd/yyyy)

SELLER

Signature:


Douglas Todd Hardt

Date:

04/02/2021
(mm/dd/yyyy)

Signature:


Tatiana Selivanova Hardt

Date:

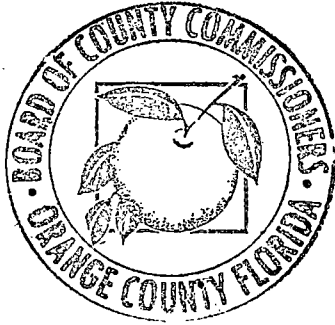
04/02/2021
(mm/dd/yyyy)

Project: Sweetwater West
Parcel ID: 811

BUYER

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners



Jerry L. Demings
for Jerry L. Demings
Orange County Mayor

Date:

06/23/2021

(mm/dd/yyyy)

ATTEST: Phil Diamond, CPA, County Comptroller

As Clerk of the Board of County Commissioners

BY:

Nachia Perez
for Deputy Clerk

Noelia Perez

Printed Name

Project: Sweetwater West
 Parcel ID: 811

EXHIBIT A
Sketch and Description of Parcel

SKETCH & DESCRIPTION
 PARCEL 811
 SANITARY SEWER EASEMENT
 WEKIWA SPRINGS SEPTIC TANK RETROFIT PROJECT

PARCEL 811 SANITARY SEWER EASEMENT LEGAL DESCRIPTION

That part of Lot 26, Sweetwater West as recorded in Plat Book 25, Pages 12 through 18 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a 6"x6" concrete monument with 1" iron pipe, no identification, marking the West 1/4 corner of Section 36, Township 20 South, Range 28 East, Seminole County, Florida; thence South 89°15'54" East along the North line of Lot 27, Sweetwater West as recorded in Plat Book 25, Pages 12 through 18 of the Public Records of Seminole County, Florida, a distance of 25.01 feet to the Southwest corner of Lot 26 of said plat and the POINT OF BEGINNING; thence departing said North line, run North 02°26'00" East along the West line of said Lot 26, a distance of 25.14 feet; thence departing said West line, run South 50°15'59" East along a line 20.00 feet Northeasterly of and parallel to the Southwesterly line of said Lot 26, a distance of 117.85 feet to the intersection with the existing Northerly Right of Way Line of Sweetwater West Circle of said plat, said point lying on a non-tangent curve, concave Northwesterly, having a radius of 174.54 feet and a chord bearing of South 36°26'35" West; thence run Southwesterly, 20.04 feet along the arc of said curve, being said Right of Way Line, through a central angle of 06°34'47" to the Southerly corner of said Lot 26; thence departing said Right of Way Line, run North 50°15'59" West along the aforesaid Southwesterly line, a distance of 103.76 feet to the POINT OF BEGINNING.

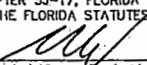

Containing 2,220 square feet, more or less.

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY, THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), ZONE 901, FLORIDA EAST, WITH THE WEST LINE OF LOT 26 HAVING A BEARING OF N02°26'00"E.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. ALL RECORDING REFERENCES SHOWN ON THIS SURVEY REFER TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

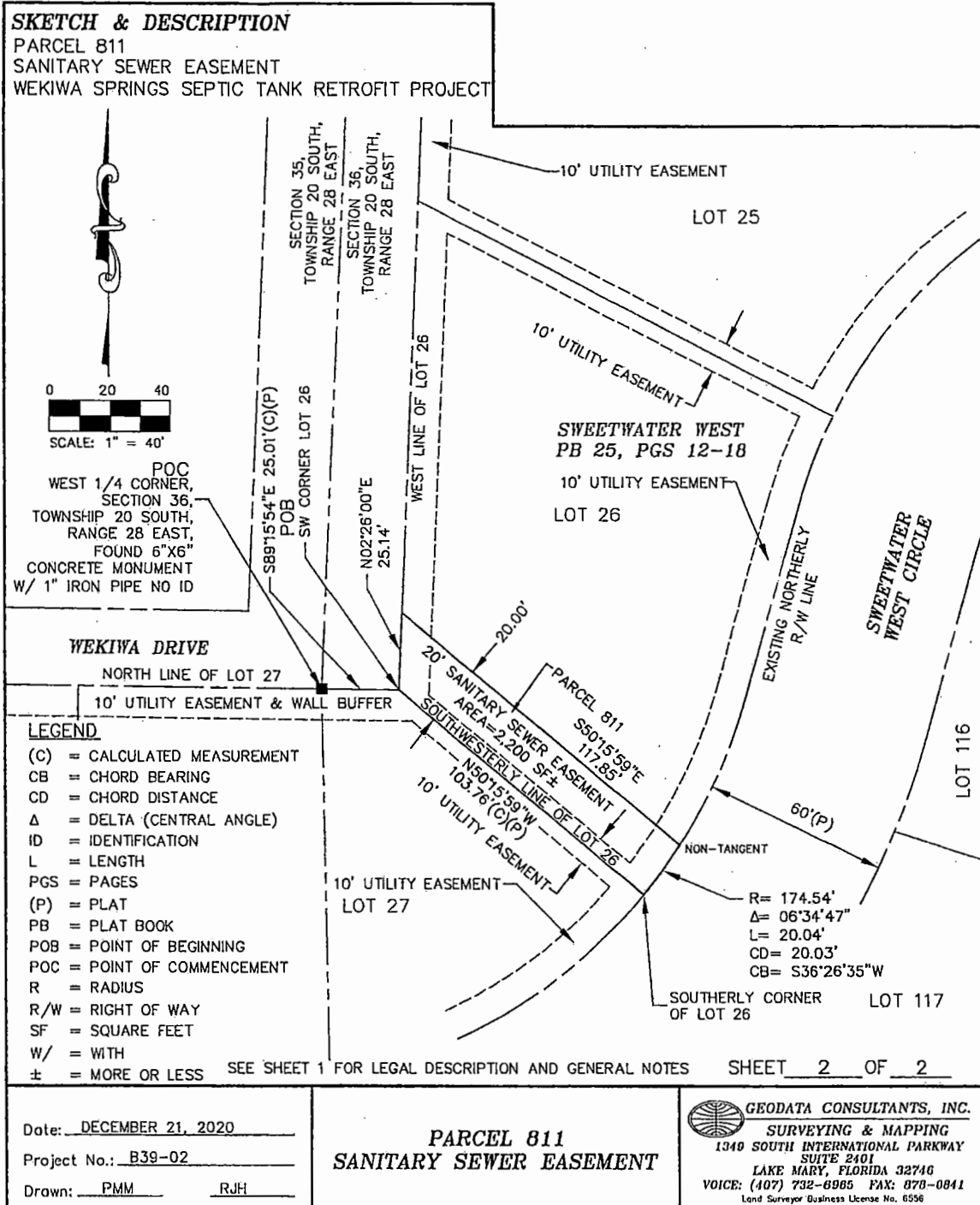
SEE SHEET 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.  H: Paul deVivero, Professional Land Surveyor No. 4990 DATE: <u>2-23-2021</u>
ADD PARCEL NUMBER	RTS	02-23-21	
REVISION	BY	DATE	
Date: <u>DECEMBER 21, 2020</u>		PARCEL 811 SANITARY SEWER EASEMENT	
Project No.: <u>B39-02</u>			
Drawn: <u>PMM</u> <u>RJH</u>			
		 GEODATA CONSULTANTS, INC. SURVEYING & MAPPING 1349 SOUTH INTERNATIONAL PARKWAY SUITE 2101 LAKE MARY, FLORIDA 32746 VOICE: (407) 732-6905 FAX: 870-0841 Land Surveyor Business License No. 6556	

R# 3/23/2021

Project: Sweetwater West
 Parcel ID: 811



Project: Sweetwater West
Parcel ID: 811

Exhibit B
Form of Easement

ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made this _____ day of _____ AD, 20____, between _____ and _____, as _____ whose address is _____, GRANTORS, 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 GRANTORS, 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 and its assigns an easement for access and utility purposes, and the right to stabilize the access area, over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

00-00-00-0000-00-000

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

THE GRANTEE herein 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 easement and the GRANTORS, their successors, and assigns agree not to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

Project: Sweetwater West
Parcel ID: 811

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in the presence of:

FORM NOT FOR SIGNATURE

Witness

BY: _____

Printed Name

Witness

Printed Name

(Signature of **TWO** witnesses required by Florida Law)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__ by _____. He is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires:

Project: Sweetwater West
Parcel ID: 811

Signed, sealed and delivered in
the presence of:

FORM NOT FOR SIGNATURE

BY: _____

Witness

Printed Name

Witness

Printed Name

(Signature of **TWO** witnesses required by Florida Law)

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 20__ by _____. She is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for the
County and State aforesaid

My commission expires:

Project: Sweetwater West
Parcel ID: 811

Exhibit C
Form of Subordination

SUBORDINATION OF ENCUMBRANCE TO PROPERTY RIGHTS TO ORANGE COUNTY

KNOW ALL MEN BY THESE PRESENTS: That Whereas, it is proposed by Orange County, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, to locate, construct, maintain, and/or improve a utility project in Orange County, Florida; and,

WHEREAS, A portion of the lands involved and necessary to said project is subject to the below encumbrance held by the undersigned; and,

WHEREAS, On behalf of Orange County, a request has been made for the undersigned to subordinate said encumbrance to the property rights of Orange County in and to the portion of the premises hereinafter described.

NOW, THEREFORE, WITNESSETH: That for and in consideration of the premises and One Dollar and other good and valuable considerations, paid, receipt of which is hereby acknowledged, the undersigned subordinates said encumbrance as it has been or as may be modified and amended from time to time to the property rights of Orange County to locate, construct, maintain, and/or improve said project over, through, upon, and/or across the following described lands, being a portion of the encumbered premises in Orange County, Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Encumbrance:

FROM:

(TYPE) filed

Recorded as _____

Public Records of Orange County, Florida

PROVIDED ALWAYS, NEVERTHELESS, and it is expressly understood and agreed that this instrument subordinates said encumbrance insofar as same affects the rights and privileges of Orange County, in its use of the land specifically above described for utility purposes only, and that nothing herein contained shall in any way affect, alter, impair, minimize, or diminish the effect of said encumbrance or the remedies at law or in equity for recovering thereon, or against the parties charged thereby, the full amount of all sums secured by and/or due under the same. It is further understood and agreed that in the event said above described premises are abandoned by Orange County and cease to be used for utility purposes that in such event the subordination of said encumbrance shall become of the same status with reference to such abandoned portion as if the subordination had never been made.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this _____ day of _____, A.D. 20_____.

Signed, sealed, and delivered
in the presence of:

Project: Sweetwater West
Parcel ID: 811

(MORTGAGEE NAME)

FORM NOT FOR SIGNATURE

Witness

Printed Name

Witness

Printed Name

STATE OF _____
COUNTY OF _____

BY: _____

Printed Name

Title

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, as _____ of _____, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Signature

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My Commission Expires:

Project: Sweetwater West
Parcel ID: 811

Exhibit D
Form of Joinder

JOINDER AND CONSENT TO ACCESS AND UTILITY EASEMENT

The Sweetwater West Homeowners' Association, Inc., a Florida corporation, a Florida not for profit corporation (the "Association"), being granted certain easement rights by virtue of that certain Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded November 30, 1999, in Official Records Book 5891, Page 2242, Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded April 9, 2013, in Official Records Book 10550, Page 7167, Second Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded December 9, 2014, in Official Records Book 10845, Page 6647, Third Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded March 10, 2017, as Official Records Documents No. 20170128590, Fourth Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded June 12, 2017, as Official Records Document No. 20170325449, Fifth Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded January 15, 2019, as Official Records Document No. 20190029786, Notice of Sweetwater West Homeowners' Association, Inc. under §720.3032, Florida Statutes and Notice to Preserve and Protect Covenants and Restrictions From Extinguishment Under the Marketable Title Record Title Act, Chapter 712, Florida Statutes, recorded May 21, 2019, as Official Records Documents No. 20190313691, and Plat entitled "Sweetwater West", recorded on December, 15, 1989, in Plat Book 25, Pages 12 through 18, all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Access and Utility Easement and agrees that such Access and Utility Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Declaration to the contrary.

Witnesses:

The Sweetwater West Homeowners'
Association, Inc., a Florida corporation

Print Name: _____

By: FORM NOT FOR SIGNATURE

Print Name: _____

Print Name: _____

Title: _____

Project: Sweetwater West
Parcel ID: 811

FORM NOT FOR SIGNATURE

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__ by _____ as _____ of The Sweetwater West Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

(Notary Seal)

Notary Public

Print Name: _____

My Commission Expires: _____

Instrument: 811.1
Project: Sweetwater West

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 22 2021

ACCESS AND UTILITY EASEMENT

THIS INDENTURE, made this 2ND day of APRIL AD, 2021, between Douglas Todd Hardt and Tatiana Selivanova Hardt, husband and wife, whose address is 1652 Sweetwater West Circle, Apopka, Florida 32712, GRANTORS, 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 GRANTORS, 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 and its assigns an easement for access and utility purposes, and the right to stabilize the access area, over, under, and upon the following described lands situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

35-20-28-8473-00-260

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

THE GRANTEE herein 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 easement and the GRANTORS, their successors, and assigns agree not to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the granted easement.

Instrument: 811.1
Project: Sweetwater West

Signed, sealed and delivered in
the presence of:

[Signature]
Witness
Marko, Marko

BY: [Signature]
Tatiana Selivanova Hardt

Printed Name
[Signature]
Witness

LUCIANA MINO
Printed Name

(Signature of TWO witnesses required by Florida Law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2ND day of APRIL, 2021 by Tatiana Selivanova Hardt. She is personally known to me or has produced FLDL as identification.

(Notary Seal)



LUCIANA MINO
Commission # GG 977962
Expires April 12, 2024
Bonded Thru Budget Notary Services

[Signature]
Notary Signature
LUCIANA MINO
Printed Notary Name

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

Notary Public in and for the
County and State aforesaid

My commission expires: 4-12-2024

Instrument: 811.1
Project: Sweetwater West

IN WITNESS WHEREOF, the GRANTORS have caused these presents to be duly executed the day and year above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness

BY: Douglas Todd Hardt
Douglas Todd Hardt

Bismela, Mabelo
Printed Name

[Signature]
Witness

LUCIANA MINO
Printed Name

(Signature of TWO witnesses required by Florida Law)

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 2ND day of APRIL, 2021 by Douglas Todd Hardt. He is personally known to me or has produced FLDL as identification.

(Notary Seal)

[Signature]
Notary Signature
LUCIANA MINO
Printed Notary Name



LUCIANA MINO
Commission # GG 977962
Expires April 12, 2024
Bonded Thru Budget Notary Services

Notary Public in and for the
County and State aforesaid

My commission expires: 4-12-2024

Instrument: 811.1
Project: Sweetwater West

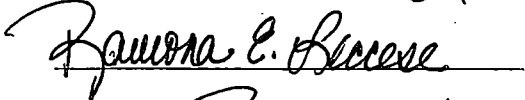
JOINDER AND CONSENT TO ACCESS AND UTILITY EASEMENT

The Sweetwater West Homeowners' Association, Inc., a Florida corporation, a Florida not for profit corporation (the "Association"), being granted certain easement rights by virtue of that certain Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded November 30, 1999, in Official Records Book 5891, Page 2242, Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded April 9, 2013, in Official Records Book 10550, Page 7167, Second Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded December 9, 2014, in Official Records Book 10845, Page 6647, Third Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded March 10, 2017, as Official Records Documents No. 20170128590, Fourth Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded June 12, 2017, as Official Records Document No. 20170325449, Fifth Amendment to the Restated Declaration of Protective Covenants and Restrictions for Sweetwater West, recorded January 15, 2019, as Official Records Document No. 20190029786, Notice of Sweetwater West Homeowners' Association, Inc. under §720.3032, Florida Statutes and Notice to Preserve and Protect Covenants and Restrictions From Extinguishment Under the Marketable Title Record Title Act, Chapter 712, Florida Statutes, recorded May 21, 2019, as Official Records Documents No. 20190313691, and Plat entitled "Sweetwater West", recorded on December, 15, 1989, in Plat Book 25, Pages 12 through 18, all of the Public Records of Orange County, Florida, hereby joins in and consents to the execution and recording of the foregoing Access and Utility Easement and agrees that such Access and Utility Easement shall constitute a valid and lasting encumbrance on the easement area described herein notwithstanding anything in the Declaration to the contrary.

Witnesses:

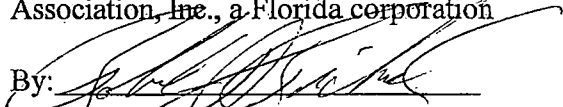


Print Name: Nathan McHenry



Print Name: Ramona E. Heccese

The Sweetwater West Homeowners'
Association, Inc., a Florida corporation

By: 

Print Name: ROBERT J. RICKCEEK

Title: PRESIDENT SWEETWATER WEST HOA

Instrument: 811.1
Project: Sweetwater West

STATE OF Florida
COUNTY OF Seminole

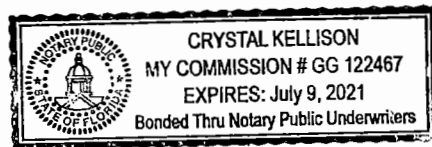
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 07 day of May, 2021 by Robert Richcreek as President of The Sweetwater West Homeowners' Association, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me or has produced _____ as identification.

(Notary Seal)

Crystal Kellison
Notary Public

Print Name: Crystal Kellison

My Commission Expires: July 9, 2021



SKETCH & DESCRIPTION

PARCEL 811
 SANITARY SEWER EASEMENT
 WEKIWA SPRINGS SEPTIC TANK RETROFIT PROJECT

PARCEL 811 SANITARY SEWER EASEMENT LEGAL DESCRIPTION

That part of Lot 26, Sweetwater West as recorded in Plat Book 25, Pages 12 through 18 of the Public Records of Seminole County, Florida and being more particularly described as follows:

Commence at a 6"x6" concrete monument with 1" iron pipe, no identification, marking the West 1/4 corner of Section 36, Township 20 South, Range 28 East, Seminole County, Florida; thence South 89°15'54" East along the North line of Lot 27, Sweetwater West as recorded in Plat Book 25, Pages 12 through 18 of the Public Records of Seminole County, Florida, a distance of 25.01 feet to the Southwest corner of Lot 26 of said plat and the POINT OF BEGINNING; thence departing said North line, run North 02°26'00" East along the West line of said Lot 26, a distance of 25.14 feet; thence departing said West line, run South 50°15'59" East along a line 20.00 feet Northeasterly of and parallel to the Southwesterly line of said Lot 26, a distance of 117.85 feet to the intersection with the existing Northerly Right of Way Line of Sweetwater West Circle of said plat, said point lying on a non-tangent curve, concave Northwesterly, having a radius of 174.54 feet and a chord bearing of South 36°26'35" West; thence run Southwesterly, 20.04 feet along the arc of said curve, being said Right of Way Line, through a central angle of 06°34'47" to the Southerly corner of said Lot 26; thence departing said Right of Way Line, run North 50°15'59" West along the aforesaid Southwesterly line, a distance of 103.76 feet to the POINT OF BEGINNING.

Containing 2,220 square feet, more or less.

GENERAL NOTES

1. THE PURPOSE OF THIS SKETCH IS TO DELINEATE THE DESCRIPTION ATTACHED HERETO, THIS DOES NOT REPRESENT A BOUNDARY SURVEY, THIS SKETCH IS NOT A BOUNDARY SURVEY.
2. BEARINGS AND COORDINATES SHOWN HEREON ARE RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT (NAD83/11), ZONE 901, FLORIDA EAST, WITH THE WEST LINE OF LOT 26 HAVING A BEARING OF N02°26'00"E.
3. THE SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON FOR EASEMENTS AND/OR RIGHT-OF-WAY RECORDS. THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT.
4. ALL RECORDING REFERENCES SHOWN ON THIS SURVEY REFER TO THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, UNLESS OTHERWISE NOTED.
5. UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SEE SHEET 2 FOR SKETCH AND LEGEND


SHEET 1 OF 2

			I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES, SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.
ADD PARCEL NUMBER	RTS	02-23-21	
REVISION	BY	DATE	

[Signature] 2-23-2021
 H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

Date: DECEMBER 21, 2020
 Project No.: B39-02
 Drawn: PMM RJH

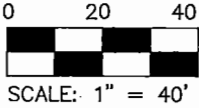
**PARCEL 811
 SANITARY SEWER EASEMENT**

 **GEODATA CONSULTANTS, INC.**
 SURVEYING & MAPPING
 1349 SOUTH INTERNATIONAL PARKWAY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 Land Surveyor Business License No. 6556

RH 3/25/2021

SKETCH & DESCRIPTION

PARCEL 811
SANITARY SEWER EASEMENT
WEKIWA SPRINGS SEPTIC TANK RETROFIT PROJECT



SCALE: 1" = 40'

POC
WEST 1/4 CORNER,
SECTION 36,
TOWNSHIP 20 SOUTH,
RANGE 28 EAST,
FOUND 6"X6"
CONCRETE MONUMENT
W/ 1" IRON PIPE NO ID

WEKIWA DRIVE

NORTH LINE OF LOT 27

10' UTILITY EASEMENT & WALL BUFFER

LEGEND

- (C) = CALCULATED MEASUREMENT
- CB = CHORD BEARING
- CD = CHORD DISTANCE
- Δ = DELTA (CENTRAL ANGLE)
- ID = IDENTIFICATION
- L = LENGTH
- PGS = PAGES
- (P) = PLAT
- PB = PLAT BOOK
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- SF = SQUARE FEET
- W/ = WITH
- ± = MORE OR LESS

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES

SHEET 2 OF 2

Date: DECEMBER 21, 2020

Project No.: B39-02

Drawn: PMM RJH

**PARCEL 811
SANITARY SEWER EASEMENT**



GEODATA CONSULTANTS, INC.

SURVEYING & MAPPING

1349 SOUTH INTERNATIONAL PARKWAY

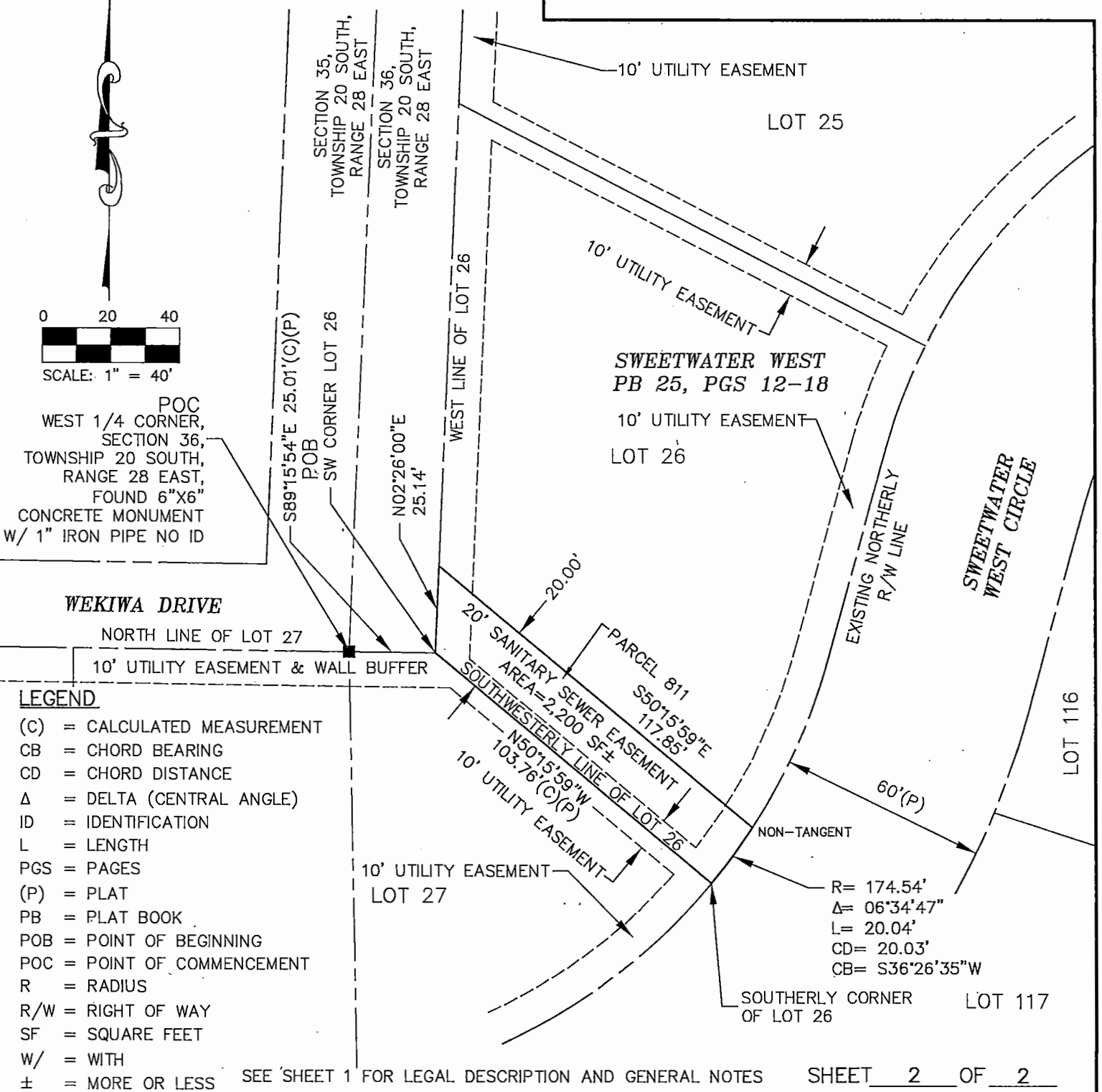
SUITE 2401

LAKE MARY, FLORIDA 32746

VOICE: (407) 732-6965 FAX: 878-0841

Land Surveyor Business License No. 6556

PH 3/23/2021



APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 22 2021

Instrument: 811.2
Project: Sweetwater West

PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS, Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Mortgage Solutions LLC, a Delaware limited liability company (the "Mortgagee"), is the owner and holder of that certain Mortgage, executed by Douglas Todd Hardt and Tatiana Selivanova Hardt (the "Mortgagor") unto the Mortgagee, recorded July 28, 2020 as Official Records Document No. 20200397845 of the Public Records of Orange County, Florida (collectively the "Mortgage"); and

WHEREAS, the Mortgagor has requested the Mortgagee to release the premises (the "Property") described below from the lien and operation of the Mortgage;

NOW THEREFORE, the Mortgagee, for and in consideration of the premises and of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt whereof is hereby acknowledged, does remise, release and forever discharge the Mortgage as a lien and encumbrance on the Property legally-described as follows:

SEE ATTACHED SCHEDULE "A"

TO HAVE AND TO HOLD the same, with the appurtenances, unto Mortgagor, its heirs and assigns forever, freed, exonerated, and discharged of and from the lien of the Mortgage, and every part thereof; provided always, nevertheless, that nothing herein contained shall in anywise impair, alter, or diminish the effect, lien, or encumbrance of the Mortgage on the remaining part of said mortgaged premises not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF, the said holder of said encumbrance has duly executed this instrument this 18th day of MAY, A.D. 2021.

Signed, sealed, and delivered in the presence of:

Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Mortgage Solutions LLC, a Delaware limited liability company, its successors and/or assigns

[Signature]
Witness

BY: [Signature]

Tsedale Alemu
Printed Name

Terefe Tekle
Printed Name

[Signature]
Witness

Vice President
Title

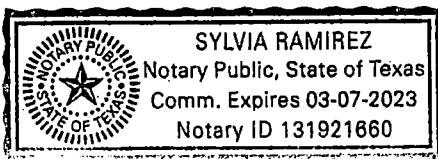
Elisha Thompson
Printed Name

STATE OF Texas
COUNTY OF Denton

The foregoing instrument was acknowledged before me this 18th of MAY, 2021, by Terefe Tekle, as Vice President of Mortgage Electronic Registration Systems, Inc., as nominee for Angel Oak Mortgage Solutions LLC, a Delaware limited liability company, its successors and/or assigns, on behalf of the company. He/She is personally known to me or has produced NA as identification.

(Notary Seal)

[Signature]
Notary Signature



Sylvia Ramirez
Printed Notary Name

Notary Public in and for the County and State aforesaid

My Commission Expires: **MAR 07 2023**

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

PARCEL 811 SANITARY SEWER EASEMENT LEGAL DESCRIPTION

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Containing 2,220 square feet, more or less.

SKETCH & DESCRIPTION

PARCEL 811
 SANITARY SEWER EASEMENT
 WEKIWA SPRINGS SEPTIC TANK RETROFIT PROJECT

PARCEL 811 SANITARY SEWER EASEMENT LEGAL DESCRIPTION

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SEE SHEET 2 FOR SKETCH AND LEGEND

SHEET 1 OF 2

ADD PARCEL NUMBER	RTS	02-23-21
REVISION	BY	DATE

I HEREBY CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER CERTIFY THAT THIS LEGAL DESCRIPTION AND SKETCH MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472 OF THE FLORIDA STATUTES. SUBJECT TO NOTES AND NOTATIONS SHOWN HEREON.

[Signature] **2-23-2021**
 H. Paul deVivero, Professional Land Surveyor No. 4990 DATE

Date: DECEMBER 21, 2020
 Project No.: B39-02
 Drawn: PMM RJH

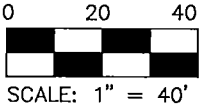
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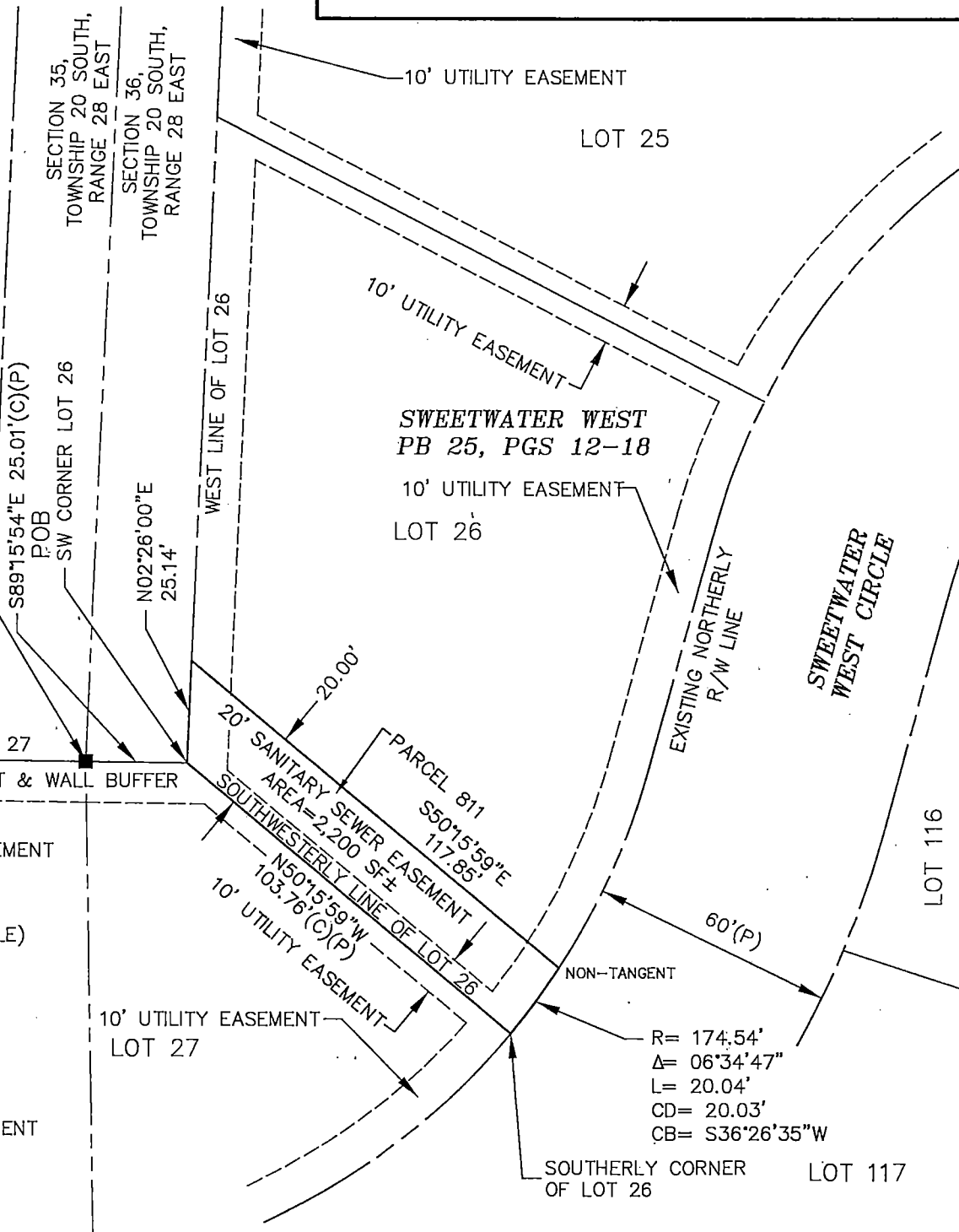
24 3/23/2021

SKETCH & DESCRIPTION

PARCEL 811
 SANITARY SEWER EASEMENT
 WEKIWA SPRINGS SEPTIC TANK RETROFIT PROJECT



POC
 WEST 1/4 CORNER,
 SECTION 36,
 TOWNSHIP 20 SOUTH,
 RANGE 28 EAST,
 FOUND 6"X6"
 CONCRETE MONUMENT
 W/ 1" IRON PIPE NO ID



LEGEND

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- CB = CHORD BEARING
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- R/W = RIGHT OF WAY
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- ± = MORE OR LESS

SEE SHEET 1 FOR LEGAL DESCRIPTION AND GENERAL NOTES SHEET 2 OF 2

Date: DECEMBER 21, 2020
 Project No.: B39-02
 Drawn: PMM RJH

**PARCEL 811
 SANITARY SEWER EASEMENT**



GEODATA CONSULTANTS, INC.
 SURVEYING & MAPPING
 1349 SOUTH INTERNATIONAL PARKWAY
 SUITE 2401
 LAKE MARY, FLORIDA 32746
 VOICE: (407) 732-6965 FAX: 878-0841
 Land Surveyor Business License No. 6556

PL 3/25/2021

CERTIFICATE OF VALUE

Project: Sweetwater West-Utility Easement
Parcel: 811
County: Orange
Tax ID: 35-20-28-8473-00-260

I certify to the best of my knowledge and belief, that:

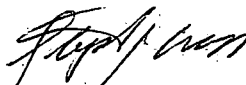
1. The statements of fact contained in this appraisal are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this appraisal, and I have no personal interest or bias with respect to the parties involved.
4. I have performed no services, as an appraisal or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.
5. My compensation for this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
6. My analyses, opinions or conclusions were developed and this appraisal has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Florida Statutes.
7. I have made a personal inspection of the property that is the subject of this report and I have afforded the property owner the opportunity to accompany me at the time of the inspection. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal. The subject and the comparable sales relied upon in making this appraisal were as represented by the photographs contained in this appraisal.
8. No persons other than those named herein provided significant real property appraisal assistance to the person signing this report.
9. I understand that this appraisal is to be used in connection with the purchase of lands by Orange County.
10. This appraisal has been made in conformity with appropriate State laws, regulations, policies, and procedures applicable to appraisal of right-of-way for transportation purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are non-compensable under the established law of the State of Florida.
11. I have not revealed the findings or results of this appraisal to anyone other than the proper officials of Orange County, and I will not do so until so authorized by them, or until I am required by due process of law, or until I am released from this obligation by having publicly testified as to such findings.
12. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal and all maps, data, summaries, charts, and other exhibits collected or prepared under this agreement shall become the property of Orange County without restriction or limitation on their use.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the market value for the part acquired, including net severance damages after special benefits, if any, of the property appraised as of **March 5, 2021** is:

Market value should be allocated as follows

LAND:	\$11,700	Land Area (SF) 2,220 square feet
IMPROVEMENTS:	\$ -0-	
<u>NET DAMAGES &/OR COST TO CURE</u>	<u>\$ -0-</u>	
TOTAL:	\$11,700	

March 8, 2021
DATE



 Stephen J. Cross, SR/WA
 State-Certified General Real Estate Appraiser RZ2405

Project: Sweetwater West
Parcel No(s): 811
Name of Owner(s): Douglas Todd Hardt and Tatiana Selivanova Hardt
Page No.: 1 of 2

SETTLEMENT ANALYSIS

	Pre-Condensation
<u>x</u>	Not Under Threat

County's Appraised Value

Parcel 811

Land: 2,220 square feet	\$ 11,700
Cost-to-Cure: Replacement of 160 linear feet of wooden fence.	\$ 2,500

Total Appraisal Value	<u>\$ 14,200</u>
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Owner's Requested Amount—Initial

Owner's Counter Offer (Global):	\$ 14,200
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Total Owner's Requested Amount—Initial:	<u>\$ 14,200</u>
--	-------------------------

Owner's Requested Amount—After Negotiations

Owner's Counter Offer (Global):	\$ 14,200
---------------------------------	-----------

Total Owner's Requested Amount—After Negotiations:	<u>\$ 14,200</u>
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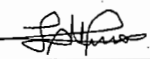
Recommended Settlement Amount	<u>\$ 14,200</u>
--------------------------------------	-------------------------

Project: Sweetwater West
Parcel No(s): 811
Name of Owner(s): Douglas Todd Hardt and Tatiana Selivanova Hardt
Page No.: 2 of 2

EXPLANATION OF RECOMMENDED SETTLEMENT

Orange County Utilities requires the acquisition of parcel 811, an access and utility easement containing 2,220 square feet, located on the south-west side of 1652 Sweetwater West Circle, Apopka, Florida, to connect the gravity sewer system in Wekiva Highlands to the gravity sewer system in Sweetwater West.

An offer of \$14,200 was made at the appraised value, including cost to cure. The property owner accepted the County's appraised value offer. This settlement for the amount of \$14,200 is necessary, practical, and in the best economic interest of the Orange County.

Recommended by:  Digitally signed by Luciana Mino
Date: 2021.04.08 11:49:32 -04'00' Date: 04/08/2021
Luciana Mino, Acquisition Agent, Real Estate Mgmt. Division

Recommended by: Robert K. Babcock Digitally signed by Robert K. Babcock
Date: 2021.04.08 13:16:52 -04'00' Date: _____
Robert K. Babcock, Acquisition Supervisor, Real Estate Mgmt. Division

Approved by: Alex Feinman Digitally signed by Alex Feinman
Date: 2021.04.08 14:18:27 -04'00' Date: 4/8/2021
Alex Feinman, Assistant Manager, Real Estate Mgmt. Division

or
Approved by: _____ Date: _____
Mindy T. Cummings, Manager, Real Estate Mgmt. Division

Request for Taxpayer Identification Number and Certification

**Give Form to the
 requester. Do not
 send to the IRS.**

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <i>Douglas Todd Hardt</i></p> <p>2 Business name/disregarded entity name, if different from above</p> <p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input checked="" type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions. <i>1652 Sweetwater West Circle</i></p> <p>6 City, state, and ZIP code <i>Apopka, FL 32712</i></p> <p>7 List account number(s) here (optional)</p>	<p>Requester's name and address (optional)</p>

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number	
Employer identification number	

Part II Certification

Under penalties of perjury, I certify that:

- The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
- I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
- I am a U.S. citizen or other U.S. person (defined below); and
- The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here

Signature of U.S. person ▶	<i>Douglas Todd Hardt</i>	Date ▶ <i>5/24/21</i>
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.