





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: January 19, 2017

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Elizabeth Price Jackson, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7082

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM ZANZIBAR PROPERTIES, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Zanzibar PD (APF Agreement)

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of road improvements as a requirement of an adequate public facilities agreement.

ITEM: Warranty Deed
Cost: Donation
Size: 32,493.56 square feet

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

REMARKS: This conveyance is a requirement of the Adequate Public Facilities Agreement for Zanzibar PD approved by the Board of County Commissioners (BCC) on December 3, 2013 and the First Amendment to Adequate Public Facilities Agreement for Zanzibar PD approved by the BCC on June 14, 2016.

Grantor to pay all closing costs and prorated taxes.

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

FEB 07 2017

This Instrument Prepared By
~~And Should Be Returned To:~~
William E. Barfield, Esq.
225 S. Westmonte Drive, Suite 2040
Altamonte Springs, Florida 32714

Project: Zanzibar PD (APF Agreement)

SPACE ABOVE THIS LINE FOR PROCESSING DATA

WARRANTY DEED

THIS WARRANTY DEED made and executed the 14th day of December, 2016, by Zanzibar Properties, LLC, a Florida limited liability company, hereinafter called the Grantor, having its principal place of business in the city of Orlando, county of Orange whose address is 27 Summerlin Ave, Orlando Florida 32801, hereinafter called the 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, hereinafter called the Grantee:

(Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

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, viz:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

**A portion of
31-23-27-0000-00-004**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the grantor 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, 2016.

Project: Zanzibar PD (APF Agreement)

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day and year first above written.

Signed, sealed and delivered in
the presence of:

Zanzibar Properties, LLC
a Florida limited liability company

Print Name:

W. H. McDaniel

By:

Name:

Sachin Satter

Its: Managing Member

Print Name:

Lorraine D. Bolander

STATE OF FLORIDA

COUNTY OF

San Jose

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Sachin Satter, as Managing Member of Zanzibar Properties, LLC, a Florida limited liability company, to me known to be the person described in, or who produced NA as identification, and who executed the foregoing Warranty Deed and acknowledged before me that he executed the same.

WITNESS my hand and official seal in the County and State aforesaid this 14th day of

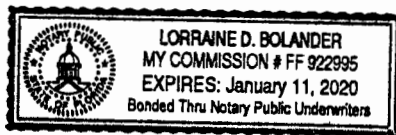
December, 2016.

Lorraine D. Bolander
Notary Public - State of Florida

Printed Name: Lorraine D. Bolander

My Commission Expires: 1/11/2020

F:\y\Warranty Deed.bmc.doc



LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION
SEE SHEET 2 OF 2 FOR SKETCH

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF THE LANDS RECORDED IN DOCUMENT NUMBER 20160323848, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA LYING IN THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 27 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 31, TOWNSHIP 23 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; THENCE N00°04'24"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 30.00 FEET TO THE NORTH RIGHT OF WAY LINE OF OLD YMCA ROAD BEING A 60.00 FEET WIDE RIGHT OF WAY AS DESCRIBED IN DEED BOOK 623, PAGE 348 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE N89°22'12"E ALONG SAID NORTH RIGHT OF WAY LINE AND 30.00 FEET NORTH OF, WHEN MEASURED PERPENDICULARLY TO, THE SOUTH LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 1059.26 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 150.00 FEET, WITH A CHORD BEARING OF N73°51'15"E, AND A CHORD DISTANCE OF 80.25 FEET AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE AND SAID PARALLEL LINE, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 31°01'53" FOR AN ARC DISTANCE OF 81.24 FEET TO THE POINT OF TANGENCY; THENCE N58°20'19"E A DISTANCE OF 135.48 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 176.00 FEET, WITH A CHORD BEARING OF S87°30'39"E, AND A CHORD DISTANCE OF 197.60 FEET; THENCE RUN EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 68°18'04" FOR AN ARC DISTANCE OF 209.81 FEET TO THE POINT OF TANGENCY; THENCE S53°21'38"E A DISTANCE OF 99.30 FEET TO A POINT OF CURVATURE ON A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 100.00 FEET, WITH A CHORD BEARING OF S71°59'43"E, AND A CHORD DISTANCE OF 63.91 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 37°16'11" FOR AN ARC DISTANCE OF 65.05 FEET TO A NON TANGENT POINT LYING ON THE AFORESAID NORTH RIGHT OF WAY LINE AND AFORESAID PARALLEL LINE; THENCE S89°22'12"W ALONG AFORESAID NORTH RIGHT OF WAY LINE AND AFORESAID PARALLEL LINE, A DISTANCE OF 530.31 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 32,493.560 SQUARE FEET (0.746 ACRES), MORE OR LESS.



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

SURVEYOR'S NOTES:

SOD-RW1 (1)

THIS IS NOT A SURVEY.

THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.

THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.

BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 31-23-27 BEING A BEARING OF N89°22'12"E.

JOB NO. 20150070
DATE: 7-20-16
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 6723 BY:

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

SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH
SEE SHEET 1 OF 2 FOR DESCRIPTION

EXHIBIT "A"

LEGEND

DB DEED BOOK
DOC# DOCUMENT NUMBER
NT NON TANGENT
PB PLAT BOOK
PC POINT OF CURVATURE
PT POINT OF TANGENCY
PG PAGE OR PAGES
ROW RIGHT OF WAY

LINE TABLE

LINE BEARING DISTANCE
L1 N00°04'24"E 30.00'

NOT PLATTED

DOC# 20160323848



WEST LINE OF THE SOUTHWEST 1/4
OF SECTION 31-23-27

NORTH RIGHT OF WAY LINE
OF 60.00' WIDE ROW PER
DB 623, PG 348

N89°22'12"E 1059.26'

PC C1

N58°20'19"E
135.48'

PC

PT

PT

S53°21'38"E
99.30'

PC

C3

NT

S89°22'12"W 530.31'

BASIS OF BEARING S89°22'12"W

OLD YMCA ROAD
ROW WIDTH VARIES

60.00' 30.00'

POINT OF COMMENCEMENT
SOUTHWEST CORNER OF
THE SOUTHWEST 1/4 OF
SECTION 31-23-27

POINT OF BEGINNING

NOT PLATTED

CURVE TABLE

CURVE	RADIUS	DELTA	ARC	CHORD	BEARING
C1	150.00'	31°01'53"	81.24'	80.25'	N73°51'15"E
C2	176.00'	68°18'04"	209.81'	197.60'	S87°30'39"E
C3	100.00'	37°16'11"	65.05'	63.91'	S71°59'43"E

LOT
42
HICKORY
LAKE ESTATES
PB V, PG 4
33.00' PER PB V, PG 4

SURVEYOR'S NOTES:

SOD-RW1 (2)

THIS IS NOT A SURVEY.

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JOB NO. 20150070

CALCULATED BY: DH

DATE: 7-20-16

DRAWN BY: DH

SCALE: 1" = 100'

CHECKED BY: SEJ

FIELD BY: N/A



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Winter Garden, Florida 34787 • (407) 654 5355