



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

**DATE:** March 3, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager  
Real Estate Management Division *Yes for AC*

**FROM:** Jeffrey L. Sponenburg, Senior Title Examiner  
Real Estate Management Division *Yes for JLS*

**CONTACT PERSON:** Ann Caswell, Manager

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

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEED FROM LAKE SAWYER SOUTH COMMUNITY ASSOCIATION, INC. TO ORANGE COUNTY AND AUTHORIZATION TO DISBURSE FUNDS TO PAY ALL RECORDING FEES AND RECORD INSTRUMENT

**PROJECT:** North of Albert's PD/Westside Village Home District PSP/DP  
  
District 1

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

**ITEM:** Warranty Deed  
Cost: Donation  
Size: 707.02 square feet

**BUDGET:** Account No.: 1002-072-2705-6110

**FUNDS:** \$27.70 Payable to Orange County Comptroller  
(all recording fees)

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** This conveyance will extend Salomon Cove Drive to the western boundary of the North of Albert's PD/Westside Village Home District PSP/DP.

**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.**

**REQUEST FOR FUNDS FOR LAND ACQUISITION**

X Under BCC Approval

Under Ordinance Approval

Date: February 22, 2017  
 Project: North of Albert's PD/Westside Village Home District PSP/DP  
 Charge to Account: 1002 BMT 1023-072-2705-6110

Amount: \$27.70  
 Parcels: N/A

Controlling Agency Approval: [Signature]  
 Fiscal Approval: [Signature] 2-27-17

TYPE TRANSACTION (Check appropriate block(s))  
Pre-Condemnation Post-Condemnation XX N/A District # 1

Acquisition at Approved Appraisal  
Acquisition at Below Approved Appraisal  
Acquisition at Above Approved Appraisal  
X Advance Payment Requested (recording fees)

Name:  
 \$27.70 - Orange County Comptroller

DOCUMENTATION ATTACHED (Check appropriate block(s))

Contract/Agreement  
X Copy of Instrument  
Certificate of Value  
Settlement Analysis

Payable to: \$27.70 Orange County Comptroller

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

Recommended by [Signature]  
 Jeffrey Spohnburg, Senior Title Examiner

February 22, 2017  
 Date

Payment Approved [Signature]  
 Ann Caswell, Manager

3-2-17  
 Date

Under Ordinance  
 Approved by Assistant Manager, Real Estate Management Division

Date

Certified [Signature]  
 Approved by BCC Deputy Clerk to the Board

MAR 21 2017  
 Date

Examined/Approved  
 Comptroller/Government Grants

Check No. / Date

REMARKS:

APPROVED  
 BY ORANGE COUNTY BOARD  
 OF COUNTY COMMISSIONERS  
 MAR 21 2017

MAR 21 2017

THIS IS A DONATION

Project: North of Albert's PD/Westside Village Home District PSP/DP

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 24<sup>th</sup> day of January, A.D. 2017, by Lake Sawyer South Community Association, Inc., a Florida not-for-profit corporation, having its principal place of business in the city of Orlando, county of Orange, whose address is 6972 Lake Gloria Boulevard, Orlando, Florida, 32809, 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 \$1.00 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 SCHEDULE "A"**

**Property Appraiser's Parcel Identification Number:**

**a portion of**

**26-23-27-4764-11-000**

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

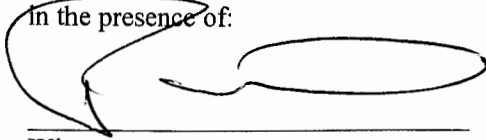
TO HAVE AND TO HOLD, the same in fee simple forever.

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, 2015.

Project: North of Albert's PD/Westside Village Home District PSP/DP

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

Signed, sealed, and delivered  
in the presence of:



Witness

John Ramell

Printed Name



Witness

PATRICK SPIKES

Printed Name

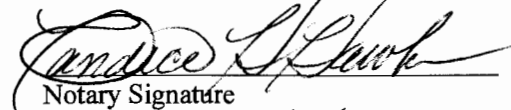
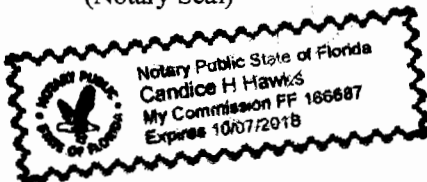
(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 24th day of January, 2017, by Timothy J. Nyland, as President, on behalf of Lake Sawyer South Community Association, Inc., a Florida not-for-profit corporation. He/She ☐ is personally known to me or ☒ has produced FL Dr License as identification.

(Notary Seal)



Notary Signature

Candice H Hawks

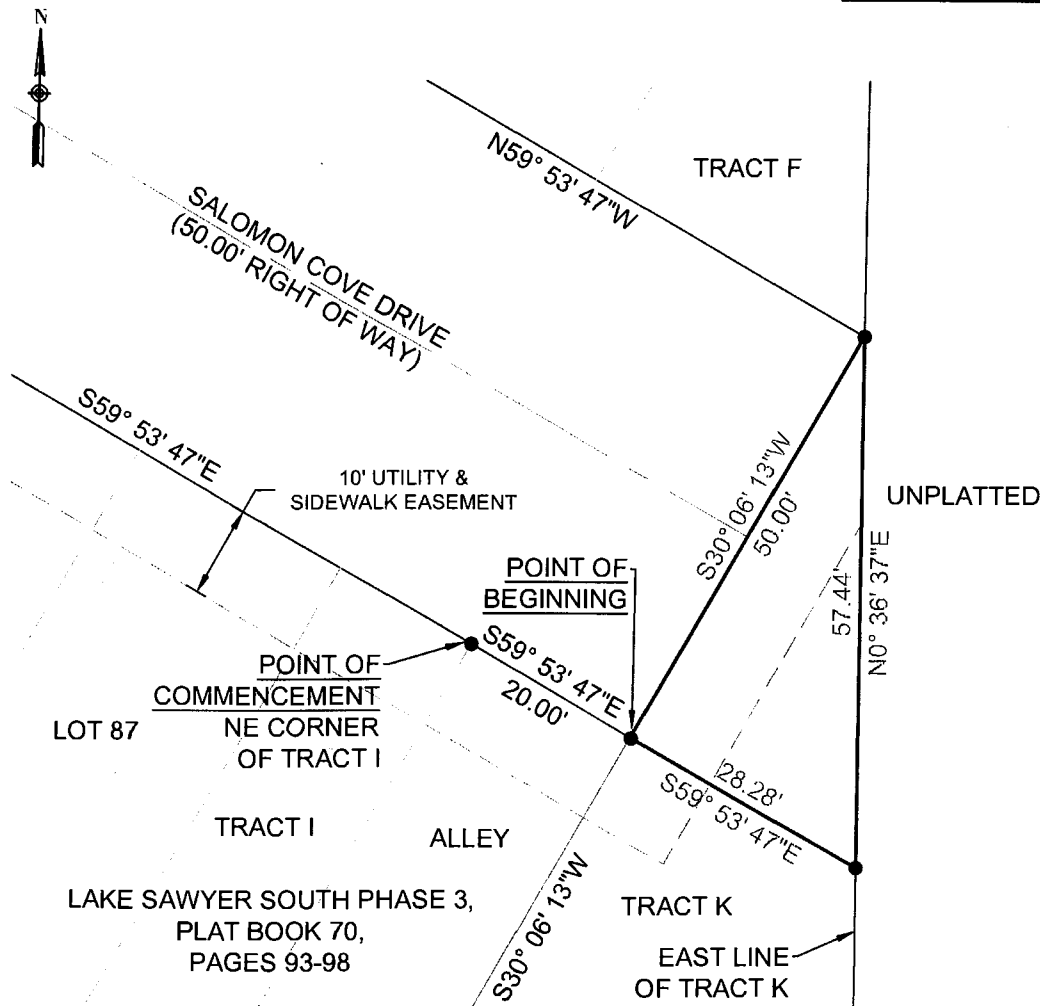
Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires: 10/07/2018

**This instrument prepared by:**  
Jeffrey L. Sponenburg, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

# SCHEDULE "A" SKETCH OF DESCRIPTION



I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5-17, F.A.C., PURSUANT TO CHAPTER 127, N.B.A. OF THE FLORIDA STATUTES, AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL PAID SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH IS AT OR BELOW THE INFORMATION ON PURPOSES ONLY AND IS NOT VALID.

DATE: 5/19/16  
Mark A. Daynes  
REGISTERED LAND SURVEYOR  
AND MAPPER  
FLORIDA LICENSE NO. 5479

**SKETCH AND DESCRIPTION**  
THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

## NOTES:

1. BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF SALOMON COVE DRIVE, BEING  $S59^{\circ}53'47''E$  PER PLAT.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.

A portion of Tract K of that Plat of Lake Sawyer South Phase 3, Plat Book 70, Pages 93-98 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract I of the Plat of Lake Sawyer South Phase 3, Plat Book 70, Pages 93-98 of the Public Records of Orange County, Florida; thence run along the South right of way line of Salomon Cove Drive  $S59^{\circ}53'47''E$  for a distance of 20.00 feet to the Point of Beginning; thence continue along the Southeasterly prolongation of said South right of way line  $S59^{\circ}53'47''E$  for a distance of 28.28 feet to a point lying on the East line of Tract K; thence run  $N00^{\circ}36'37''E$  along said East line for a distance of 57.44 feet to a point lying on the North right of way line of Salomon Cove Drive; thence run  $S30^{\circ}06'13''W$  for a distance of 50.00 feet to the Point of Beginning.

All being and lying in Section 26, Township 23 South, Range 27 East, Orange County, Florida.

Containing 707.02 square feet, more or less.

PREPARED FOR:  
Development  
Engineering

DRAWN BY: Washington	DATE: 5/19/16	SECTION: 26
CHECKED BY: Daynes	JOB No: 7845	TOWNSHIP: 23
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 27
REVISION DATE:	7845 Westside Village	SHEET 1 OF 1

PUBLIC WORKS  
ENGINEERING DIVISION  
SURVEY SECTION  
4200 SOUTH JOHN YOUNG PARKWAY  
ORLANDO, FLORIDA 32839-9205  
(407) 836-7940



DRAWING SCALE:  
1"=20'  
PROJECT NUMBER  
7845