



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** January 16, 2018

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

**THROUGH:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**FROM:** Virginia G. Williams, Senior Title Examiner  
Real Estate Management Division *PS for VGW*

**CONTACT PERSON:** Paul Sladek, Manager

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

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEED FROM EVANS INVESTMENTS, LTD. TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** Lake Pickett Road Cluster Parcels 1, 2, & 3  
District 5

**PURPOSE:** To provide for access, construction, operation, and maintenance of right-of-way as a requirement of proportionate share agreement.

**ITEM:** Warranty Deed  
Cost: Donation (offset against proportionate share payment)  
Size: 20,826 square feet

**APPROVALS:** Real Estate Management Division  
Risk Management Division  
Transportation Planning Division

**REMARKS:** This conveyance is a requirement of the Proportionate Share Agreement for Lake Pickett Cluster Parcels 1, 2, & 3 approved by the Board of County Commissioners on August 22, 2017.  
  
Grantor to pay all closing costs and prorated taxes.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JAN 23 2018

Project: Lake Pickett Road Cluster Parcels 1, 2, & 3 (Chuluota Road) RAC

**WARRANTY DEED**

THIS WARRANTY DEED, Made and executed the 29<sup>th</sup> day of November, A. D. 2017, by Evans Investments, Ltd., a Florida limited partnership, and having its principal place of business at 110 E. Broadway, Suite A, Oviedo, Florida 328765, hereinafter called 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 called the 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"**

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

**a portion of  
10-22-32-0000-00-003**

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 GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that 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: Lake Pickett Road Cluster Parcels 1, 2, & 3 (Chuluota Road) RAC

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

Signed, sealed, and delivered  
in the presence of:

Mary E. Smith  
Witness

Mary E. Smith  
Printed Name

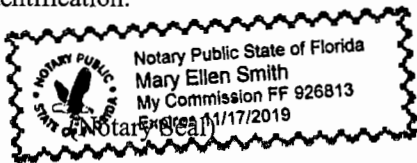
[Signature]  
Witness

John Kennedy  
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida  
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of November  
2017, by David L. Evans, as President of Evans Management Company, a Florida corporation, the  
General Partner of Evans Investments, Ltd., a Florida limited partnership, on behalf of said partnership.  
He/She is personally known to me or who has produced \_\_\_\_\_ as  
identification.



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

Evans Investments, Ltd., a Florida limited  
partnership

BY: Evans Management Company, a Florida  
corporation, its General Partner

By: [Signature] Pres.  
David L. Evans, President

Mary Ellen Smith  
Notary Signature  
Mary Ellen Smith  
Printed Notary Name

Notary Public in and for  
the county and state aforesaid

My commission expires:

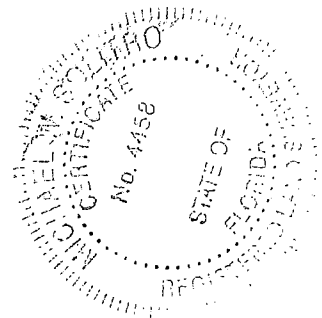
11/17/19

# SKETCH OF DESCRIPTION

## LAKE PICKETT ROAD DEDICATION

A PORTION OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 10, TOWNSHIP 22 SOUTH, RANGE 32 EAST, ORANGE COUNTY, FLORIDA THENCE NORTH 00°33'38" WEST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 10, A DISTANCE OF 30.00 FEET TO A POINT ON THE EXISTING NORTH RIGHT-OF-WAY LINE OF LAKE PICKETT ROAD ALSO BEING THE POINT OF BEGINNING;  
THENCE CONTINUE ALONG SAID WEST LINE, NORTH 00°33'38" WEST, A DISTANCE OF 37.40 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 661.00 FEET, A CENTRAL ANGLE OF 39°10'14" AND A CHORD DISTANCE OF 443.15 FEET WHICH BEARS NORTH 55°35'58" EAST; THENCE DEPARTING AFORESAID WEST LINE OF THE NORTHEAST 1/4 OF SECTION 10, NORTHEASTERLY ALONG THE ARC OF SAID CURVE A DISTANCE OF 451.90 FEET TO A POINT ON THE EXISTING NORTHERLY RIGHT-OF-WAY LINE OF LAKE PICKETT ROAD, ALSO BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 378.66 FEET, A CENTRAL ANGLE OF 75°45'44" AND A CHORD DISTANCE OF 465.01 FEET, WHICH BEARS SOUTH 51°46'09" WEST; THENCE SOUTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE A DISTANCE OF 500.70 FEET TO THE POINT OF BEGINNING.  
CONTAINING 20,826 SQUARE FEET OR 0.478 ACRES MORE OR LESS.



### SURVEYOR NOTES:

1. BEARINGS ARE BASED ON TRUE NORTH PER SATELLITE OBSERVATION.
2. THIS DESCRIPTION CONSISTS OF 2 PAGES, NOT FULL OR COMPLETE WITHOUT ALL.

### CERTIFIED TO:

ORANGE COUNTY, FLORIDA  
EVANS INVESTMENTS, LTD.

THIS IS NOT A BOUNDARY SURVEY

SHEET 1 OF 2

JOB NUMBER: 141221	
SCALE: 1"=80'	
DRAWN BY: DMD	DATE: 3/7/17
APPROVED BY: MWS	
DATE	REVISION HISTORY
3/30/17	REVISED BOUNDARY
4/07/17	REVISED BOUNDARY
10/23/17	CORRECTED LABEL
11/15/17	CORRECTED BEARING




REPUBLIC  
NATIONAL

480 NEELES TRAIL  
LONGWOOD, FLORIDA 32779  
PHONE: (407) 862-4200  
FAX: (407) 862-6229

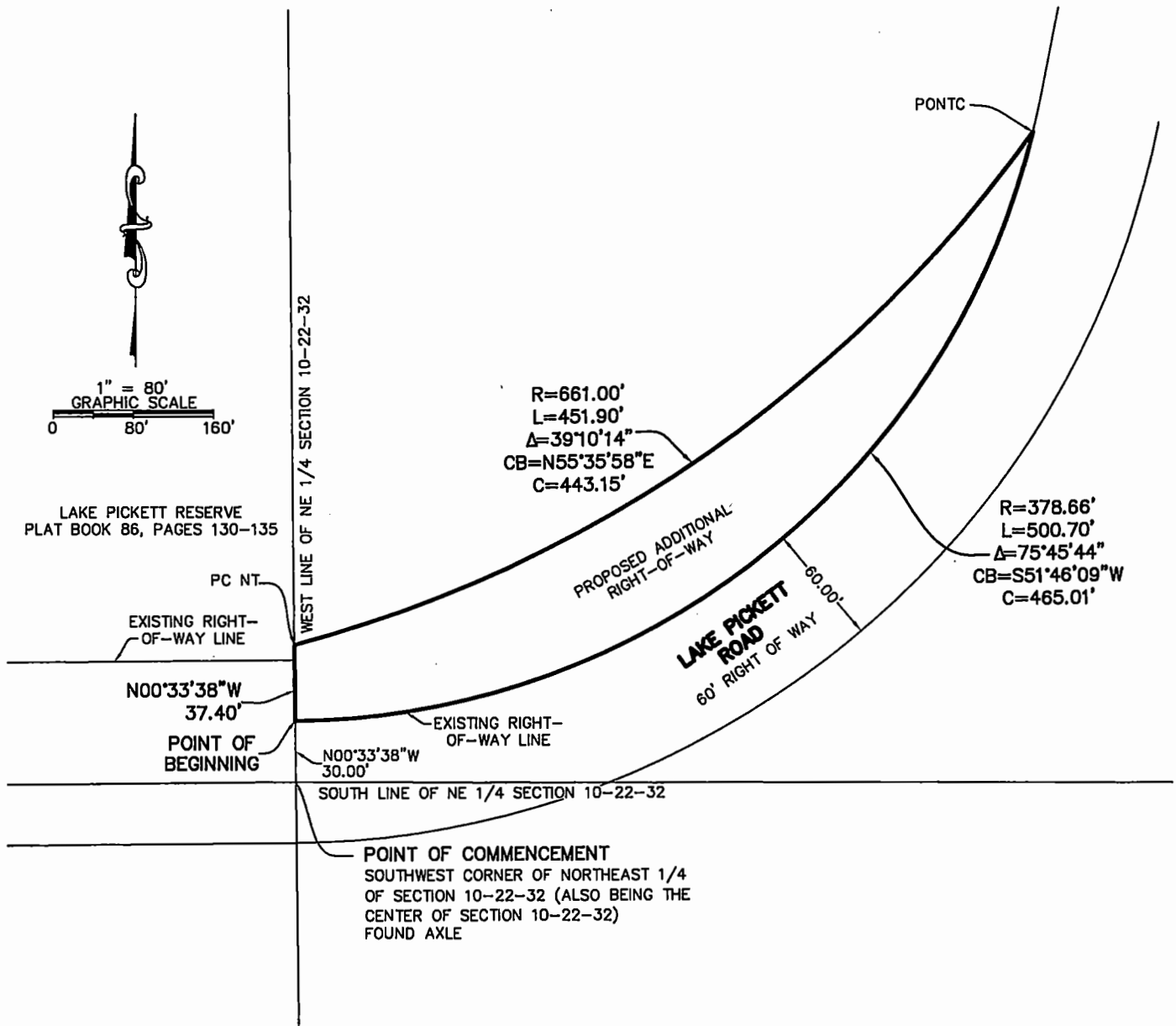


NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND DELETIONS TO SURVEY MAPS, SKETCHES, OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

  
MICHAEL W. SOLITRO, PSM #4458  
FOR THE FIRM OF  
REPUBLIC NATIONAL #LB 6300

# SKETCH OF DESCRIPTION

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### LEGEND

R=RADIUS  
L=LENGTH  
 $\Delta$ =CENTRAL ANGLE  
CB=CHORD BEARING  
C=CHORD  
PC=POINT OF CURVATURE  
NT=NON-TANGENT  
PONTC=POINT ON NON-TANGENT CURVE

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SHEET 2 OF 2

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