



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: May 3, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

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

**CONTACT
PERSON:** Paul Sladek, Manager

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

**ACTION
REQUESTED:** APPROVAL OF SPECIAL WARRANTY DEED FROM K.
HOVNANIAN WINDING BAY PRESERVE, LLC TO ORANGE
COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS
NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village H (Avalon Road – CR 545) RAC

District 1

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

ITEM: Special Warranty Deed
Cost: \$36,900 (Impact Fee Credits)
Size: 1.64 acres

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

REMARKS: This conveyance is a requirement of the Village H Horizon West Road Network Agreement (C.R. 545) approved by the Board of County Commissioners on February 12, 2013, as amended.

Grantor to pay all closing costs and prorated taxes.

MAY 22 2018

THIS INSTRUMENT WAS PREPARED BY:

Diane Helen Ford, Esquire
Akerman LLP
420 South Orange Avenue, Suite 1200
Orlando, Florida 32801
Phone: 407-423-4000

RETURN TO:

Orange County
Real Estate Management Division

Project: Village H (C.R. 545 – Avalon Road) RAC
Portion of Tax Parcel ID No.: 17-24-27-0000-00008

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 14th day of September 2017, by **K. HOVNANIAN WINDING BAY PRESERVE, LLC**, a Florida limited liability company, whose address is 151 Southhall Lane, Suite 120, Maitland, FL 32751 (hereinafter referred to as the "Grantor") to **ORANGE COUNTY**, a charter county and political subdivision of the State of Florida, whose mailing address is Post Office 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 HERETO AND MADE A PART HEREOF

(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 20 18 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:

K. HOVNANIAN WINDING BAY PRESERVE, LLC,
a Florida limited liability company

JAPA
Print Name: Justin Allen

[Signature]
Print Name: John E. Krasik

By: [Signature]
Kyle Upper, Division President
(Seal)

STATE OF FLORIDA

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 14 day of September, 2017, by Kyle Upper, as Division President of **K. HOVNANIAN WINDING BAY PRESERVE, LLC**, a Florida limited liability company, on behalf of the limited liability company. Said person (check one) ☒ is personally known to me or ☐ produced _____ as identification.

Notary Stamp



Cynthia Leigh Linden
Print Name: Cynthia Leigh Linden
Notary Public, State of Florida
Commission No.: FF 187028
My Commission Expires: April 26, 2019

Exhibit "A"

Sketch and Description of Subject Property

Legal Description

A portion of the Southwest 1/4 of the Northwest 1/4 of Section 17, Township 24 South, Range 27 East, Orange County, Florida, described as follows:

Commence at the southwest corner of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence run N 89°57'03" E, along the south line of the Southwest 1/4 of the Northwest 1/4 of said Section 17, a distance of 926.09 feet to a point on the easterly right-of-way line of Avalon Road (a 66.00 right-of-way as now laid out and used) and the POINT OF BEGINNING; thence run N 11°22'36" W, a distance of 480.37 feet to a point of curvature of a curve, concave easterly, having a radius of 2,831.79 feet and a central angle of 17°19'46"; thence run northerly, along the arc of said curve, a distance of 856.49 feet to a point on the north line of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence run N 89°54'01" E, along said north line, a distance of 51.07 feet to a point on a non-tangent curve, concave easterly, having a radius of 2,933.70 feet; thence, departing the north line of the Southwest 1/4 of the Northwest 1/4 of said Section 17, on a chord bearing of S 00°14'38" E and a chord distance of 580.24 feet, run southerly along the arc of said curve, a distance of 581.19 feet, through a central angle of 11°21'03" to a point of compound curvature of a curve, having a radius of 2,777.79 feet and a central angle of 05°27'26"; thence run southerly along the arc of said curve, a distance of 264.57 feet to the point of tangency thereof; thence run S 11°22'36" E, a distance of 491.19 feet to a point on the aforesaid south line of the Southwest 1/4 of the Northwest 1/4 of said Section 17; thence run S 89°57'03" W, along said south line, a distance of 55.07 feet to the POINT OF BEGINNING.

Containing 1.64 acres (71,571 square feet), more or less.

Not a Boundary Survey.

The legal description was prepared by the Surveyor.

See Sheet 2 for sketch.

SKETCH OF DESCRIPTION ONLY – NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of a

Proposed Right-of-Way

situated in

Section 17, Township 24 South, Range 27 East
Orange County, Florida

PREPARED FOR:

Spring Grove, LLC



GANUNG - BELTON ASSOCIATES, INC.

professional surveyors and mappers

1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656

JOB NO.

1703.6A

SHEET

1 of 2

DATE

9/05/17

REV.

3/28/18

SCALE

As Noted

SKETCH OF DESCRIPTION NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS SKETCH OF DESCRIPTION BY SOMEONE OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.

CBA LB No. 7194

R. CLAYTON GANUNG

REG. PLS. NO. 4236

north line of the SW 1/4 of the NW 1/4 of Section 17-24-27

N 89°54'01" E
51.07'

$\Delta = 11^{\circ}21'03''$
R = 2933.70'
L = 581.19'
Chord Bearing =
S 00°14'38" E
Chord = 580.24'

$\Delta = 17^{\circ}19'46''$
R = 2831.79'
L = 856.49'

AVALON ROAD
(County Road 545)
Deed Book 400, Page 311
O.R.B. 11029, Page 8239

proposed easterly
right-of-way line

$\Delta = 05^{\circ}27'26''$
R = 2777.79'
L = 264.57'

unplatted

STOREY GROVE

Point of
Commencement
SW corner of
the SW 1/4 of
the NW 1/4 of
Section 17-24-27

N 89°57'03" E 926.09'

south line of the SW 1/4 of the NW 1/4 of Section 17-24-27
basis of bearings (assumed)

Point of
Beginning

S 89°57'03" W
55.07'

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	05°27'26"	2897.79'	276.00'	S 08°38'53" E	275.90'
C2	11°07'58"	3053.70'	593.35'	S 00°21'11" E	592.42'

1" = 250'