



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: May 3, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Monica Hand, Senior Title Examiner *TS for MH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Windermere HS Dedication of ROW Improvements

District 1

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

ITEM: Warranty Deed
Cost: Donation
Total size: 25,332 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay recording fees.

MAY 22 2018

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

THIS IS A DONATION

Project: Windermere HS Dedication of ROW Improvements

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.0114(10), F.A.C.

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 14 day of March, A.D. 20 18, by the School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the state of Florida, having its principal place of business in the city of Orlando, county of Orange, whose address is 445 West Amelia Street, Orlando, Florida, 32801, 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

14-23-27-0000-00-013

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.

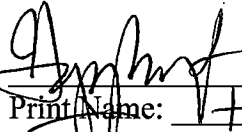
AND the GRANTOR hereby covenants with said GRANTEE that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2017.

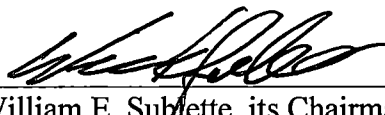
IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their respective duly authorized representatives on the dates set forth below each signature:

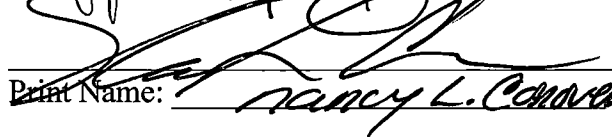
"SCHOOL BOARD"

Signed and sealed in the presence of:

THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA, a body corporate and political subdivision of the State of Florida


Print Name: Hope Bryant

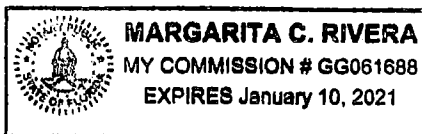
By: 
William E. Sublette, its Chairman


Print Name: Nancy L. Conover

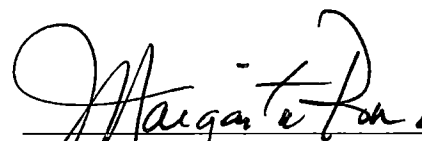
Date: 3-13-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me this 13th day of March, 2018, by William E. Sublette, Chairman of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or had produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP


NOTARY PUBLIC OF FLORIDA
Print Name: Margarita Rivera
Commission No.: _____
Expires: _____

[ADDITIONAL SIGNATURE PAGES TO FOLLOW]

**THE SCHOOL BOARD OF ORANGE
COUNTY, FLORIDA**, a body corporate
and political subdivision of the State of Florida

Signed and sealed in the presence of:

Moniel Pagan
Print Name: Moniel Pagan

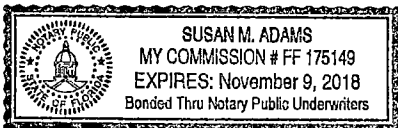
Nancy L. Condon
Print Name: Nancy L. Condon

Attest: *Barbara M. Jenkins*
Barbara M. Jenkins, Ed. D., as its
Superintendent

Dated: 3-14-18

STATE OF FLORIDA)
) s.s.:
COUNTY OF ORANGE)

March The foregoing instrument was acknowledged before me this 14th day of March, 2018, by Barbara M. Jenkins, Ed. D., as Superintendent of The School Board of Orange County, Florida, a body corporate and political subdivision of the State of Florida, on behalf of The School Board, who is personally known to me or has produced _____ (type of identification) as identification.



AFFIX NOTARY STAMP

Susan Adams
NOTARY PUBLIC OF FLORIDA
Print Name: Susan Adams
Commission No.: _____
Expires: _____

Reviewed and approved by Orange County
Public School's Chief Facilities Officer

John T. Morris
John T. Morris
Chief Facilities Officer

Date: 3/12, 2018

Approved as to form and legality by legal
counsel to The School Board of Orange
County, Florida, exclusively for its use and
reliance.

Laura L. Kelly
Laura L. Kelly, Staff Attorney III/Planning
and Real Estate

Date: March 12, 2018

SCHEDULE "A"

DESCRIPTION:

Parcel 1

A portion of Section 14, Township 23 South, Range 27 East, Orange County Florida being more particularly described as follows:

Commence at the West Quarter corner of Section 14 Township 23 South, Range 27 East, Orange County Florida; thence North 89°36'21" East, a distance of 2642.20 feet along the North line of the Southwest Quarter of said Section 14 to the East line of the Southwest Quarter of said Section 14; thence South 00°01'54" West, a distance of 202.44 feet along said East line; thence departing said East line South 89°58'06" East, a distance of 49.60 feet to the POINT OF BEGINNING said point also being on the East right of way line of County Road 535 (Winter Garden-Vineland Road) per the following documents: Road Book 2, Page 89, Deed Book 347, Page 590, Deed Book 396, Pages 59 and 61, Plat Book 36, Page 119, Official Record Book 9772, Page 8676, and Official Record Book 9823, Page 2439 all recorded in the Public Records of Orange County, Florida; thence departing said East right of way line South 44°49'09" East, a distance of 24.13 feet; thence South 01°16'06" East, a distance of 42.36 feet; thence South 01°49'37" East, a distance of 93.86 feet; thence South 01°06'13" East, a distance of 56.08 feet; thence South 08°32'19" East, a distance of 32.13 feet; thence South 00°06'01" West, a distance of 5.72 feet; thence South 22°37'41" West, a distance of 21.49 feet; thence South 01°16'06" East, a distance of 79.57 feet to a point of curvature of a curve concave Easterly, having a radius of 47.00 feet, a central angle of 25°06'08", a chord bearing of South 13°49'10" East, and a chord distance of 20.43 feet; thence Southerly along the arc of said curve a distance of 20.59 feet to a point of reverse curvature of a curve concave Westerly, having a radius of 91.50 feet, a central angle of 48°14'54", a chord bearing of South 2°14'47" East and a chord distance of 74.80 feet; thence Southerly along the arc of said curve a distance of 77.05 feet to a point of reverse curvature of a curve concave Easterly, having a radius of 60.00 feet, a central angle of 23°25'55", a chord bearing of South 10°09'43" West and a chord distance of 24.37 feet; thence Southerly along the arc of said curve a distance of 24.54 feet to a point of tangency; thence South 01°33'15" East, a distance of 382.23 feet; thence South 01°06'05" West, a distance of 88.97 feet; thence South 01°22'28" East, a distance of 223.05 feet; thence South 12°37'05" West, a distance of 53.09 feet to said East right of way line and a point hereafter referred to as Reference Point A; thence North 00°22'01" West, a distance of 38.84 feet along said East right of way line; thence North 01°16'06" West, a distance of 1172.08 feet along said East right of way line to the POINT OF BEGINNING.

Containing 17,569 square feet or 0.40 acres, more or less.

Together With:

Parcel 2

Commence at Reference Point A; thence South 00°22'01" East, a distance of 175.01 feet along aforementioned East right of way line to the POINT OF BEGINNING; thence departing said East right of way line South 30°11'28" East, a distance of 26.60 feet; thence South 00°22'29" East, a distance of 544.23 feet; thence South 12°25'51" West, a distance of 60.06 feet to said East right of way line; thence North 00°22'01" West, a distance of 625.88 feet along said East right of way line to the POINT OF BEGINNING.

Containing 7,763 square feet or 0.18 acres, more or less.

SURVEYOR'S REPORT:

- Bearings shown hereon are based on the North line of the Southwest Quarter of Section 14, Township 23 South, Range 27 East, Orange County, Florida as being North 89°36'21" East. (ASSUMED).
- I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

Sketch of Description

FOR
Orange County Public Schools
Orange County, Florida
Wharton-Smith, Inc.

Date: April 22, 2017 JLG

Job Number: 60098 Scale: 1" = 200'

Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that
THIS IS NOT A SURVEY.
REVISED 01/10/2018

SHEET 1 OF 3
SEE SHEET 2 FOR SKETCH

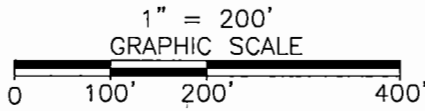
Certification Number LB2108 60098007



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580
e-mail: info@southeasternsurveying.com

JAMES L. PETERSEN
REGISTERED LAND SURVEYOR Number 4791

SKETCH OF DESCRIPTION



POINT OF COMMENCEMENT

WEST 1/4 CORNER
SECTION 14,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST
CCR#074820

N89°36'21"E
2642.20'

NORTH LINE OF THE SW 1/4
SECTION 14,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST

S00°01'54"W
202.44'

S89°58'06"E
49.60'

POINT OF
BEGINNING
PARCEL 1

ABBREVIATIONS:

ORB = OFFICIAL RECORDS BOOK
PG(S) = PAGE(S)
RB = RECORD BOOK
CCR = CERTIFIED CORNER RECORD
CR = COUNTY ROAD
PRC = POINT OF REVERSE CURVATURE
DB = DEED BOOK
PT = POINT OF TANGENCY
PC = POINT OF CURVATURE
POC = POINT OF COMMENCEMENT
PB = PLAT BOOK

LINE TABLE

LINE #	BEARING	LENGTH
L1	S44°49'09"E	24.13'
L2	S01°16'06"E	42.36'
L3	S01°49'37"E	93.86'
L4	S01°06'13"E	56.08'
L5	S08°32'19"E	32.13'
L6	S00°06'01"W	5.72'
L7	S22°37'41"W	21.49'
L8	S01°16'06"E	79.57'
L9	S01°33'15"E	382.23'
L14	N01°16'06"W	1172.08'

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	47.00'	25°06'08"	20.59'	S13°49'10"E	20.43'
C2	91.50'	48°14'54"	77.05'	S2°14'47"E	74.80'
C3	60.00'	23°25'55"	24.54'	S10°09'43"W	24.37'

WINTER GARDEN-
VINELAND ROAD
(CR 535)
RIGHT OF WAY VARIES

PER RB 2, PG 89, DB 347, PG 590
DB 396, PGS 59 & 61 PB 36, PG 119
ORB 9772, PG 8676
ORB 9823, PG 2439

S00°01'54"W 2644.79'

SEE SHEET 3

EAST RIGHT OF WAY

PROPOSED RIGHT OF WAY

PARCEL 1



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

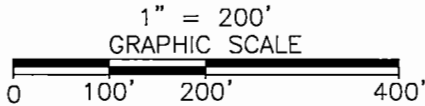
Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 60098007
Job No. 60098
Date: APRIL 22, 2017
SHEET 2 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3

SKETCH OF DESCRIPTION



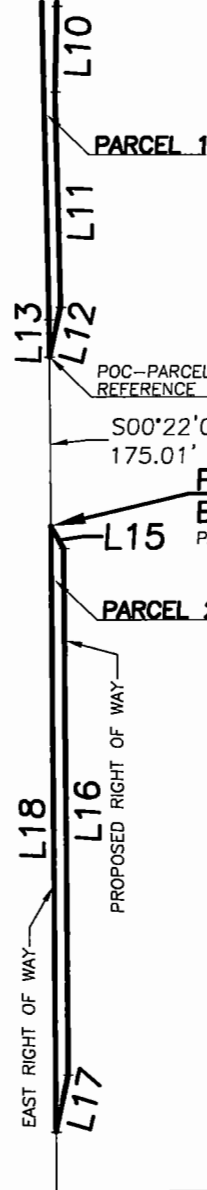
LINE TABLE		
LINE #	BEARING	LENGTH
L10	S01°06'05"W	88.97'
L11	S01°22'28"E	223.05'
L12	S12°37'05"W	53.09'
L13	N00°22'01"W	38.84'
L15	S30°11'28"E	26.60'
L16	S00°22'29"E	544.23'
L17	S12°25'51"W	60.06'
L18	N00°22'01"W	625.88'

WINTER GARDEN- VINELAND ROAD (CR 535)

RIGHT OF WAY VARIES

PER RB 2, PG 89, DB 347, PG 590
DB 396, PGS 59 & 61 PB 36, PG 119
ORB 9772, PG 8676
ORB 9823, PG 2439

SEE SHEET 2



EAST LINE OF THE
SW 1/4
SECTION 14,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST

SOUTH 1/4 CORNER
SECTION 14,
TOWNSHIP 23 SOUTH,
RANGE 27 EAST



SOUTHEASTERN SURVEYING
AND MAPPING CORPORATION
- 6500 All American Boulevard
Orlando, Florida 32810-4350
(407) 292-8580

Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 60098007
Job No. 60098
Date: APRIL 22, 2017
SHEET 3 OF 3
See Sheet 1 for Description

THIS IS NOT A SURVEY.
NOT VALID WITHOUT SHEET 1 THROUGH 3