



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

DATE: September 27, 2018

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

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

FROM: Kim Heim, Senior Title Examiner *KH*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM TRACT 5
HOMEOWNERS' ASSOCIATION, INC. TO ORANGE COUNTY AND
AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: The Reserve at Alafaya Tract 5 – Subdivision # 13-S-023

District 4

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

ITEM: Warranty Deed
Cost: Donation
Total size: 1,457 square feet

APPROVALS: Real Estate Management Division
Public Works Department

REMARKS: Grantor to pay all recording fees.

THIS IS A DONATION

Project: The Reserve at Alafaya Tract 5 – Subdivision # 13-S-023

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 12th day of February, A.D. 2018, by Tract 5 Homeowners' Association, Inc., a Florida not-for-profit corporation, whose address is 201 S. Orange Avenue, Suite #1090, 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 EXHIBIT "A"

Property Appraiser's Parcel Identification Numbers:

portions of

12-23-31-1917-00-003

and

12-23-31-1917-00-004

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 said GRANTOR has caused these presents to be signed in its name.

Signed, sealed, and delivered
in the presence of:

I. Hassan
Witness

I. Hassan S. Hassan
Printed Name

A. Diaz
Witness

Andrea Diaz
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida

COUNTY OF Orange

The foregoing instrument was acknowledged before me this 12th day of February, 2018, by Chris Delgado, as V.P., of Tract 5 Homeowners' Association, a Florida not-for-profit corporation, on behalf of the not-for-profit corporation. He/She ☒ is personally known to me or ☐ has produced _____ as identification.



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

Tract 5 Homeowners' Association, Inc.,
a Florida not-for-profit corporation

BY: [Signature]

Chris Delgado
Printed Name

Vice President
Title

(Corporate Seal)

A. Diaz
Notary Signature

Andrea Diaz
Printed Notary Name

Notary Public in and for
the county and state aforesaid

My commission expires: April 12, 2020
Commission #: FF981746

SKETCH OF DESCRIPTION

ADDITIONAL RIGHT-OF-WAY TAKING (NORTH SIDE)

A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT C, OF EAST-TRACT 5, AS RECORDED IN PLAT BOOK 92, AT PAGE 55, BEING IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK STAMPED LB# 6393 LOCATED AT THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF ALAFAYA SPINE ROAD AND ALAFAYA OAK BEND OF SAID PLAT BOOK 92, PAGE 55; THENCE RUN NORTH 63°58'04" EAST, A DISTANCE OF 59.88 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE EAST RIGHT-OF-WAY LINE OF SAID ALAFAYA SPINE ROAD AND THE WEST LINE OF SAID TRACT C; THENCE RUN NORTH 00°00'00" EAST ALONG THE SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 16.25 FEET; THENCE DEPARTING THE AFOREMENTIONED RIGHT-OF-WAY LINE, RUN SOUTH 60°54'24" EAST, A DISTANCE OF 54.86 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID ALAFAYA OAK BEND AND SOUTHERLY LINE OF TRACT C; THENCE RUN NORTH 84°48'20" WEST ALONG THE SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 32.39 FEET TO A POINT OF CURVATURE OF A CURVE TO THE RIGHT, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 40°40'56", A CHORD THAT BEARS NORTH 64°27'52" WEST, WITH A DISTANCE OF 17.38 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 17.75 FEET TO THE END OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 506 SQUARE FEET OR 0.012 ACRES, MORE OR LESS.


10/17/2017

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND.
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
3. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. THIS DOCUMENT CONSISTS OF 2 PAGES NOT FULL OR COMPLETE WITHOUT BOTH.
5. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF ALAFAYA OAK BEND, WHICH BEARS NORTH 84°48'20" WEST, PER PLAT BOOK 92, PAGE 55 AS RECORDED IN ORANGE COUNTY FLORIDA.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

THIS IS NOT A SURVEY.

SKETCH OF DESCRIPTION
ADDITIONAL RIGHT-OF-WAY TAKING (NORTH SIDE)
A PORTION OF
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

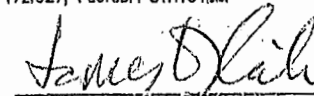
JOB NO.:	DATE	REVISIONS	TECH
3041001			
SCALE: 1"= 30'			
FIELD DATE:			
FIELD BY:			
DRAWN BY: ER			
APPROVED BY: JDF			
DRAWING FILE #			
3041001 TRACT 5			
ROUND-ABOUT.DWG	10/13/17	County Comments	PAB

ASM

AMERICAN
SURVEYING
& MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7979
WWW.AMERICANSURVEYINGANDMAPPING.COM

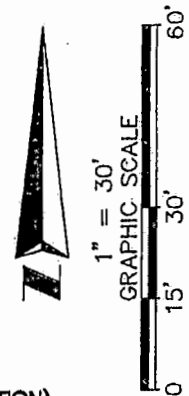
I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.


JAMES D. FLICK, PSM #6088

DATE: 10/13/2017

SKETCH OF DESCRIPTION ADDITIONAL RIGHT-OF-WAY TAKING (NORTH SIDE)

A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA



ALAFAYA SPINE ROAD

R/W WIDTH VARIES
P.B. 92, PG 55

E. R/W LINE OF
ALAFAYA SPINE ROAD

S66°53'46"E
10.57'

N00°00'00"E
33.24'

S61°16'38"E
56.67'

N00°00'00"E
16.25'

POB

S60°54'24"E
54.86'

PC N84°48'20"W
32.39'

S56°37'34"E
45.77'

TRACT C
P.B. 92, PG 55

N84°48'20"W
(BEARING BASIS)

153.21'
N. R/W LINE OF
ALAFAYA OAK BEND

R=25.00'

Δ=40°40'56" ALAFAYA OAK BEND

L=17.75'

CB=N64°27'52"W

CH=17.38'

50.00' WIDE R/W
P.B. 92, PG 55

S84°48'20"E
253.09'

S. R/W LINE OF
ALAFAYA OAK BEND

TRACT D
(RECREATION)
P.B. 92 PG 55

10.00' UE

10.00' DUE

10.00' UE

THIS IS NOT A SURVEY.

SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.

LEGEND AND ABBREVIATIONS

CB	CHORD BEARING	Δ	CENTRAL ANGLE
CH	CHORD LENGTH	⊙	PCP NAIL AND DISK, STAMPED
L	ARCH LENGTH	LB# 6393	LB# 6393
P.B.	PLAT BOOK	CL	CENTERLINE
PC	POINT OF CURVATURE	PG	PAGE
PNT	POINT OF NON-TANGENCY	LB	LICENSED BUSINESS
POB	POINT OF BEGINNING	DOC	DOCUMENT
POC	POINT OF COMMENCEMENT	#	NUMBER
R	RADIUS	○	1/2" IRON ROD & CAP, STAMPED LB# 6393
R/W	RIGHT-OF-WAY		
UE	UTILITY EASEMENT		

ASM

AMERICAN SURVEYING & MAPPING INC.

CERTIFICATION OF AUTHORIZATION NUMBER LB#6393
3191 MAGUIRE BOULEVARD, SUITE 200
ORLANDO, FLORIDA 32803
(407) 426-7878
WWW.AMERICANSURVEYINGANDMAPPING.COM

SKETCH OF DESCRIPTION

ADDITIONAL RIGHT-OF-WAY TAKING (SOUTH SIDE)

A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
ORANGE COUNTY, FLORIDA

DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF TRACT D, OF EAST-TRACT 5, AS RECORDED IN PLAT BOOK 92, AT PAGE 55, BEING IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A NAIL AND DISK STAMPED LB# 6393 LOCATED AT THE POINT OF INTERSECTION BETWEEN THE CENTERLINES OF ALAFAYA SPINE ROAD AND ALAFAYA OAK BEND OF SAID PLAT BOOK 92, PAGE 55; THENCE RUN SOUTH 56°16'13" EAST, A DISTANCE OF 61.00 FEET TO THE POINT OF BEGINNING, SAID POINT BEING THE BEGINNING OF A CURVE ON THE SOUTH-RIGHT-OF-WAY LINE OF SAID ALAFAYA OAK BEND AND THE NORTH LINE OF SAID TRACT D, SAID CURVE BEING CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE 60°27'53", A CHORD THAT BEARS NORTH 64°57'44" EAST WITH A DISTANCE OF 10.07 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 10.55 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 84°48'20" EAST ALONG SAID TANGENT LINE BEING IN SOUTH RIGHT-OF-WAY LINE OF ALAFAYA OAK BEND, A DISTANCE OF 137.94 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE SOUTH, HAVING A RADIUS OF 687.00 FEET, A CENTRAL ANGLE OF 10°33'26", A CHORD THAT BEARS SOUTH 89°54'57" WEST WITH A DISTANCE OF 126.41 FEET; THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 126.59 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 83.10 FEET, A CENTRAL ANGLE OF 37°21'37", A CHORD THAT BEARS SOUTH 65°57'25" WEST WITH DISTANCE OF 53.23 FEET; THENCE RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 54.19 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF AFOREMENTIONED ALAFAYA SPINE ROAD AND THE WEST LINE OF TRACT D, SAID CURVE BEING CONCAVE WESTERLY, HAVING A RADIUS OF 750.00 FEET, A CENTRAL ANGLE OF 00°39'30", A CHORD THAT BEARS NORTH 10°59'43" EAST WITH A DISTANCE OF 8.62 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 8.62 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 61.00 FEET, A CENTRAL ANGLE OF 32°51'42", A CHORD THAT BEARS NORTH 51°09'38" EAST WITH A DISTANCE OF 34.51 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 34.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 951 SQUARE FEET OR 0.022 ACRES, MORE OR LESS.

[Signature] 10/17/2017

SURVEYOR'S NOTES

1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
2. NO IMPROVEMENTS HAVE BEEN LOCATED.
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SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH

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ADDITIONAL RIGHT-OF-WAY TAKING (SOUTH SIDE)
A PORTION OF
SECTION 12, TOWNSHIP 22 SOUTH, RANGE 31 EAST

ORANGE COUNTY, FLORIDA

JOB NO.:	DATE	REVISIONS	TECH
3041001			
SCALE: 1" = 40'			
FIELD DATE:			
FIELD BY:			
DRAWN BY: ER			
APPROVED BY: JDF			
DRAWING FILE #			
3041001 TRACT 5			
ROUND-ABOUT.DWG	10/13/17	County Comments	PAB

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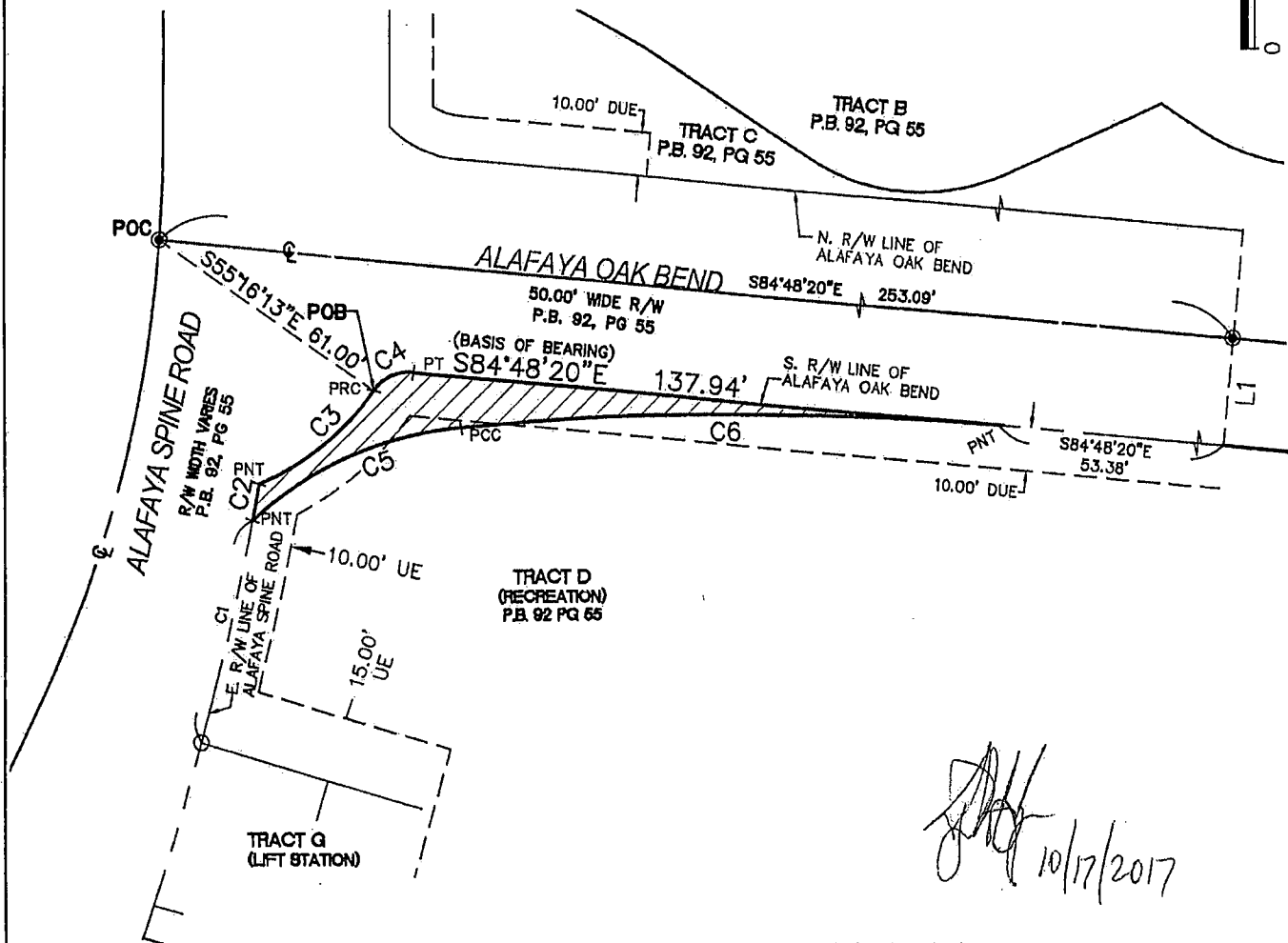
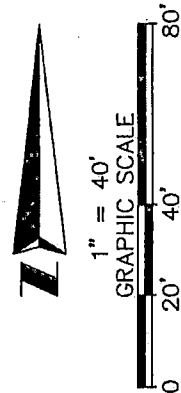
[Signature]
JAMES D. FLICK, **FSM** #6688

DATE: 10/13/2017

SKETCH OF DESCRIPTION
ADDITIONAL RIGHT-OF-WAY TAKING (SOUTH SIDE)
 A PORTION OF SECTION 12, TOWNSHIP 23 SOUTH, RANGE 31 EAST
 ORANGE COUNTY, FLORIDA

Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord
C1	52.55'	750.00'	04°00'51"	N13°19'54"E	52.53'
C2	8.62'	750.00'	0°39'30"	N10°59'43"E	8.62'
C3	34.99'	61.00'	32°51'42"	N51°09'38"E	34.51'
C4	10.55'	10.00'	60°27'53"	N64°57'44"E	10.07'
C5	54.19'	83.10'	37°21'37"	S65°57'25"W	53.23'
C6	126.59'	687.00'	10°33'26"	S89°54'57"W	126.41'

Line Table		
Line #	Direction	Length
L1	S05°14'09"W	25.00'



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SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
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LEGEND AND ABBREVIATIONS

CB	CHORD BEARING	●	PCP NAIL AND DISK, STAMPED
CH	CHORD LENGTH	LB#	6393.
L	ARCH LENGTH	℄	CENTERLINE
P.B.	PLAT BOOK	PG	PAGE
PCC	POINT COMPOUND CURVE	PC	POINT OF CURVATURE
POB	POINT OF BEGINNING	PT	POINT OF TANGENCY
POC	POINT OF COMMENCEMENT	PNT	POINT OF NON-TANGENCY
PRC	POINT OF REVERSE CURVE	LB	LICENSED BUSINESS
R	RADIUS	DUE	DRAINAGE & UTILITY EASEMENT
UE	UTILITY EASEMENT	O	1/2" IRON ROD ROD & CAP, STAMPED LB# 6393
Δ	CENTRAL ANGLE	C#	CURVE NUMBER

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