Interoffice Memorandum



REAL ESTATE MANAGEMENT ITEM 15

DATE: October 9, 2018

TO: Mayor Teresa Jacobs

and the

Board of County Commissioners

THROUGH: Paul Sladek, Manager 367

Real Estate Management Division

FROM: Kim Heim, Senior Title Examiner X

Real Estate Management Division

CONTACT

PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management

Phone: (407) 836-7090

ACTION

REQUESTED: APPROVAL OF WARRANTY DEED FROM HAWKSMOOR

COMMUNITY OWNERS ASSOCIATION, INC. TO ORANGE

COUNTY AND QUIT-CLAIM DEED FROM MATTAMY ORLANDO, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Hawksmoor Phase I Permit #16-S-046 OCU File #85927

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of utility

facilities as a requirement of development.

ITEMS: Warranty Deed

Cost: Donation

Size: 375 square feet

Quit-Claim Deed Cost: Donation Size: 375 square feet Real Estate Management Division Agenda Item 15 October 9, 2018 Page 2

APPROVALS: Real Estate Management Division

Utilities Department

Risk Management Division

REMARKS: Grantor to pay all closing costs and prorated taxes, if applicable.

Prepared by and return to: Juli S. James, Esq. Shutts & Bowen LLP 300 S. Orange Avenue Suite 1600 Orlando, Florida 32801 APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
OCT 3 0 2018

THIS IS A DONATION

Project: Hawksmoor Phase I Permit # 16-S-046 OCU File #85927

WARRANTY DEED

THIS WARRANTY DEED, Made and executed this $\frac{25}{20}$ day of $\frac{56}{20}$ day of $\frac{56}{20}$, A.D. 20 $\frac{1}{20}$, by Hawksmoor Community Owners 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 1900 Summit Tower Blvd., Suite 500, Orlando, Florida, 32810, 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 \$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 (the "Property"):

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

31-23-27-2723-15-016

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, 2018.

Upon acceptance of this Warranty Deed by the Orange County Board of County Commissioners, GRANTEE shall be deemed to have accepted an obligation to maintain the Property consistent with GRANTEE's maintenance of GRANTEE's lift station sites.

Project: Hawksmoor Phase I Permit # 16-S-046 OCU File #85927

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

Signed sealed, and delivered	Hawksmoor Community Owners Association,
in the presence of:	Inc., a Florida not for profit corporation
Witness	BY: Mh
Fontane K Myranzi Printed Name	KEITH TRACE Printed Name
	$\frac{\mathcal{V}\mathcal{P}}{\text{Title}}$
Witness	
Elizabeth Manchester Printed Name	
(Signature of TWO witnesses required by Florida law)	
STATE OF POPUDA	
COUNTY OF O LANGE	
The foregoing instrument was acknowledged by KEITH TRACE, as VP Association, Inc., a Florida not for profit corporation, or to me or \square has produced	efore me this <u>3</u> day of <u>SEPTEMBEL</u> , 20 18, by of Hawksmoor Community Owners n behalf of the corporation. He/She is personally known as identification.
Witness my hand and official seal this 25 da	ay of SEPTEMBER, 2018.
(Notary S DANIELLE BINGHAM MY COMMISSION # GG 187315 EXPIRES: June 16, 2022 Bonded Thru Notary Public Underwriters	Notary Signature Notary Signature Printed Notary Name
This instrument prepared by:	
Kimberly Heim, a staff employee in the course of duty with the	Notary Public in and for the county and state aforesaid
Real Estate Management Division	county and state atoresaid
of Orange County, Florida	My commission expires:

S:\Forms & Master Docs\Project Document Files\l_Misc. Documents\11\Hawksmoor Phase I Permit 1116-S-046 OCU File #85927 WD.doc 06-1 I-18srb

SKETCH OF DESCRIPTION

EXHIBIT "A"

PROJECT NAME: HAWKSMOOR PHASE 1 LS-2 LIFT STATION

ORANGE COUNTY PROJECT No.: 16-S-046

LEGAL DESCRIPTION

A PARCEL OF LAND COMPRISING A PORTION OF TRACT 0S-16, HAWKSMOOR PHASE 1 AS RECORDED IN PLAT BOOK 93, PAGES 108 THROUGH 121 OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA AND LYING IN SECTION 31, TOWNSHIP 23 SOUTH, RANGE 27 EAST ORANGE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT LS-2 OF SAID HAWKSMOOR PHASE 1; THENCE RUN SOUTH 00° 00' 05" WEST ALONG THE WEST LINE OF SAID TRACT LS-2 FOR A DISTANCE OF 45.00 FEET TO A POINT ON THE NORTHERLY LINE OF SAID TRACT OS-16 AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89° 59' 55" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT OS-16 FOR A DISTANCE OF 25.00 FEET; THENCE RUN SOUTH 00° 00' 05" WEST, ALONG THE EAST LINE OF SAID TRACT OS-16, FOR A DISTANCE OF 15.00 FEET TO THE SOUTHEAST CORNER OF SAID TRACT OS-16, LYING ON THE NORTH RIGHT-OF WAY LINE OF OLD YMCA ROAD ACCORDING TO AFORESAID PLAT OF HAWKSMOOR PHASE 1; THENCE RUN NORTH 89° 59' 55" WEST ALONG THE SOUTH LINE OF SAID TRACT OS-16 AND SAID NORTH RIGHT-OF-WAY LINE FOR A DISTANCE OF 25.00 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID TRACT LS-2; THENCE RUN NORTH 00° 00' 05" EAST ALONG SAID SOUTHERLY EXTENSION FOR A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY FLORIDA AND CONTAINS 375 SQUARE FEET, MORE OR LESS.



16 East Plant Street Winler Garden, Florida 34787 (407) 654 5355

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENTS REQUEST.
THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT THE BENEFIT OF TITLE.
THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
BEARRINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF TRACT OS-16, HAWKSMOOR PHASE 1 BEING N89°59'35"W FOR ANGULAR DESIGNATION ONLY.

JOB NO	20150149	CALCULATED BY: LR
DATE:		DRAWN BY: PJR/MR
SCALE:	1" = 30 FEET	CHECKED BY: MR
FIELD BY:	N/A	REVISED: 51818

FOR THE LICENSET POSINESS / 6723 BY:

SKETCH OF DESCRIPTION SHEET 2 OF 2 PROJECT NAME: HAWKSMOOR PHASE 1 LS-2 LIFT STATION ORANGE COUNTY PROJECT No.: 16--S--046 HAWKSMOOR PHASE 1 TRACT FD: 1 FUTURE DEVELOPMENT P.B. 93, PGS, 108-121 POINT OF COMMENCEMENT NORTHWEST CORNER OF TRACT I.S--2 IRACT TD--1 FUTURE DEVELOPMENT P.B. 93, PCS. 108-121 1RAC1 1.S 2 P.B. 93, WEST LINE OF ... \$00.00,05 45.00 PGS. 108: 121 NORTHERLY TRACT OS-16 POINT OF BEGINNING L1 TRACT OS 16 OFF N. SPACE A ANDERGAPI AWAIT SOUTHERST FACTORSION OF THE WEST LINE OF TRACT LINE OF IRAC1 05 13 OPEN SPACE/LANDSCAPE/WALL P.B. 93, PGS. 108-121 EAST A PORHON OF TRACT DS--16 LINE OF TRACT OS-18 N89'59'55"W SOUTH LINE OF TRACT OS-16 NORTH RIGHT-OF-WAY LINE PER P.B. 93, PGS. 100-121 SOUTHLAST CORNER OF TRACT OS-16 OLD YMCA ROAD 120.00' R/W WIDTH P.B. 93, PGS. 108-121 D.B.623, PG. 348 & P.B. 86, PGS. 84-94

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89'59'55"E	25.00'
L2	S00'00'05"W	15.00
L3	N89*59'55"W	25.00'
L4	N00'00'05"E	15.00'



		R/W DENO		
DATE	-2018 DRA	OULATED DY: ALE IN BY: PJI OKED BY: MR	R/MR	

APPROVED BY ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS OCT \$ 0 2018

THIS IS A DONATION

Project: Hawksmoor Phase I Permit# 16-S-046 OCU File #85927

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 3.5 day of SEPTEMBER., A.D. 2018, by Mattamy Orlando, LLC, a Delaware limited liability company, organized and existing under the laws of the state of Delaware, and having its principal place of business at 4901 Vineland Road, Suite 450, Orlando, Florida, 32811, 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, GRANTEE.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the said GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the said GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in Orange County, Florida (the "Property"), to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of

31-23-27-2723-15-016

Upon acceptance of this Quit-Claim Deed by the Orange County Board of County Commissioners, GRANTEE shall be deemed to have accepted an obligation to maintain the Property consistent with GRANTEE's maintenance of GRANTEE's lift station sites.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the said GRANTEE forever.

Project: Hawksmoor Phase I Permit# 16-S-046 OCU File #85927

IN WITNESS WHEREOF, the said GRANTO	JR has caused these presents to be signed in its name by
Signed, sealed, and delivered	Mattamy Orlando, LLC,
in the presence of:	a Delaware limited liability company
William	BY: JUN L
Williess 1	아니다 아이는 그 아이를 하는데 아이를 되었다.
Fintere Myarix.	KEITH MACE
Printed Name	Printed Name
()	Vρ Title
	Title
Witness	
Elizabeth Manchester	
Printed Name	
	보는 눈도 발표하는 살아왔다. 그들의 문제를 찾는
(Signature of TWO witnesses required by Florida law)	인데 그 그는 얼굴하는 그들은 하는 것 같아?
STATE OF FLORIOA	
-0 0 1	문학교 이 불통을 다른을 하지 수 있는 연합하는
COUNTY OF ORANGE	
The foregoing instrument was acknowledged b	efore me this $\frac{\partial S}{\partial S}$ day of $\frac{\partial S}{\partial S} = \frac{\partial S}{\partial$
KEITH TRACE as VP	, of Mattamy Orlando, LLC, a Delaware
has produced as identi	ility company. He/She is personally known to me or
그 그 사이트 그 하게 가고 사용을 가는 하게 되는 것이 나를 하게 되는 것 같다.	
Witness my hand and official seal this _3 d	ay of SEPTEMBER, 20 18
	(IP)
(Notary State DANIELLE BINGHAM	Notary Signature
MY COMMISSION # GG 187315 EXPIRES: June 16, 2022	Constle Proche
Bonded Thru Notary Public Underwriters	Printed Notary Name
	Timed Notary Name
	Notary Public in and for the
This instrument prepared by:	county and state aforesaid
Kimberly Heim, a staff employee in the course of duty with the	My commission expires: 6.16.00
Real Estate Management Division	
of Orange County Florida	

PROJECT NAME: HAWKSMOOR PHASE 1 LS-2 LIFT STATION

ORANGE COUNTY PROJECT No.: 16-S-046

LEGAL DESCRIPTION

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JOB 110	20150149	CALCULATED BY:	JLR	
DATE:	4-6-2018	DRAWN BY:	PJR/MR	
SCALF:	1" = 30 FEET	CHECKED BY:	MR	
FIELD BY:	N/A	REVISED:	51818	
THE OTHER		745 4104501 55500		

FOR THE LICENIET POSINESS # 6723 BY:

JAMES L. RIKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION SHEET 2 OF 2 PROJECT NAME: HAWKSMOOR PHASE 1 LS-2 LIFE STATION ORANGE COUNTY PROJECT No.: 16 - S--046 HAWKSMOOR PHASE 1 RACE ED 1 EUTURE DEVELOPMENT P.B. 93, PGS 108-121 POINT OF COMMENCEMENT NORTHWEST CORNER OF TRACT LS 2 RACLED 1 TUTURE DEVELOPMENT P.B. 93, PGS 108-121 RACT 1S 2 P.B. 93, PGS 108 121 WEST LINE OF \$00.00°.05°°. TRACT LS-2 NORTHERLY TRACT OS: 16 POINT OF BEGINNING 1.1 TRACT OS 16 OF THE MISSELLE OF THE WEST LINE OF TRACT LS-2 OPEN SPACE / ANDSCAPE /WALL P.B. 93, PGS 108 121 HAST LINE OF TRACT OS 16 A PORTION OF TRACT OS 16 2 N89'59'55"W -R/W---L3 SOUTH LINE OF TRACT OS-16-NORTH RIGHT-OF-WAY LINE PER P.H. 93, PGS. 10H-121 SOUTHEAST CORNER OF TRACT OS-16 OLD YMCA ROAD 120.00' R/W WIDTH P.B. 93, PGS. 108-121 D.B.623, PG. 348 & P.B. 86, PGS. 84-94 LINE TABLE LINE BEARING LENGTH L1 S89'59'55"E 25.00 L2 S00'00'05"W 15.00 L3 N89'59'55"W 25.00 1.4 N00'00'05"E 15.00

	THIS IS NOT A SURVEY:	=		
	DENOTES CHANGE IN DIRECTION R/W DENOTES RIGHT-OF WAY P.B. DENOTES PLAT BOOK PG(S). DENOTES PAGE(S) D.B. DEED BOOK			
	JOB NO 20150149 CALCULATED BY: JLR DATE: 4 ·6 · 2018 DRAWN BY: PJR/MR	N		
16 East Plant Street linler Gordon, Haride 34787 * (407) 654 5355	SCALE: 1" - 30 FEFT CHECKED BY: MR			