



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 6

**DATE:** September 30, 2021

**TO:** Mayor Jerry L. Demings  
-AND-  
County Commissioners

**THROUGH:** Mindy T. Cummings, Manager  
Real Estate Management Division *ME*

**FROM:** Luciana Mino, Title Program Manager *LM*  
Real Estate Management Division

**CONTACT PERSON:** **Mindy T. Cummings, Manager**

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

**ACTION REQUESTED:** Approval of Special Warranty Deed from RaceTrac Petroleum, Inc. to Orange County, Florida and authorization to disburse funds to pay all recording fees and to record the instrument

**PROJECT:** Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)  
  
District 4

**PURPOSE:** To obtain Right of Way rights to widen Taft-Vineland Road.

**ITEM:** Special Warranty Deed (Parcel #122)  
Cost: Donation  
Size: 10,611.5 square feet

**BUDGET:** Account No.: 1033-072-3037-6110

**FUNDS:** \$35.50 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
Public Works Department

**REMARKS:** This parcel is being acquired at the request of Public Works to facilitate right of way access and construction for widening Taft-Vineland Road.

Orange County to pay all recording fees

# REQUEST FOR FUNDS FOR LAND ACQUISITION

☒ Under BCC Approval

☐ Under Ordinance Approval

Date: 09/23/2021

Total Amount: \$35.50

Project: Taft-Vineland Road (Orange Blossom Trail to Orange Avenue)

Parcels: 122

Charge to Account #: 1033-072-3037-6110 CH 9/27/21

Controlling Agency Approval Signature [Signature] Date 9/27/21  
Printed Name: Raymond L.A. Williams

Fiscal Approval Signature [Signature] Date 9/27/21  
Printed Name: Belkys Jorge

TYPE TRANSACTION (Check appropriate block(s))  
☐ Pre-Condernation ☐ Post-Condernation

☒ N/A District # 4

- ☐ Acquisition at Approved Appraisal
- ☐ Acquisition at Below Approved Appraisal
- ☐ Acquisition at Above Approved Appraisal
- ☐ Advance Payment Requested
- ☒ Donation

Name, Address, FEIN No.

DOCUMENTATION ATTACHED (Check appropriate block(s))

- ☐ Contract/ Agreement
- ☒ Copy of Executed Instruments
- ☐ Certificate of Value
- ☐ Settlement Analysis

Payable to: Orange County Comptroller

\*\*\*\*\*  
IMPORTANT: CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)  
\*\*\*\*\*

Recommended by [Signature] Digitally signed by Luciana Mino  
Date: 2021.09.23 14:20:07 -04'00'

Payment Approved Mindy T. Cummings Digitally signed by Mindy T. Cummings  
Date: 2021.09.23 14:57:53 -04'00'

or  
Payment Approved [Signature] Asst. Mgr. Real Estate Management Div. Date

Certified [Signature] Approved by BCC [Signature] Deputy Clerk to the Board Date OCT 12 2021

Examined/Approved [Signature] Comptroller/Government Grants Check No. / Date

## REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 12 2021

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
**OCT 12 2021**

Instrument: Parcel 122

Project: Taft Vineland Road (Orange Blossom Trail to Orange Avenue)

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED, Made and executed the 22<sup>nd</sup> day of February A.D., 2021, by RaceTrac Petroleum, Inc., a Georgia corporation, whose address is 200 Galleria Parkway, Suite 900, Atlanta, Georgia 30309, 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, align, remise, release, convey, and confirm unto the GRANTEE, all that certain land situated in Orange County, Florida, and described on the attached Schedule "A"/Exhibit "A":

#### **SEE ATTACHED SCHEDULE "A"/EXHIBIT "A"**

**Being a portion of Property Appraiser's Parcel Identification Number:**

**12-24-29-0057-00-260**

TOGETHER with all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining and not reserved to the remainder of the GRANTOR's property bearing such Parcel Identification Number.

TO HAVE AND TO HOLD, the same in fee simple forever, subject to zoning and other ordinances, ad valorem and other taxes for calendar year 2021 and thereafter, all matters of record, and all matters that would be disclosed by a current and accurate ALTA survey of such land.

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 warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said GRANTOR (but not otherwise).

Instrument: Parcel 122

Project: Taft Vineland Road (Orange Blossom Trail to Orange Avenue)

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

Signed, sealed, and delivered  
in the presence of:

[Signature]  
Witness

Samantha Jones  
Printed Name

[Signature]  
Witness

Tommy Pease  
Printed Name

RaceTrac Petroleum, Inc.

BY: [Signature]

Brian Thornton  
Printed Name

Vice President  
Title

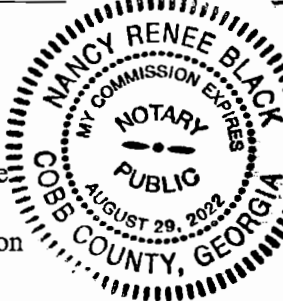
(Signature of **TWO** witnesses required by Florida law)

STATE OF GEORGIA  
COUNTY OF COBB

The foregoing instrument was acknowledged before me this 22<sup>nd</sup> day of February, 2021, by Brian Thornton, as Vice President, on behalf of RaceTrac Petroleum, Inc., a Georgia corporation. He/She ☒ is personally known to me or ☐ has produced \_\_\_\_\_ as identification.

(Notary Seal)

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

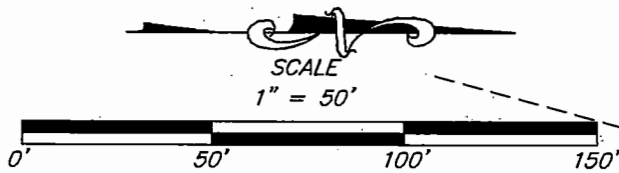


Nancy Renee Black  
Notary Signature

Nancy Renee Black  
Printed Notary Name

Notary Public in and for in the  
county and state aforesaid  
My commission expires:

# SKETCH OF DESCRIPTION PARCEL 122



OWNER: RACETRAC PETROLEUM, INC.  
PARCEL ID. 12-24-29-0037-00-260

LOT T-26  
AIRPORT INDUSTRIAL PARK  
AT ORLANDO ADDITION No. 5  
(P.B. 27, PAGES 123-127)  
7.770 ACRES ±

LEGEND  
P.O.B. .... POINT OF BEGINNING  
ID. .... IDENTIFICATION  
R/W. .... RIGHT-OF-WAY  
SQ.FT. .... SQUARE FEET  
P.B. .... PLAT BOOK  
PG. .... PAGE  
R. .... RADIUS LENGTH  
Δ. .... CENTRAL ANGLE  
L. .... ARC LENGTH  
C. .... CHORD LENGTH  
CB. .... CHORD BEARING

15' PRIVATE LANDSCAPE, UTILITY & DRAINAGE EASEMENT  
(P.B. 27, PAGES 123-127)

P.O.B.  
NW CORNER, LOT T-26  
(P.B. 27, PGS. 123-127)

N15°17'31"E  
41.30'

R = 2633.00'  
Δ = 06°02'05"  
L = 277.33'  
C = 277.20'  
CB = N77°37'48"W

35' PRIVATE LANDSCAPE, UTILITY & DRAINAGE EASEMENT  
(P.B. 27, PAGES 123-127)

NORTHERLY LINE, LOT T-26  
(P.B. 27, PAGES 123-127)  
TAFT VINELAND ROAD  
(R/W WIDTH VARIES)  
(PUBLIC ROAD)

R = 1740.00'  
Δ = 07°55'45"  
L = 240.80'  
C = 240.60'  
CB = S75°51'35"E

10,611.54 SQ. FT.  
0.2445 ACRES

35' PRIVATE LANDSCAPE, UTILITY & DRAINAGE EASEMENT  
(P.B. 27, PAGES 123-127)

EASTERLY LINE, LOT T-26  
(P.B. 27, PAGES 123-127)

STATE ROAD 527  
(ORANGE AVENUE)  
(R/W WIDTH VARIES)  
(PUBLIC ROAD)

WESTERLY R/W LINE

N29°30'17"W  
60.64'  
S12°28'19"E  
55.96'  
S50°39'24"E  
57.53'  
S04°08'30"W  
2.11'

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

**PEC**

**SURVEYING AND MAPPING, LLC**

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32765 • 407-542-4967  
WWW.PECONLINE.COM

SECTION 12, TOWNSHIP 24 SOUTH, RANGE 29 EAST

DATE: 11-16-2020 PREP BY: T.W.B. DRAWN BY: T.W.B. JOB #: 19-179

C:\19-179 Racetrac Orange and Taft Vineland\19-179 Proposed RW.dwg Feb 23, 2021 - 2:59pm

# LEGAL DESCRIPTION PARCEL 122

## LEGAL DESCRIPTION:

A STRIP OF LAND BEING A PORTION OF LOT T-26, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 123-127 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF LOT T-26, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 5 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 123-127 OF THE PUBLIC RECORDS OF ORANGE COUNTY FOR A POINT OF BEGINNING, SAID POINT ON THE SOUTHERLY RIGHT-OF-WAY OF TAFT VINELAND ROAD AND BEING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, THENCE RUN SOUTHEASTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 1740.00 FEET, A CENTRAL ANGLE OF 07°55'45", AN ARC LENGTH OF 240.80 FEET, A CHORD LENGTH OF 240.60 FEET AND A CHORD BEARING OF SOUTH 75°51'35" EAST TO A POINT; THENCE RUN NON-TANGENT TO SAID CURVE SOUTH 50°39'24" EAST, 57.53 FEET TO THE WESTERLY RIGHT-OF-WAY OF STATE ROAD 527 (ORANGE AVENUE); THENCE RUN SOUTH 12°28'19" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY, 55.96 FEET; THENCE RUN SOUTH 04°08'30" WEST, 2.11 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY RUN NORTH 29°30'17" WEST, 60.64 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, THENCE RUN NORTHWESTERLY ALONG SAID CURVE HAVING A RADIUS LENGTH OF 2633.00 FEET, A CENTRAL ANGLE OF 06°02'05", AN ARC LENGTH OF 277.33 FEET, A CHORD LENGTH OF 277.20 FEET AND A CHORD BEARING OF NORTH 77°37'48" WEST TO A POINT ON THE WEST LINE OF AFORESAID LOT T-26; THENCE RUN NORTH 15°17'31" EAST, ALONG SAID WEST LINE 41.30 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN THE CITY OF ORLANDO, ORANGE COUNTY, FLORIDA AND CONTAINS 10,611.5 SQUARE FEET, MORE OR LESS.

## SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID IF PRINTED, OR WITHOUT THE ORIGINAL SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER SHOWN HEREON.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH LINE OF TRACT T-26, AIRPORT INDUSTRIAL PARK AT ORLANDO ADDITION NO. 5, AS RECORDED IN PLAT BOOK 27, PAGES 123 THROUGH 127, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA. BEING A CHORD BEARING OF SOUTH 75°51'35" EAST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
- (7) THIS LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
- (8) THE CLASSIFICATION USE OF THE LAND, PURSUANT TO THE STANDARDS OF PRACTICE SET FORTH IN RULE CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE, FLORIDA STATUTES 472.027, IS COMMERCIAL/HIGH RISK. THE MINIMUM RELATIVE DISTANCE ACCURACY OF THIS MAP OF BOUNDARY SURVEY ACHIEVES OR EXCEEDS ONE FOOT IN 10,000 FEET.
- (9) ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
- (10) SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE.

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION



DAVID A. WHITE, P.S.M.  
FLORIDA REGISTRATION NO. 4044  
PEC - SURVEYING AND MAPPING, LLC  
CERTIFICATE OF AUTHORIZATION NO.: LB 7808  
DATE OF SIGNATURE: 02-23-2021

SHEET 1 OF 2

# PEC

## SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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DATE: 11-16-2020

PREP BY: T.W.B.

DRAWN BY: T.W.B.

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