



Interoffice Memorandum

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JAN 27 2015 NP/KH

REAL ESTATE MANAGEMENT ITEM 5

**DATE:** January 12, 2015

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Ann Caswell, Manager *ac*  
Real Estate Management Division

**FROM:** Monica L. Hand, Senior Title Examiner *mlh*  
Real Estate Management Division

**CONTACT PERSON:** Ann Caswell, Manager

**DIVISION:** Real Estate Management  
Phone: 836-7082

**ACTION REQUESTED:** APPROVAL OF WARRANTY DEED FROM ORANGE COUNTY ENVIRONMENTAL, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

**PROJECT:** West Orange Environmental (RAC)  
District 1

**PURPOSE:** To provide for access, construction, operation, and maintenance of road widening improvements as a requirement of a right-of-way agreement.

**ITEM:** Warranty Deed  
Cost: Donation  
Size: 3.43 acres

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department  
Risk Management Division  
Transportation Planning Division

**REMARKS:**

The Board of County Commissioners approved the Right-of-Way Agreement West Orange Environmental Resources C&D Disposal and Recycling Facility Schofield Road (Agreement) on June 03, 2014. This transaction provides additional road rights-of-way for Schofield Road and Avalon Road in accordance with the requirements contained in said Agreement.

Grantor to pay all closing costs and prorated taxes.

**A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.**

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

This instrument prepared by  
and return to:

JAN 27 2015 NP/KH

Gregory D. Lee, Esq.  
BAKER & HOSTETLER LLP  
200 South Orange Avenue  
SunTrust Center, Suite 2300  
Orlando, Florida 32801  
(407) 649-4000

Parcel Identification No.:  
29-23-27-0000-00008

**THIS IS A DONATION**

**WARRANTY DEED**

THIS WARRANTY DEED, is made and given this 11<sup>th</sup> day of December, 2014, by Orange County Environmental LLC, an Indiana limited liability company, whose mailing address is Post Office Box 909, Sorrento, Florida 32776 (the "Grantor"), to Orange County, a charter county and political subdivision of the State of Florida, whose mailing address is 201 South Rosalind Avenue, Orlando, Florida 32801 (the "Grantee").

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to said Grantor, in hand paid by the Grantee, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee, all that certain piece, parcel or tract of land lying and being in the County of Orange, State of Florida, more particularly described as follows:

*See Exhibit "A" attached hereto and incorporated herein by this reference*

SUBJECT TO ad valorem taxes and assessments for the current year and easements, reservations, covenants, conditions, restrictions and other matters of record; however, this reference shall not operate to reimpose the same.

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 the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

"Grantor"

Orange County Environmental, LLC, an Indiana  
limited liability company

*Danny B. Potter*  
Signature of Witness

By: *R J Lt*  
Ross Johnston, President

**DANNY POTTER**  
Print Name

*Grace G. Enriquez*  
Signature of Witness  
**GRACE G. ENRIQUEZ**  
Print Name

STATE OF FLORIDA )  
COUNTY OF ORANGE )SS.  
)

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of December, 2014, by Ross Johnston as President of Orange County Environmental, LLC, an Indiana limited liability company, on behalf of the company. He  is personally known to me or  has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

*Grace G. Enriquez*  
(Notary Signature)  
**GRACE G. ENRIQUEZ**  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. FF 062272



**SKETCH OF DESCRIPTION**  
**LANDS IN SECTIONS 29-235-27E**  
**ORANGE COUNTY, FL.**  
**\*\*\* NOT A BOUNDARY SURVEY \*\*\***  
**PROPOSED RIGHT OF WAY**

**EXHIBIT "A"**

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 23 SOUTH, RANGE 27 EAST, THENCE N00°08'21"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 60.00 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY LINE OF SCHOFIELD ROAD AND THE POINT OF BEGINNING; THENCE CONTINUE N00°08'21"W ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 30.00 FEET; THENCE N86°29'36"E A DISTANCE OF 265.63 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 7692.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°07'55" AN ARC DISTANCE OF 420.45 FEET TO A POINT OF INTERSECTION WITH A LINE LYING 116.00 FEET AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF SAID SOUTHWEST 1/4; THENCE N89°37'31"E PARALLEL WITH SAID SOUTH LINE A DISTANCE OF 534.23 FEET; THENCE N44°35'49"E A DISTANCE OF 35.34 FEET; THENCE N00°25'52"W A DISTANCE OF 1513.61 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 SAID SECTION 29; THENCE N89°42'11"E ALONG SAID NORTH LINE A DISTANCE OF 54.00 FEET TO THE WESTERLY RIGHT OF WAY OF AVALON ROAD; THENCE S00°25'52"E ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 1594.53 FEET TO A POINT OF INTERSECTION WITH THE SAID NORTHERLY RIGHT OF WAY LINE OF SCHOFIELD ROAD; THENCE S89°37'31"W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1298.89 FEET TO THE POINT OF BEGINNING. CONTAINING 149,546 SQUARE FEET MORE OR LESS.

**NOTES:**

1. PREPARED AS A SKETCH OF DESCRIPTION. \*\*\*\*\* THIS IS NOT A BOUNDARY SURVEY \*\*\*\*\*
2. THIS MAP IS NOT A CERTIFICATION OF TITLE, ZONING, SETBACKS OR FREEDOM OF ENCUMBRANCES AND WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND ALL MATTERS OF TITLE SHOULD BE REFERRED TO AN ATTORNEY AT LAW.
3. PARCEL IS SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND RIGHTS OF WAY OF RECORD. (RECORDED, UNRECORDED, WRITTEN AND UNWRITTEN).
4. ALL BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF SECTION 29-23-27 AS BEARING S89°37'31"W ASSUMED.

I CERTIFY THAT THIS SURVEY WAS MADE UNDER MY DIRECTION AND THAT IT MEETS THE HIGHEST TECHNICAL STANDARDS SET FORTH BY THE BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17.050 THRU .052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 478.027, FLORIDA STATUTES.

**SHEET 1 OF 2**  
**SEE SHEET 2 OF 2 FOR SKETCH**

REVISIONS: REVISED DESCRIPTION 03/28/14 RESPOND TO COMMENTS 04/08/14

PROJECT NO: 09-058-R/W1  
 SCALE: 1"= 300'  
 DRAWN BY: RAE  
 CHECKED BY: JM  
 DATE DRAWN: 03/27/14  
 FIELD BOOK/PAGE: FILE



**ELLIS SURVEYS LLC**  
**Land Surveying & Planning**  
 P.O. Box 160952  
 Altamonte Springs, FL 32716  
 Florida Licensed Business LB-7970  
 P. 407-834-4003 F. 407-869-5445  
 www.ellissurveys.com

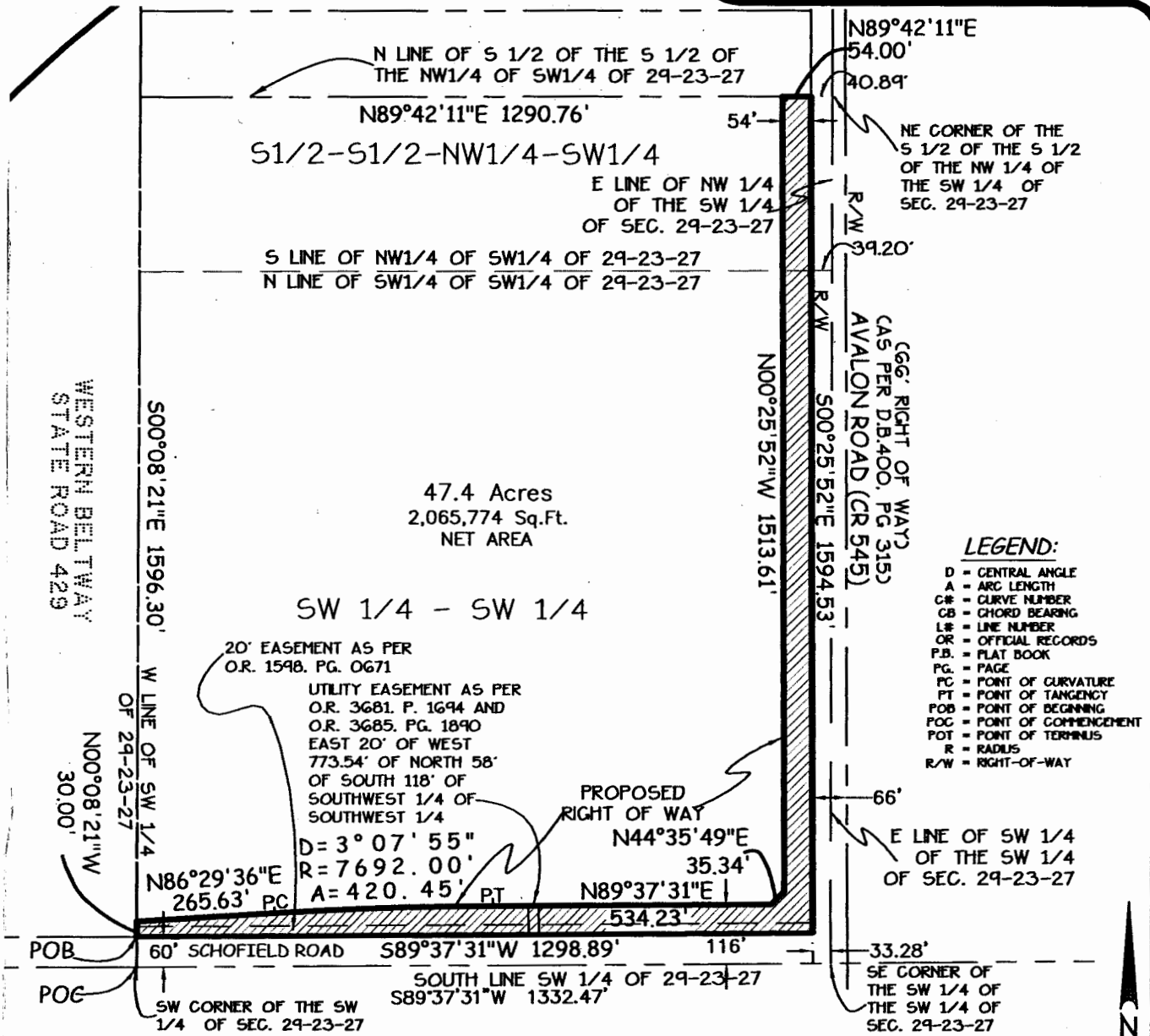
THIS MAP IS NOT VALID WITHOUT THE DRAWING SIGNATURE AND RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND METERS.  
 ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3900  
 FOR THE FIRM  
 DATE STAMPED: 03/27/14

**SKETCH OF DESCRIPTION**  
**LANDS IN SECTIONS 29-235-27E**  
**ORANGE COUNTY, FL.**

**EXHIBIT "A"**

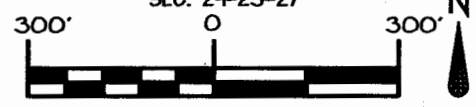
\*\*\* NOT A BOUNDARY SURVEY \*\*\*

**PROPOSED RIGHT OF WAY**



**LEGEND:**

- D = CENTRAL ANGLE
- A = ARC LENGTH
- C# = CURVE NUMBER
- CB = CHORD BEARING
- L# = LINE NUMBER
- OR = OFFICIAL RECORDS
- P.B. = PLAT BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POT = POINT OF TERMINUS
- R = RADIUS
- R/W = RIGHT-OF-WAY



SCALE: 1" = 300'

SHEET 2 OF 2

SEE SHEET 1 OF 2 FOR DESCRIPTION

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REVISIONS: 04/08/14 RESPOND TO COMMENTS

PROJECT NO: 09-058-RJ/WZ  
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 CHECKED BY: JM  
 DATE DRAWN: 03/27/14  
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THIS MAP IS NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND BARELY SEAL OF THE FLORIDA LICENSED SURVEYOR, AND MATTER.

ROBERT A. ELLIS, P.L.S.  
 FLORIDA REGISTRATION NO. 3860  
 FOR THE FIRM  
 DATE SIGNED: 4/11/14