




Interoffice Memorandum


APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 22 2015 CAS/RC

REAL ESTATE MANAGEMENT ITEM 2

DATE: September 1, 2015

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Jeffrey L. Sponenburg, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION/SECTION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM M/I HOMES OF ORLANDO, LLC TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Retreat at Lake Bosse
(Enclave at Maitland Blvd PSP Case #PSP-13-11-268)

District 2

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

ITEM: Warranty Deed
Cost: Donation
Size: 9,993 square feet

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

REMARKS: Developer to pay all recording fees.

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.

SEP 22 2015 CAS/LC

Project: Retreat at Lake Bosse (Enclave at Maitland Blvd PSP Case #PSP-13-11-268)

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 24th day of August, A.D. 2015, by M/I Homes of Orlando, LLC, a Florida limited liability company, having its principal place of business in the city of Lake Mary, county of Seminole County whose address is 400 International Parkway Ste 470 Lake Mary 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:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number:

a portion of 29-21-29-0000-00-027

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 GRANTOR is lawfully seized of said land in fee simple; that GRANTOR has good right and lawful authority to sell and convey said land; that GRANTOR 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, 2014.

Project: Retreat at Lake Bosse (Enclave at Maitland Blvd PSP Case #PSP-13-11-268)

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

Signed, sealed, and delivered in the presence of:

M/I Homes of Orlando, LLC, a Florida limited liability company

Trené M. Beckley
Witness

BY: Molly Iams
Molly Iams
Assistant General Counsel

Trené M. Beckley
Printed Name

Victoria R. Sheets
Witness

VICTORIA L. Sheets
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Ohio
COUNTY OF Franklin

The foregoing instrument was acknowledged before me this 24th day of August, 2015, by Molly Iams, as Assistant General Counsel of M/I Homes of Orlando, LLC, a Florida limited liability company, on behalf of said company. She [] is personally known to me, or [] has produced _____ as identification.

(Notary Seal)

This instrument prepared by:
Jeffrey L. Sponenburg, a staff employee in the course of duty with the Real Estate Management Division Of Orange County, Florida

Victoria R. Sheets
Notary Signature
VICTORIA L. SHEETS
Notary Public, State of Ohio
My Commission Expires
November 17, 2017
Printed Name
Notary Public in and for the County and State aforesaid

My Commission Expires:

LEGAL DESCRIPTION

EXHIBIT A

LEGAL DESCRIPTION OF 30.00 FOOT RIGHT OF WAY:

A strip of land 30.00 feet in width, lying in the South 1/2 of the South 1/2 of the Northeast 1/4 of the Northeast 1/4 of Section 29, Township 21 South, Range 29 East, Orange County, Florida, being a portion of the lands described in Official Records Book 10800, Page 5414 through 5415, inclusive, of the public records of Orange County, Florida, described as follows:

COMMENCE at the Northeast corner of Section 29, Township 21 South, Range 29 East, Orange County, Florida; thence run South 00°24'14" West, along the East line of the Northeast 1/4 of Section 29, for a distance of 999.29 feet to the POINT OF BEGINNING, being the Northeast corner of lands described in Official Records Book 10800, Pages 5414 through 5415, inclusive, of said Public Records; thence continue South 00°24'14" West, along said East line of said section and the East line of said described lands, for a distance of 333.10 feet to the Southeast corner of said described lands; thence departing said East lines run North 89°32'29" West along the South line of said described lands, a distance of 30.00 feet; thence departing said South line of described lands run North 00°24'14" East, 30.00 feet Westerly of, and parallel with, when measured perpendicularly to, said East line of aforesaid Section 29, a distance of 333.11 feet to the North line of aforesaid described lands; thence South 89°31'16" East along said North line of described lands, a distance of 30.00 feet to the POINT OF BEGINNING.

Containing 9,993 square feet, or 0.229 acres, more or less.

OK
WJ

SHEET 1 OF 2




16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

1. THIS LEGAL DESCRIPTION AND SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF THE NORTHEAST 1/4 OF SECTION 29-21-29, AS HAVING AN ASSUMED BEARING OF S00°24'14"W.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO.: 20130209
DATE: MAY 15, 2015
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: EGT
DRAWN BY: DH
CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. WICKMAN, PSM #5633

LEGAL DESCRIPTION

POINT OF COMMENCEMENT
NORTHEAST CORNER OF
SECTION 29-21-29

LOT 20

LOT 21

LOT 22

WEST RIVERSIDE ACRES
P.B. X, PG. 24

33.00'
ROW

999.29'

EAST LINE OF THE NORTHEAST 1/4
OF SECTION 29-21-29

R/W

S89°31'16"E

S00°24'14"W

30.00'

POINT OF BEGINNING
NORTHEAST CORNER OF LANDS DESCRIBED
IN ORB 10800, PG 5414-5415

NORTH LINE OF DESCRIBED LANDS IN
ORB 10800, PG 5414-5415

EAST LINE OF DESCRIBED LANDS
ORB 10800, PG 5414-5415

30.00'

LEGEND AND ABBREVIATIONS:

- PB PLAT BOOK
- PG PAGE OR PAGES
- ORB OFFICIAL RECORDS BOOK
- R/W RIGHT OF WAY LINE
- ROW RIGHT OF WAY AREA

ORB 10800, PG 5414-5415
NOT PLATTED

N00°24'14"E 333.11'

PORTION OF MAGNOLIA HOMES ROAD NOT DEDICATED TO THE PUBLIC.

S00°24'14"W 333.10'

MAGNOLIA HOMES ROAD (NOT PLATTED)



GRAPHIC SCALE



(IN FEET)
1 inch = 60 ft.

SOUTH LINE OF DESCRIBED LANDS IN
ORB 10800, PG 5414-5415

30.00'

SOUTHEAST CORNER OF DESCRIBED LANDS
ORB 10800, PG 5414-5415

LOT 2

COBBLE STONE
PB 13, PG 109

LOT 1

N89°32'29"W

42.00' ROW

THIS IS NOT A SURVEY

SHEET 1 OF 2



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