



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS

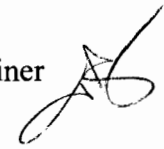
BCC Mtg. Date: Aug. 02, 2016

REAL ESTATE MANAGEMENT ITEM 5

DATE: July 18, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Theresa A. Avery, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: **Ann Caswell, Manager**

DIVISION: **Real Estate Management**
Phone: (407) 836-7082

ACTION REQUESTED: APPROVAL OF WARRANTY DEED FROM ASHTON ORLANDO RESIDENTIAL, L.L.C. TO ORANGE COUNTY AND AUTHORIZATION TO RECORD INSTRUMENT

PROJECT: Latham Park South OCU Permit: 13-S-059 OCU File #: 74605
District 1

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

ITEM: Warranty Deed
Cost: Donation
Size: 1,670.69 square feet

APPROVALS: Real Estate Management Division
Utilities Department
Risk Management Division

REMARKS: This conveyance provides a lift station site for the County.

Grantor 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.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
AUG 02 2016

THIS IS A DONATION

Project: Latham Park South OCU Permit: 13-S-059 OCU File #: 74605

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 30th day of June, A.D. 2016, by Ashton Orlando Residential, L.L.C., a Nevada limited liability company, having its principal place of business in the city of Lake Mary, county of Seminole, whose address is 1064 Greenwood Blvd, Suite 124, Lake Mary FL 32746 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 Number:

a portion of

04-24-27-5401-12-191

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, 2015.

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

Signed, sealed, and delivered in the presence of:

Witness

Christina M. Lee
CHRISTINA M. LEE
Printed Name

Witness

Ange R. Zayas
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me this 30th day of June, 2016, by John Reny, as Authorized Representative, of Ashton Orlando Residential, L.L.C., a Nevada limited liability company, on behalf of the company. He/She is personally known to me or who has produced _____ as identification.

(Notary Seal)

Ashton Orlando Residential L.L.C.,
a Nevada limited liability company

BY:

John Reny
Printed Name **Authorized Representative**

Title

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

Christina M. Lee
Notary Signature

Printed Notary Name

Notary Public in and for
the County and State aforesaid

My commission expires:

CHRISTINA M. LEE
Commission # FF 158194
Expires October 11, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

 CHRISTINA M. LEE
Commission # FF 158194
Expires October 11, 2018
Bonded Thru Troy Fain Insurance 800-385-7019

LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION
SEE SHEET 2 OF 2 FOR SKETCH

OC PERMIT NUMBER: 13-S-059
OCU FILE NUMBER: 74605
PROJECT NAME: LATHAM PARK SOUTH
PURPOSE: LIFT STATION (LS-1)
ESTATE: PERMANENT

LEGAL DESCRIPTION (LIFT STATION TRACT LS-1):

A PORTION OF LAND LYING IN SECTION 4, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT LS-1, AS RECORDED IN THE PLAT OF LATHAM PARK SOUTH, PLAT BOOK 87, PAGES 36 THROUGH 43, INCLUSIVE OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.

CONTAINING THEREIN 1,670.69 SQUARE FEET, MORE OR LESS.

LEGEND AND ABBREVIATIONS

- C CHORD LENGTH
- ⊕ CENTERLINE
- CB CHORD BEARING
- Δ CENTRAL ANGLE
- L ARC LENGTH
- NR NON RADIAL LINE
- PB PLAT BOOK
- PGS PAGES
- PCC POINT OF COMPOUND CURVATURE
- POC POINT ON CURVE
- P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
- R RADIUS
- ROW RIGHT OF WAY
- UE UTILITY EASEMENT

REVISED: 12/12/15 PROJECT INFORMATION



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

SURVEYOR'S NOTES:

THIS IS NOT A SURVEY. THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS REQUIRED BY CHAPTER 61G17-6 F.A.C.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF THE BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF LIFT STATION LS-1 BEING A BEARING OF N69°08'57"E.

JOB NO. 20120039
DATE: 11-6-2015
SCALE: N/A
FIELD BY: N/A

CALCULATED BY: DH
DRAWN BY: DH
CHECKED BY: SEJ

FOR THE LICENSED BUSINESS # 6723 BY:
[Signature]
JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH
SEE SHEET 1 OF 2 FOR DESCRIPTION

OC PERMIT NUMBER: 13-S-059
OCU FILE NUMBER: 74605
PROJECT NAME: LATHAM PARK SOUTH
PURPOSE: LIFT STATION (LS-1)
ESTATE: PERMANENT



SCALE: 1" = 20'

TRACT P-1
PARK

LOT 64

12.00' UE

N69°08'57"E 46.62' NR
POC

10.00' UE
TRACT LS-1
LIFT STATION

N20°51'03"W 36.16'

N69°08'57"E 46.51' NR
BASIS OF BEARINGS
POC

LATHAM PARK SOUTH
PB 87, PGS 36-43

TRACT P-1
PARK

TRACT W-12
WETLAND TRACT

REVISED: 12/12/15 PROJECT INFORMATION

R=200.00'
CB=S18°47'04"E
C=16.84'
Δ=04°49'37"
L=16.85'

R=500.00'
CB=S22°18'22"E
C=19.34'
Δ=02°12'57"
L=19.34'

BRADLEIGH DRIVE
50.00' WIDE ROW
PB 87, PGS 36-43

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THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.
BEARINGS SHOWN HEREON ARE ASSUMED BASED ON THE NORTH LINE OF LIFT STATION LS-1 BEING A BEARING OF N69°08'57"E.

S00-LS1 (2)



16 East Plant Street
Winter Garden, Florida 34787 * (407) 854 5355

JOB NO. 20120039
DATE: 11-6-2015
SCALE: 1" = 20'
FIELD BY: N/A

CALCULATED BY: DH
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A