



Interoffice Memorandum


APPROVED BY ORANGE
COUNTY BOARD OF COUNTY
COMMISSIONERS


BCC Mtg. Date: September 13, 2016

REAL ESTATE MANAGEMENT ITEM 6

DATE: August 24, 2016

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager 
Real Estate Management Division

FROM: Virginia G. Williams, 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 AND DRAINAGE EASEMENT FROM SANT COMMERCIAL BUILDING, INC. TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Lakeside Neighborhood Reams Road
District 1

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

ITEMS: Warranty Deed
Cost: Donation
Size: 12,460.84 square feet

Drainage Easement
Cost: Donation
Size: 5,106.56 square feet

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

REMARKS: Grantor to pay all closing costs and property 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
SEP 13 2016

This instrument prepared by:
Meenakshi A. Hirani, Esq.

After Recording Return Document to:
Meenakshi A. Hirani, P.A.
2265 Lee Road, Suite 109
Winter Park, FL 32789

Project: Lakeside Neighborhood Reams Road

WARRANTY DEED

THIS WARRANTY DEED, Made and executed the 23rd day of Jan, A.D. 2016, by Sant Commercial Building, Inc., a corporation organized and existing under the laws of the state of Florida, having its principal place of business in the city of Windermere, county of Orange, whose address is 1718 Whitney Isles Drive, Windermere, Florida 34786, 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: 36-23-27-0000-00-002

a portion of

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, 2015.

Project: Lakeside Neighborhood Reams Road.

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

Sant Commercial Building, Inc.,
a Florida Corporation

Signed, sealed, and delivered in the presence of:

BY: *Anil Sant*
Anil Sant, President

Dennis Guinta
Witness:
Dennis Guinta
Printed Name

(Corporate Seal)

Logan Diaz
Witness:
Logan Diaz
Printed Name

STATE OF: Florida
COUNTY OF: Orange

I HEREBY CERTIFY, that on this day, before me personally appeared Anil Sant, as President of Sant Commercial Building, Inc., a Florida corporation, a corporation organized and existing under the laws of the State of Florida, to me known to be, or who has produced as identification, and did (did not) take an oath, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 23rd day of June, 2016.

(Notary Seal)

Meenakshi A. Hirani
Notary Signature

Printed Notary Name
Notary Public in and for
the county and state aforesaid



My commission expires:


SCHEDULE "A"
LEGAL DESCRIPTION
Parcel 102, Estate: Fee Simple
Purpose: Road Right of Way

Exhibit "A"

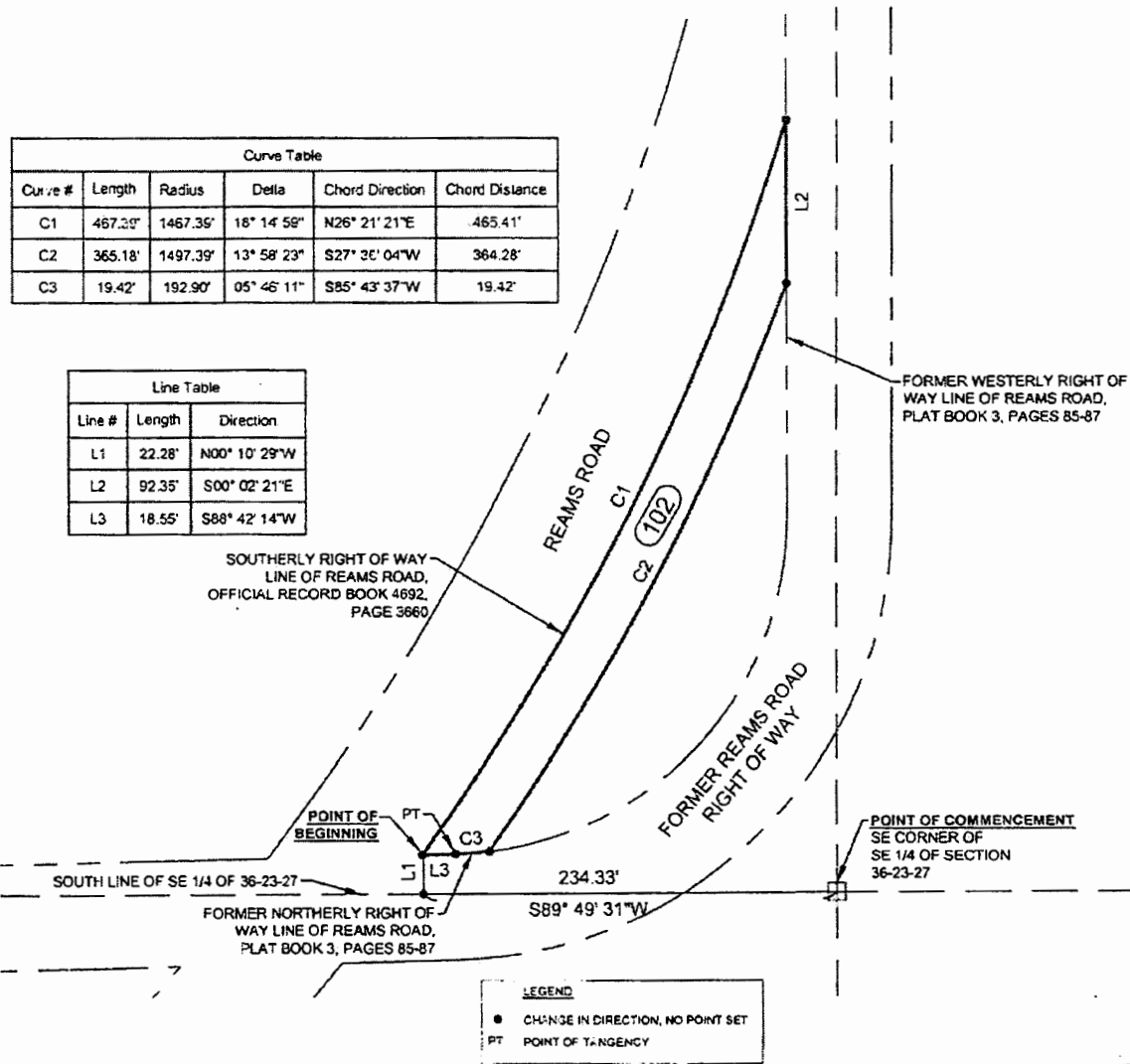
Commence at the Southeast corner of the Southeast 1/4 of Section 36, Township 23 South, Range 27 East; thence run S 89°49'31" W along the South line of said Southeast 1/4 for a distance of 234.33 feet; thence run N 00°10'29" W for a distance of 22.28 feet to a point lying on the Southerly right of way line of Reams Road, as recorded in Official Record Book 4692, Page 3660 of the Public Records of Orange County, Florida, said point also being the Point of Beginning; said point also lying on a non-tangent curve, concave Northwesterly with a radius of 1467.39 feet, a central angle of 18°14'59", a chord bearing of N 26°21'21" E, and a chord distance of 465.41 feet; thence run along the arc of said curve for a distance of 467.39 feet to a point lying on the former Westerly right of way line of Reams Road as recorded in Plat Book 3, Pages 85-87 of the Public Records of Orange County, Florida; thence departing said former Southerly right of way line, run S 00°02'21" E for a distance of 92.35 feet to a point on a non-tangent curve, concave Northwesterly; said curve having a radius of 1497.39 feet, a central angle of 13°58'23", a chord bearing of S 27°36'04" W, and a chord distance of 364.28 feet; thence run along the arc of said curve for a distance of 365.18 feet to a point lying on a non-tangent curve, concave Northerly, and also lying on the former Northerly right of way line of Reams Road as recorded in Plat Book 3, pages 85-87, of the Public Records of Orange County, Florida; said curve having a radius of 192.90 feet, a central angle of 05°46'11", a chord bearing of S 85°43'37" W, and a chord distance of 19.42 feet; thence run along the arc of said curve for a distance of 19.42 feet to a point of tangency; thence continue along said former Northerly right of way line S 88°42'14" W for a distance of 18.55 feet to the Point of Beginning.

All being and lying in Section 36, Township 23 South , Range 27 East, Orange County, Florida. Containing 12,460.84 square feet, or .29 acres, more or less.

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION

PREPARED FOR: Engineering Design Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Washington	DATE: 4/24/14	SECTION: 36		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No:7472	TOWNSHIP: 23		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE: Reams Rd Widening Parcel 102	RANGE: 27	SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940	7472
REVISION DATE: 5/9/14		SHEET 1 OF 2		

SCHEDULE "A"
SKETCH OF DESCRIPTION
Parcel 102, Estate: Fee Simple
Purpose: Road Right of Way



NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 35-23-27, BEING S 89° 49' 31" W, ASSUMED.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY, A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 5J-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 17, F.A.C., PURSUANT TO CHAPTERS 171-17.02-17.03 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAN, OR MAP IS FOR INFORMATIONAL PURPOSE ONLY AND IS NOT VALID.

5/9/14
PRINT DATE

Mark A. Daynes
Mark A. Daynes
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

DRAWN BY: Washington	DATE: 4/24/14	SECTION: 36	PUBLIC WORKS ENGINEERING DIVISION SURVEY SECTION	ORANGE COUNTY ENGINEERING DIVISION SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940
CHECKED BY: Daynes	JOB NO: 7472	TOWNSHIP: 23		
APPROVED BY: Daynes	DRAWING FILE: Reams Rd Widening Parcel 102	RANGE: 27	DRAWING SCALE: 1" = 100'	PROJECT NUMBER 7472
REVISION DATE: 5/9/14		SHEET 2 OF 2		

PREPARED FOR:
Engineering -
Design Section

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 13 2016

Project: Lakeside Neighborhood Reams Road

DRAINAGE EASEMENT

THIS INDENTURE, Made this 23rd day of June, A.D. 2016, between Sant Commercial Building, Inc., a Florida corporation, whose address is 1718 Whitney Isles Drive, Windermere, Florida 34786, 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, in consideration of the sum of \$10.00 and other valuable considerations, paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby give and grant to the GRANTEE and its assigns, an easement for drainage purposes, with full authority to enter upon, construct, and maintain, as the GRANTEE and its assigns may deem necessary, a drainage ditch, pipe, or facility over, under, and upon the following described lands situate in Orange County aforesaid to-wit:

SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Number:
a portion of
36-23-27-0000-00-002**

TO HAVE AND TO HOLD said easement unto said GRANTEE and its assigns forever.

THE GRANTEE herein and its assigns shall have the right to clear and keep clear all trees, undergrowth, and other obstructions that may interfere with normal operation or maintenance of the drainage ditch, pipe, or facility, out of and away from the herein granted easement, and the GRANTOR, its heirs, successors, and assigns agree not to build, construct, or create, nor permit others to build, construct, or create any buildings or other structures on the herein granted easement that may interfere with the normal operation or maintenance of the drainage ditch, pipe, or facility.

Project: Lakeside Neighborhood Reams Road

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

Signed, sealed and delivered in the presence of:

Sant Commercial Building, Inc., a Florida corporation

Dennis Guinta
Witness

BY: Anil Sant
Anil Sant, President

Dennis Guinta
Printed Name

[Signature]
Witness

Logan Didz
Printed Name

(Signature of TWO witnesses required by Florida law)

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 23rd day of June, 2016, by Anil Sant, as President of Sant Commercial Building, Inc., a Florida corporation. He is personally known to me or has produced N/A as identification

Witness my hand and official seal this 23rd day of June, 2016.

Meenakshi A. Hirani
Notary Signature

(Notary Seal)



Meenakshi A. Hirani
Printed Notary Name

This instrument prepared by:

Virginia G. Williams, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

Notary Public in and for the County and State aforesaid

My commission expires:

Exhibit "A"

LEGAL DESCRIPTION

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

LEGAL DESCRIPTION

A STRIP OF LAND BEING 15.00 FEET IN WIDTH LYING IN SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA; THENCE N89°51'01"W ALONG THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 36, A DISTANCE OF 196.51 FEET; THENCE DEPARTING SAID SOUTH LINE RUN N00°08'59"E A DISTANCE OF 22.93 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD AS RECORDED IN PLAT BOOK 3, PAGES 85 THROUGH 87 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND A POINT ON A LINE 30.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULARLY TO, THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAMS ROAD AS DESCRIBED IN OFFICIAL RECORDS DOCUMENT #20160091452 OF SAID COUNTY, BEING A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1497.39 FEET, WITH A CHORD BEARING OF N27°35'35"E, AND A CHORD DISTANCE OF 364.34 FEET AND THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD, RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°58'33" FOR AN ARC DISTANCE OF 365.25 FEET TO THE POINT OF NON-TANGENCY LYING ON THE WEST RIGHT-OF-WAY LINE OF SAID FORMER REAMS ROAD; THENCE S00°02'20"E ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 41.15 FEET TO A POINT ON A LINE 45.00 FEET SOUTHEASTERLY OF, WHEN MEASURED PERPENDICULARLY TO, SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAMS ROAD AS DESCRIBED IN OFFICIAL RECORDS DOCUMENT #20160091452 AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1512.39 FEET, WITH A CHORD BEARING OF S28°02'28"W, AND A CHORD DISTANCE OF 314.96 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°57'13" FOR AN ARC DISTANCE OF 315.53 FEET TO THE POINT OF NON-TANGENCY LYING ON SAID NORTH RIGHT-OF-WAY LINE OF FORMER REAMS ROAD AND A POINT ON A NON-TANGENT CURVE CONCAVE NORTHERLY HAVING A RADIUS OF 192.90 FEET, WITH A CHORD BEARING OF S79°42'28"W, AND A CHORD DISTANCE OF 21.06 FEET; THENCE DEPARTING SAID LINE LYING 45.00 FEET SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF REAMS ROAD, RUN WESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 06°15'34" FOR AN ARC DISTANCE OF 21.07 FEET TO THE POINT OF NON-TANGENCY AND THE POINT OF BEGINNING.

CONTAINING THEREIN 5,106.560 SQUARE FEET (0.117 ACRES), MORE OR LESS.



SURVEYOR'S NOTES:

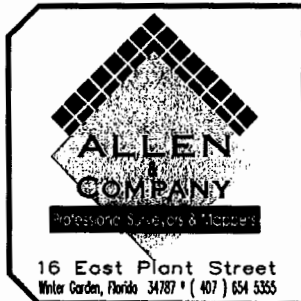
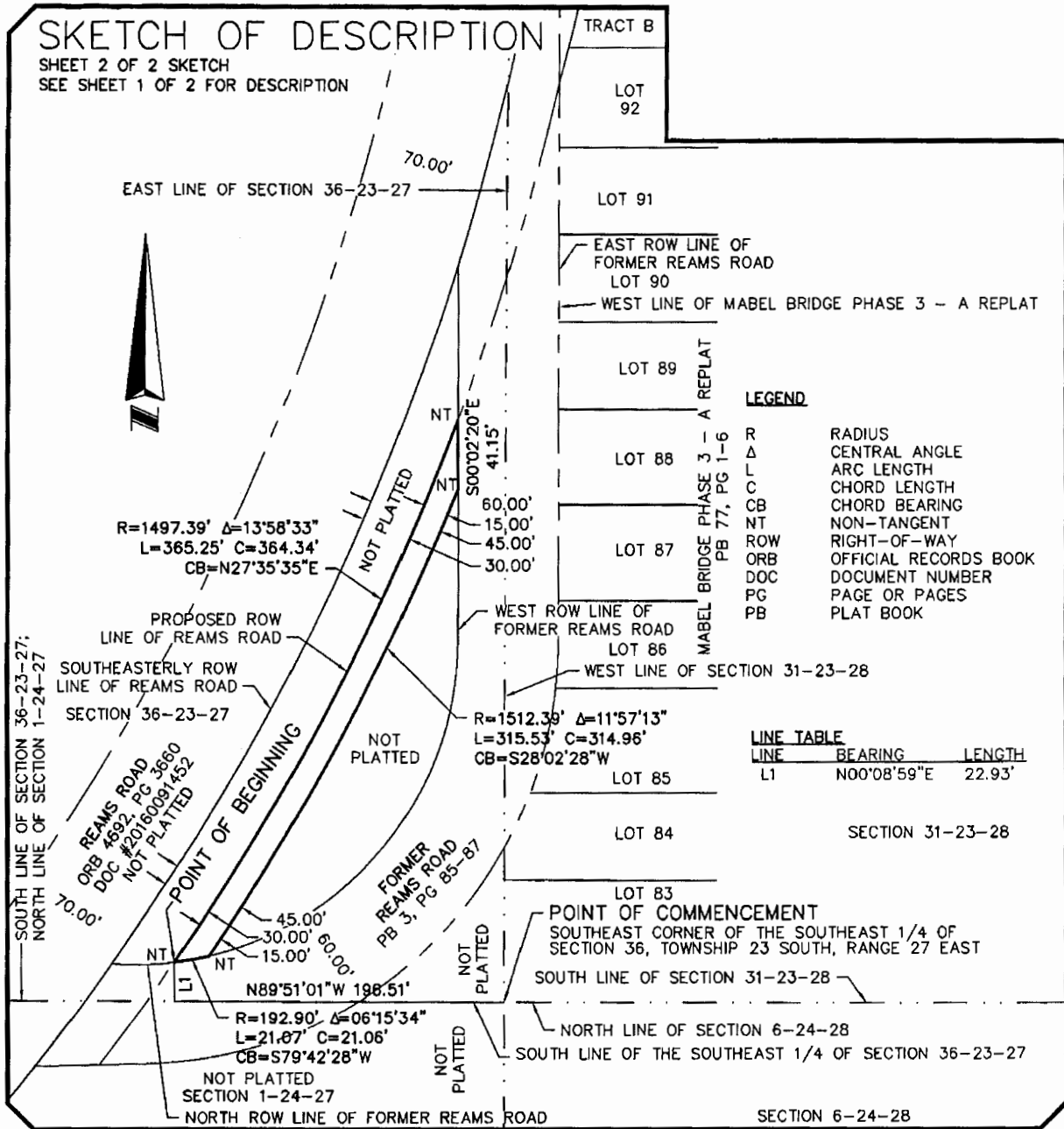
I:\data\20140370\sketches\20140370-rqk\8004DEOC (1)

THIS IS NOT A SURVEY.
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 AND BASED ON THE SOUTH LINE OF THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING A BEARING OF N89°51'01"W.

JOB NO. 20140370
DATE: 3-28-16
SCALE: N/A
FIELD BY: N/A

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

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



SURVEYOR'S NOTES: I:\data\20140370\sketches\20140370-row SOD-DEOC (2)

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JOB NO. 20140370	CALCULATED BY: DH
DATE: 3-28-16	DRAWN BY: DH
SCALE: 1" = 40'	CHECKED BY: SEJ
FIELD BY: N/A	