



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 24 2014 KHNP

REAL ESTATE MANAGEMENT ITEM 5

DATE: June 4, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Assistant Manager *AC*
Real Estate Management Division

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

CONTACT PERSON: **Ann Caswell, Assistant Manager**

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

ACTION REQUESTED: APPROVAL OF SPECIAL WARRANTY DEED AND TEMPORARY SLOPE EASEMENT FROM SEIDEL ROAD INVESTMENTS, LLC TO ORANGE COUNTY AND AUTHORIZATION TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Village F Horizon West (Seidel Road) RAC

District 1

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

ITEMS: Special Warranty Deed
Cost: \$11,767.50 (Impact Fee Credits)
Size: 22,781.88 square feet

Temporary Slope Easement
Cost: Donation
Size: 15,986.52 square feet
Term: Until replaced by a permanent platted easement

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 Village F Horizon West (Seidel Road) Road Network Agreement (Agreement) on June 18, 2013. This transaction is 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

JUN 24 2014 KHWP

This instrument prepared by

DANIEL T. O'KEEFE, ESQUIRE
SHUTTS & BOWEN LLP
300 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FLORIDA 32801

TEMPORARY SLOPE EASEMENT

THIS INDENTURE, made and executed the 8th day of May, A.D. 2013, by **SEIDEL ROAD INVESTMENTS, LLC**, a limited liability company organized and existing under the laws of the state of Florida, having its principal place of business in the city of Clearwater, county of Pinellas, whose address is 14550-58th Street North, Clearwater, Florida, 33760, collectively, 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, its successors and assigns, a slope easement solely for the purpose of insuring the integrity of the county road which runs over the property encumbered by this easement. This easement is to allow GRANTEE to maintain the elevation of the road, to GRANTEE'S specifications, with the right to grade, excavate, and/or add fill material to the easement area; and the right of access in, over, and upon the following described lands of the GRANTOR situate in Orange County aforesaid, to-wit:

SEE ATTACHED EXHIBIT "A"

Property Appraiser's Parcel Identification Number(s):

a portion of **03-24-27-0000-00-005**

THIS EASEMENT is solely for the purposes noted herein and does not obligate GRANTEE to perform any right-of-way maintenance or other duties.

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

THE GRANTOR covenants with the GRANTEE that the GRANTOR is lawfully seized of said lands in fee simple; that the GRANTOR has good right and lawful authority to grant this easement and shall take no action to interfere with the GRANTEE'S lawful use of said easement; that the GRANTOR hereby fully warrants the easement being granted and will defend the same against the lawful claims of all persons whomsoever.

The Easement shall terminate, without the necessity of GRANTOR undertaking vacation proceedings or obtaining any release from GRANTEE, at such time as GRANTOR, or its successors or assigns, shall cause the easement area to be included in a subdivision plat recorded among the public records of Orange County, Florida.

[Signature and Notary Form Appears on Following Page]

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by Mike Galvin, its Managing Member.

Signed, sealed, and delivered in the presence of:

SEIDEL ROAD INVESTMENTS, LLC,
a Florida limited liability company

Jack Riedle
Witness

BY: [Signature]

Jack Riedle
Printed Name

Mike Galvin
Printed Name

[Signature]
Witness

Managing Member
Title

Mike Galvin
Printed Name

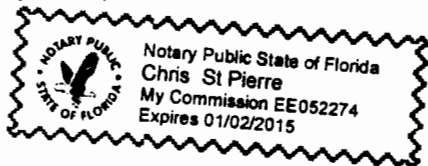
(Corporate Seal)

STATE OF FLORIDA
COUNTY OF Pineellas

I HEREBY CERTIFY that on this 8th day of May, 2013, before me personally appeared Mike Galvin, as Managing Member of **SEIDEL ROAD INVESTMENTS, LLC**, a limited liability company 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 **company** is duly affixed thereto, and the said conveyance is the act and deed of said **company**.

Witness my hand and official seal this 8th day of May, 2013.

(Notary Seal)



[Signature]
Notary Signature

Chris St Pierre
Printed Notary Name

Notary Public in and for
the county and state aforesaid
My commission expires: 1/2/15

Exhibit "A"
Legal Description of Real Property

[see attached two (2) page instrument]

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT "A"

A STRIP OF LAND, 30.00 FEET IN WIDTH, LYING IN SECTION 3, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10474, PAGE 4228 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 3 FOR A POINT OF REFERENCE; THENCE RUN NORTH 89°47'18" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 597.48 FEET TO THE POINT OF BEGINNING; THENCE RUN NORTH 89°47'18" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 3, A DISTANCE OF 30.02 FEET TO A POINT ON THE PROPOSED REALIGNED WEST RIGHT-OF-WAY LINE OF LAKE HANCOCK ROAD; THENCE RUN SOUTH 02°31'41" EAST, ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE, 386.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID PROPOSED WEST RIGHT-OF-WAY LINE AND SAID CURVE, HAVING A RADIUS OF 710.00 FEET, A CENTRAL ANGLE OF 08°39'55"; AN ARC LENGTH OF 107.38 FEET, A CHORD LENGTH OF 107.28 FEET AND A CHORD BEARING OF SOUTH 01°48'16" WEST TO A POINT ON THE WEST RIGHT-OF-WAY OF LAKE HANCOCK ROAD AS ACCEPTED AS MAINTAINED BY ORANGE COUNTY; THENCE RUN SOUTHWESTERLY, ALONG SAID WEST MAINTAINED RIGHT-OF-WAY LINE AND SAID NON-TANGENT CURVE, HAVING A RADIUS OF 589.14 FEET, A CENTRAL ANGLE OF 08°12'49"; AN ARC LENGTH OF 84.46 FEET, A CHORD LENGTH OF 84.38 FEET AND A CHORD BEARING OF SOUTH 30°10'51" WEST TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE DEPARTING SAID PROPOSED REALIGNED WEST RIGHT-OF-WAY LINE, RUN NORTHEASTERLY, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 680.00 FEET, A CENTRAL ANGLE OF 15°10'21", AND ARC LENGTH OF 180.07 FEET, A CHORD LENGTH OF 179.55 FEET AND A CHORD BEARING OF NORTH 05°03'29" EAST TO THE POINT OF TANGENCY; THENCE RUN NORTH 02°31'41" WEST, 388.19 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.367 ACRES MORE OR LESS.

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

Drawing name: L:\Data\20120093\Sketches\SEIDEL INV.SLOPE.dwg PAPER



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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

SURVEYOR'S NOTES:

1. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 3-24-27, BEING NORTH 89°47'18" EAST.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. THIS LEGAL DESCRIPTION AND SKETCH WERE PREPARED WITHOUT BENEFIT OF TITLE.
4. THE DELINEATION OF THE LANDS SHOWN HEREON IS AS THE CLIENT'S INSTRUCTIONS.
5. RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.

JOB NO. 20120093

DATE: 02-26-13

SCALE: 1" = 100 FEET

FIELD BY: N/A

CALCULATED BY: SEJ

DRAWN BY: SEJ

CHECKED BY: EGT

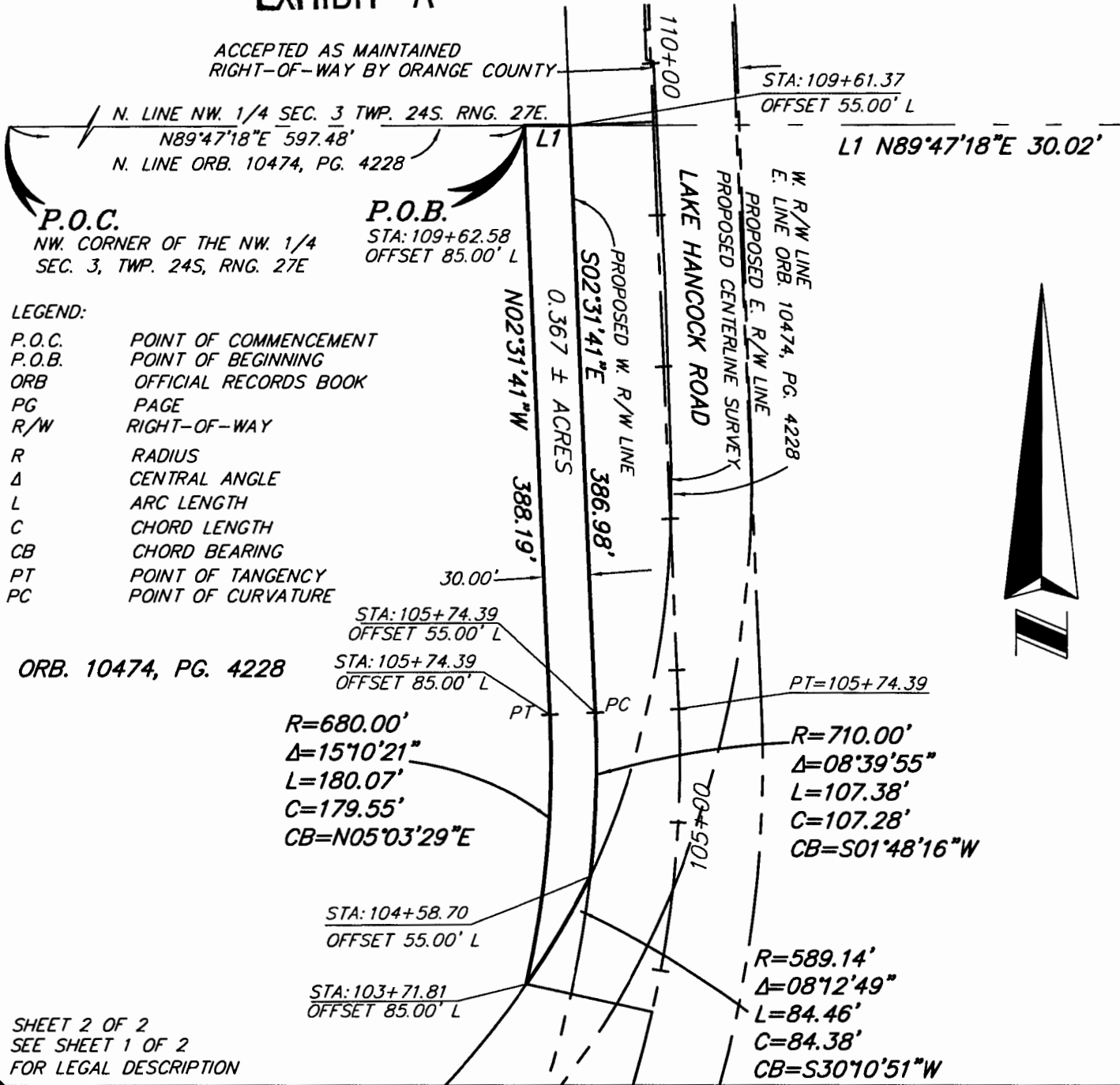
FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICHMAN, P.S.M. #5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

EXHIBIT "A"

ACCEPTED AS MAINTAINED
RIGHT-OF-WAY BY ORANGE COUNTY



N. LINE NW. 1/4 SEC. 3 TWP. 24S. RNG. 27E.
N89°47'18"E 597.48'
N. LINE ORB. 10474, PG. 4228

STA: 109+61.37
OFFSET 55.00' L

L1 N89°47'18"E 30.02'

P.O.C.

NW. CORNER OF THE NW. 1/4
SEC. 3, TWP. 24S, RNG. 27E

P.O.B.

STA: 109+62.58
OFFSET 85.00' L

LEGEND:

- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- R/W RIGHT-OF-WAY
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- C CHORD LENGTH
- CB CHORD BEARING
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE

ORB. 10474, PG. 4228

R=680.00'
Δ=15°10'21"
L=180.07'
C=179.55'
CB=N05°03'29"E

STA: 104+58.70
OFFSET 55.00' L

STA: 103+71.81
OFFSET 85.00' L

PT=105+74.39

R=710.00'
Δ=08°39'55"
L=107.38'
C=107.28'
CB=S01°48'16"W

R=589.14'
Δ=08°12'49"
L=84.46'
C=84.38'
CB=S30°10'51"W



SHEET 2 OF 2
SEE SHEET 1 OF 2
FOR LEGAL DESCRIPTION

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CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EGT



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

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

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUN 24 2014 K410/P

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

DANIEL T. O'KEEFE, ESQUIRE
SHUTTS & BOWEN LLP
300 S. ORANGE AVENUE, SUITE 1000
ORLANDO, FLORIDA 32801
Phone: (407) 423-3200

TAX PARCEL ID. NO.: a portion of **03-24-27-0000-00-005**

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 8th day of May, 2013, by **SEIDEL ROAD INVESTMENTS, LLC**, a Florida limited liability company, whose address is 14550-58th Street North, Clearwater, Florida 33760 (hereinafter referred to as the "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 (hereinafter referred to as the "Grantee");

WITNESSETH:

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Orange County, Florida more particularly described as follows, to wit:

SEE ATTACHED EXHIBIT "A"

(hereinafter referred to as the "Subject Property");

TOGETHER WITH all the tenements, hereditaments, easements, and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

AND the Grantor does hereby covenant with and warrant to the Grantee that the Grantor is lawfully seized of the Subject Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Subject Property; and that the Grantor fully warrants the title to the Subject Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

THE conveyance made herein, however, is expressly made SUBJECT TO ad valorem real property taxes and assessments for the year 2014 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.

[Signature and Notary Form Appear on Following Page]

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of the following two (2) witnesses:

GRANTOR:

**SEIDEL ROAD INVESTMENTS, LLC,
a Florida limited liability company**

Jack Riddle
Signature of Witness #1

By: Mike Galvin

Jack Riddle
Printed Name of Witness #1

Printed Name: Mike Galvin

Title: Managing Member

[Signature]
Signature of Witness #2

Address: **14550-58th Street North
Clearwater, FL 33760**

Mike Galvin
Printed Name of Witness #2

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me this 8th day of May 2013, by Mike Galvin, as Managing Member of **SEIDEL ROAD INVESTMENTS, LLC**, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced as identification.

(NOTARY SEAL)

[Signature]
Notary Public Signature
Chris St Pierre
(Name typed, printed or stamped)

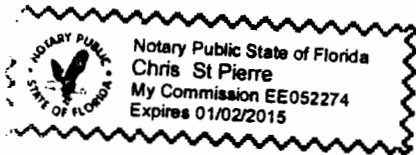


Exhibit "A"
Legal Description of Real Property

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THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.523 ACRES MORE OR LESS.

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

Drawing name: L:\Data\20120093\Sketches\SEIDEL INV ROW.dwg PAPER



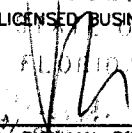
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

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CALCULATED BY: SEJ
DRAWN BY: SEJ
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6123 BY:

JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

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P.O.B.
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 OFFSET 55.00 L

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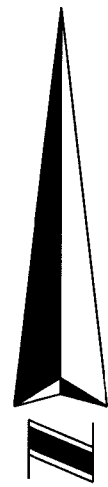
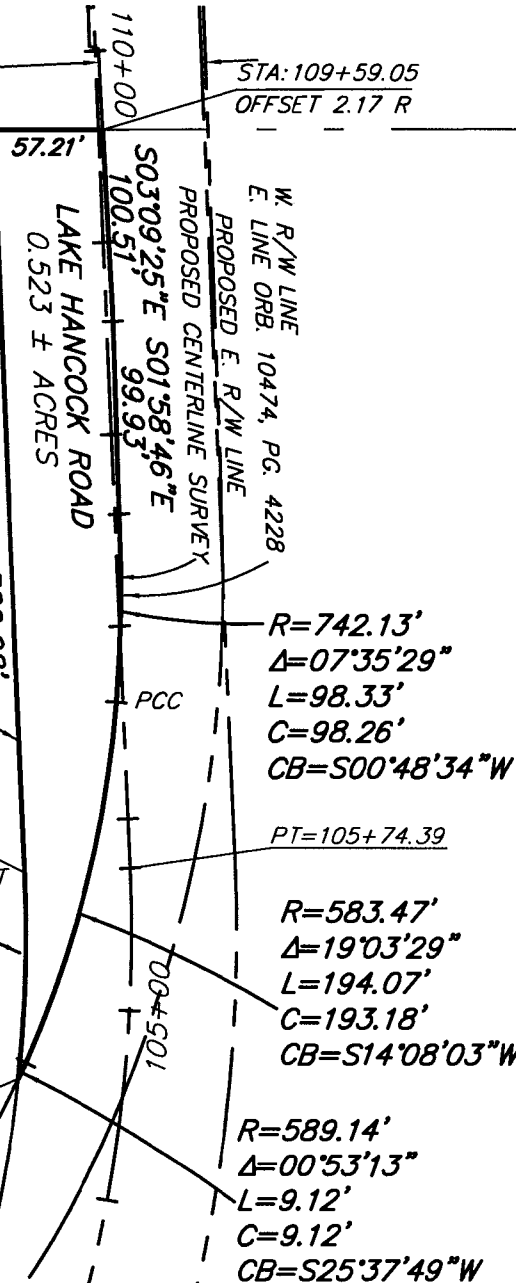
ORB. 10474, PG. 4228

STA: 105+74.39
 OFFSET 55.00 L

$R=710.00'$
 $\Delta=08^{\circ}39'55''$
 $L=107.38'$
 $C=107.28'$
 $CB=N01^{\circ}48'16''E$

STA: 104+58.70
 OFFSET 55.00 L

SHEET 2 OF 2
 SEE SHEET 1 OF 2
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Drawing name: L:\Data\20120093\Sketches\SEIDEL INV ROW.dwg PAPER



ALLEN & COMPANY

Professional Surveyors & Mappers

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 Winter Garden, Florida 34787 • (407) 654-5355

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