

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 18 2018

THIS INSTRUMENT WAS PREPARED BY
AND SHOULD BE RETURNED TO:

William A. Beckett, Esquire
Lowndes, Drosdick, Doster, Kantor & Reed, P.A.
215 North Eola Drive
Post Office Box 2809
Orlando, FL 32802-2809
(407) 843-4600

DOCH 20180740438
12/21/2018 11:43:00 AM Page 1 of 10
Rec Fee: \$86.50
Deed Doc Tax: \$324.80
DOR Admin Fee: \$0.00
Intangible Tax: \$0.00
Mortgage Stamp: \$0.00
Phil Diamond, Comptroller
Orange County, FL
PU - Ret To: ORANGE COUNTY REAL ESTATE

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, is made and executed as of the 8th day of May, 2018, by **Avalon Properties, LTD.**, a Florida limited partnership, whose address is 1353 Palmetto Avenue, Suite 101, Winter Park, Florida 32789 (hereinafter referred to as the "Grantor") to **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"

Property Appraiser's Parcel Identification Numbers:

a portion of

08-24-27-0000-00005 and 08-24-27-0000-00025.

(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;

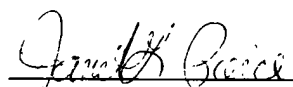

TO HAVE AND TO HOLD the Subject Property in fee simple forever.

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

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 2017 and thereafter, and easements and restrictions of record, if any, the reference to which shall not operate to reimpose the same.


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.

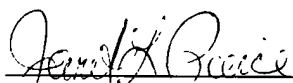
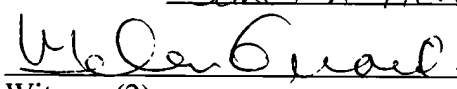
Signed, sealed and delivered in the
presence of two (2) witnesses:


Witness (1)
Print Name: Janet L. Fierce

Witness (2)
Print Name: Melanie Girard

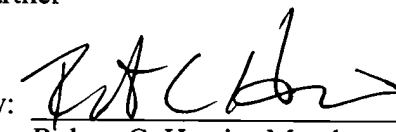
AVALON PROPERTIES, LTD., a Florida
limited partnership

BY: C&R Land Development, Inc., a
Florida corporation, as General Partner

By: 
Charles W. Clayton, III
President


Witness (1)
Print Name: Janet L. Fierce

Witness (2)
Print Name: Melanie Girard

BY: Hewitt Residential, LLC, a Florida
limited liability company, as General
Partner

By: 
Robert C. Hewitt, Member

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

Janet L. Perce
Witness (1)
Print Name: Janet L. Perce

Melanie Girard
Witness (2)
Print Name: Melanie Girard

By: Thomas W. Hewitt
Thomas W. Hewitt, Member

Janet L. Perce
Witness (1)
Print Name: Janet L. Perce

Melanie Girard
Witness (2)
Print Name: Melanie Girard

By: Caren J. Hewitt
Caren J. Hewitt, Member

Project: Village H (Avalon Road – CR 545) RAC
 Parcels: 1012, 1021A

STATE OF FLORIDA

COUNTY OF Orange

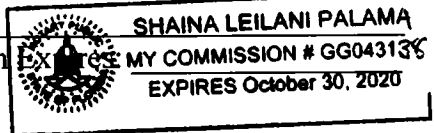
The foregoing instrument was acknowledge before me this 8 day of May, 2018, by Charles W. Clayton, III, as President of C&R Land Development, Inc., a Florida corporation, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the limited partnership. He ☒ is personally known to me or ☐ has produced as identification, and they did / did not take an oath.

(NOTARY SEAL)

Shaina Leilani Palama
 Notary Public, State of Florida

Print Name:

My Commission Expires

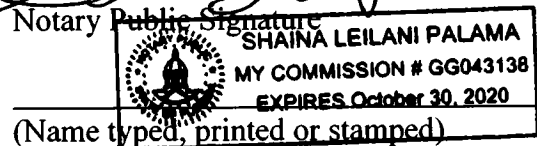


STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Robert C. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the partnership. He ☒ is personally known to me or ☐ has produced as identification.

(NOTARY SEAL)

Shaina Leilani Palama
 Notary Public Signature



(Name typed, printed or stamped)

STATE OF Florida
 COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018, by Thomas W. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company, a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the partnership. He ☒ is personally known to me or ☐ has produced as identification.

(NOTARY SEAL)

Shaina Leilani Palama
 Notary Public Signature



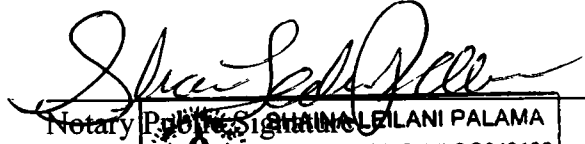
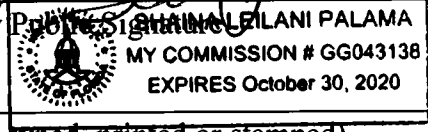
(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

STATE OF Florida
COUNTY OF Orange

The foregoing instrument was acknowledged before me this 8 day of May, 2018,
by Caren J. Hewitt, as a Member of Hewitt Residential, LLC, a Florida limited liability company,
a General Partner of Avalon Properties, Ltd., a Florida limited partnership, on behalf of the
partnership. She ☒ is personally known to me or ☐ has produced
_____ as identification.

(NOTARY SEAL)


Notary Public 
SHAINALEILANI PALAMA
MY COMMISSION # GG043138
EXPIRES October 30, 2020

(Name typed, printed or stamped)

Project: Village H (Avalon Road – CR 545) RAC
Parcels: 1012, 1021A

EXHIBIT “A”

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1012

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East and the northwest quarter of Section 17, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southwest corner of said Section 8; thence run along the South line of the southwest quarter, North 89°50'40" East, 1117.96 feet to the POINT OF BEGINNING; thence leaving said South line run, North 20°13'22" East, 183.76 feet to the point of curvature of a curve concave westerly, having a radius of 2940.00 feet, a delta angle of 020°42'32", a chord bearing of North 09°52'06" East and a chord distance of 1056.86 feet; thence run northerly along the arc of said curve, 1062.63 feet to the point of tangency; thence run North 00°29'10" West, 102.23 feet to the North line of the South half of the southwest quarter of said Section 8; thence run along said North line, North 89°52'13" East, 54.00 feet to the westerly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said North line run the following three courses along said westerly Right of Way Line, South 00°29'10" East, 141.08 feet to the point of curvature of a non-tangent curve concave westerly having a radius of 2997.78 feet, a delta angle of 019°55'49", a chord bearing of South 10°15'18" West and a chord distance of 1037.52 feet; thence run southerly along the arc of said curve 1042.77 feet to a point of non-tangency; thence run South 23°01'46" West, 692.43 feet to the point of curvature of a non-tangent curve concave easterly having a radius of 2897.79 feet, a delta angle of 000°05'39", a chord bearing of South 22°59'27" West and a chord distance of 4.77 feet; thence run southerly along the arc of said curve 4.77 feet to the northeast corner of the lands described in Official Records Book 11029, Page 4607 of the Public Records of Orange County, Florida; also being a non-tangent curve concave southerly having a radius of 1320.00 feet, a delta angle of 000°51'45", a chord bearing of North 68°46'53" West and a chord distance of 19.87 feet; thence run along the North line of said lands and arc of said curve 19.87 feet to a point of non-tangency; thence leaving said North line run, North 20°13'22" East, 512.02 feet to the POINT OF BEGINNING.

Said lands contain 2.048 Acres more or less.

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW.
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES

ELI DONALDSON
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO 6984

[Signature] 4/12/2018
STATE OF FLORIDA
DATE

SECTION 8 and 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
225 E. Robinson St., Suite 300
Orlando, FL 32801
407.839.4006 / FAX 407.839.4008
Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY CAP

CHECKED EJD

PROJECT # 61992 00

DRAWING ROW PARCEL 1012 DWG

DRAWING DATE 07/25/2017

SHEET 1 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012

ISSUED FOR
AVALON PROPERTIES, LTD.

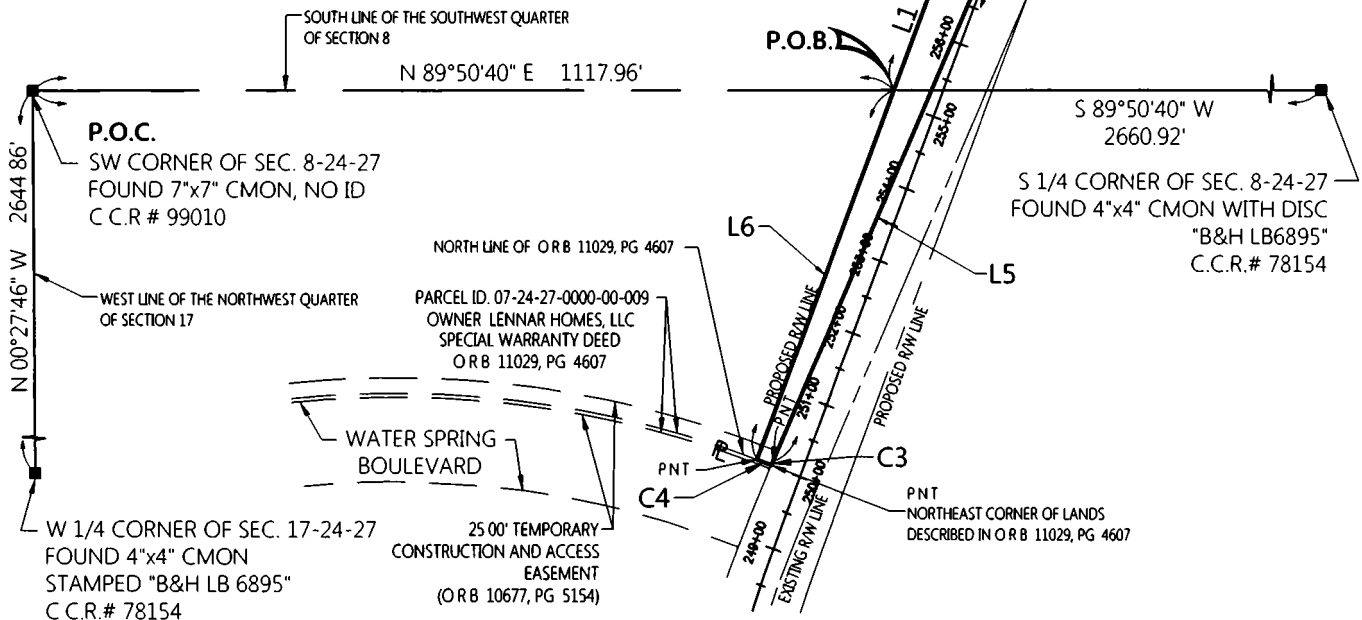
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 20°13'22" E	183.76'
L2	N 00°29'10" W	102.23'
L3	N 89°52'13" E	54.00'
L4	S 00°29'10" E	141.08'
L5	S 23°01'46" W	692.43'
L6	N 20°13'22" E	512.02'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2940.00'	020°42'32"	N 09°52'06" E	1056.86'	1062.63'
C2	2997.78'	019°55'49"	S 10°15'18" W	1037.52'	1042.77'
C3	2897.79'	000°05'39"	S 22°59'27" W	4.77'	4.77'
C4	1320.00'	000°51'45"	N 68°46'53" W	19.87'	19.87'

LEGEND

CMON = CONCRETE MONUMENT
 C C R = CERTIFIED CORNER RECORD
 ID = IDENTIFICATION
 O R B = OFFICIAL RECORDS BOOK
 P O B = POINT OF BEGINNING
 P C = POINT OF CURVATURE
 P O C = POINT OF COMMENCEMENT
 PG = PAGE
 P N T = POINT OF NON-TANGENCY
 P T = POINT OF TANGENCY
 R/W = RIGHT OF WAY
 DIST = SECTION

COUNTY ROAD 545
 (AVALON ROAD)
 RIGHT OF WAY IDENTIFICATION MAP
 PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC.
 PROJECT NO. 12167.001, DATED 12/22/2014

**SEE SHEET 1 OF 2 FOR DESCRIPTION, CERTIFICATION AND NOTES**

SECTION 8 & 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



Landmark Center Two
 225 E. Robinson St., Suite 300
 Orlando, FL 32801
 407.839.4006 / FAX 407.839.4008
 Licensed Business # 7153

Vanasse Hangen Brustlin, Inc.

DRAWN BY C A P	CHECKED E J D
PROJECT # 61992.00	
DRAWING ROW PARCEL 1012 DWG	
DRAWING DATE 07/25/2017	
SCALE 1" = 250'	SHEET 2 OF 2

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1012

ISSUED FOR
AVALON PROPERTIES, LTD.

SCHEDULE "A"

VILLAGE H (AVALON ROAD - C.R. 545) RAC

PARCEL NUMBER: 1021A

LEGAL DESCRIPTION

A portion of land being in the southwest quarter of Section 8, Township 24 South, Range 27 East, Orange County, Florida and being more particularly described as follows:

Commence at the southeast corner of the southwest quarter of said Section 8; thence run along the South line of the southwest quarter, South 89°50'40" West, 1414.94 feet to the POINT OF BEGINNING; thence continue along said South line, South 89°50'40" West, 7.34 feet to the easterly Right of Way Line of County Road 545 (Avalon Road), as shown on the Right of Way Identification Map produced by Donald W. McIntosh, Associates, Inc., Project Number 12167.001, dated 12/22/2014; thence leaving said South line run along said easterly Right of Way Line, North 23°01'46" East, 140.52 feet; thence leaving said easterly Right of Way Line run, South 20°13'22" West, 137.80 feet to the POINT OF BEGINNING.

Said lands contain 474 Square Feet more or less

NOTES

1. THIS SKETCH AND DESCRIPTION IS NOT A SURVEY.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER LISTED BELOW
3. THE LAND DESCRIPTION HEREON WAS WRITTEN BY THIS SURVEYOR AT THE DIRECTION OF THE CLIENT.
4. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY FLORIDA, BEING SOUTH 89°50'40" WEST.
5. THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED FROM INFORMATION CONTAINED WITHIN THE RIGHT OF WAY IDENTIFICATION MAP FOR COUNTY ROAD 545 (AVALON ROAD), AS PRODUCED BY DONALD W. MCINTOSH ASSOCIATES, INC., PROJECT No. 12167.001, DATED 12/22/2014.

CERTIFICATION

I HEREBY STATE THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF; AND THAT THIS SKETCH AND DESCRIPTION MEETS THE STANDARDS OF PRACTICE FOR FLORIDA SURVEYORS AND MAPPERS, AS SET FORTH IN CHAPTER SJ-17 OF THE FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027, FLORIDA STATUTES.

Eli Donaldson
 ELI DONALDSON
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NO. 6984

4/12/2018
 DATE

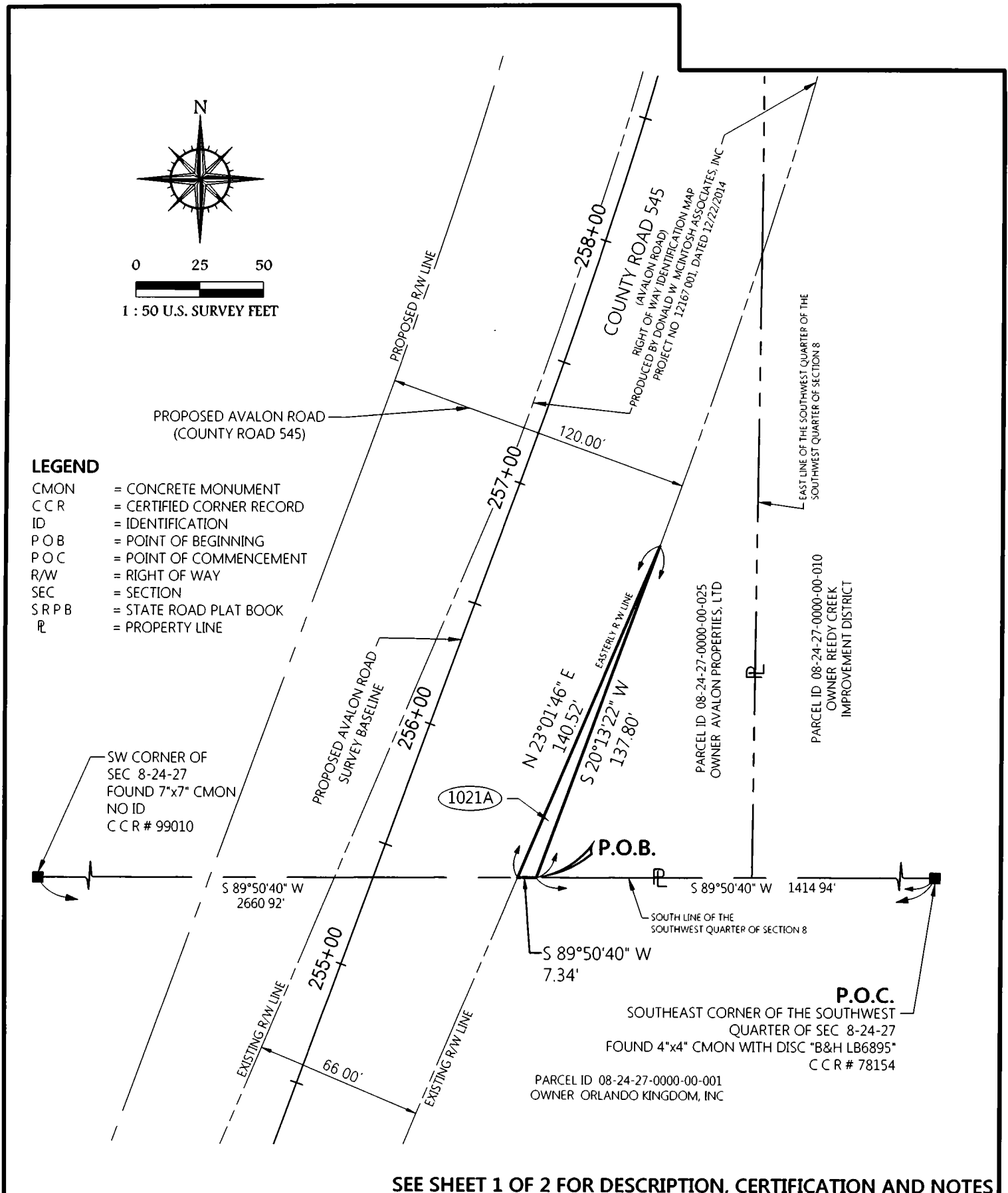
SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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DRAWN BY	CAP	CHECKED	EJD
PROJECT # 61992.00			
DRAWING ROW PARCEL 1021A DWG			
DRAWING DATE 07/25/2017			
		SHEET 1 OF 2	

SKETCH & DESCRIPTION
RIGHT OF WAY PARCEL 1021A
 ISSUED FOR
AVALON PROPERTIES, LTD.



SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST - ORANGE COUNTY, FLORIDA



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Vanasse Hangen Brustlin, Inc.

DRAWN BY	CAP	CHECKED	EJD
PROJECT #	61992 00		
DRAWING	ROW PARCEL 1021A DWG		
DRAWING DATE	07/25/2017		
SCALE	1" = 50'	SHEET	2 OF 2

SKETCH & DESCRIPTION RIGHT OF WAY PARCEL 1021A

ISSUED FOR
AVALON PROPERTIES, LTD.