

THIS INSTRUMENT PREPARED BY:
NEYSA BORKERT
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7273

RIGHT-OF-WAY SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made and entered into this ____ day of _____, 20____, between **Sanford Auto Ventures, LLC, a Florida limited liability company**, whose address is 1300 Country Lane, Orlando, Florida, 32804, in this instrument referred to as “GRANTOR,” and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as “GRANTEE.”

WITNESSETH:

That GRANTOR, for the sum of \$10.00, and other good and valuable consideration paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto GRANTEE, all that certain real property, together with improvements thereon, located in Seminole County, Florida, more particularly described as follows:

See attached Exhibit “A” for legal description and sketch (the “Property”).

Parcel I. D. Number: 16-19-30-5AC-0000-0920 (portion of this parcel)

TOGETHER with all tenements, hereditaments, and appurtenances belonging or in anywise appertaining to the Property.

TO HAVE AND TO HOLD the Property unto GRANTEE in fee simple forever, with the understanding that GRANTEE shall place the Property in the County Road System for public right-of-way. The Property may be used for any purpose relating to right-of-way or for items customarily located in right-of-way, including but not limited to road pavement, sidewalks, recreational trails, drainage structures and features, utilities (including but not limited to telephone lines, coaxial cable, fiber optic cable, electrical lines, sewer lines, potable water lines, traffic signals, traffic signal poles and any appurtenances to the foregoing and items for any other public utility purposes), transit stations, and for any other public use structure consistent with the use of the Property as public right-of-way.

GRANTOR agrees that GRANTEE will have no responsibility for any utilities on or under the Property, unless owned by GRANTEE.

GRANTOR covenants with GRANTEE that: (i) GRANTOR is lawfully seized and possessed of the Property in fee simple; (ii) GRANTOR has the right and lawful authority to sell and convey the Property; (iii) GRANTOR hereby fully warrants the title to the Property and will defend the Property against the lawful claims of all persons claiming by or through GRANTOR but against none other; and (iv) the Property is free of all encumbrances except taxes accruing subsequent to December 31, 2025 and covenants, conditions, restrictions, limitations, reservations, and easements of record, if any; provided, however, that reference thereto shall not serve to reimpose same.

*[remainder of page left intentionally blank]
[signatures appear on following pages]*



IN WITNESS WHEREOF, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

ATTEST:

GRANTOR:
SANFORD AUTO VENTURES, LLC.

Signature

Print Name:

Print Name:

Title:

Address:

Date

Signature

Print Name:

Address:



STATE OF _____)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20____, by _____, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

ACCEPTANCE BY SEMINOLE COUNTY

WITNESSES:

DEVELOPMENT SERVICE DEPARTMENT
SEMINOLE COUNTY, FLORIDA

Signature

By: _____

Print Name

Print Name: _____

Address: _____

Title: _____

Signature

Date: _____

Print Name

Within the authority delegated by County Manger
pursuant to Seminole County Administrative Code
Section 3.25.

Address: _____

STATE OF _____)
COUNTY OF _____)



The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20_____, by _____, who is personally known to me or who has produced _____ as identification.

NOTARY PUBLIC
Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

For the use and reliance
of Seminole County only.

Approved as to form and
legal sufficiency.

County Attorney

Attachment: Exhibit A – Legal description

NB

Date 10/28/25

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EXHIBIT A
Legal Description

SKETCH OF DESCRIPTION
S.R. 46 COMMERCIAL
CORNER-CLIP RIGHT-OF-WAY DEDICATION
A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST

AREA ABOVE RESERVED FOR RECORDING INFORMATION

DESCRIPTION

A PORTION OF LOT 92 OF THE PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS, RECORDED IN PLAT BOOK 1, PAGE 114 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SITUATED WITHIN SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCING AT THE SOUTHEAST CORNER OF TRACT B OF THE PLAT OF THORNBROOK PHASE 2, RECORDED IN PLAT BOOK 81, PAGES 68 & 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF LOT 93 OF SAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARDALL'S MAP OF ST. JOSEPHS RUN SOUTH 00°08'28" EAST A DISTANCE OF 326.46 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP 77030-4174841; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE RUN SOUTH 84°25'43" EAST A DISTANCE OF 385.50 FEET TO A POINT OF CURVATURE WITH A CURVE TO THE LEFT, CONCAVE NORTH NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 02°24'41", AND A CHORD LENGTH OF 236.93 FEET WHICH BEARS SOUTH 85°38'04" EAST; THENCE CONTINUE ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE FOR A LENGTH OF 236.94 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE RUN NORTH 46°27'14" EAST A DISTANCE OF 34.42 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF HARVEST TIME DRIVE, A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER AFORESAID PLAT OF FLORIDA LAND & COLONIZATION LIMITED W. BEARALL'S MAP OF ST. JOSEPHS; THENCE ALONG SAID WEST RIGHT-OF-WAY LINE RUN SOUTH 00°07'53" EAST A DISTANCE OF 25.04 FEET TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE AND AFORESAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD 46, SAID POINT OF INTERSECTION ALSO BEING A POINT OF NON-TANGENCY WITH A CURVE TO THE RIGHT, CONCAVE NORTHERLY, HAVING A RADIUS OF 5,629.65 FEET, A CENTRAL ANGLE OF 00°15'17", AND A CHORD LENGTH OF 25.04 FEET WHICH BEARS NORTH 86°58'03" WEST; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE RUN FOR A LENGTH OF 25.04 FEET RETURNING TO THE POINT OF BEGINNING

CONTAINING 313 SQUARE FEET OR 0.007 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

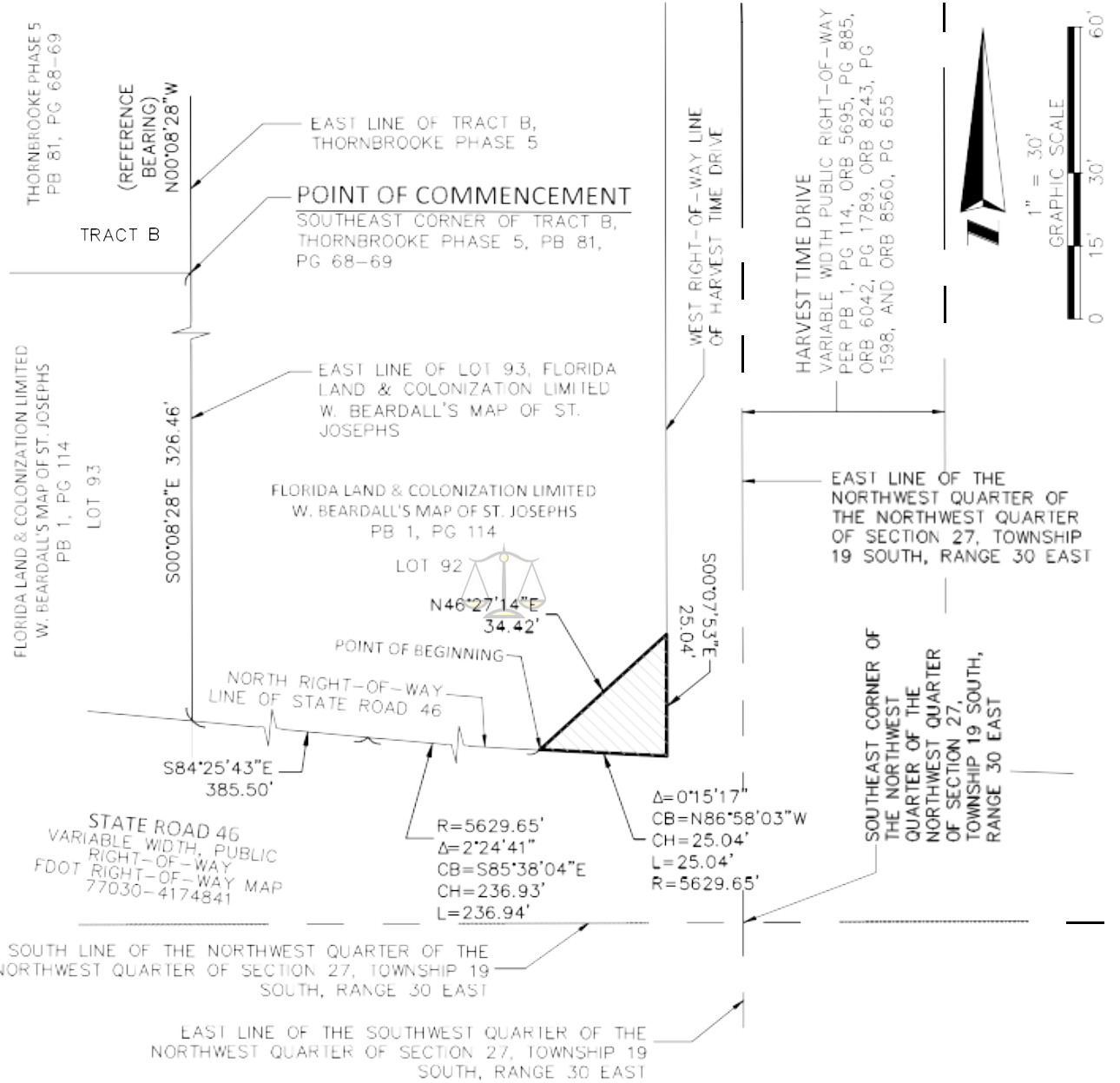
1. THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON FOR EASEMENTS, RIGHT OF WAY, RESTRICTIONS OF RECORD WHICH MAY AFFECT THE TITLE OR USE OF THE LAND
 2. NO IMPROVEMENTS HAVE BEEN LOCATED.
 3. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.S. 472.025 OR THE CERTIFIED ELECTRONIC SIGNATURE AND SEAL OF A FLORIDA LICENSED PROFESSIONAL SURVEYOR & MAPPER PER F.A.C. 5J-17.062(2) AND 5J17.062(3).
 4. THIS DOCUMENT CONSISTS OF 2 PAGES AND IS NOT FULL OR COMPLETE WITHOUT BOTH BEING PRESENT.
 5. BEARINGS SHOWN HEREON ARE BASED ON THE EAST LINE OF TRACT B OF THE PLAT OF THORNBROOK PHASE 2, WHICH BEARS SOUTH 00°08'28" EAST, PER SAID PLAT RECORDED IN PLAT BOOK 81, PAGES 68 & 69 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.
 6. THIS IS NOT A BOUNDARY SURVEY, BUT A GRAPHICAL REPRESENTATION OF THE LEGAL DESCRIPTION INCLUDED HEREIN.
- SHEET 1 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

<p align="center">SKETCH OF DESCRIPTION S.R. 46 COMMERCIAL CORNER-CLIP RIGHT-OF-WAY DEDICATION A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST</p> <p align="center">SEMINOLE COUNTY, FLORIDA</p>				 AMERICAN SURVEYING & MAPPING, INC. NDDS NATIONAL DUE DILIGENCE SERVICES <small>A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.</small>	<p>I HEREBY CERTIFY THAT THIS SKETCH OF DESCRIPTION, SUBJECT TO THE SURVEYOR'S NOTES CONTAINED HEREON, MEETS THE APPLICABLE "STANDARDS OF PRACTICE" AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.</p>  E. GLENN TURNER, PSM #5643									
JOB NO.: 240435 SCALE: 1"= 30' FIELD DATE: N/A FIELD BY: N/A DRAWN BY: CF APPROVED BY: EGT DRAWING FILE # 240435 SR 46 COMMERCIAL CORNER CLIP SDD 9-22-25.DWG	<table border="1"> <thead> <tr> <th>DATE</th> <th>REVISIONS</th> <th>TECH</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	DATE	REVISIONS			TECH								
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SKETCH OF DESCRIPTION

S.R. 46 COMMERCIAL
 CORNER-CLIP RIGHT-OF-WAY DEDICATION
 A PORTION OF SECTION 27, TOWNSHIP 19 SOUTH, RANGE 30 EAST



SHEET 2 OF 2 - NOT FULL OR COMPLETE WITHOUT ALL SHEETS.
 SEE SHEET 1 OF 2 FOR DESCRIPTION, NOTES, AND CERTIFICATION.
 SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

THIS SKETCH IS NOT A SURVEY.

LEGEND AND ABBREVIATIONS

- Δ = CENTRAL ANGLE (DELTA)
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- FDOT = FLORIDA DEPARTMENT OF TRANSPORTATION
- L = ARC LENGTH
- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PB = PLAT BOOK
- PG = PAGE(S)
- PSM = PROFESSIONAL SURVEYOR AND MAPPER
- R = RADIUS

ASM AMERICAN SURVEYING & MAPPING, INC.

NDDS NATIONAL DUE DILIGENCE SERVICES
 A DIVISION OF AMERICAN SURVEYING & MAPPING, INC.

LB#6393 221 Circle Drive, Maitland, FL 32751 nationalduediligenceservices.com 407-426-7973