

**IN THE CIRCUIT COURT OF THE EIGHTEENTH JUDICIAL CIRCUIT
IN AND FOR SEMINOLE COUNTY, FLORIDA**

**SEMINOLE COUNTY, a charter county
and a political subdivision of the State of
Florida,**

Petitioner,

**CASE NO.: 2025-CA-001128
PARCEL NOS.: 101, 102, 104A, 104B,
104C, 111, 112, 113, 114,
116, 119, and 120**

-vs-

**ESTATE OF MATTIE HAYWOOD AND
UNKNOWN HEIRS AND DEVISEES OF
MATTIE HAYWOOD (deceased), if any;
HATTAWAY HOLDINGS, LLC; CHARLES
EDWARD SANDERS, II; ESTATE OF
WILFRED A. SANDERS; ESTATE OF SOPHIA
S. MOTT a/k/a SOPHIA IANA MOTT; ESTATE
OF SANFORD F. DOUDNEY; RDC
ALTAMONTE SPRINGS, LLC, a foreign limited
liability company; ESTATE OF AMIE UPSON
AND UNKNOWN HEIRS AND DEVISEES OF
AMIE UPSON (deceased), if any; TERRY
UPSON, JR.; ESTATE OF IDA MCNORTON
AND UNKNOWN HEIRS AND DEVISEES OF
IDA MCNORTON (deceased), if any; FIRST
SPANISH BAPTIST CHURCH OF
ALTAMONTE SPRINGS, INC; ESTATE OF
DAVID CHARLES BUTLER AND UNKNOWN
HEIRS AND DEVISEES OF DAVID CHARLES
BUTLER (deceased), if any; CHARLES DAVID
BUTLER; and SEMINOLE COUNTY TAX
COLLECTOR, and ALL UNKNOWN PARTIES
WHO MAY HAVE AN INTEREST IN
PARCELS 101, 102, 104A, 104B, 104C, 111, 112,
113, 114, 116, 119, and 120,**

Defendants.

**STIPULATED FINAL JUDGMENT AND ORDER TAXING ATTORNEYS' FEES AND
COSTS AS TO DEFENDANT, HATTAWAY HOLDINGS, LLC, AS TO PARCEL 101
(With Disbursement Instructions to the Clerk)**

THIS CAUSE came before the Court on the parties' Stipulation for Entry of a Stipulated Final Judgment and Order Taxing Attorneys' Fees and Costs ("Final Judgment and Order Taxing Attorneys' Fees and Costs") between Petitioner, **SEMINOLE COUNTY, FLORIDA** ("County"), and Defendant, **HATTAWAY HOLDINGS, LLC** ("Defendant"), as to Parcel 101, and the Court being fully advised in the premises, upon consideration, it is hereby,

ORDERED and ADJUDGED:

1. That the Court has jurisdiction of the subject matter of and the parties to this cause pursuant to Chapters 73 and 74, Fla. Stat. (2024).

2. The Defendant is the fee simple owner of Parcel 101.

3. That the pleadings in this cause are sufficient.

4. That the County is properly exercising its delegated authority.

5. That the County is acquiring the property for a public purpose.

6. That the taking of this property is reasonably necessary to serve the public purpose for which the County is acquiring the property. That the terms of the September 11, 2025, Stipulated Order of Taking are hereby ratified and reaffirmed and that judgment hereby is entered against the County as set forth herein.

7. That Defendant does have and recover of and from the County the sum of **SIXTY EIGHT THOUSAND and 00/100 DOLLARS** (\$68,000.00), (the "**Property Payment**") in full payment for the property designated as Parcel 101 herein taken, whether real or personal property, statutory interest, apportionment claims, if any, and all other damages. The County has already deposited the sum of **SIXTY TWO THOUSAND and 00/100 DOLLARS** (\$62,000.00), into the Registry of the Court, thus the remaining amount to be paid by the County to satisfy the Property Payment is **SIX THOUSAND and 00/100** (\$6,000.00)

8. **Defendant** and the **SEMINOLE COUNTY TAX COLLECTOR** are the only parties who have pled an interest in Parcel 101. The Petition alleged there may be unknown parties who may have an interest in Parcel 101; however a Clerk's Default was entered on September 3, 2025, to such unknown parties. The Petition also alleged certain other parties might have an interest in Parcel 101; however those parties were dropped from this action in the Notice of Dropping Parties as to Parcels 115 and 101, filed by the County on September 4, 2025, and the County having attached to such filing a quit claim deed from such parties transferring their interests in Parcel 101, if any, to the County. Accordingly, the entirety of the Property Payment, less prorated real estate taxes due on Parcel 101, is apportioned to **HATTAWAY HOLDINGS, LLC**.

9. In addition to the Property Payment, the County shall also pay to Defendant the sum of **TWELVE THOUSAND TWO HUNDRED TEN and 00/100 DOLLARS** (\$12,210.00) as reasonable attorneys' fees and costs pursuant to §§ 73.091 and 73.092, *Fla. Stat.* (2024).

10. That within thirty (30) days from the date hereof, the County shall issue a check in the amount of **EIGHTEEN THOUSAND TWO HUNDRED TEN and 00/100 DOLLARS** (\$18,210.00) payable to the trust account of The Ort law Firm, 1350 E. Plant Street, Winter Garden, FL 34787, counsel for the Defendant, for proper disbursement as provided herein.

11. Immediately upon entry of this Order, and without the need for an additional hearing, the Clerk of the Court shall disburse the sum of \$62,000.00, less prorated real estate taxes due on Parcel 101, to The Ort law Firm, 1350 E. Plant Street, Winter Garden, FL 34787, and upon The Ort Law Firm's receipt of such funds The Ort Law Firm is authorized to disburse such funds to Defendant.

12. That Defendant shall have no further claims for compensation whatsoever arising from the taking defined in Exhibit “A” against the County including, but not limited to, compensation for the taking, business damages, interest, leasehold interests, and attorneys’ fees.

13. That the County has introduced into evidence the right of way maps pertaining to the subject property and the construction plans, Revision #2, August 27, 2025, Hillview Drive Improvement, Seminole County CIP No. 0200709. That the County shall construct the project in substantial conformity with right of way maps and the construction plans, Revision #2, August 27, 2025, Hillview Drive Improvement, Seminole County CIP No. 0200709 as they relate to the subject properties. That right of way maps and construction plans are also attached to the September, 11, 2025, Stipulated Order of Taking. That the Defendant retains its rights and remedies under *Central and Southern Florida Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974), *cert. denied*, 310 So. 2d 745 (Fla. 1975).

14. That the Court hereby retains jurisdiction to enter any orders necessary for the enforcement of this Order of Taking and Stipulated Final Judgment and Order Taxing Attorneys’ Fees and Costs.

DONE AND ORDERED in Chambers this ____ day of _____, 2025, in Seminole County, Florida.

Susan Stacy, Circuit Judge

[Intentionally left blank]

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the foregoing as filed with the Clerk of the Court on the _____ day of _____, 2025, I electronically filed the foregoing document with the Clerk of the Court using the Florida Courts E-Filing Portal System. Accordingly, a copy of the foregoing is being served on this day to all attorneys/interested parties identified on the ePortal Electronic Service List, via transmission of Notices of Electronic Filing generated by the ePortal System.

Judicial Assistant

EXHIBIT “A”

PARCEL 101 – LEGAL DESCRIPTION

THAT PART OF:

COMMENCE AT THE WEST 1/4 CORNER OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE NW 1/4 OF SAID SECTION 22, 25 FEET TO THE POINT OF BEGINNING, BEING ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE; THENCE CONTINUE NORTH 00 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE WEST LINE OF THE SAID NORTHWEST 1/4 443.36 FEET, THENCE RUN NORTH 89 DEGREES 36 MINUTES 52 SECONDS EAST PARALLEL TO AND 468.36 FEET NORTH OF THE SOUTH LINE OF THE NORTH 1/2 OF SAID SECTION 22, 328.18 FEET; THENCE RUN SOUTH 00 DEGREES 03 MINUTES 03 SECONDS WEST ALONG THE EAST LINE OF THE WEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 22, 443.36 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF HILLVIEW DRIVE, THENCE RUN SOUTH 89 DEGREES 36 MINUTES 52 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 328.73 FEET TO THE POINT OF BEGINNING. SAID LANDS SITUATE, LYING AND BEING IN SEMINOLE COUNTY, FLORIDA.

BEING THOSE CERTAIN LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 10065, PAGE 1295 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

Lying within the following metes and bounds description:

Beginning at the Southwest corner of the Northwest 1/4 of aforesaid Section 22, said point being along the West line of the aforesaid Parcel Described in Official Records Book 10065, Page 1295, or the Southerly projection thereof; thence run North 00°29'39" East along said West line for a distance of 25.00 feet to a point along a line parallel with the South line of said Northwest 1/4, said point also being along the North line of the Monumented and Occupied Right-of-Way for Hillview Drive; thence departing said West line, run North 89°57'56" East along said parallel line, and said North line, for a distance of 328.61 feet, to a point along the East line of the aforesaid Parcel; thence run South 00°25'38" West along said East line, or the Southerly projection thereof, for a distance of 25.00 feet to a point along the aforesaid South line of the Northwest 1/4; thence run South 89°57'56" West along said South line for a distance of 328.64 feet to the Point of Beginning;

Containing 8,216 square feet more or less

Which includes 3,402 square feet more or less, within the paved road for Hillview
and 4,814 square feet more or less, lying outside of the paved road for Hillview