



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: November 29, 2018

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

FROM: Paul Sladek, Manager *PS*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

DIVISION: Real Estate Management
Phone: (407) 836-7090

ACTION REQUESTED: APPROVAL AND EXECUTION OF PURCHASE AGREEMENT, CITY OF ORLANDO, FLORIDA AND ORANGE COUNTY, FLORIDA FIRST AMENDMENT TO LEASE AGREEMENT RELATED TO WATER CONSERV II PROPERTY FOR SPORTSPLEX PARK WITH OPTION TO PURCHASE A PORTION THEREOF, AND NOTICE OF RESERVATION BY ORANGE COUNTY; APPROVAL OF CITY DEED FROM CITY OF ORLANDO TO ORANGE COUNTY AND MEMORANDUM OF UNDERSTANDING BETWEEN ORANGE COUNTY PUBLIC WORKS DEPARTMENT (OCPW) AND ORANGE COUNTY UTILITIES DEPARTMENT (OCU) FOR REAL ESTATE TRANSFER RELATED TO THE HAMLIN GROVES TRAIL NORTHERLY EXTENSION; AUTHORIZATION TO DISBURSE FUNDS TO PAY PURCHASE PRICE AND CLOSING COSTS; AND DELEGATION OF AUTHORITY TO THE MANAGER OF THE REAL ESTATE MANAGEMENT DIVISION OR DESIGNEE TO PERFORM ALL ACTIONS NECESSARY AND INCIDENTAL TO CLOSING

PROJECT: Sportsplex Park and Hamlin Groves Trail Northerly Extension
District 1

PURPOSE: To provide for access, construction, operation and maintenance of a new road.

ITEMS: Purchase Agreement
First Amendment to Lease Agreement related to Water Conserv II Property for Sportsplex Park with Option to Purchase a Portion thereof
Cost/Revenue: None/Donation
Amended Size: 215.25 acres

Notice of Reservation

City Deed
Cost: \$493,250
Size: 23.48 acres

Memorandum of Understanding between Orange County Public Works Department (OCPW) and Orange County Utilities Department (OCU) for Real Estate Transfer related to the Hamlin Groves Trail Northerly Extension

Cost/Revenue: \$178,250
Size: 23.48 acres

BUDGET: Account No.: 1034-072-2892-6110

REVENUE: Account No.: 4420-038-1300-6410

FUNDS: \$493,250.00 Payable to City of Orlando
(purchase price)

\$178,250.00 Payable to Orange County Utilities Department
(transfer from Public Works Department to Utilities Department)

\$96.50 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
County Attorney's Office
Public Works Department
Utilities Department
Parks and Recreation Division
Risk Management Division

REMARKS: OCPW seeks to acquire certain lands jointly owned by the County and the City of Orlando (City) through Water Conserv II (Conserv II Property) to allow a northerly extension of Hamlin Groves Trail to be constructed as contemplated by the Road Network Agreement (Northerly Extension of Hamlin Groves Trail from New Independence Parkway to Tiny Road) between SLF IV/Boyd Horizon West JV, LLC and the County approved by the Board on February 24, 2015, as amended. The County's interest in the Conserv II Property is controlled by OCU.

The Purchase Agreement and the City Deed provide for the City's conveyance to OCPW of the City's 50% interest in the Conserv II Property. The Memorandum of Understanding and the Notice of Reservation provide for OCU's transfer to OCPW of the 50% interest in the Conserv II Property controlled by OCU.

The First Amendment to Lease Agreement amends the existing lease agreement between the County and the City for Sportsplex Park to exclude from the legal description of the leased lands those lands which are the subject of the City Deed and the Notice of Reservation and which will now be used by OCPW for the Hamlin Groves Trail Northerly Extension (as opposed to by the Parks and Recreation Division for Sportsplex Park).

A portion of the Conserv II Property which is the subject of this action is being acquired by Water Conserv II pursuant to the Interlocal Agreement for Property Exchange and Pond Reconfiguration Regarding the State Road 429 Ponds (Hamlin Groves Trail Northerly Extension/Park Access Road) (ILA) among the County, the City, and the Central Florida Expressway Authority (CFX) approved by the Board on November 3, 2015, which ILA was the subject of further action of the Board on October 30, 2018. Closing of the Purchase Agreement and the Memorandum of Understanding, and recording of the City Deed and the Notice of Reservation, will occur after closing of the ILA.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 18 2018

Project: Sportsplex Park and Hamlin Groves Trail northerly extension

PURCHASE AGREEMENT

COUNTY OF ORANGE
STATE OF FLORIDA

THIS Purchase Agreement (the "Agreement"), effective as of the latest date of execution (the "Effective Date") is made by and between the CITY OF ORLANDO, a Florida municipal corporation, as to its undivided 50% interest, hereinafter referred to as SELLER, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, hereinafter referred to as BUYER.

WITNESSETH:

WHEREAS, BUYER and SELLER each owns a fifty percent (50%) undivided interest in land commonly known as Conserv II (the "Property"); and

WHEREAS, in 2007, SELLER leased to BUYER the SELLER'S interest in certain Conserv II land for Buyer's use and for the purpose of planning, designing, permitting, and constructing, one or more public recreational complexes in west Orange County known as the "Sportsplex Park"; and

WHEREAS, a public access road, currently known as the Hamlin Groves Trail northerly extension (the "Park Access Road"), will be constructed to provide accessibility to the Sportsplex Park; and

WHEREAS, in order to accommodate the planned alignment of the Park Access Road, the BUYER wishes to purchase the portion of the Property described on Exhibit "A" attached hereto ("Purchase Property"); and

WHEREAS, SELLER agrees to sell and convey its interest in the Purchase Property by City Deed to BUYER, to wit:

Property Appraiser's Parcel Identification Numbers:

09-23-27-0000-00-006

16-23-27-0000-00-009

16-23-27-0000-00-021

NOW, THEREFORE, in consideration of the sum of one dollar (\$1.00) paid by BUYER to SELLER and the mutual promises contained herein, the receipt and sufficiency of which are hereby acknowledged by each party to the other, the parties agree as follows:

1. **Conveyance of Property:** SELLER agrees to sell and convey to BUYER by City Deed, and BUYER agrees to buy from SELLER, SELLER's fifty percent (50%) undivided interest in the Property identified in Exhibit "A," attached hereto, for the total sum of \$493,250.00.
2. **Closing:** This transaction shall be closed and the deed and other closing papers delivered on or before ninety (90) days from the Effective Date of this Agreement. Closing shall take place at the office of the Orange County Real Estate Management Division, 400 E. South Street, Fifth Floor, Orlando, Florida 32801, or at such place as shall be mutually agreed upon by BUYER and SELLER. BUYER shall pay all recording fees, expenses, taxes, and costs associated with the sale and conveyance of the Property.
3. **Attorney Fees:** Both parties expressly agree that each party shall bear the cost of its own attorney fees and costs for any action arising out of or in connection with this Agreement.
4. **Condition Precedent.** The parties acknowledge that the obligations expressed herein are expressly conditioned upon BUYER'S final approval of the following additional agreements related to the Park Access Roadway alignment:
 - a. Interlocal Agreement among BUYER, SELLER, and the Central Florida Expressway Authority related to pond property exchange and reconfiguration;
 - b. Amendment to Sportsplex Lease Agreement between BUYER and SELLER; and
 - c. Road Network Agreement between BUYER and SLF IV/Boyd Horizon West JV, LLC.
5. This Agreement supersedes all previous agreements or representations, either verbal or written, heretofore in effect between SELLER and BUYER, made with respect to the matters herein contained, and when duly executed constitute the Agreement between SELLER and BUYER. No additions, alterations, or variations to the terms of this Agreement shall be valid, nor can provisions of this Agreement be waived by either party unless expressly set forth in writing and duly executed with the same formality as this Agreement.

[Signatures appear on following page]

IN WITNESS WHEREOF, the parties hereto by their duly authorized officers have caused this Agreement to be executed in their names and their seals to be affixed hereto as of the day and year last written below.

CITY OF ORLANDO, FLORIDA

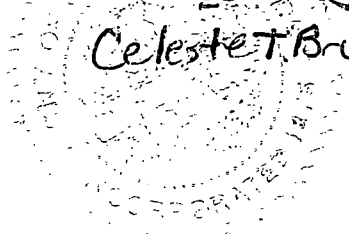
ATTEST:

By:

Celeste T. Brown

City Clerk

Celeste T. Brown



By:

[Signature]

Print:

Mayer/Pro Tem

Date: 9/23/15

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF ORLANDO, FLORIDA, ONLY.

9/29, 20 15

[Signature]

Assistant City Attorney

Att

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By:

Jerry L. Demings

~~Teresa Jacobs~~ Jerry L. Demings
Orange County Mayor

Date:

12.18.18

Phil Diamond, CPA,
ATTEST: ~~Maria O. Payne~~, County Comptroller
As Clerk of the Board of County Commissioners

By:

Katie Smith

Deputy Clerk

Katie Smith

Print:

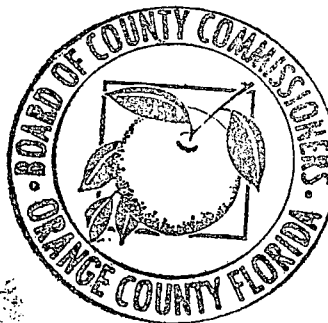


EXHIBIT A

Legal Description

(4 pages follow)

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land comprising a portion of Sections 16 and 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence run North 89° 36' 42" East along the South line of said Northwest 1/4 of Section 16 for a distance of 1974.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 1088.50 feet, with a chord bearing of North 68° 42' 37" East, and a chord distance of 776.67 feet, thence run Northeasterly through a central angle of 41° 48' 11" along the arc of said curve for an arc distance of 794.17 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 1203.50 feet, with a chord bearing of North 68° 40' 20" East, and a chord distance of 857.24 feet, thence run Northeasterly along the arc of said curve through a central angle of 41° 43' 38" for an arc distance of 876.48 feet to a point of tangency; thence run North 89° 32' 09" East for a distance of 392.06 feet; thence run North 44° 32' 09" East for a distance of 21.21 feet to a point on a line parallel with and 60.00 feet West of the West line of the East 1/2 of the Northeast 1/4 of said Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 360.00 feet; thence run North 89° 32' 09" East for a distance of 5.00 feet to a point on a line parallel with and 55.00 feet West of said West line of the East 1/2 of the Northeast 1/4 of Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 667.50 feet; thence run North 89° 32' 09" East for a distance of 25.00 feet to a point on the Westerly right-of-way line of Tiny Road according to Deed Book 844, Page 262 of the Public Records of Orange County, Florida; thence run the following two courses along said Westerly right-of-way line; South 00° 27' 51" East for a distance of 1626.53 feet; thence run South 00° 28' 13" East for a distance of 100.00 feet; thence departing said Westerly right-of-way line run South 58° 58' 24" West for a distance of 29.03 feet; thence run North 00° 28' 13" West for a distance of 68.47 feet; thence run South 56° 27' 34" West for a distance of 238.68 feet; thence run North 00° 27' 44" West for a distance of 645.58 feet; thence run South 89° 32' 09" West for a distance of 212.08 feet to the point of curvature of a curve concave Southeasterly having a radius of 1088.50 feet, with a chord bearing of South 68° 40' 20" West, and a chord distance of 775.33 feet, thence run Southwesterly through a central angle of 41° 43' 38" along the arc of said curve for an arc distance of 792.73 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 1203.50 feet, with a chord bearing of South 68° 42' 37" West, and a chord distance of 858.73 feet, thence run Southwesterly along the arc of said curve through a central angle of 41° 48' 11" for an arc distance of 878.07 feet to a point of tangency; thence run South 89° 36' 42" West for a distance of 2202.26 feet to the point of curvature of a curve, concave Southeasterly having a radius of 783.50 feet, with a chord bearing of South 65° 39' 53" West, and a chord distance of 636.03 feet, thence run Southwesterly along the arc of said curve through a central angle of 47° 53' 39" for an arc distance of 654.94 feet to a point on a non tangent line; thence run South 00° 12' 55" East for a distance of 944.92 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of aforesaid Section 17; thence run South 89° 50' 22" West along said South line for a distance of 317.22 feet; thence departing said South line run North 00° 00' 00" East for a distance of 424.41 feet to the point of curvature of a curve, concave Southeasterly having a radius of 898.50 feet, with a chord bearing of North 32° 18' 41" East, and a chord distance of 960.53 feet, thence run Northeasterly along the arc of said curve through a central angle of 64° 37' 21" for an arc distance of 1013.40 feet to a point on the Easterly right-of-way line of State Road 429; thence run North 01° 22' 42" West along said Easterly right-of-way line for a distance of 87.26 feet to a point on the South line of the Northeast 1/4 of aforesaid Section 17; thence departing said Easterly right-of-way line, run North 89° 54' 25" East along said South line for a distance of 608.36 feet to the aforesaid POINT OF BEGINNING

Containing 23.48 acres

SHEET 1 OF 4
SEE SHEET 2-4 FOR SKETCH

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 1



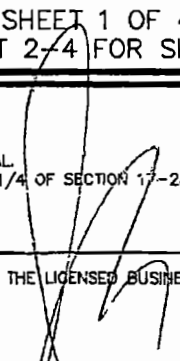
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

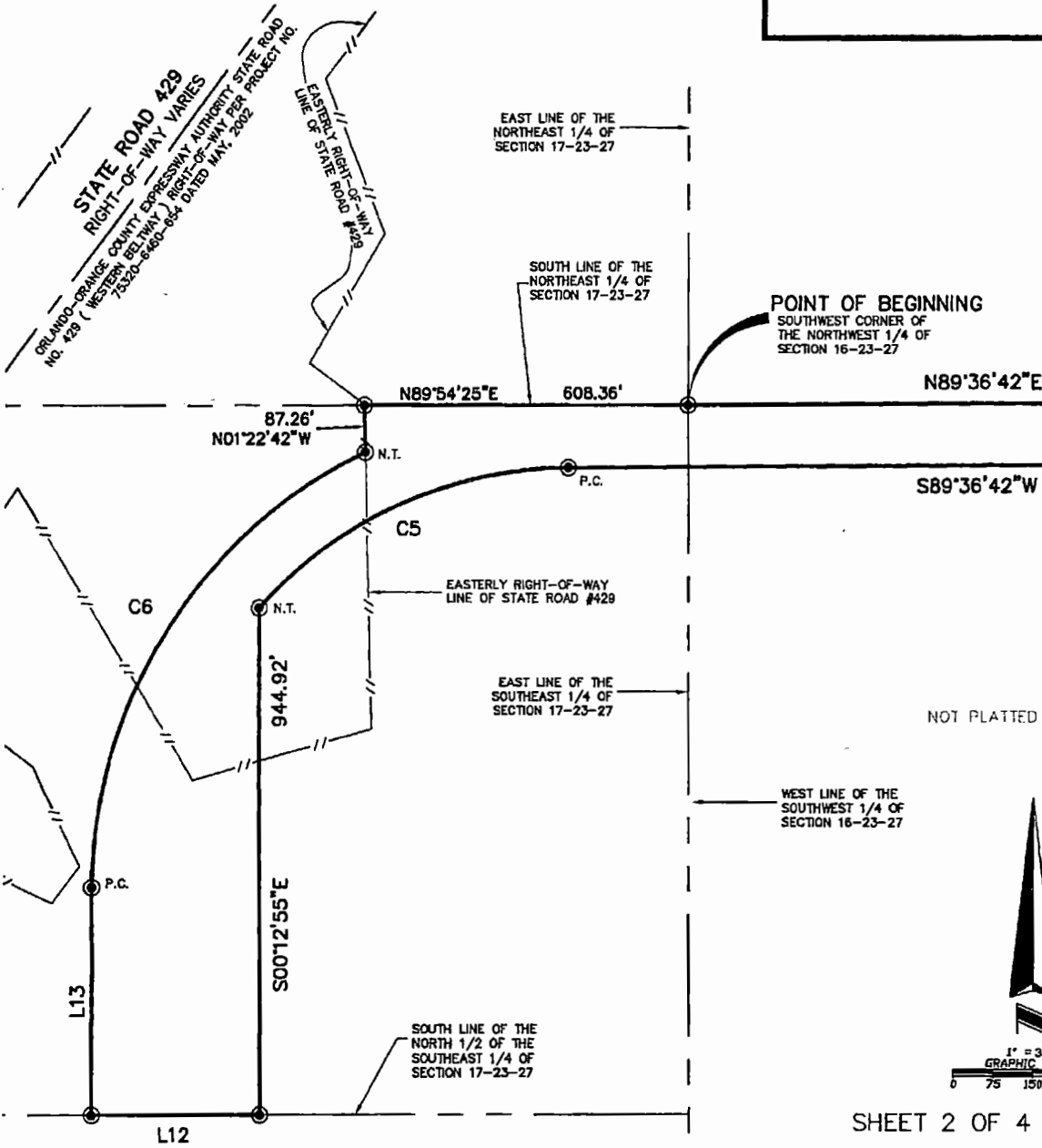
1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 250'

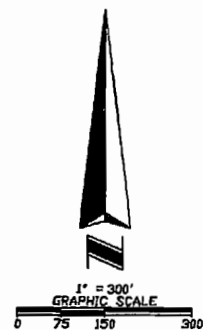
CALCULATED BY: JLR
DRAWN BY: DY
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

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

SKETCH OF DESCRIPTION



SEE SHEET 3



SHEET 2 OF 4

SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE/CURVE TABLE

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 2



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

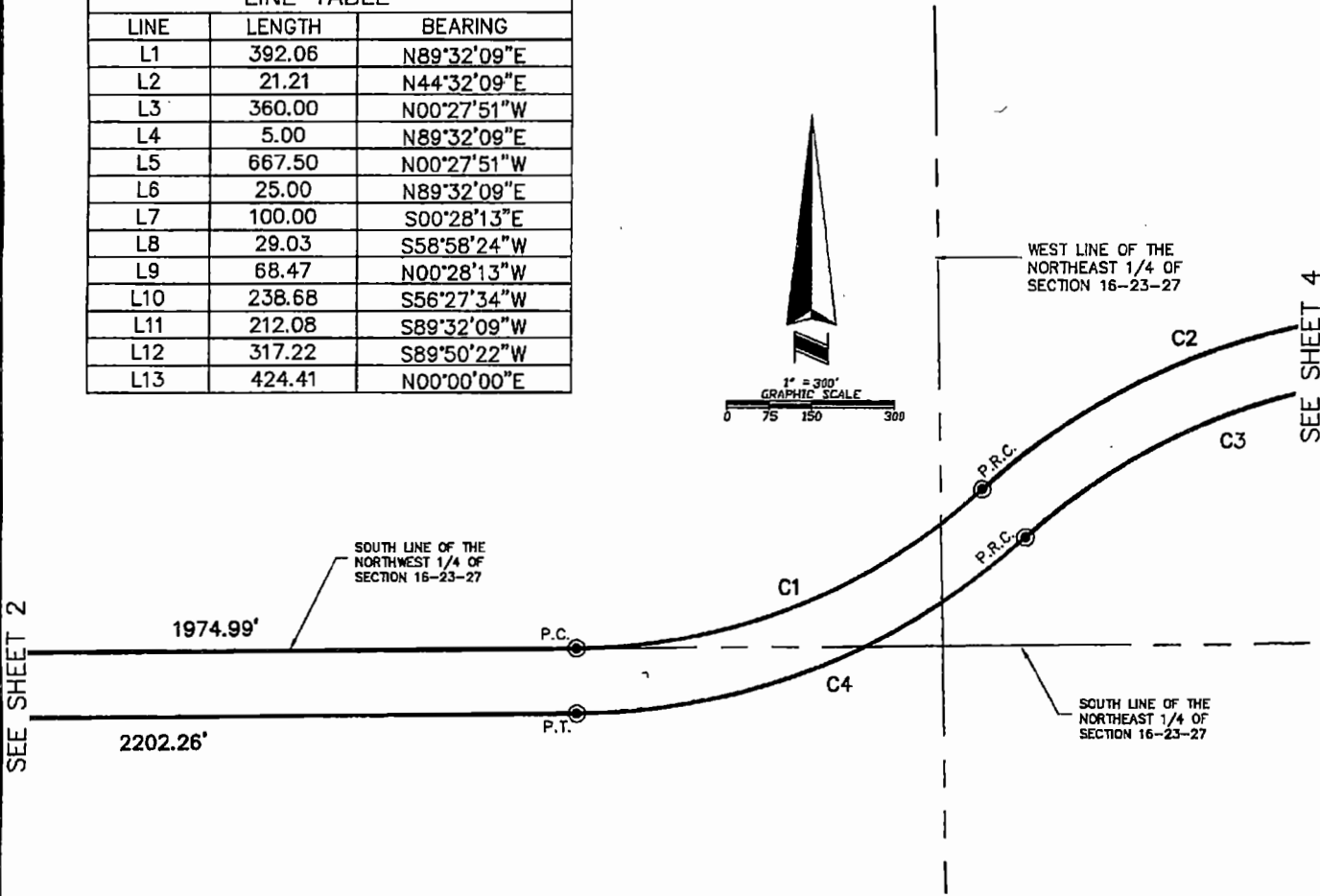
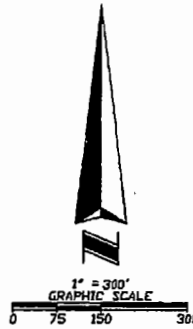
LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- DENOTES CONCRETE MONUMENT
- DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- PC. DENOTES PAGE

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 300'
DRAWN BY: DY

SKETCH OF DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	392.06	N89°32'09"E
L2	21.21	N44°32'09"E
L3	360.00	N00°27'51"W
L4	5.00	N89°32'09"E
L5	667.50	N00°27'51"W
L6	25.00	N89°32'09"E
L7	100.00	S00°28'13"E
L8	29.03	S58°58'24"W
L9	68.47	N00°28'13"W
L10	238.68	S56°27'34"W
L11	212.08	S89°32'09"W
L12	317.22	S89°50'22"W
L13	424.41	N00°00'00"E



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1088.50	794.17	776.67	N68°42'37"E	41°48'11"
C2	1203.50	876.48	857.24	N68°40'20"E	41°43'38"
C3	1088.50	792.73	775.33	S68°40'20"W	41°43'38"
C4	1203.50	878.07	858.73	S68°42'37"W	41°48'11"
C5	783.50	654.94	636.03	S65°39'53"W	47°53'39"
C6	898.50	1013.40	960.53	N32°18'41"E	64°37'21"

SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 3



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

LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- DENOTES CONCRETE MONUMENT
- // DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- M.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- Pg. DENOTES PAGE

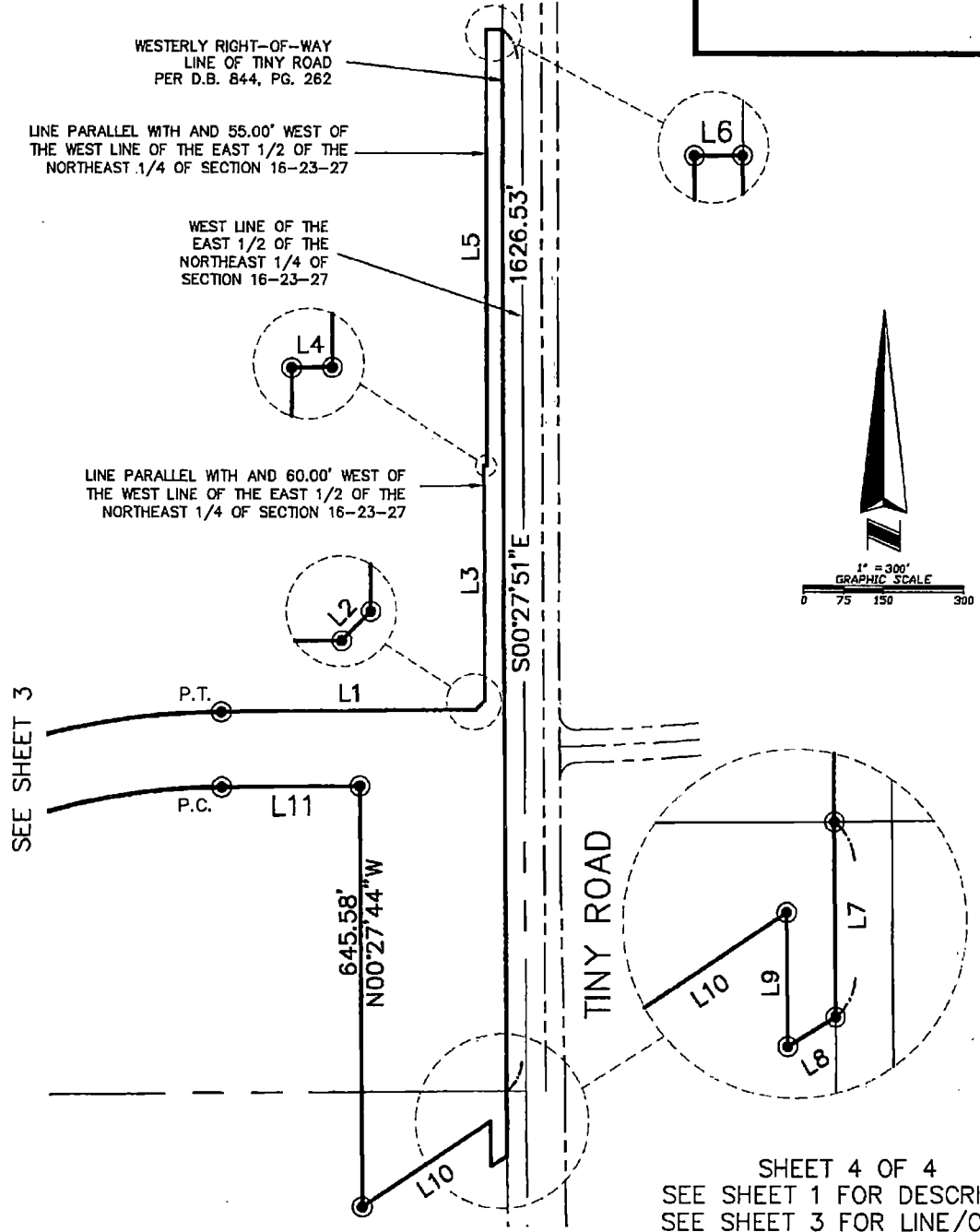
JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 300'

DRAWN BY: DY

SKETCH OF DESCRIPTION



SHEET 4 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE/CURVE TABLE

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 4



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

LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- ◻ DENOTES CONCRETE MONUMENT
- //— DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊥ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- PG. DENOTES PAGE

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 300'

DRAWN BY: DY

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 1-8 2018

CITY OF ORLANDO, FLORIDA
and
ORANGE COUNTY, FLORIDA

FIRST AMENDMENT TO
LEASE AGREEMENT
related to
WATER CONSERV II PROPERTY
FOR SPORTSPLEX PARK
WITH OPTION TO PURCHASE
A PORTION THEREOF

THIS FIRST AMENDMENT TO LEASE AGREEMENT is made and entered into as of the latest date last written below by and between the CITY OF ORLANDO, FLORIDA, a municipal corporation existing by and under the laws of the State of Florida ("City") and ORANGE COUNTY, a charter county and political subdivision of the State of Florida ("County").

WITNESSETH:

WHEREAS, City and County each owns an indivisible 50% (fifty percent) fee simple share, as tenants in common, in approximately two hundred twenty (220) acres of real property known as the Water Conserv II Property ("Property"); and

WHEREAS, on August 28, 2007, City and County entered into a Lease Agreement related to Water Conserv II Property for Sportsplex Park with Option to Purchase a Portion Thereof (hereafter "Agreement"); and

WHEREAS, in the Agreement, City leased the City's interest in the Property to County for County's use and for the purpose of planning, designing, permitting, and constructing one or more public recreational complexes in west Orange County (the "Sportsplex Park"); and

WHEREAS, in the Agreement the County committed to use some or all of the Property for public park purposes within the first twenty (20) years of the effective date of the Agreement; and

WHEREAS, the County is proceeding to use all or some of the Property for public park purposes, including, as defined in the Agreement, a Park Access Road (currently known as the Hamlin Groves Trail northerly extension) to provide accessibility to the Sportsplex Park, and must adjust the boundaries of the Sportsplex Park to accommodate this roadway; and

City Council Meeting: 9-21-15
Item: B-20 Documentary: 150921B20

WHEREAS, to accommodate the Park Access Road alignment, the parties now agree to amend the configuration of the Property and the legal description as provided in the Agreement.

NOW, THEREFORE, in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration, the above premises, and the mutual covenants and promises hereinafter contained, the receipt and sufficiency of which are hereby acknowledged, the parties hereby agree as follows:

1. The above recitals are incorporated herein by reference.
2. Exhibit A of the Agreement shall be deleted and replaced with the new Exhibit A which is attached as Exhibit A to this First Amendment.
3. Except as to the modification of Exhibit A, all remaining terms and conditions of the Agreement shall remain in full force and effect.
4. The parties acknowledge that the obligations expressed herein are expressly conditioned upon County's final approval of the following additional agreements related to the Park Access Road:
 - a. Interlocal Agreement among County, City, and the Central Florida Expressway Authority related to pond property exchange and reconfiguration;
 - b. Purchase Agreement between County and City for Conserv II land for the Park Access Road and public right-of-way; and
 - c. Road Network Agreement between County and SLF IV/Boyd Horizon West JV, LLC.

IN WITNESS WHEREOF, the parties hereto by their duly authorized officers have caused this First Amendment to Lease Agreement to be executed in their names and their seals to be affixed hereto as of the day and year last written below.

CITY OF ORLANDO, FLORIDA

ATTEST:

By: 

Celeste T. Brown, City Clerk

By: 

Mayor/ProTem

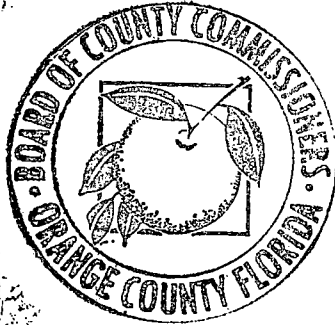
Date: _____

APPROVED AS TO FORM AND LEGALITY FOR THE USE AND RELIANCE OF THE CITY OF ORLANDO, FLORIDA, ONLY.

9/29, 2015


Assistant City Attorney

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners



BY: *Jerry L. Demings*
Jerry L. Demings
JL Orange County Mayor

DATE: 12.18.18

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name

EXHIBIT "A"

Legal description

(3 pages follow)

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land lying in Sections 16, 17 and 21, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence run South 00°10'30" East along the West line of the Southwest 1/4 of said Section 16 for a distance of 115.00 feet to the POINT OF BEGINNING; thence departing said West line run North 89° 36' 42" East for a distance of 1975.42 feet to the point of curvature of a curve concave Northwesterly having a radius of 1203.50 feet, with a chord bearing of North 76° 59' 10" East, and a chord distance of 526.13 feet, thence run Northeasterly along the arc of said curve through a central angle of 25° 15' 05" for an arc distance of 530.41 feet to a point on the North line of the Southwest 1/4 of said Section 16; thence run North 89° 36' 42" East along said North line and the North line of the Southeast 1/4 of said Section 16 for a distance of 474.51 feet; thence departing said North line run South 00° 46' 20" East for a distance of 1320.92 feet to a point on the South line of the Northwest 1/4 of said Southeast 1/4 of Section 16; thence run South 89° 35' 44" West along said South line for a distance of 333.05 feet to the Southwest corner of said Northwest 1/4 of said Southeast 1/4 of Section 16, thence run South 00° 52' 22" East along the East line of said Southwest 1/4 of Section 16 for a distance of 1321.04 feet to the Southeast corner of the Southwest 1/4 of said Section 16, also being the Northeast corner of the Northwest 1/4 of aforesaid Section 21; thence run South 00° 02' 31" West along the East line of said Northwest 1/4 of Section 21 for a distance of 330.85 feet; thence run South 89° 38' 16" West for a distance of 498.67 feet; thence run South 00° 06' 43" East for a distance of 165.34 feet; thence run South 89° 36' 18" West for a distance of 1162.99 feet; thence run South 00° 04' 34" East for a distance of 165.30 feet; thence run South 89° 36' 37" West for a distance of 830.54 feet; thence run North 00° 08' 05" West for a distance of 660.89 feet to a point on the North line of said Northwest 1/4 of Section 21, also being the South line of aforesaid Southwest 1/4 of Section 16; thence run South 89° 35' 21" West for a distance of 166.25 feet to the Southwest corner of the Southwest 1/4 of said Section 16; thence run North 00° 10' 30" West along the West line of said Southwest 1/4 of Section 16 for a distance of 1321.29 feet to the Southeast corner of the Northeast 1/4 of the Southeast 1/4 of aforesaid Section 17; thence run South 89° 50' 22" West along the South line of the Northeast 1/4 of the Southeast 1/4 of Section 17 for a distance of 806.50 feet; thence run North 00° 12' 55" West for a distance of 944.92 feet to a point on a non tangent curve, concave Southeasterly having a radius of 783.50 feet, with a chord bearing of North 65° 39' 53" East, and a chord distance of 636.03 feet, thence run Northeasterly along the arc of said curve through a central angle of 47° 53' 39" for an arc distance of 654.94 feet to a point of tangency; thence run North 89° 36' 42" East a distance of 226.85 feet to the POINT OF BEGINNING.

Containing 215.25 acres

SHEET 1 OF 3
SEE SHEET 2 FOR SKETCH

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH B SHEET 1



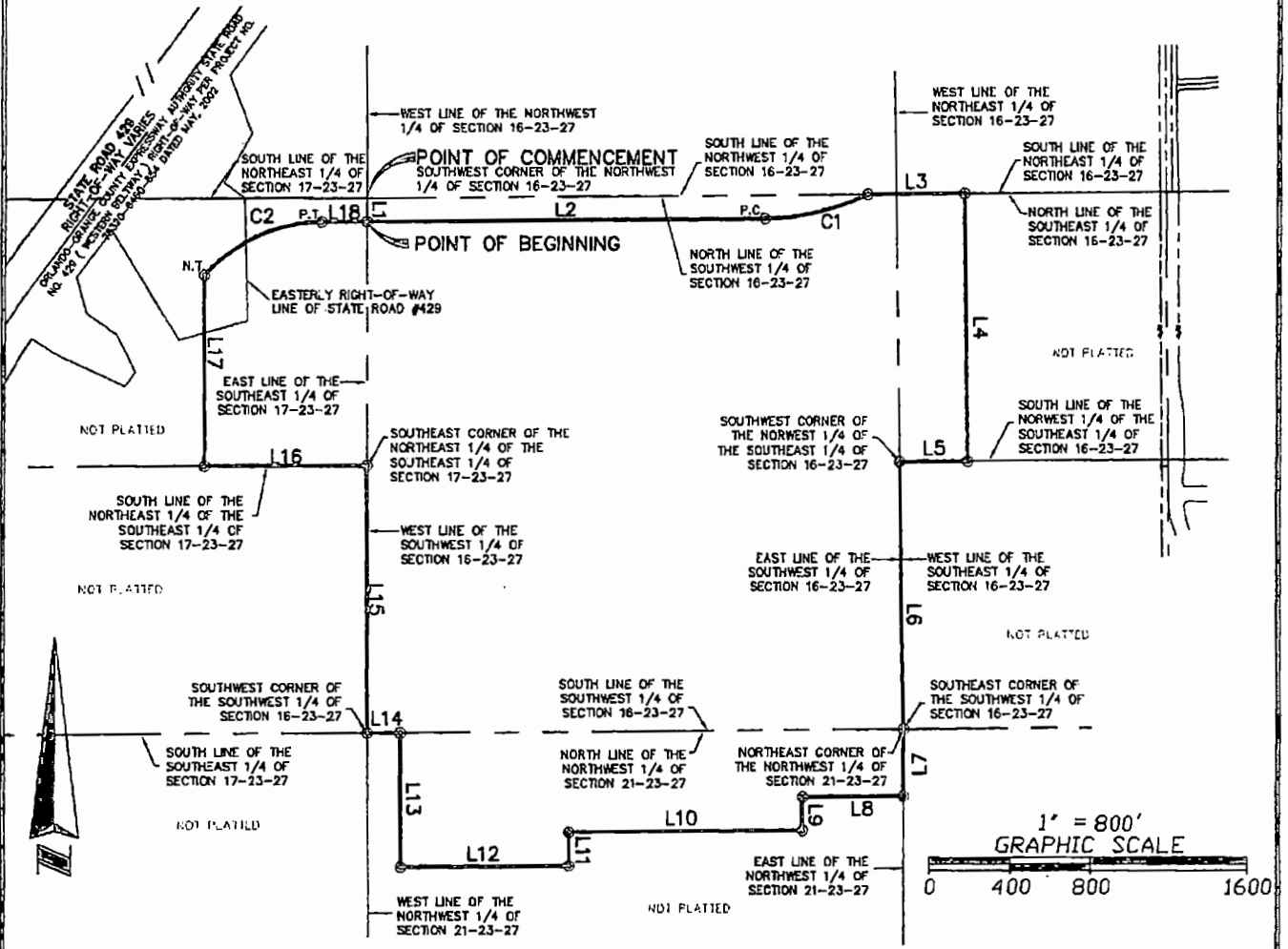
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. <u>20140193</u>	CALCULATED BY: <u>JLR</u>	FOR THE LICENSED BUSINESS #6723 BY:
DATE: <u>9/25/2014</u>	DRAWN BY: <u>DY</u>	 JAMES L. RICKMAN, P.S.M. #5633
SCALE: <u>1" = 800'</u>	CHECKED BY: <u>EGT</u>	

SKETCH OF DESCRIPTION



SHEET 2 OF 3
SEE SHEET 1 FOR DESCRIPTION



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

LEGEND

- | | | | |
|------|--|--------|------------------------------------|
| o | DENOTES CHANGE IN DIRECTION,
NO POINT SET | P.C. | DENOTES POINT OF CURVATURE |
| ■ | DENOTES CONCRETE MONUMENT | P.R.C. | DENOTES POINT OF REVERSE CURVATURE |
| —//— | DENOTES LIMITED ACCESS RIGHT OF WAY | P.T. | DENOTES POINT OF TANGENCY |
| ⊥ | DENOTES CENTERLINE | N.T. | DENOTES NON-TANGENT |

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 800'

DRAWN BY: DY

SKETCH OF DESCRIPTION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°10'30"E	115.00
L2	N89°36'42"E	1975.42
L3	N89°36'42"E	474.51
L4	S00°46'20"E	1320.92
L5	S89°35'44"W	333.05
L6	S00°52'22"E	1321.04
L7	S00°02'31"W	330.85
L8	S89°38'16"W	498.67
L9	S00°06'43"E	165.34
L10	S89°36'18"W	1162.99
L11	S00°04'34"E	165.30
L12	S89°36'37"W	830.54
L13	N00°08'05"W	660.89
L14	S89°35'21"W	166.25
L15	N00°10'30"W	1321.29
L16	S89°50'22"W	806.50
L17	N00°12'55"W	944.92
L18	N89°36'42"E	226.85

CURVE TABLE					
CURVE	RADIUS	BEARING	CHORD	DELTA	LENGTH
C1	1203.50	N76°59'10"E	526.13	25°15'05"	530.41
C2	783.50	N65°39'53"E	636.03	47°53'39"	654.94

SHEET 3 OF 3
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH B SHEET 3



16 EAST PLANT STREET
Ft. Lauderdale, Florida 34787 • (407) 654-5355

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 800'
DRAWN BY: DY

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 18 2018

Project: Hamlin Groves Trail northerly extension

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves a right-of-way for road and appurtenant interests in perpetuity on the following property:

See Attached Exhibit "A"

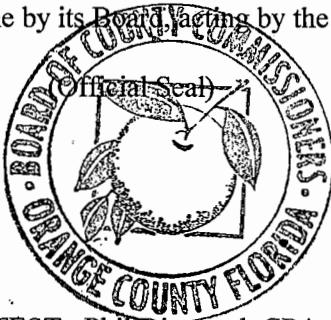
Property Appraiser's Identification Numbers:

09-23-27-0000-00-006
16-23-27-0000-00-009
16-23-27-0000-00-021

ORANGE COUNTY shall retain its right of way and appurtenant interests despite any transfer of fee title.

Dated at Orlando, Florida this _____ day of DEC 18 2018, 20____.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: Jerry L. Demings
Jerry L. Demings
Orange County Mayor
fu

ATTEST: Phil Diamond, CPA, County Comptroller
As Clerk of the Board of County Commissioners

BY: Noelia Perez
for Deputy Clerk
Noelia Perez
Printed Name

This instrument prepared by:
Paul Sladek, a staff employee
in the course of duty with the Real Estate
Management Division of Orange County, Florida

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land comprising a portion of Sections 16 and 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence run North 89° 36' 42" East along the South line of said Northwest 1/4 of Section 16 for a distance of 1974.99 feet to the point of curvature of a curve concave Northwestly having a radius of 1088.50 feet, with a chord bearing of North 68° 42' 37" East, and a chord distance of 776.67 feet, thence run Northeastly through a central angle of 41° 48' 11" along the arc of said curve for an arc distance of 794.17 feet to a point of reverse curvature of a curve concave Southeastly having a radius of 1203.50 feet, with a chord bearing of North 68° 40' 20" East, and a chord distance of 857.24 feet, thence run Northeastly along the arc of said curve through a central angle of 41° 43' 38" for an arc distance of 876.48 feet to a point of tangency; thence run North 89° 32' 09" East for a distance of 392.06 feet; thence run North 44° 32' 09" East for a distance of 21.21 feet to a point on a line parallel with and 60.00 feet West of the West line of the East 1/2 of the Northeast 1/4 of said Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 360.00 feet; thence run North 89° 32' 09" East for a distance of 5.00 feet to a point on a line parallel with and 55.00 feet West of said West line of the East 1/2 of the Northeast 1/4 of Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 667.50 feet; thence run North 89° 32' 09" East for a distance of 25.00 feet to a point on the Westerly right-of-way line of Tiny Road according to Deed Book 844, Page 262 of the Public Records of Orange County, Florida; thence run the following two courses along said Westerly right-of-way line; South 00° 27' 51" East for a distance of 1626.53 feet; thence run South 00° 28' 13" East for a distance of 100.00 feet; thence departing said Westerly right-of-way line run South 58° 58' 24" West for a distance of 29.03 feet; thence run North 00° 28' 13" West for a distance of 68.47 feet; thence run South 56° 27' 34" West for a distance of 238.68 feet; thence run North 00° 27' 44" West for a distance of 645.58 feet; thence run South 89° 32' 09" West for a distance of 212.08 feet to the point of curvature of a curve concave Southeastly having a radius of 1088.50 feet, with a chord bearing of South 68° 40' 20" West, and a chord distance of 775.33 feet, thence run Southwestly through a central angle of 41° 43' 38" along the arc of said curve for an arc distance of 792.73 feet to a point of reverse curvature of a curve concave Northwestly having a radius of 1203.50 feet, with a chord bearing of South 68° 42' 37" West, and a chord distance of 858.73 feet, thence run Southwestly along the arc of said curve through a central angle of 41° 48' 11" for an arc distance of 878.07 feet to a point of tangency; thence run South 89° 36' 42" West for a distance of 2202.26 feet to the point of curvature of a curve, concave Southeastly having a radius of 783.50 feet, with a chord bearing of South 65° 39' 53" West, and a chord distance of 636.03 feet, thence run Southwestly along the arc of said curve through a central angle of 47° 53' 39" for an arc distance of 654.94 feet to a point on a non tangent line; thence run South 00° 12' 55" East for a distance of 944.92 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of aforesaid Section 17; thence run South 89° 50' 22" West along said South line for a distance of 317.22 feet; thence departing said South line run North 00° 00' 00" East for a distance of 424.41 feet to the point of curvature of a curve, concave Southeastly having a radius of 898.50 feet, with a chord bearing of North 32° 18' 41" East, and a chord distance of 960.53 feet, thence run Northeastly along the arc of said curve through a central angle of 64° 37' 21" for an arc distance of 1013.40 feet to a point on the Easterly right-of-way line of State Road 429; thence run North 01° 22' 42" West along said Easterly right-of-way line for a distance of 87.26 feet to a point on the South line of the Northeast 1/4 of aforesaid Section 17; thence departing said Easterly right-of-way line, run North 89° 54' 25" East along said South line for a distance of 608.36 feet to the aforesaid POINT OF BEGINNING

Containing 23.48 acres

SHEET 1 OF 4
SEE SHEET 2-4 FOR SKETCH

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 1



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

SURVEYOR'S NOTES:

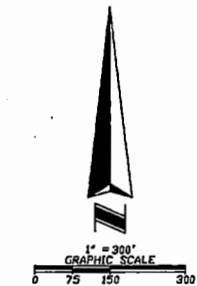
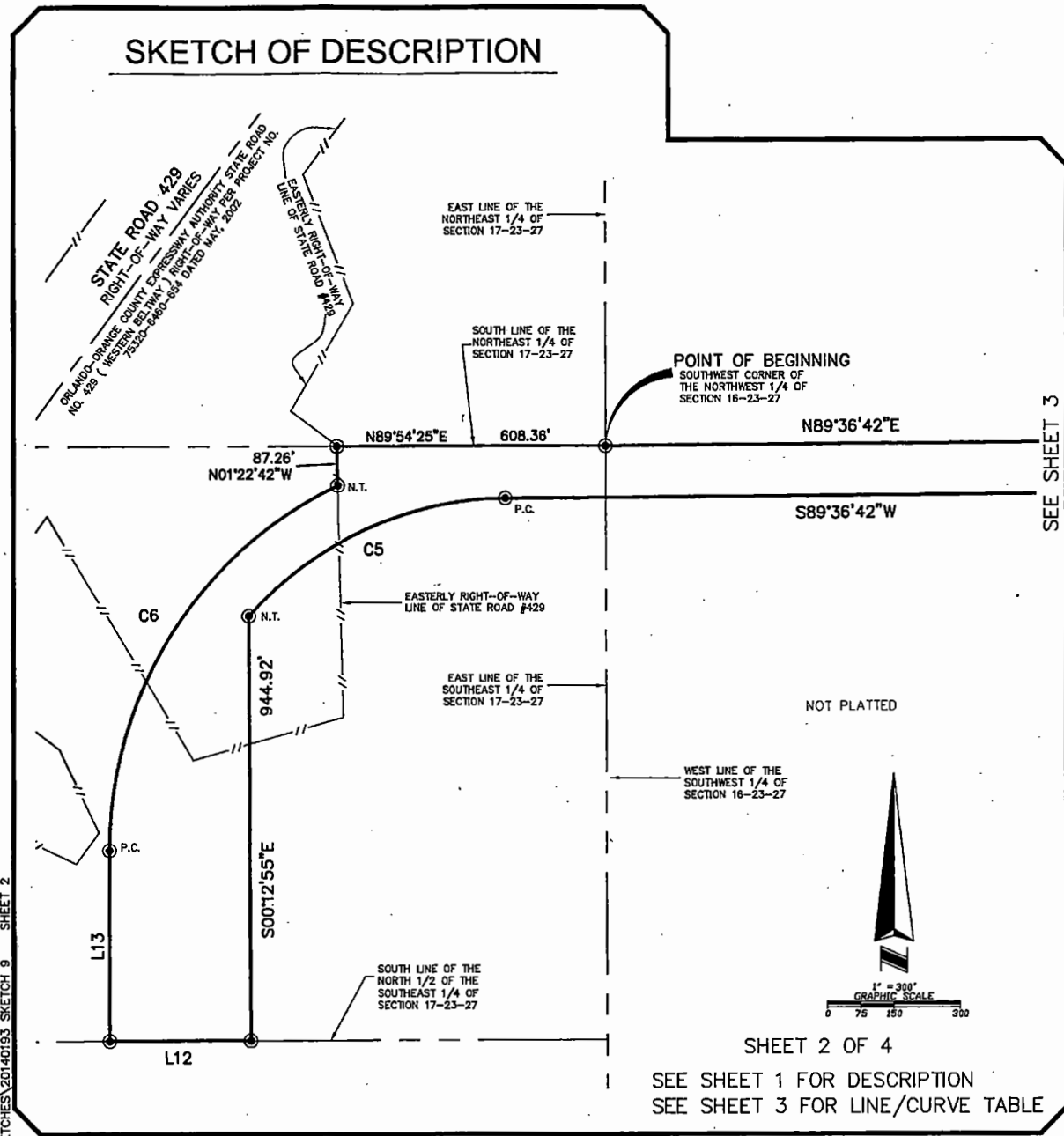
1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 250'

CALCULATED BY: JLR
DRAWN BY: DY
CHECKED BY: EGT

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

SKETCH OF DESCRIPTION



SHEET 2 OF 4
 SEE SHEET 1 FOR DESCRIPTION
 SEE SHEET 3 FOR LINE/CURVE TABLE

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 2



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

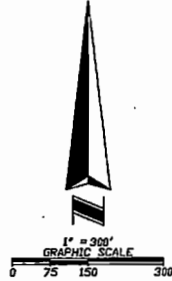
LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- ◻ DENOTES CONCRETE MONUMENT
- //— DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- PO. DENOTES PAGE

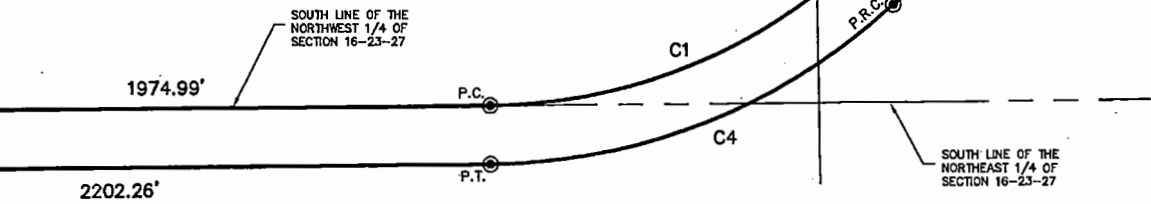
JOB NO. 20140193
 DATE: 9/25/2014
 SCALE: 1" = 300'
 DRAWN BY: DY

SKETCH OF DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	392.06	N89°32'09"E
L2	21.21	N44°32'09"E
L3	360.00	N00°27'51"W
L4	5.00	N89°32'09"E
L5	667.50	N00°27'51"W
L6	25.00	N89°32'09"E
L7	100.00	S00°28'13"E
L8	29.03	S58°58'24"W
L9	68.47	N00°28'13"W
L10	238.68	S56°27'34"W
L11	212.08	S89°32'09"W
L12	317.22	S89°50'22"W
L13	424.41	N00°00'00"E



SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1088.50	794.17	776.67	N68°42'37"E	41°48'11"
C2	1203.50	876.48	857.24	N68°40'20"E	41°43'38"
C3	1088.50	792.73	775.33	S68°40'20"W	41°43'38"
C4	1203.50	878.07	858.73	S68°42'37"W	41°48'11"
C5	783.50	654.94	636.03	S65°39'53"W	47°53'39"
C6	898.50	1013.40	960.53	N32°18'41"E	64°37'21"

SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 3



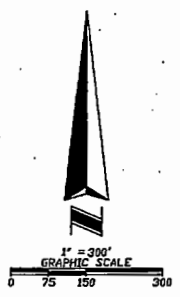
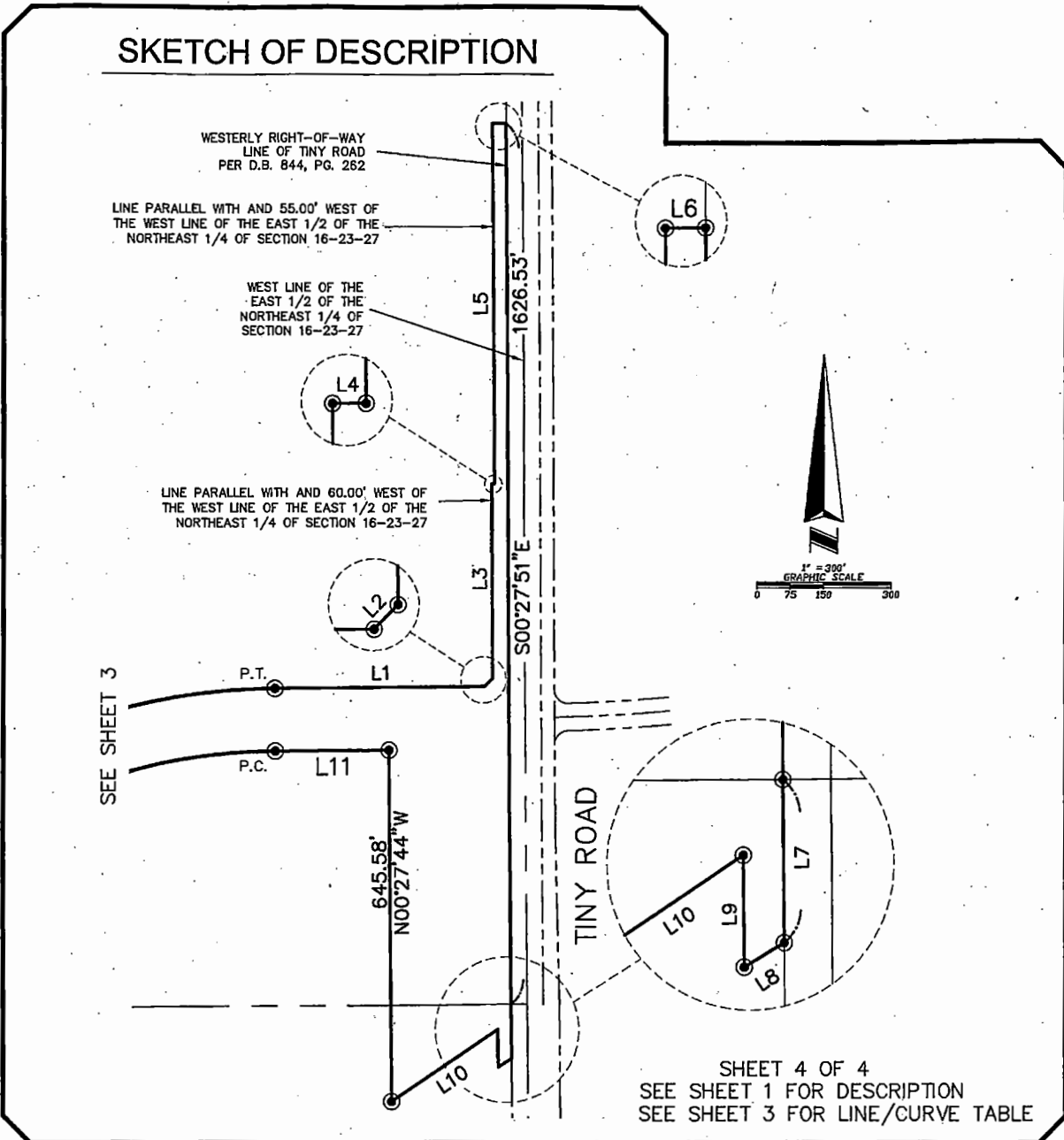
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- ▣ DENOTES CONCRETE MONUMENT
- //-- DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
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- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- PG. DENOTES PAGE

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 300'
DRAWN BY: DY

SKETCH OF DESCRIPTION



SHEET 4 OF 4
 SEE SHEET 1 FOR DESCRIPTION
 SEE SHEET 3 FOR LINE/CURVE TABLE

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 4




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

LEGEND	
●	DENOTES CHANGE IN DIRECTION AND POINT SET
■	DENOTES CONCRETE MONUMENT
---	DENOTES LIMITED ACCESS RIGHT OF WAY
—+—	DENOTES CENTERLINE
N.T.	DENOTES NON-TANGENT
P.C.	DENOTES POINT OF CURVATURE
P.R.C.	DENOTES POINT OF REVERSE CURVATURE
P.T.	DENOTES POINT OF TANGENCY
D.B.	DENOTES DEED BOOK
PG.	DENOTES PAGE

JOB NO.	20140193
DATE:	9/25/2014
SCALE:	1" = 300'
DRAWN BY:	DY

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
DEC 18 2018

DOC# 20190068358
02/01/2019 02:16:30 PM Page 1 of 6
Rec Fee: \$52.50
Deed Doc Tax: \$0.00
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: Hamlin Groves Trail northerly extension

This deed constitutes a conveyance from a state agency of the State of Florida to a state agency of the State of Florida and is therefore not subject to documentary stamp tax. See, Department of Revenue Rules 12B-4.014(10), F.A.C.

CITY DEED

THIS DEED, Made and executed the 31 day of January, A.D. 2019, by CITY OF ORLANDO, a municipal corporation organized and existing under the laws of the state of Florida, as to its undivided 50% interest, whose address is 400 South Orange Avenue, Orlando, Florida 32801, GRANTOR, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is 201 S. Rosalind Avenue, Orlando, Florida 32801, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the county of Orange, state of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

**Property Appraiser's Parcel Identification Numbers:
a portion of**

09-23-27-0000-00-006
16-23-27-0000-00-009
16-23-27-0000-00-021

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity, and claim whatsoever of the GRANTOR, either in law or equity, to the only proper use, benefit, and behoove of the GRANTEE forever.

**AGENT 8 BCC
RETURN TO REAL ESTATE
MANAGEMENT DIVISION**

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

Signed, sealed, and delivered in the presence of:

Witnesses:

Denise Holdridge

DENISE HOLDRIDGE
Printed Name

Diana Ruiz

DIANA PEREZ
Printed Name

CITY OF ORLANDO

By: [Signature]
Mayor / Mayor Pro Tem
Samuel S. Ives

ATTEST: Denise Aldridge
Denise Aldridge, City Clerk

APPROVED AS TO FORM AND LEGALITY for the use and reliance of the City of Orlando, Florida only.

1/30, 2019

[Signature]
Chief Assistant City Attorney
Roy Payne
Printed Name

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 30 day of JANUARY, A.D. 2019, by the Mayor / Mayor Pro Tem, and Denise Aldridge, City Clerk, of the City of Orlando, a Florida municipal corporation. They are personally known to me or have produced _____ and _____ as identification.

Witness my hand and official seal this 30 day of JANUARY, 2019.

(Notary Seal)

Denise Holdridge
Notary Signature

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

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

My commission expires: 2-3-22

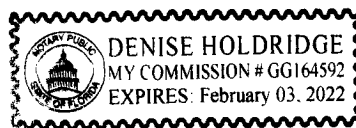


Exhibit "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land comprising a portion of Sections 16 and 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence run North 89° 36' 42" East along the South line of said Northwest 1/4 of Section 16 for a distance of 1974.99 feet to the point of curvature of a curve concave Northwestwardly having a radius of 1088.50 feet, with a chord bearing of North 68° 42' 37" East, and a chord distance of 776.67 feet, thence run Northeasterly through a central angle of 41° 48' 11" along the arc of said curve for an arc distance of 794.17 feet to a point of reverse curvature of a curve concave Southeastwardly having a radius of 1203.50 feet, with a chord bearing of North 68° 40' 20" East, and a chord distance of 857.24 feet, thence run Northeasterly along the arc of said curve through a central angle of 41° 43' 38" for an arc distance of 876.48 feet to a point of tangency; thence run North 89° 32' 09" East for a distance of 392.06 feet; thence run North 44° 32' 09" East for a distance of 21.21 feet to a point on a line parallel with and 60.00 feet West of the West line of the East 1/2 of the Northeast 1/4 of said Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 360.00 feet; thence run North 89° 32' 09" East for a distance of 5.00 feet to a point on a line parallel with and 55.00 feet West of said West line of the East 1/2 of the Northeast 1/4 of Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 667.50 feet; thence run North 89° 32' 09" East for a distance of 25.00 feet to a point on the Westerly right-of-way line of Tiny Road according to Deed Book 844, Page 262 of the Public Records of Orange County, Florida; thence run the following two courses along said Westerly right-of-way line; South 00° 27' 51" East for a distance of 1626.53 feet; thence run South 00° 28' 13" East for a distance of 100.00 feet; thence departing said Westerly right-of-way line run South 58° 58' 24" West for a distance of 29.03 feet; thence run North 00° 28' 13" West for a distance of 68.47 feet; thence run South 56° 27' 34" West for a distance of 238.68 feet; thence run North 00° 27' 44" West for a distance of 645.58 feet; thence run South 89° 32' 09" West for a distance of 212.08 feet to the point of curvature of a curve concave Southeastwardly having a radius of 1088.50 feet, with a chord bearing of South 68° 40' 20" West, and a chord distance of 775.33 feet, thence run Southwestwardly through a central angle of 41° 43' 38" along the arc of said curve for an arc distance of 792.73 feet to a point of reverse curvature of a curve concave Northwestwardly having a radius of 1203.50 feet, with a chord bearing of South 68° 42' 37" West, and a chord distance of 858.73 feet, thence run Southwestwardly along the arc of said curve through a central angle of 41° 48' 11" for an arc distance of 878.07 feet to a point of tangency; thence run South 89° 36' 42" West for a distance of 2202.26 feet to the point of curvature of a curve, concave Southeastwardly having a radius of 783.50 feet, with a chord bearing of South 65° 39' 53" West, and a chord distance of 636.03 feet, thence run Southwestwardly along the arc of said curve through a central angle of 47° 53' 39" for an arc distance of 654.94 feet to a point on a non tangent line; thence run South 00° 12' 55" East for a distance of 944.92 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of aforesaid Section 17; thence run South 89° 50' 22" West along said South line for a distance of 317.22 feet; thence departing said South line run North 00° 00' 00" East for a distance of 424.41 feet to the point of curvature of a curve, concave Southeastwardly having a radius of 898.50 feet, with a chord bearing of North 32° 18' 41" East, and a chord distance of 960.53 feet, thence run Northeasterly along the arc of said curve through a central angle of 64° 37' 21" for an arc distance of 1013.40 feet to a point on the Easterly right-of-way line of State Road 429; thence run North 01° 22' 42" West along said Easterly right-of-way line for a distance of 87.26 feet to a point on the South line of the Northeast 1/4 of aforesaid Section 17; thence departing said Easterly right-of-way line, run North 89° 54' 25" East along said South line for a distance of 608.36 feet to the aforesaid POINT OF BEGINNING

Containing 23.48 acres

SHEET 1 OF 4
SEE SHEET 2-4 FOR SKETCH

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 1



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

SURVEYOR'S NOTES:

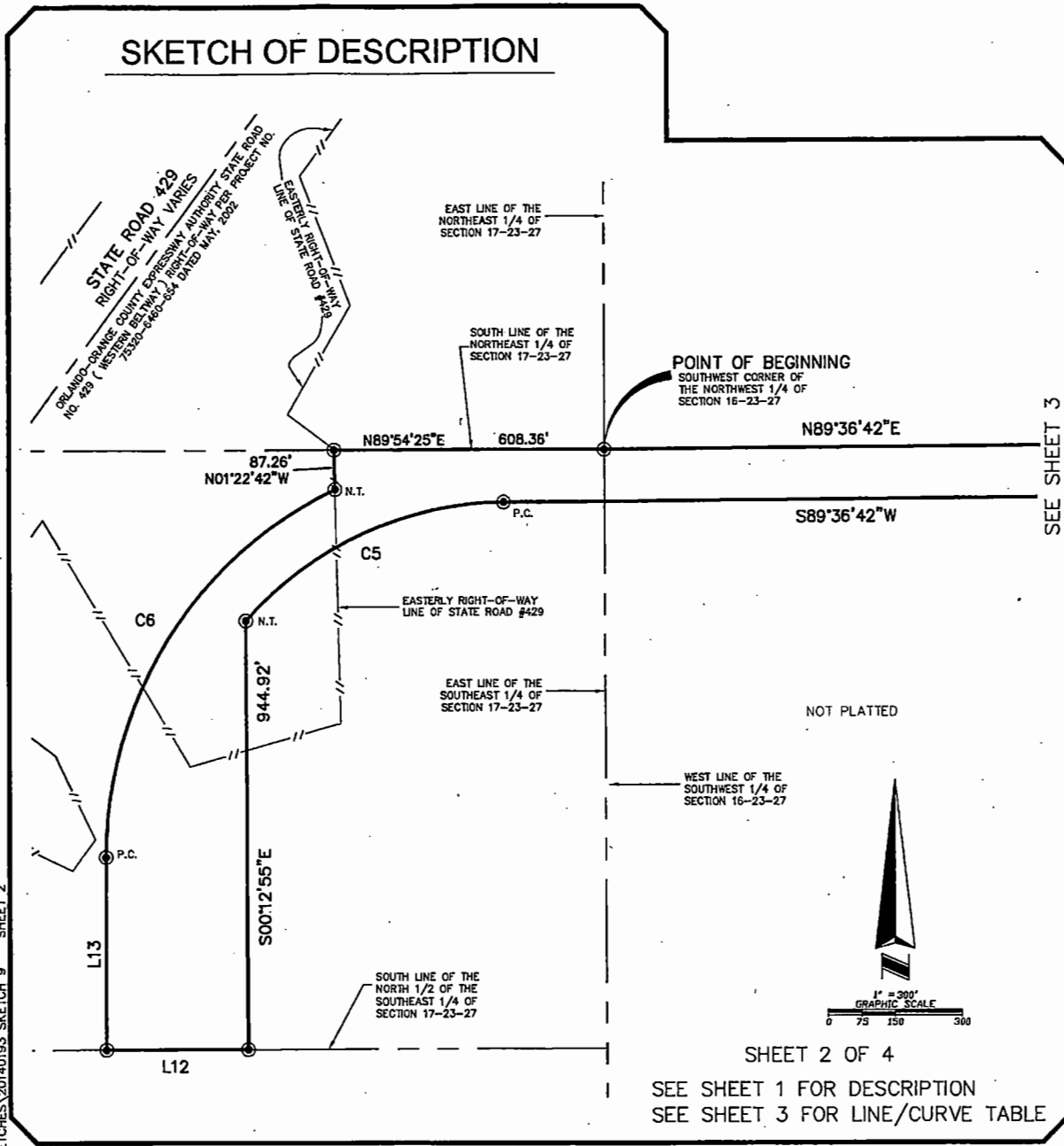
1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 250'

CALCULATED BY: JLR
DRAWN BY: DY
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:
JAMES L. RICKMAN, P.S.M. #5833

Project: Hamlin Groves Trail northerly extension



Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 2



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

LEGEND

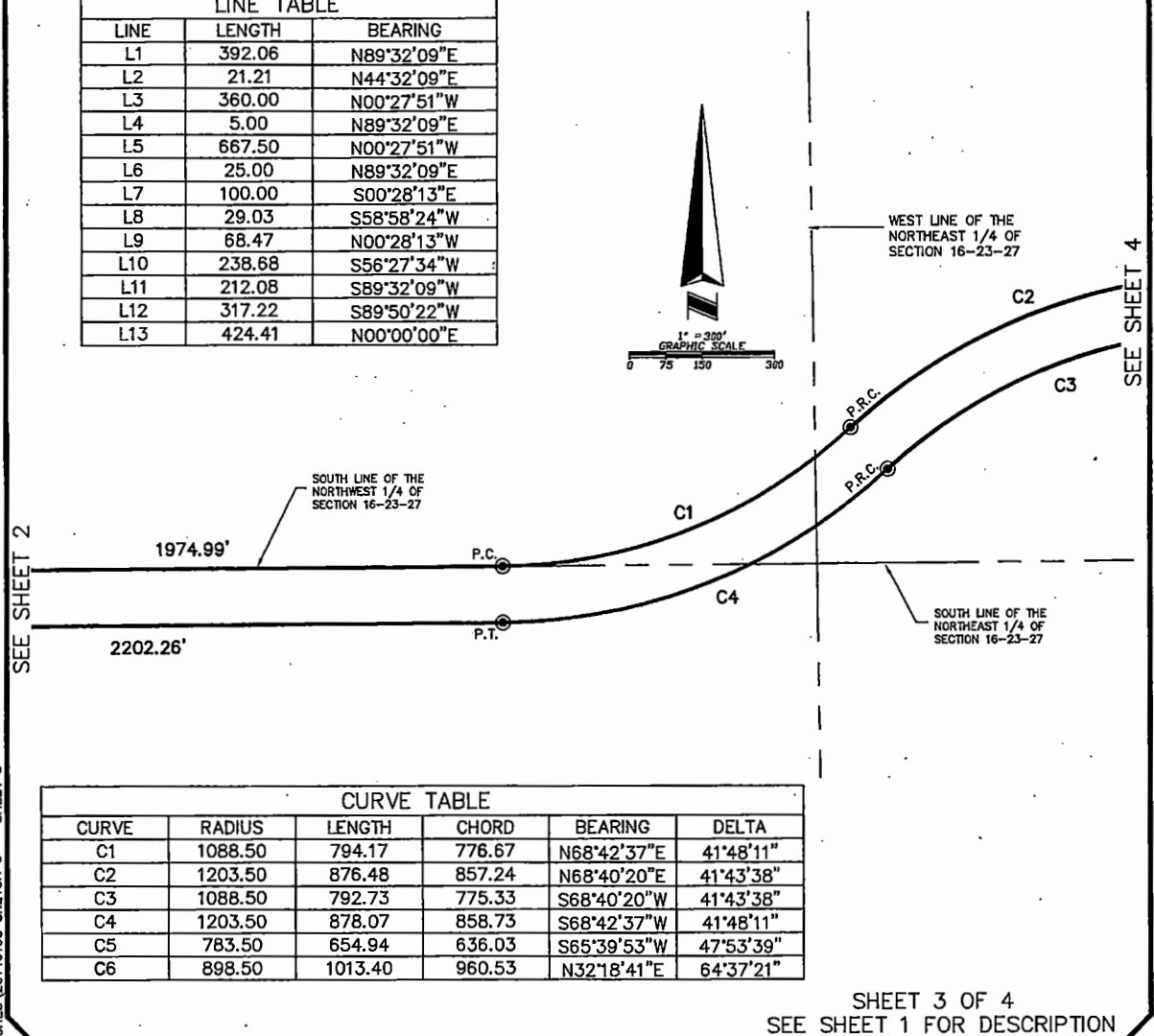
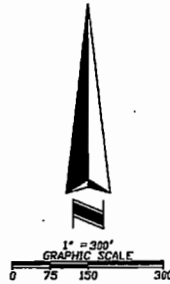
- DENOTES CHANGE IN DIRECTION, NO POINT SET
- DENOTES CONCRETE MONUMENT
- DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- PG. DENOTES PAGE

JOB NO. 20140193
 DATE: 9/25/2014
 SCALE: 1" = 300'
 DRAWN BY: DY

Project: Hamlin Groves Trail northerly extension

SKETCH OF DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	392.06	N89°32'09"E
L2	21.21	N44°32'09"E
L3	360.00	N00°27'51"W
L4	5.00	N89°32'09"E
L5	667.50	N00°27'51"W
L6	25.00	N89°32'09"E
L7	100.00	S00°28'13"E
L8	29.03	S58°58'24"W
L9	68.47	N00°28'13"W
L10	238.68	S56°27'34"W
L11	212.08	S89°32'09"W
L12	317.22	S89°50'22"W
L13	424.41	N00°00'00"E



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1088.50	794.17	776.67	N68°42'37"E	41°48'11"
C2	1203.50	876.48	857.24	N68°40'20"E	41°43'38"
C3	1088.50	792.73	775.33	S68°40'20"W	41°43'38"
C4	1203.50	878.07	858.73	S68°42'37"W	41°48'11"
C5	783.50	654.94	636.03	S65°39'53"W	47°53'39"
C6	898.50	1013.40	960.53	N32°18'41"E	64°37'21"

SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 3



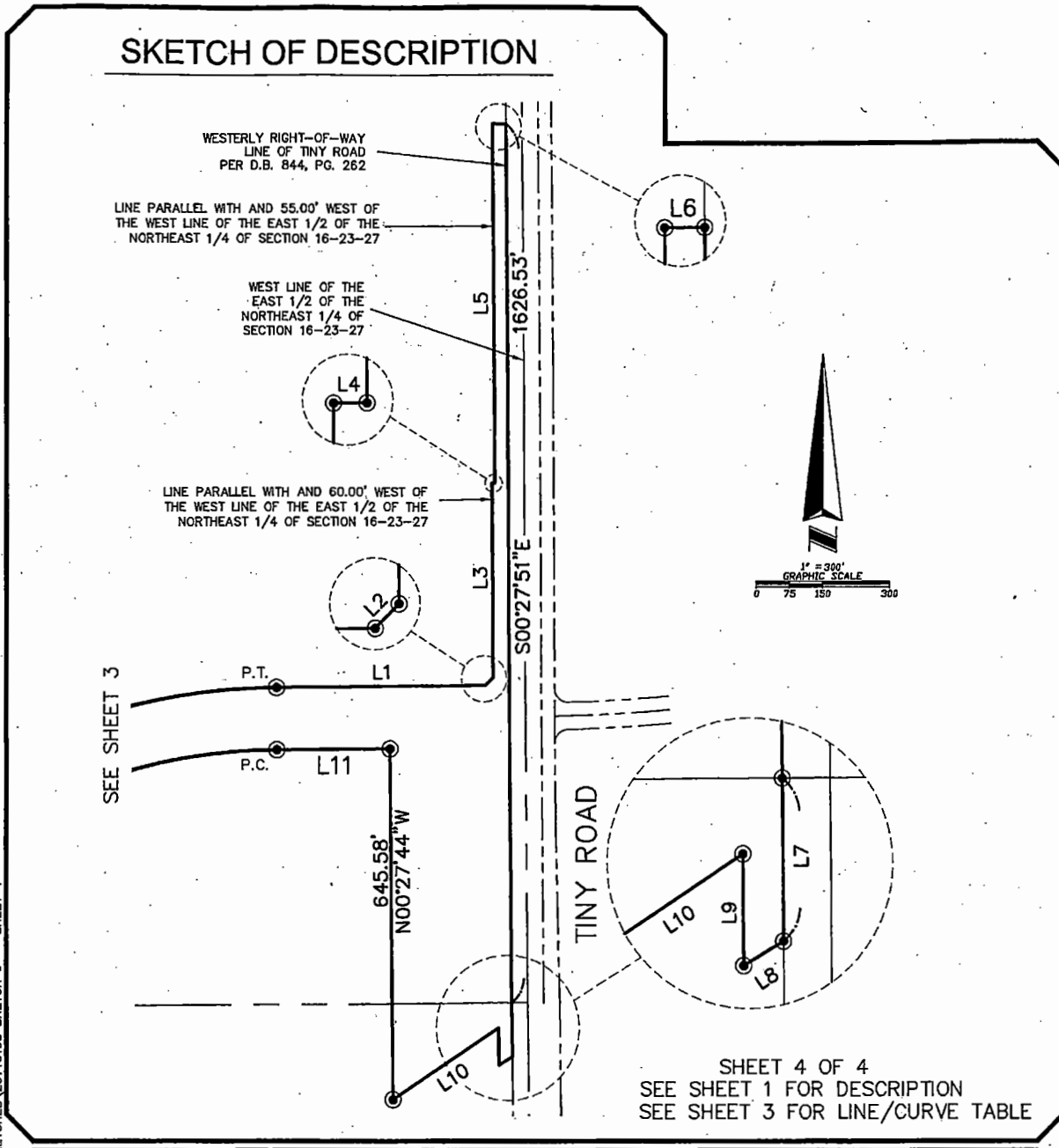
16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- DENOTES CONCRETE MONUMENT
- /// DENOTES LIMITED ACCESS RIGHT OF WAY
- ⊕ DENOTES CENTERLINE
- N.T. DENOTES NON-TANGENT
- P.C. DENOTES POINT OF CURVATURE
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- D.B. DENOTES DEED BOOK
- P.G. DENOTES PAGE

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 300'
DRAWN BY: DY

Project: Hamlin Groves Trail northerly extension



Drawing name: L:\data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 4



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

LEGEND	
●	DENOTES CHANGE IN DIRECTION NO POINT SET
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D.B.	DENOTES DEED BOOK
Pg.	DENOTES PAGE

JOB NO.	20140193		
DATE:	9/25/2014		
SCALE:	1" = 300'		
DRAWN BY:	DY		

**MEMORANDUM OF UNDERSTANDING BETWEEN ORANGE COUNTY PUBLIC
WORKS DEPARTMENT (OCPW) AND ORANGE COUNTY UTILITIES
DEPARTMENT (OCU) FOR REAL ESTATE TRANSFER RELATED TO THE
HAMLIN GROVES TRAIL NORTHERLY EXTENSION**

THIS MEMORANDUM OF UNDERSTANDING (“MOU”), effective as of the latest date of execution, is made and entered into by and between the ORANGE COUNTY PUBLIC WORKS DEPARTMENT (“OCPW”) and the ORANGE COUNTY UTILITIES DEPARTMENT (“OCU”).

RECITALS:

WHEREAS, Orange County, Florida owns a fifty percent (50%) interest in three parcels of property in Orange County (Conserv II land) identified as Tax ID Nos. 09-23-27-0000-00-006, 16-23-27-0000-00-009, and 16-23-27-0000-00-021, incorporated by reference and made a part of this MOU (the “Property”); and

WHEREAS, in 2007, Orange County leased certain Conserv II land for purposes of planning, designing, permitting, and constructing one or more public recreational complexes in west Orange County known as the “Sportsplex Park”; and

WHEREAS, a public access road, currently known as the Hamlin Groves Trail northerly extension (the “Park Access Road”), will be constructed to provide accessibility to the Sportsplex Park; and

WHEREAS, in order to accommodate the planned alignment of the Park Access Road, OCPW wishes to acquire the portion of the Property described on Exhibit “A” attached hereto and incorporated herein (“Park Access Road Property”); and

WHEREAS, as compensation for the Park Access Road Property, OCPW will deposit \$178,250.00 into an account designated by OCU; and

WHEREAS, OCU and OCPW agree that the aforementioned real estate transaction is necessary and appropriate to accomplish the transfer of the controlling rights of the Park Access Road Property from OCU to OCPW so that the Park Access Road Property may be put to more efficient use.

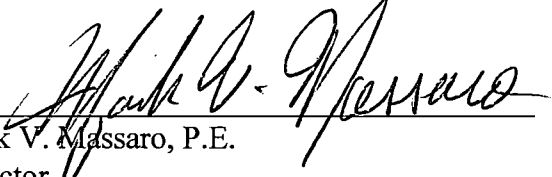
NOW, THEREFORE, for and in consideration of the reciprocal covenants contained herein, OCU and OCPW hereby agree as follows:

1. The foregoing recitals are declared to be true and correct and are incorporated into this MOU.

2. Once OCPW deposits \$178,250.00 into Accounting Line No. 4420-038-1300-6410, the Controlling Agency for the Park Access Road Property described herein shall transfer from OCU to OCPW. OCU and OCPW acknowledge that this exchange is necessary to adequately serve nearby properties.

IN WITNESS WHEREOF, the parties have caused this MOU to be executed and delivered on the day(s) and year(s) set forth below.

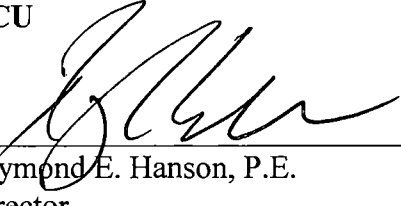
OCPW



Mark V. Massaro, P.E.
Director
Orange County Public Works Department

Date: 11/30/18

OCU



Raymond E. Hanson, P.E.
Director
Orange County Utilities Department

Date: 11-30-18

[REST OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit "A"

LEGAL DESCRIPTION

LEGAL DESCRIPTION:

A parcel of land comprising a portion of Sections 16 and 17, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

BEGIN at the Southwest corner of the Northwest 1/4 of aforesaid Section 16; thence run North 89° 36' 42" East along the South line of said Northwest 1/4 of Section 16 for a distance of 1974.99 feet to the point of curvature of a curve concave Northwesterly having a radius of 1088.50 feet, with a chord bearing of North 68° 42' 37" East, and a chord distance of 776.67 feet, thence run Northeasterly through a central angle of 41° 48' 11" along the arc of said curve for an arc distance of 794.17 feet to a point of reverse curvature of a curve concave Southeasterly having a radius of 1203.50 feet, with a chord bearing of North 68° 40' 20" East, and a chord distance of 857.24 feet, thence run Northeasterly along the arc of said curve through a central angle of 41° 43' 38" for an arc distance of 876.48 feet to a point of tangency; thence run North 89° 32' 09" East for a distance of 392.06 feet; thence run North 44° 32' 09" East for a distance of 21.21 feet to a point on a line parallel with and 60.00 feet West of the West line of the East 1/2 of the Northeast 1/4 of said Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 360.00 feet; thence run North 89° 32' 09" East for a distance of 5.00 feet to a point on a line parallel with and 55.00 feet West of said West line of the East 1/2 of the Northeast 1/4 of Section 16; thence run North 00° 27' 51" West along said parallel line for a distance of 667.50 feet; thence run North 89° 32' 09" East for a distance of 25.00 feet to a point on the Westerly right-of-way line of Tiny Road according to Deed Book 844, Page 262 of the Public Records of Orange County, Florida; thence run the following two courses along said Westerly right-of-way line; South 00° 27' 51" East for a distance of 1626.53 feet; thence run South 00° 28' 13" East for a distance of 100.00 feet; thence departing said Westerly right-of-way line run South 58° 58' 24" West for a distance of 29.03 feet; thence run North 00° 28' 13" West for a distance of 68.47 feet; thence run South 56° 27' 34" West for a distance of 238.68 feet; thence run North 00° 27' 44" West for a distance of 645.58 feet; thence run South 89° 32' 09" West for a distance of 212.08 feet to the point of curvature of a curve concave Southeasterly having a radius of 1088.50 feet, with a chord bearing of South 68° 40' 20" West, and a chord distance of 775.33 feet, thence run Southwesterly through a central angle of 41° 43' 38" along the arc of said curve for an arc distance of 792.73 feet to a point of reverse curvature of a curve concave Northwesterly having a radius of 1203.50 feet, with a chord bearing of South 68° 42' 37" West, and a chord distance of 858.73 feet, thence run Southwesterly along the arc of said curve through a central angle of 41° 48' 11" for an arc distance of 878.07 feet to a point of tangency; thence run South 89° 36' 42" West for a distance of 2202.26 feet to the point of curvature of a curve, concave Southeasterly having a radius of 783.50 feet, with a chord bearing of South 65° 39' 53" West, and a chord distance of 636.03 feet, thence run Southwesterly along the arc of said curve through a central angle of 47° 53' 39" for an arc distance of 654.94 feet to a point on a non tangent line; thence run South 00° 12' 55" East for a distance of 944.92 feet to a point on the South line of the North 1/2 of the Southeast 1/4 of aforesaid Section 17; thence run South 89° 50' 22" West along said South line for a distance of 317.22 feet; thence departing said South line run North 00° 00' 00" East for a distance of 424.41 feet to the point of curvature of a curve, concave Southeasterly having a radius of 898.50 feet, with a chord bearing of North 32° 18' 41" East, and a chord distance of 960.53 feet, thence run Northeasterly along the arc of said curve through a central angle of 64° 37' 21" for an arc distance of 1013.40 feet to a point on the Easterly right-of-way line of State Road 429; thence run North 01° 22' 42" West along said Easterly right-of-way line for a distance of 87.26 feet to a point on the South line of the Northeast 1/4 of aforesaid Section 17; thence departing said Easterly right-of-way line, run North 89° 54' 25" East along said South line for a distance of 608.36 feet to the aforesaid POINT OF BEGINNING

Containing 23.48 acres -

SHEET 1 OF 4
SEE SHEET 2-4 FOR SKETCH

Drawing name: L:\data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 1



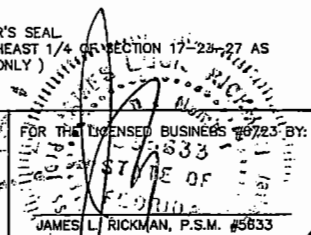
16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

SURVEYOR'S NOTES:

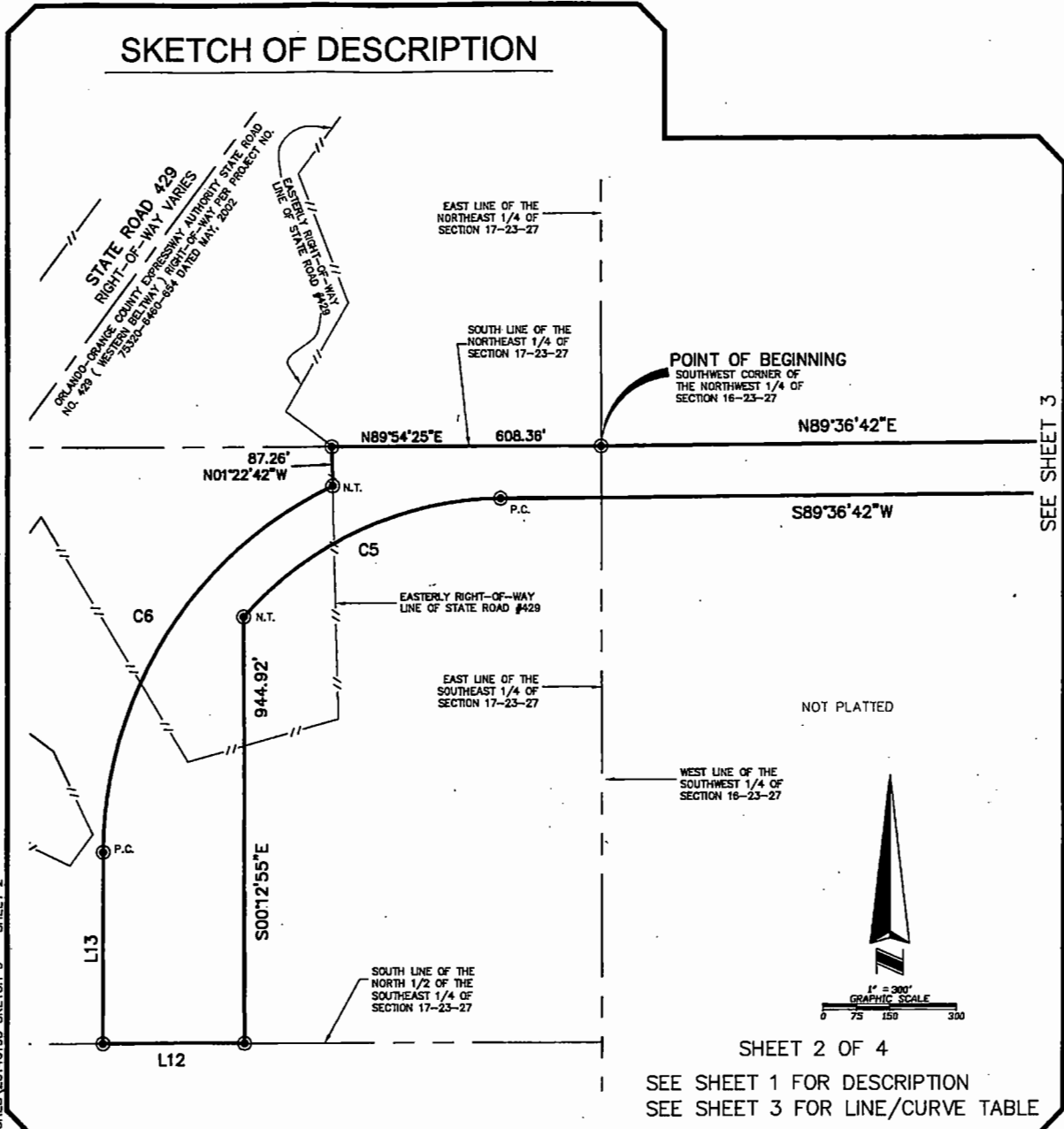
1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25"W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140193
DATE: 9/25/2014
SCALE: 1" = 250'

CALCULATED BY: JLR
DRAWN BY: DY
CHECKED BY: EGT



SKETCH OF DESCRIPTION



SEE SHEET 3

SHEET 2 OF 4
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE/CURVE TABLE

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 2



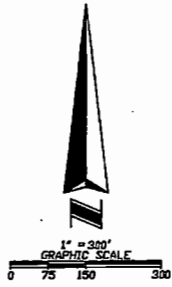
16 EAST PLANT STREET
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LEGEND	
●	● DENOTES CHANGE IN DIRECTION, NO POINT SET
□	□ DENOTES CONCRETE MONUMENT
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⊕	⊕ DENOTES CENTERLINE
N.T.	N.T. DENOTES NON-TANGENT
P.C.	P.C. DENOTES POINT OF CURVATURE
P.R.C.	P.R.C. DENOTES POINT OF REVERSE CURVATURE
P.T.	P.T. DENOTES POINT OF TANGENCY
D.B.	D.B. DENOTES DEED BOOK
PG.	PG. DENOTES PAGE

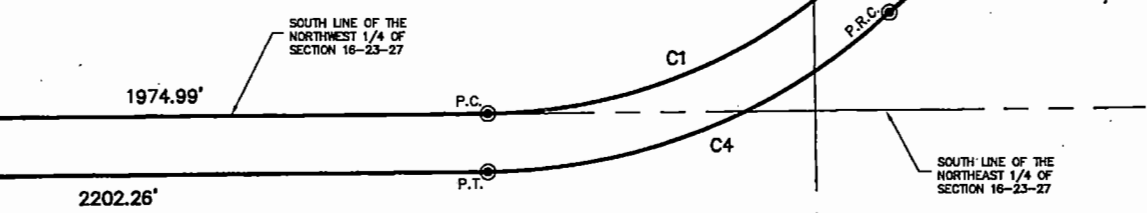
JOB NO.	20140193
DATE:	9/25/2014
SCALE:	1" = 300'
DRAWN BY:	DY

SKETCH OF DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	392.06	N89°32'09"E
L2	21.21	N44°32'09"E
L3	360.00	N00°27'51"W
L4	5.00	N89°32'09"E
L5	667.50	N00°27'51"W
L6	25.00	N89°32'09"E
L7	100.00	S00°28'13"E
L8	29.03	S58°58'24"W
L9	68.47	N00°28'13"W
L10	238.68	S56°27'34"W
L11	212.08	S89°32'09"W
L12	317.22	S89°50'22"W
L13	424.41	N00°00'00"E



SEE SHEET 2



CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	1088.50	794.17	776.67	N68°42'37"E	41°48'11"
C2	1203.50	876.48	857.24	N68°40'20"E	41°43'38"
C3	1088.50	792.73	775.33	S68°40'20"W	41°43'38"
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SHEET 3 OF 4
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 3



16 EAST PLANT STREET
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LEGEND

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- P.C. DENOTES PAGE

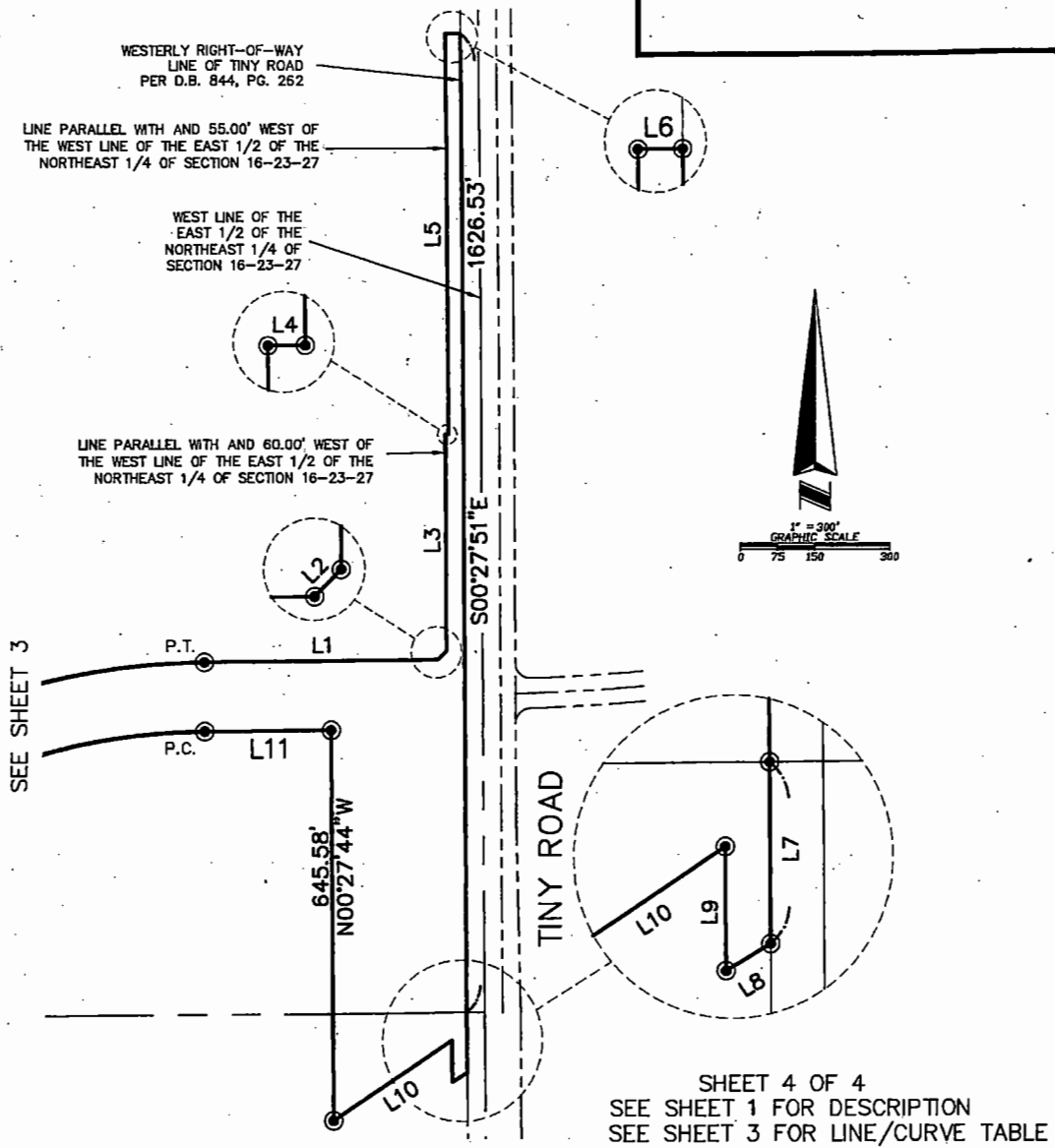
JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 300'

DRAWN BY: DY

SKETCH OF DESCRIPTION



Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 9 SHEET 4



16 EAST PLANT STREET
Winter Garden, Florida 34787 • (407) 684-5355

LEGEND

- | | | | |
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| ● | DENOTES CHANGE IN DIRECTION,
NO POINT SET | P.C. | DENOTES POINT OF CURVATURE |
| ○ | DENOTES CONCRETE MONUMENT | P.R.C. | DENOTES POINT OF REVERSE CURVATURE |
| ⊞ | DENOTES LIMITED ACCESS RIGHT OF WAY | P.T. | DENOTES POINT OF TANGENCY |
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| N.T. | DENOTES NON-TANGENT | PG. | DENOTES PAGE |

JOB NO. 20140193
 DATE: 9/25/2014
 SCALE: 1" = 300'
 DRAWN BY: DY

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: November 28, 2018

Amount: \$671,596.50

Project: Hamlin Groves Trail Northerly Extension

Parcels: N/A

Charge to Account #: 1034-072-2892-6110 CA 12/15/18

Controlling Agency Approval

12/3/18

Date

Fiscal Approval

10/31/18

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

N/A District # 1

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- Advance Payment Requested

\$493,250.00	Payable to City of Orlando (purchase price)
\$178,250.00	Payable to Orange County Utilities Department (transfer from Public Works Dept. to Utilities Dept.)
\$96.50	Payable to Orange County Comptroller (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract
- Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: City of Orlando - \$493,250.00 (purchase price)
 Orange County Utilities Department - \$178,250.00 (transfer from Public Works Dept. to Utilities Dept.)
 Orange County Comptroller - \$96.50 (recording fees)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

11/28/18
Date

Payment Approved Paul Sladek
Paul Sladek, Manager, Real Estate Management Division

11/28/18
Date

or
Payment Approved Russell Corriveau
Russell Corriveau, Asst. Mgr., Real Estate Management Div.

Date

Certified Madia Per
Approved by BCC Deputy Clerk to the Board

DEC 18 2018
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:
Anticipated Closing Date: As soon as checks are available.

Please Contact Manager @ 6-7090 if there are any questions.

APPROVED
 BY ORANGE COUNTY BOARD
 OF COUNTY COMMISSIONERS
DEC 18 2018