





Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: September 6, 2019

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

THROUGH: Paul Sladek, Manager 
Real Estate Management Division

FROM: Kim Heim, Senior Title Examiner 
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval and execution of Corrective Notice of Reservation and authorization to disburse funds to pay recording fees and record instrument

PROJECT: Pump Station No. 3439 (Secluded Oaks Drive)

District 3

PURPOSE: To provide for access, construction, operation, and maintenance of utility facilities.

ITEM: Corrective Notice of Reservation
Cost/Revenue: None
Size: 180 square feet

BUDGET: Account No.: 0001-043-0201-3148

FUNDS: \$27.00 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Stormwater Management Division
Utilities Department
Risk Management Division

REMARKS: A Notice of Reservation (Notice) was approved by the Board on July 18, 2017, and recorded to reflect a transfer of the controlling agency for a small parcel of County-owned property from the Stormwater Management Division to the Utilities Department. This Corrective Notice of Reservation will be recorded to correct an error in the legal descriptions attached to the Notice.

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 8/8/2019

Total Amount: \$27.00

Project: Pump Station No. 3439 (Secluded Oaks Drive)

Parcels: 16-23-30-789-00-001

Charge to Account # 0001-043-0201-3148

Paul Sladek 8/27/19
Controlling Agency Approval Signature Date

Paul Sladek
Printed Name:

Dee Atkins 8/27/19
Fiscal Approval Signature Date

Dee Atkins
Printed Name

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condensation Post-Condensation

XX N/A District # 3

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested (recording fees)

\$27.00 - Orange County Comptroller (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract/ Agreement
- X Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: \$27.00 Orange County Comptroller

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

Recommended by Kim Heim
Kim Heim, Senior Title Examiner Real Estate Management Div.

8/27/19
Date

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

8/27/19
Date

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

Date

Certified Approved Jessica Vaupel
by BCC for Deputy Clerk to the Board

SEP 24 2019
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 24 2019

SEP 24 2019

Instrument prepared by and
recorded original returned to:
Real Estate Management Division
Orange County, Florida
400 East South Street, 5th Floor
Orlando, Florida 32801

Project: Pump Station No. 3439 (Secluded Oaks Drive)

Property Appraiser's Identification No.:
A portion of: 16-23-30-7890-00-001

CORRECTIVE NOTICE OF RESERVATION

WHEREAS, ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, caused to be recorded that certain Notice of Reservation, setting aside in perpetuity a fee simple interest for the expansion of an existing abutting pump station site, which was approved by the Orange County Board of County Commissioners on July 18, 2017 and recorded on July 28, 2017, as Official Records Document No. 20170420489, Public Records of Orange County, Florida ("Notice"); and

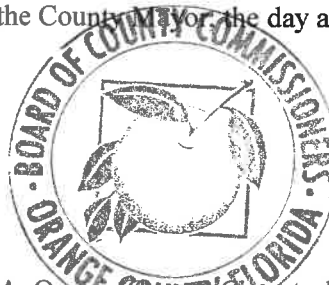
WHEREAS, ORANGE COUNTY wishes to correct that Notice due to a scrivener's error in the legal description and sketch of description attached thereto as Exhibit "A".

NOW THEREFORE, ORANGE COUNTY hereby corrects the legal description and sketch of description attached as Exhibit "A" to the Notice by removing said Exhibit "A" entirely and replacing it with the Exhibit "A" attached hereto and incorporated herein to this Corrective Notice of Reservation.

Dated at Orlando, Florida this day of SEP 24 2019.

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.

(Official Seal)



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

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

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

BY: Katie Smith
Deputy Clerk

Katie Smith

Printed Name

Boundary Survey:

EXHIBIT "A"

Legal Description:

A PORTION OF TRACT "A", SECLUDED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 128 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "B", SECLUDED OAKS, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 21, PAGE 128 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 00°01'20" EAST ALONG THE WEST LINE OF SAID TRACT "B" A DISTANCE OF 35.64 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°50'58" WEST A DISTANCE OF 5.00 FEET; THENCE NORTH 00°01'20" WEST A DISTANCE OF 37.53 FEET TO A POINT LYING ON THE SOUTH RIGHT OF WAY LINE OF SECLUDED OAKS DRIVE ACCORDING TO THE AFORESAID PLAT; SAID POINT ALSO LYING ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 100.00 FEET, A CHORD BEARING OF SOUTH 69°22'30" EAST AND A CHORD DISTANCE OF 5.34 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID SOUTH RIGHT OF WAY LINE AND SAID CURVE, THROUGH A CENTRAL ANGLE OF 03°03'42", FOR AN ARC DISTANCE OF 5.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 180 SQUARE FEET MORE OR LESS.

Abbreviation Legend:

(A) -- ACTUAL	Δ -- DELTA	GOV'T -- GOVERNMENT	PC -- POINT OF CURVATURE	R30E -- RANGE 30 EAST
APPROX -- APPROXIMATE	(D) -- DEED	IP -- IRON PIPE	PCC -- POINT OF COMPOUND	R -- RADIUS
AVG -- AVERAGE	(DE) -- DEED EXCEPTION	IR -- IRON ROD	PCV -- CURVATURE	RAD -- RADIAL
(BB) -- BEARING BASIS	DEPT -- DEPARTMENT	IR&C -- IRON REBAR & CAP	PCP -- PERMANENT CONTROL POINT	REC -- RECOVERED
BLDG -- BUILDING	D/U -- DRAINAGE AND UTILITY	L -- ARC LENGTH	PG -- PAGE	REV -- REVISION
BM -- BENCH MARK	EASEMENT	LB# -- LICENSED BUSINESS NUMBER	PGS -- PAGES	RP -- RADIUS POINT
(C) -- CALCULATED	ELEV -- ELEVATION	(M) -- MEASURED	PI -- POINT OF INTERSECTION	R/W -- RIGHT-OF-WAY
C -- CHORD	EOP -- EDGE OF PAVEMENT	N & D -- NAIL AND DISK	POB -- POINT OF BEGINNING	SEC 16 -- SECTION 16
CB -- CHORD BEARING	ESMT -- EASEMENT	NR -- NON-RADIAL	POC -- POINT OF COMMENCEMENT	SQ -- SQUARE
CCR # -- CERTIFIED CORNER	FDOT -- FLORIDA DEPARTMENT OF	NSI -- NO SURVEYOR IDENTIFICATION	POL -- POINT ON LINE	SQ FT -- SQUARE FEET
RECORD NUMBER	TRANSPORTATION	NT -- NON-TANGENT	PRC -- POINT OF REVERSE	T -- TANGENT
C/L -- CENTERLINE	FF -- FINISH FLOOR	OR -- OFFICIAL RECORDS	PRM -- PERMANENT REFERENCE	TB -- TANGENT BEARING
CM -- CONCRETE MONUMENT	FOUND -- FOUND	ORB -- OFFICIAL RECORDS BOOK	MONUMENT	T23S -- TOWNSHIP 23 SOUTH
CONC -- CONCRETE	FP&L -- FLORIDA POWER AND LIGHT	(P) -- PLAT	PT -- POINT OF TANGENCY	(TYP) -- TYPICAL
COR -- CORNER	(G) -- GRID (STATE PLANE)	PB -- PLAT BOOK	UE -- UTILITY EASEMENT	W -- WITH

Surveyor's Notes:

- "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER."
- "ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES."
- BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATUM AS BEING S00°01'20"E ALONG THE WEST LINE OF TRACT "B", SECLUDED OAKS, AS RECORDED IN PLAT BOOK 21, PAGE 128, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
- THIS BOUNDARY SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
- THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.

Surveyor's Certification:

I hereby certify that the attached "Boundary Survey" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on October 6, 2014. I further certify that this "Boundary Survey" meets the minimum technical standards set forth in Rule Chapter 5J-17 of the Florida Administrative Code.

For the Firm By: 

Thomas J. Galloway, PSM
Professional Surveyor and Mapper
Florida Registration No. 6548

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 10/1/14	Job No: O28422
Drawn by: TJG	Scale: N/A
File: 023422_SECLUDED OAKS BOUNDARY STRIP.DWG	

TITLE BLOCK ABBREVIATIONS	
Eng. = ENGINEERING	L.B. = LICENSED BUSINESS
C.O.A. = CERTIFICATE OF AUTHORIZATION	Arch. = ARCHITECTURAL
Landscape = LANDSCAPE	NA = NOT APPLICABLE
No. = NUMBER	P.O. = POST OFFICE
	© = COPYRIGHT



Prepared By:
CPH, Inc.
Licenses:
Eng. C.O.A. No. 3215
Survey L.B. No. 7143
Arch. Lic. No. AA2600926
Landscape Lic. No. LC0000298

500 W. Fulton St. ~ Sanford, Fl. 32771 ~ Ph: 407.322.6841

PORTION OF TRACT "A"
(DRY POND)
SECLUDED OAKS, Plat Book 21, Page 128
SECTION 16-TOWNSHIP 23 SOUTH-RANGE 30 EAST
ORANGE COUNTY, FLORIDA

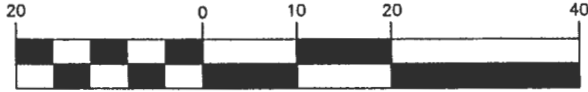
BOUNDARY SURVEY

Sheet
1
1 of 2

© 2014

Boundary Survey:

GRAPHIC SCALE



(IN FEET)
1 inch = 20 ft.



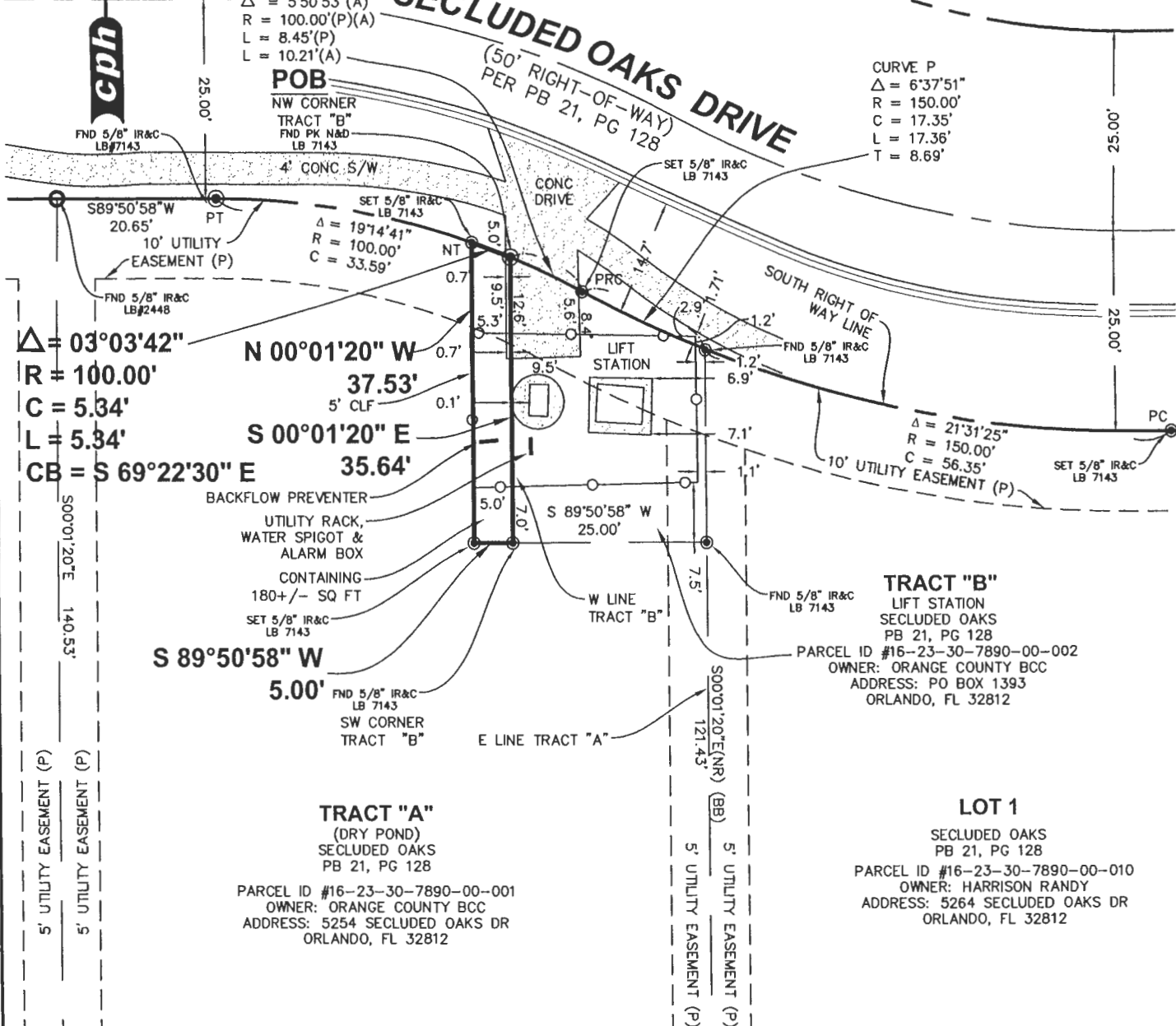
$\Delta = 4^{\circ}50'35''(P)$
 $\Delta = 5^{\circ}50'53''(A)$
 $R = 100.00'(P)(A)$
 $L = 8.45'(P)$
 $L = 10.21'(A)$

SECLUDED OAKS DRIVE
(50' RIGHT-OF-WAY)
PER PB 21, PG 128

CURVE P
 $\Delta = 6^{\circ}37'51''$
 $R = 150.00'$
 $C = 17.35'$
 $L = 17.36'$
 $T = 8.69'$

POB

NW CORNER
TRACT "B"
FND PK N&D
LB 7143



$\Delta = 03^{\circ}03'42''$
 $R = 100.00'$
 $C = 5.34'$
 $L = 5.34'$
 $CB = S 69^{\circ}22'30'' E$

$N 00^{\circ}01'20'' W$
 $37.53'$
 $5' CLF$
 $S 00^{\circ}01'20'' E$
 $35.64'$

$S 89^{\circ}50'58'' W$
 $5.00'$

TRACT "A"
(DRY POND)
SECLUDED OAKS
PB 21, PG 128
PARCEL ID #16-23-30-7890-00-001
OWNER: ORANGE COUNTY BCC
ADDRESS: 5254 SECLUDED OAKS DR
ORLANDO, FL 32812

TRACT "B"
LIFT STATION
SECLUDED OAKS
PB 21, PG 128
PARCEL ID #16-23-30-7890-00-002
OWNER: ORANGE COUNTY BCC
ADDRESS: PO BOX 1393
ORLANDO, FL 32812

LOT 1
SECLUDED OAKS
PB 21, PG 128
PARCEL ID #16-23-30-7890-00-010
OWNER: HARRISON RANDY
ADDRESS: 5264 SECLUDED OAKS DR
ORLANDO, FL 32812

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NOT VALID WITHOUT SHEETS 1 AND 2 OF 2.

Date: 10/1/14	Job No. O28422
Drawn by: TJG	Scale: 1"=20'
File:	O28422_SECLUDED OAKS BOUNDARY STRIP.DWG



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Sheet
2
2 of 2
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BOUNDARY SURVEY