



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** July 9, 2020

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

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

**FROM:** Elizabeth Price Jackson, Senior Title Examiner *EPJ by PS*  
Real Estate Management Division

**CONTACT PERSON:** Paul Sladek, Manager

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

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

**PROJECT:** All American Boulevard  
(Forest City Road to Clarcona-Ocoee Road)  
  
District 2

**PURPOSE:** To provide notice to property owner that County is exercising its right to use state road reservations for access, construction, operation, and maintenance of road widening improvements.

**ITEM:** Notice to Exercise Rights of Reservation  
Total size: 3,699 square feet

**BUDGET:** Account No.: 1031-072-3097-6110

**FUNDS:** \$61 Payable to Orange County Comptroller  
(recording fees)

**APPROVALS:** Real Estate Management Division  
County Attorney's Office  
Public Works Department

**REMARKS:**

The County Attorney's Office has previously issued an opinion that County has a sufficient interest in State of Florida Trustees of the Internal Improvement Trust Fund deed reservations that are conveyed to County to utilize such property for road improvement projects.

One of the property owners along the All American Boulevard (Forest City Road to Clarcona-Ocoee Road) project (Project) has state road reservations across a part of its property lying adjacent to Edgewater Drive at the intersection with All American Boulevard. Those state road reservations were transferred to County in 2009. County now intends to use a portion of the state road reservation area for the Project.

Upon approval, execution, and recording of this Notice to Exercise Rights of Reservation, the Real Estate Management Division will forward a copy to the property owner.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
JUL 28 2020

Instrument: 1013.1/1013A.1  
Project: All American Boulevard  
(Forest City Road to Clarcona-Ocoee Road)

**NOTICE TO EXERCISE RIGHTS OF RESERVATION**

WHEREAS the State of Florida through its Trustees of the Internal Improvement Trust Fund reserved certain rights including road right-of-way by virtue of a Deed recorded in Deed Book 648, page 296, which reserved rights were conveyed to Orange County, Florida by Transfer of Road Reservation recorded in Official Records Book 9943, Page 5452, both of the Public Records of Orange County, Florida.

THEREFORE Orange County, a charter county and a political subdivision of the state of Florida, hereby notifies Halliday Products, Inc., a Florida corporation, the apparent current owner of the following described property, whose address is 6401 Edgewater Drive, Orlando, Florida 32810-4203, of its exercise of rights to utilize said property for road right-of-way purposes.

**SEE ATTACHED SCHEDULE "A"**  
**Property Appraiser's Identification Number:**  
**portions of**  
**33-21-29-5444-02-010 & 33-21-29-5444-01-070**

Dated at Orlando, Florida this JUL 28 2020.

IN WITNESS WHEREOF, the said GRANTOR 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

ATTEST: Patricia Diamond, CPA, County Comptroller  
Clerk to the Board of County Commissioners

BY: Noelia Perez  
Deputy Clerk  
Noelia Perez  
Printed Name

This instrument prepared by:  
E. Price Jackson, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

SCHEDULE "A"

Parcel Number: 1013

Description:

A part of Lot 1, Block "B" of MAGNOLIA TERRACE, as recorded in Plat Book "S", page 29 of the Public Records of Orange County, Florida, being more particularly described as follows:

Begin at a nail and disc stamped "prm" with no identifying number found at the intersection of the Northerly Right of Way line of Edgewater Drive as described in the Order of Taking as recorded in Official Records Book 3145, Page 303, of the Public Records of Orange County, Florida, with the Southerly Right of Way line of the Seaboard Coastline Railroad and the beginning of a nontangent curve concave to the Northeasterly and having a radius of 795.77 feet; thence run Northwesterly 76.02 feet along the arc of said curve and said Northerly Right of Way of Edgewater Drive through a central angle of 05 degrees 28' 23", the chord of said curve bears North 60 degrees 57' 33" West to the end of said curve; thence run North 58 degrees 56' 24" West along said Northerly Right of Way a distance of 48.21 feet; thence leaving said Northerly Right of Way line run South 87 degrees 33' 45" East a distance of 34.49 feet; thence run North 50 degrees 31' 04" East a distance of 30.94 feet to the intersection with the aforesaid Southerly Right of Way line of the Seaboard Coastline Railroad; thence run South 31 degrees 41' 55" East along said Southerly Right of Way line of the Seaboard Coastline Railroad a distance of 93.99 feet to the Point of Beginning.

Containing 2,582 square feet more or less.

REPRODUCTIONS OF THIS DESCRIPTION ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

THIS IS NOT A SURVEY

*Daniel A. Groves*

DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR  
AND MAPPER NO. 4625  
METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. Y4-810-DB

ROAD NAME: ALL AMERICAN BLVD.



**METRIC ENGINEERING, INC.**  
ENGINEERS - PLANNERS - SURVEYORS  
615 CRESCENT EXECUTIVE CT. SUITE 524,  
LAKE MARY, FLORIDA 32746  
PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33  
TOWNSHIP 21 SOUTH  
RANGE 29 EAST

DRAWN BY: D.GROVES  
DRAWING

CHECKED BY: D.GROVES

PARCEL NO.

DATE: MAR. 12, 2009

DATE: MAR. 12, 2009

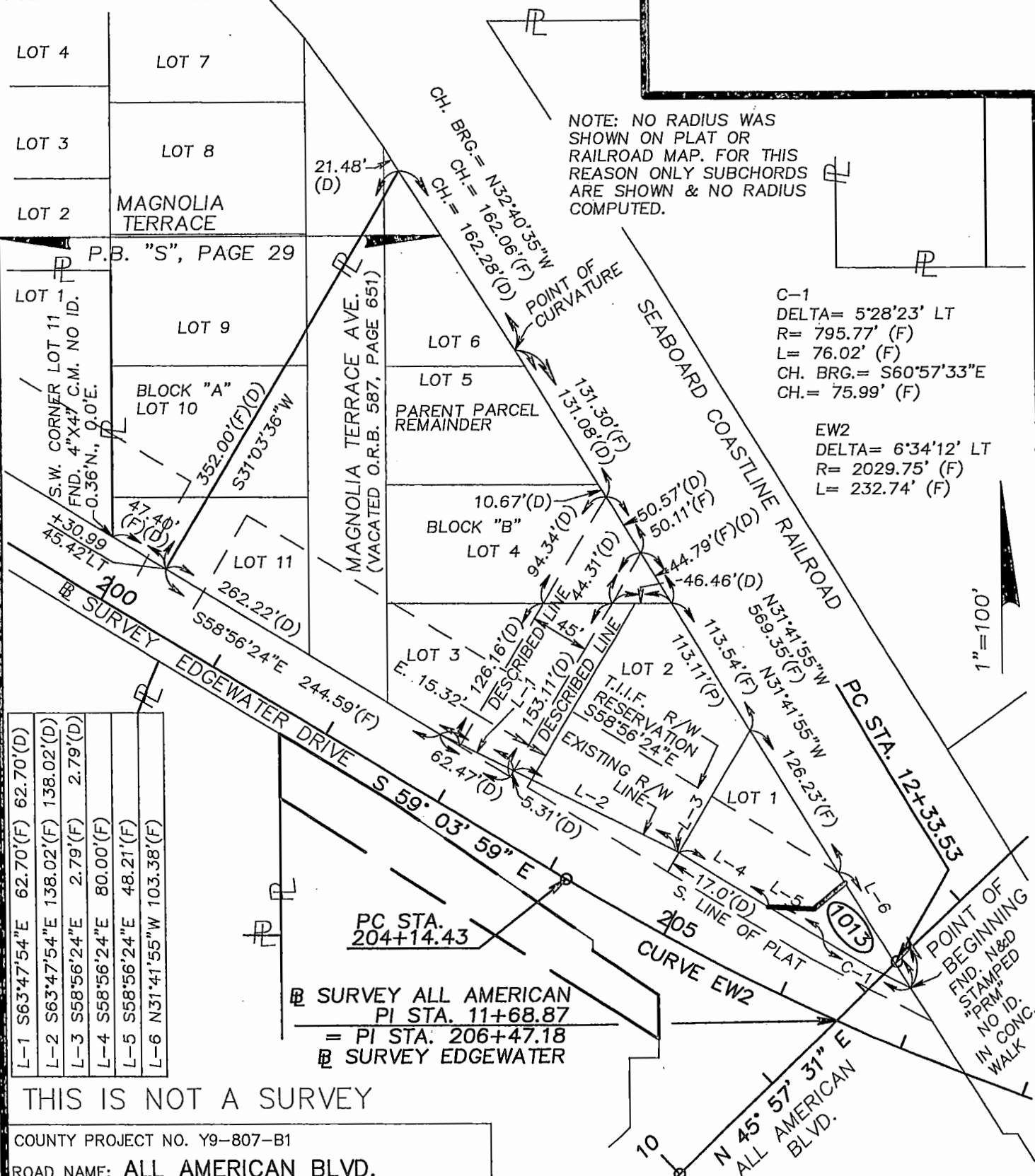
1013

DATE REVISIONS BY

SCALE NONE

SHEET 1 OF 3

PARCEL 1013 SKETCH OF DESCRIPTION



L-1	S63°47'54"E	62.70'(F)	62.70'(D)
L-2	S63°47'54"E	138.02'(F)	138.02'(D)
L-3	S58°56'24"E	2.79'(F)	2.79'(D)
L-4	S58°56'24"E	80.00'(F)	
L-5	S58°56'24"E	48.21'(F)	
L-6	N31°41'55"W	103.38'(F)	

THIS IS NOT A SURVEY

COUNTY PROJECT NO. Y9-807-B1  
 ROAD NAME: ALL AMERICAN BLVD.

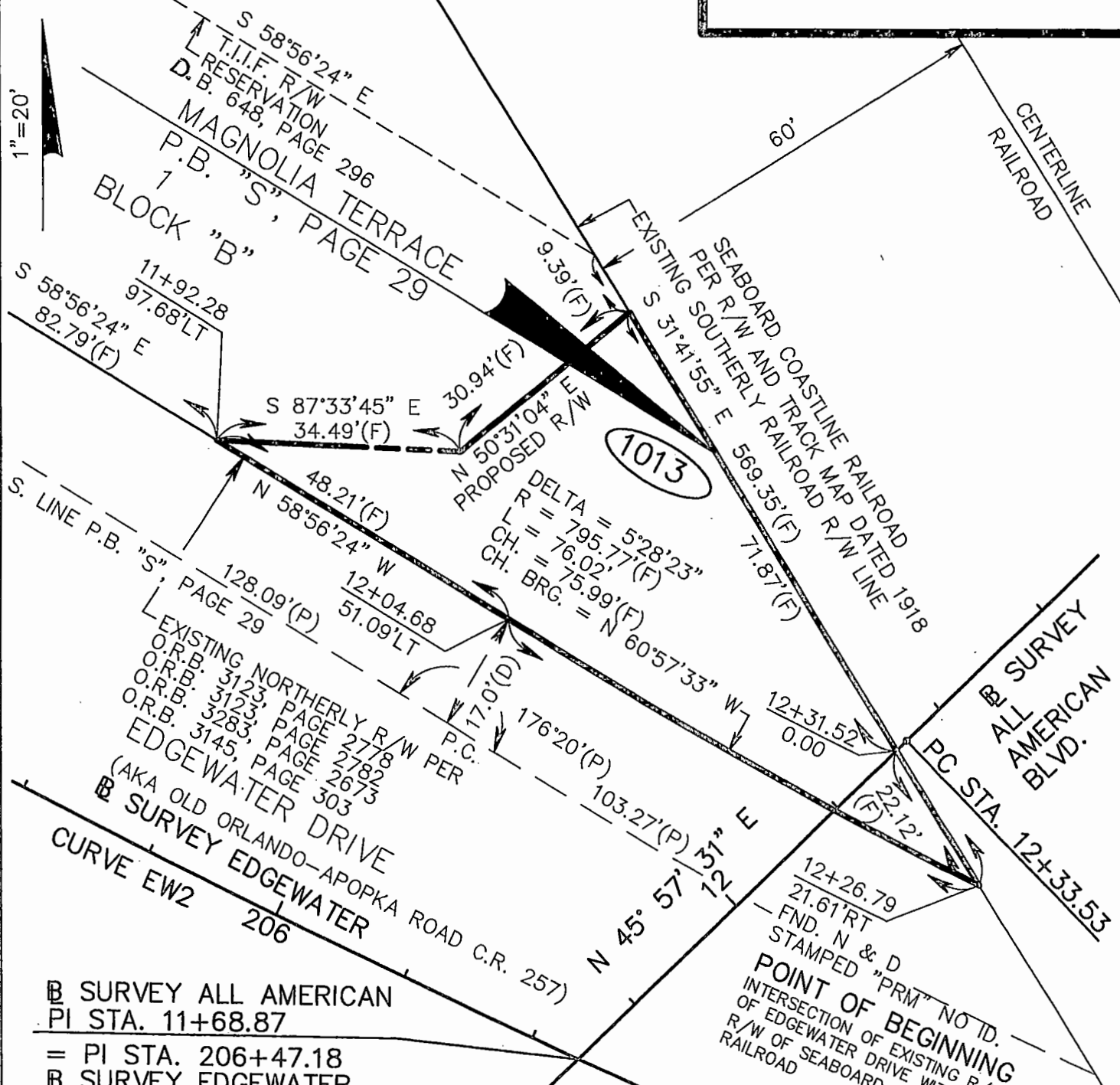
**METRIC ENGINEERING, INC.**  
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SECTION 33  
 TOWNSHIP 21 SOUTH  
 RANGE 29 EAST

DRAWN BY: D.GROVES  
 CHECKED BY: D.GROVES  
 DATE: JAN. 20, 2009

PARCEL NO. 1013  
 SCALE 1" = 100'  
 SHEET 2 OF 3

PARCEL 1013 SKETCH OF DESCRIPTION  
THIS IS NOT A SURVEY



B SURVEY ALL AMERICAN  
PI STA. 11+68.87  
= PI STA. 206+47.18  
B SURVEY EDGEWATER

LEGEND

AC.	ACRE	P.B.	PLAT BOOK
B	BASELINE	P.C.	POINT OF CURVATURE
CH.	CHORD DISTANCE	P.I.	POINT OF INTERSECTION
C.M.	CONCRETE MONUMENT	P.T.	POINT OF TANGENCY
(D)	DEED	R	RADIUS
FND.	FOUND	RGE.	RANGE
(F)	FIELD MEASURE	RT	RIGHT
ID.	IDENTIFICATION	R/W	RIGHT OF WAY
L	ARC LENGTH	S.F.	SQUARE FEET
LT	LEFT	STA.	STATION
N&D	NAIL AND DISK	T	TANGENT LENGTH
O.R.B.	OFFICIAL RECORDS BOOK	T.I.I.F.	TRUSTEES INTERNAL IMPROVEMENT FUND
(P)	PLAT	TWP.	TOWNSHIP

SECTION 33 TOWNSHIP 21 SOUTH RANGE 29 EAST	
SCALE 1" = 20'	
DATE	REVISIONS BY
SHEET 3 OF 3	

# SCHEDULE "A"

Parcel Number: 1013A

**Description:**

A part of Lot 11, Block "A" of MAGNOLIA TERRACE as shown on the plat thereof as recorded in Plat Book "S", Page 29 of the Public Records of Orange County, Florida, being more particularly described as follows:

Commence at the Southwest corner of Lot 11, Block "A" of MAGNOLIA TERRACE as shown on the plat thereof as recorded in Plat Book "S", Page 29 of the Public Records of Orange County, Florida thence South 58 degrees 56' 24" East along the Southerly line of said Lot 11 and the Northerly right of way line of Edgewater Drive a distance of 47.40 feet; thence continue South 58 degrees 56'24" East a distance of 33.56 feet to the POINT OF BEGINNING; thence North 30 degrees 30'00" East a distance of 9.40 feet; thence South 59 degrees 03'59" East a distance of 95.20 feet; thence South 46 degrees 39'33" East a distance of 45.19 feet; thence North 58 degrees 56'24" West a distance of 139.26 feet to the POINT OF BEGINNING.

Containing 1117 square feet, more or less.

REPRODUCTIONS OF THIS SKETCH ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER.

*Daniel A. Groves*  
 DANIEL A. GROVES, FLORIDA PROFESSIONAL SURVEYOR  
 AND MAPPER NO. 4625  
 METRIC ENGINEERING, INC. L.B. NO. 2294

COUNTY PROJECT NO. Y4-810-DB

ROAD NAME: ALL AMERICAN BLVD.

THIS IS NOT A SURVEY



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 ENGINEERS - PLANNERS - SURVEYORS  
 615 CRESCENT CT. SUITE 524  
 LAKE MARY, FLORIDA 32746  
 PHONE (407) 644-1898 FAX (407) 644-1921

SECTION 33  
 TOWNSHIP 21 SOUTH  
 RANGE 29 EAST

DRAWN BY: D.GROVES  
 DRAWING

CHECKED BY: D.GROVES  
 DATE: JULY 29, 2009

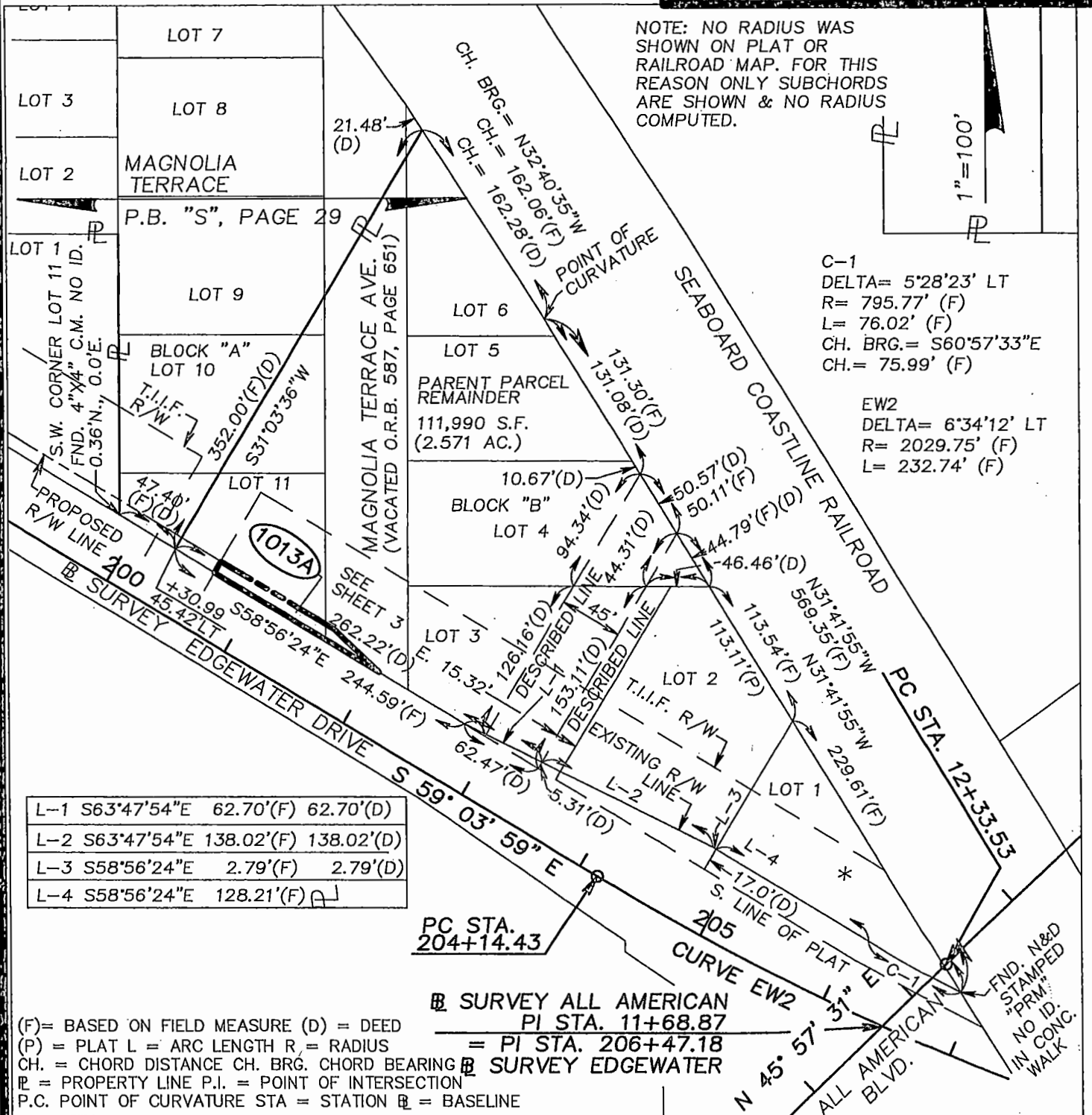
PARCEL NO.  
 1013A

DATE REVISIONS BY

SCALE NONE

SHEET 1 OF 3

SCHEDULE "A" PARCEL 1013A  
 PROJECT: ALL AMERICAN BOULEVARD  
 SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY



L-1	S63°47'54"E	62.70'(F)	62.70'(D)
L-2	S63°47'54"E	138.02'(F)	138.02'(D)
L-3	S58°56'24"E	2.79'(F)	2.79'(D)
L-4	S58°56'24"E	128.21'(F)	128.21'(D)

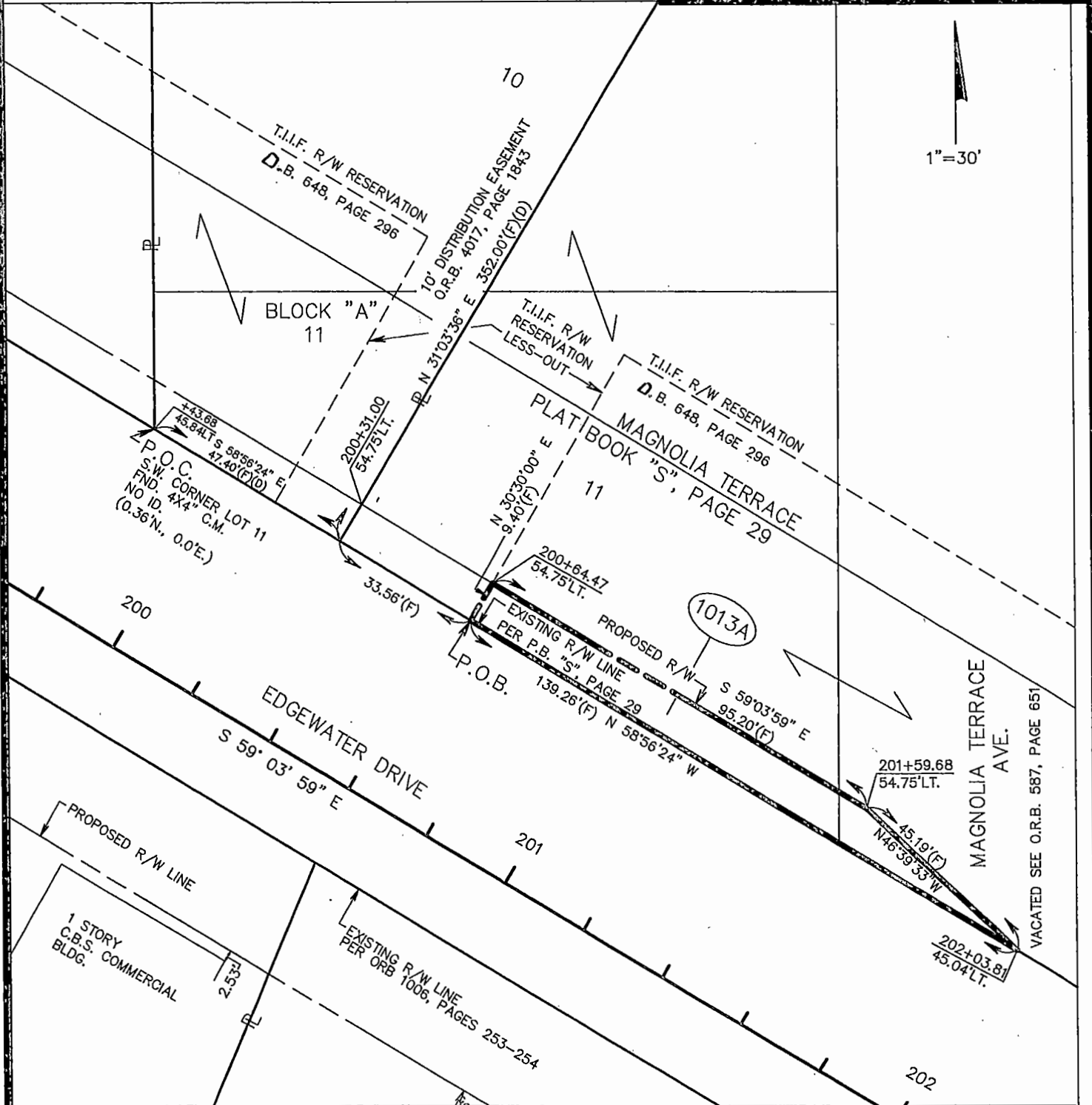
(F) = BASED ON FIELD MEASURE (D) = DEED  
 (P) = PLAT L = ARC LENGTH R = RADIUS  
 CH. = CHORD DISTANCE CH. BRG. CHORD BEARING  
 P.I. = POINT OF INTERSECTION  
 P.C. POINT OF CURVATURE STA = STATION B = BASELINE

COUNTY PROJECT NO. Y4-810-DB  
 ROAD NAME: ALL AMERICAN BLVD. THIS IS NOT A SURVEY

<p><b>METRIC ENGINEERING, INC.</b>                  ENGINEERS - PLANNERS - SURVEYORS                  615 CRESCENT CT. SUITE 524                  LAKE MARY, FLORIDA 32746                  PHONE (407) 644-1898 FAX (407) 644-1921</p>	SECTION 33 TOWNSHIP 21 SOUTH RANGE 29 EAST	
	DRAWN BY: C. ADAIR CHECKED BY: D.GROVES DATE: Oct. 8, 2007	PARCEL NO. 1013A DATE: JULY 29, 2009



P.O.B. = POINT OF BEGINNING  
 P.O.C. = POINT OF COMMENCEMENT  
 T.I.I.F. = TRUSTEES OF THE INTERNAL IMPROVEMENT FUND  
 R/W = RIGHT OF WAY  
 O.R.B. = OFFICIAL RECORDS BOOK



COUNTY PROJECT NO. Y4-810-DB  
 ROAD NAME: ALL AMERICAN BLVD.

SKETCH OF DESCRIPTION  
 THIS IS NOT A SURVEY

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SECTION 33  
 TOWNSHIP 21 SOUTH  
 RANGE 29 EAST

DRAWN BY: D GROVES  
 DATE: OCT. 8, 2007

CHECKED BY: D.GROVES  
 DATE: JULY 29, 2009

PARCEL NO.  
 1013A

DATE REVISIONS BY

SCALE 1" = 30'  
 SHEET 3 OF 3

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: June 19, 2020

Total Amount: \$61.00 DEC 06/24/20

Project: All American Blvd (Forest City Rd - Clarcona-Ocoee Rd) Parcels: 1013/1013A

Charge to Account # 1031-072-3097-6110 dup (see attach)

*Ghulam Qadir* 06/24/20  
Controlling Agency Approval Signature Date

Ghulam Qadir  
Printed Name:

*Pat Davis*  
Fiscal Approval Signature Date

Pat Davis  
Printed Name

TYPE TRANSACTION (Check appropriate block(s))  
 Pre-Condemnation  Post-Condemnation  N/A District # 2

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

Name, Address
Orange County Comptroller \$61.00 (recording fees)

DOCUMENTATION ATTACHED (Check appropriate block(s))

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

Payable to: Orange County Comptroller (\$61.00)

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

Recommended by *Elizabeth Price Jackson*  
Elizabeth Price Jackson, Sr. Title Examiner Real Estate Management Division

June 19, 2020

Date

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

7/9/2020  
Date

or  
Payment Approved \_\_\_\_\_

Date

Certified *Nadia Bey*  
Approved by BCC for Deputy Clerk to the Board

JUL 28 2020  
Date

Examined/Approved \_\_\_\_\_  
Comptroller/Government Grants

Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available. To be recorded as soon as check is issued.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

1111 28 2020