

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2020

RESOLUTION
of the
**ORANGE COUNTY BOARD OF COUNTY
COMMISSIONERS**
regarding
**AUTHORIZATION TO CONVEY
CERTAIN COUNTY PROPERTY INTERESTS TO
THE SCHOOL BOARD OF ORANGE COUNTY, FLORIDA
IN ACCORDANCE WITH SECTION 125.38, FLORIDA
STATUTES**

Resolution No. 2020 - M-04

WHEREAS, Orange County, a political subdivision of the State of Florida (the "**County**"), pursuant to its home rule power and Section 125.38, Florida Statutes, has authority to determine that certain County property is not needed for County purposes and to convey said property, for nominal price or otherwise, to the United States or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of Florida, or any corporation or non-profit entity organized for the purpose of promoting community interest and welfare; and

WHEREAS, the County has an interest in the land more particularly described in Exhibit "A" attached hereto (the "**Parcel**"); and

WHEREAS, The School Board of Orange County, Florida, a public corporate body and political subdivision of the State of Florida (the "**School Board**") has applied to the County for the conveyance of any and all of County's interest in the Parcel for the purposes of development of site improvements for the relief high school known as Site #113-H-W-4; and

WHEREAS, the County has determined that the County's interest in the Parcel is no longer needed for County purposes; and

WHEREAS, the County has determined that, pursuant to the School Board's application, the County's interest in the Parcel should be conveyed to the School Board, and such conveyance is in the public interest; and

WHEREAS, the School Board is qualified, as a political subdivision of the State of Florida, to make application for, and receive, this County property pursuant to Section 125.38, Florida Statutes.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF ORANGE COUNTY:

Section 1. The above recitals are hereby incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board hereby determines that the Parcel is no longer needed for County purposes, and it is in the best interests of the County to convey the Parcel to the School Board for the purposes of development of site improvements for the relief high school known as Site #113-H-W-4.

Section 3. The Board hereby directs that all of the County's right, title, and interest in the Parcel be conveyed to the School Board for the consideration of \$1.

Section 4. The Board hereby directs the Mayor to execute and deliver a County Deed in the form attached hereto as Exhibit "B" to effectuate such conveyance and staff to do all things necessary and appropriate to conclude this transaction.

Section 5. The Board hereby directs staff to deliver a certified copy of this Resolution to the School Board.

Section 6. This Resolution shall become effective upon its adoption by the Board.

ADOPTED THIS _____ DAY OF FEB 25 2020.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

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

By: *Craig A. Stopyra*
for Deputy Clerk
Craig A. Stopyra
Printed Name



LEGAL DESCRIPTION

SHEET 1 OF 2 DESCRIPTION
SEE SHEET 2 OF 2 FOR SKETCH

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF SEIDEL ROAD BEING A PORTION OF TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9056, PAGE 1496 AS RECORDED IN THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AND LYING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 24 SOUTH, RANGE 27 EAST OF ORANGE COUNTY, FLORIDA; THENCE S89°49'29"W ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 431.61 FEET TO THE PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE OF REALIGNED SEIDEL ROAD, AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2133.00 FEET, WITH A CHORD BEARING OF S75°46'45"W, AND A CHORD DISTANCE OF 126.30 FEET; THENCE RUN ALONG SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 03°23'35" FOR AN ARC DISTANCE OF 126.31 FEET TO A POINT ON THE EASTERLY LINE OF TRACT 4, AS DESCRIBED IN OFFICIAL RECORDS BOOK 9056, PAGE 1496 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE, RUN S00°10'31"E ALONG THE EASTERLY LINE OF SAID TRACT 4, A DISTANCE OF 19.35 FEET; THENCE S89°49'29"W CONTINUING ALONG SAID EASTERLY LINE, A DISTANCE OF 99.68 FEET TO SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE AND A NON-TANGENT POINT ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 2133.00 FEET, WITH A CHORD BEARING OF N78°50'23"E, AND A CHORD DISTANCE OF 101.54 FEET; THENCE RUN ALONG SAID PROPOSED SOUTHEASTERLY RIGHT-OF-WAY LINE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°43'40" FOR AN ARC DISTANCE OF 101.55 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 920.289 SQUARE FEET (0.021 ACRES), MORE OR LESS.



16 East Plant Street
Winter Garden, Florida 34787 * (407) 654 5355

SURVEYOR'S NOTES: i:\data\20130051\sketches segment 2\seidel road south vacation base.dwg 20130051-sod-rwl SOD-RWL (1)

THIS IS NOT A SURVEY.
THE DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S REQUEST.
THIS LEGAL DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
THIS LEGAL DESCRIPTION AND SKETCH HAS BEEN PREPARED WITHOUT THE BENEFIT OF TITLE.
BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE NORTH LINE OF THE NORTHEAST 1/4 OF SECTION 8-24-27 ORANGE COUNTY, FLORIDA, BEING S89°49'29"W.

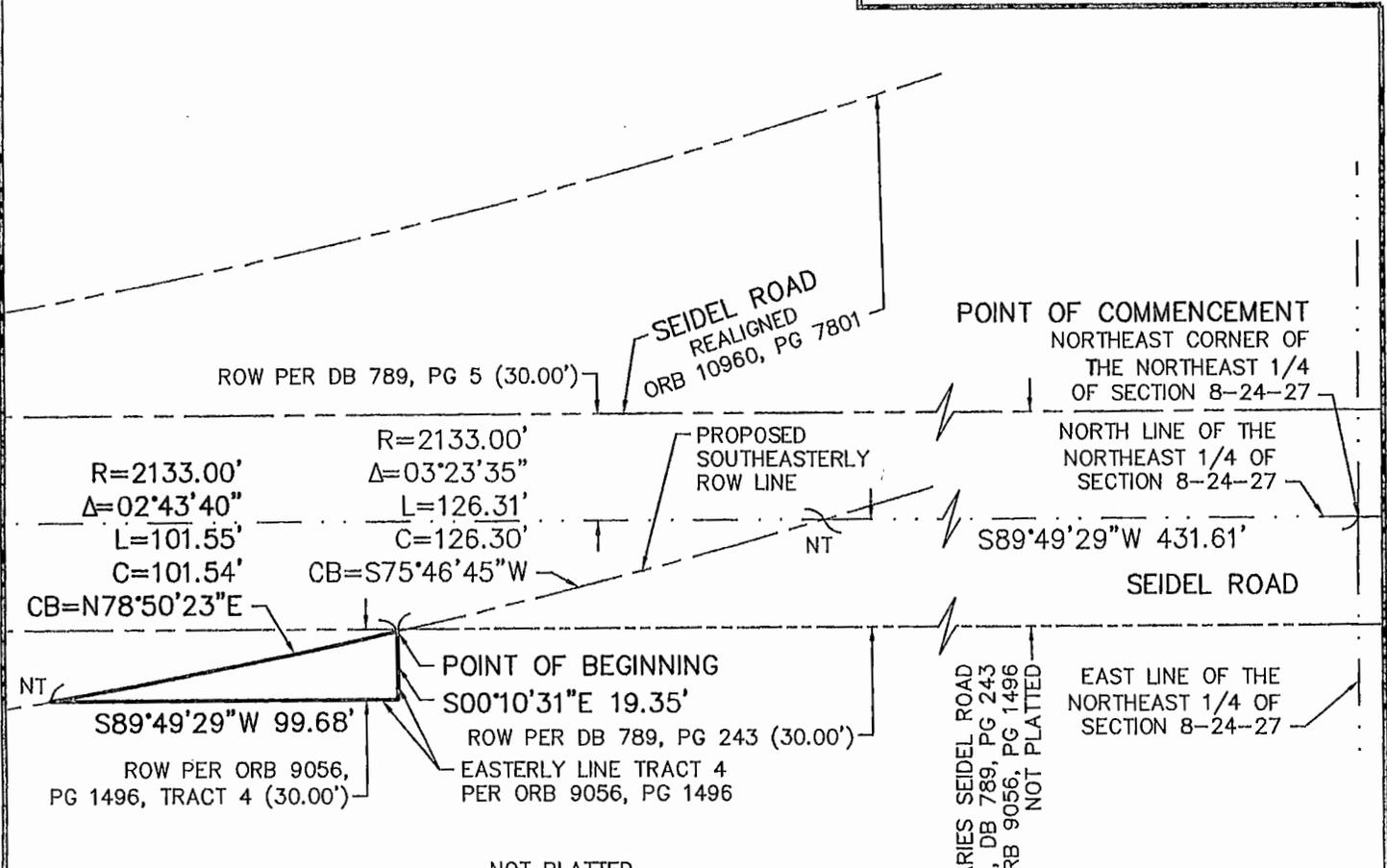
JOB NO. _____	20130051	CALCULATED BY: _____	DH
DATE: _____	8-23-16	DRAWN BY: _____	DH
SCALE: _____	N/A	CHECKED BY: _____	MR
FIELD BY: _____	N/A		

FOR THE LICENSED BUSINESS # 6723 BY:

 JAMES L. RINKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION

SHEET 2 OF 2 SKETCH
SEE SHEET 1 OF 2 FOR DESCRIPTION



LEGEND

- Δ CENTRAL ANGLE
- C CHORD LENGTH
- CB CHORD BEARING
- DB DEED BOOK
- L ARC LENGTH
- NT NON-TANGENT
- ORB OFFICIAL RECORDS BOOK
- PG PAGE OR PAGES
- R RADIUS
- ROW RIGHT-OF-WAY

ROW VARIES SEIDEL ROAD
DB 789, PG 5, DB 789, PG 243
DB 789, PG 242, ORB 9056, PG 1496
NOT PLATTED



SURVEYOR'S NOTES: I:\data\20130051\sketches segment 2\seidel road south vacatlon base.dwg\20130051-sod-rw1 SOD-RW1 (2)
THIS IS NOT A SURVEY.
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JOB NO. 20130051	CALCULATED BY: DH
DATE: 8-23-16	DRAWN BY: DH
SCALE: 1" = 50'	CHECKED BY: MR
FIELD BY: N/A	



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654 5355

EXHIBIT "B"

Project: Seidel Road (Partial Transfer to OCPS)

This document constitutes a conveyance from a state agency or instrumentality to an agency of the state and is not subject to documentary stamp tax. Department of Revenue Rule 12B-4.0114(10), F.A.C

COUNTY DEED

THIS DEED, made as of the date signed below, by Orange County, a charter county and political subdivision of the state of Florida, whose address is P. O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and The School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, 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 Number:

Unassigned

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.

Project: Seidel Road (Partial Transfer to OCPS)

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 as written below.

(Official Seal)

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: _____
Jerry L. Demings
Orange County Mayor

DATE: _____

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

BY: _____
Deputy Clerk

Printed Name

This instrument prepared by:

Kim Heim, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida