



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 7

DATE: July 10, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

FROM: Juanita Thomas, Senior Title Examiner *JT/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

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

ACTION REQUESTED: Approval and execution of County Deed by Orange County and South Lake Crossings I, LLC and authorization for the Real Estate Management Division to perform all actions necessary and incidental to closing.

PROJECT: Private Sale of Surplus Property
South Lake Crossings - Conserv II Easements

Lake County

PURPOSE: To dispose of County easement interest surplus to the needs of Orange County by private sale to adjacent property owner.

ITEM: County Deed
Revenue: \$74,040
Size: 1.67 acres

REVENUE: Account No. 4420-038-1300-6450

APPROVALS: Real Estate Management Division
Utilities Department

REMARKS:

On June 21, 2023, the Utilities Department issued a Declaration of Surplus Property Memo after review of the request by the landowner, South Lake Crossings I, LLC (Grantee), to surplus two easement parcels that are located solely within its property in Lake County, Florida. The resolution to surplus the easements is schedule for the July 11, 2023 Board meeting. Due to the timing for submittals, this agenda item is being submitted contingent upon approval by the Board of the resolution, to declare this property surplus and authorize a private sale.

In accordance with F.S. 125.35(2), notice of the intended action to sell the property was sent to the only adjacent landowner, Grantee.

Grantee must pay the purchase price, recording fees, and documentary stamp tax.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 25 2023

Project: Private Sale of Surplus Property
South Lake Crossings – Conserv II Easements

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, GRANTOR, and **South Lake Crossings I, LLC**, a Florida limited liability company, whose mailing address is PO Box 135, Windermere, Florida 34786, 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:

As legally described in Exhibit A attached hereto and is described in that Order of Taking for Parcels 849 and 850 recorded July 8, 1985 at Book 845, Page 567, Official Records of Lake County, Florida; and the Stipulated Final Judgment for Parcels 849 and 850 recorded August 29, 1985 at Book 850, Page 506, Official Records of Lake County, Florida.

TOGETHER WITH all interests in and to that the Permanent Utility Easement and Permanent Drainage Easement as legally described in the attached Exhibit A, as that interest was specifically acquired pursuant to the Order of Taking for Parcels 849 and 850 recorded July 8, 1985 at Book 845, Page 567, Official Records of Lake County, Florida; and the Stipulated Final Judgment for Parcels 849 and 850 recorded August 29, 1985 at Book 850, Page 506, Official Records of Lake County, Florida.

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: Private Sale of Surplus Property
South Lake Crossings – Conserv II Easements

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.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

DATE: *25 July 2023*

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

BY: *Craig Stopysa*
for Deputy Clerk
Craig Stopysa
Printed Name

This instrument prepared by:
J. Thomas, a staff employee
in the course of duty with the
Real Estate Management Division of
Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

EXHIBIT A

(2 pages)

*Prepared by
Allen & Company
dated June 7, 2023*

LEGAL DESCRIPTION

A portion of lands lying in the Southeast Quarter of Section 22, Township 23 South, Range 26 East, being the same lands described as Parcel numbers 849 and 850 as recorded in Official Records Book 845, Pages 567 through 576 and Official Records Book 850, Pages 506 through 511 of the Public Records of Lake County, Florida,

being more particularly described as:

Commencing at the Southeast corner of the Southeast Quarter of said Section 22; thence run North 89°12'03" West along the South line of said Southeast Quarter for a distance of 755.98 feet; thence departing said South line run North 00°00'00" West for a distance of 30.00 feet to the POINT OF BEGINNING; thence run North 89°12'03" West for a distance of 30.00 feet; thence run North 00°00'00" West for a distance of 694.43 feet; thence run South 90°00'00" West for a distance of 30.00 feet; thence run North 00°00'00" West for a distance of 20.00 feet; thence run North 90°00'00" East for a distance of 30.00 feet; thence run North 00°00'00" West for a distance of 50.00 feet; thence run South 90°00'00" West for a distance of 11.00 feet; thence run North 33°41'24" West for a distance of 108.17 feet; thence run North 00°00'00" West for a distance of 100.00 feet; thence run North 62°26'50" East for a distance of 129.71 feet; thence run South 68°11'55" East for a distance of 107.70 feet; thence run South 22°37'12" East for a distance of 130.00 feet; thence run South 45°00'00" West for a distance of 127.28 feet; thence run South 90°00'00" West for a distance of 73.99 feet; thence run South 00°00'00" East for a distance of 764.85 feet to the POINT OF BEGINNING.

Containing 72,588 square feet or 1.67 acres, more or less.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH



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 WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER OR AN ELECTRONIC SIGNATURE THAT IS IN COMPLIANCE WITH FLORIDA ADMINISTRATIVE CODE 5J-17.062.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE SE 1/4 OF SECTION 22-23-26 AS BEING N89°12'03"W (ASSUMED FOR ANGULAR DESIGNATION ONLY)
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE LAKE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20180429
DATE: 3/01/21
SCALE: 1" = 150'

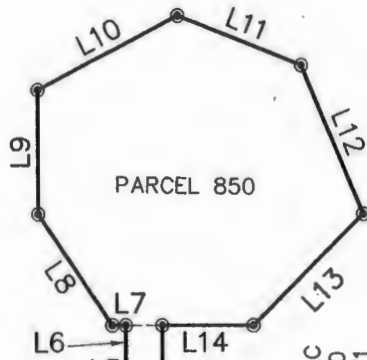
CALCULATED BY: DY
DRAWN BY: DY
CHECKED BY: MR

REVISED 6/7/2023

FOR THE LICENSED BUSINESS #6723 BY:
Digitally signed by:
James L Rickman
Date: 2023.06.08
14:35:10 -04'00'
JAMES L. RICKMAN, P.S.M. #5633



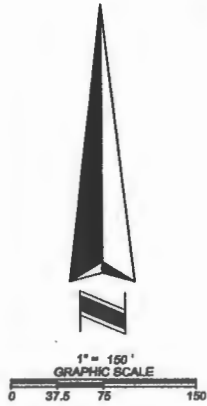
SKETCH OF DESCRIPTION



PARCEL 850

SOUTH LAKE CROSSINGS I, LLC
 22-23-26-0004-000-00600
 O.R. 4062, PAGES 462 - 471
 INSTRUMENT # 2011032528
 NOT PLATTED

LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°00'00"W	30.00'
L2	N89°12'03"W	30.00'
L3	S90°00'00"W	30.00'
L4	N00°00'00"W	20.00'
L5	N90°00'00"E	30.00'
L6	N00°00'00"W	50.00'
L7	S90°00'00"W	11.00'
L8	N33°41'24"W	108.17'
L9	N00°00'00"W	100.00'
L10	N62°26'50"E	129.71'
L11	S68°11'55"E	107.70'
L12	S22°37'12"E	130.00'
L13	S45°00'00"W	127.28'
L14	S90°00'00"W	73.99'



30.00' PIPELINE
 EASEMENT PER
 O.R. 816, PG. 2115
 PARCEL #3135

694.43'
 PARCEL 849

764.85'

N00°00'00"E
 S00°00'00"E

POINT OF
 BEGINNING

POINT OF
 COMMENCEMENT
 SOUTHEAST CORNER OF
 THE SOUTHEAST 1/4 OF
 SECTION 22-23-26

SOUTH LINE OF THE SOUTHEAST
 1/4 OF SECTION 22-23-26

N89°12'03"W

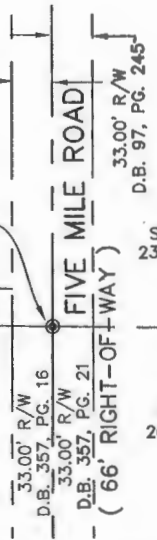
33.00' R/W
 D.B. 97, PG. 245

33.00' R/W
 D.B. 97, PG. 245

SECTION
 23-23-26

SECTION
 27-23-26

SECTION
 26-23-26



755.98'

LEGEND

- O.R. OFFICIAL RECORDS
- PG. PAGE
- ⊙ CHANGE IN DIRECTION
- D.B. DEED BOOK

SHEET 2 OF 2
 SEE SHEET 1 FOR DESCRIPTION



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 Winter Garden, Florida 34787 * (407) 654-5355

JOB NO. 20180429

DATE: 3/01/2021

SCALE: 1" = 150'

DRAWN BY: DY

REVISED 6/7/2023