



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: February 22, 2019

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

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

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

CONTACT PERSON: **Paul Sladek, Manager**

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

ACTION REQUESTED: Approval and execution of Resolution regarding Authorization to Convey Certain County Property Interests to the City of Maitland, Florida in accordance with Section 125.38, Florida Statutes and County Deed from Orange County to City of Maitland and authorization to disburse funds to pay recording fees and record instrument

PROJECT: Howell Branch Rd

District 5

PURPOSE: To convey certain real property interests of Orange County to the City of Maitland.

ITEMS: Resolution

County Deed
Revenue: None/Donation
Size: 24,612.39 square feet

BUDGET: Account No.: 1002-072-2908-6110

FUNDS: \$35.50 Payable to Orange County Comptroller
(recording fees)

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

REMARKS: The County holds an interest in certain lands located at the corner of Howell Branch Road and Horatio Avenue (Parcel). The Parcel is located within the jurisdictional limits of the City of Maitland (City), and the City has requested that the County transfer the County's interests in the Parcel to the City. Public Works has reviewed and agreed to the City's request.

This County Deed will convey the County's interests in the Parcel to the City. This Resolution is required by Section 125.38, Florida Statutes, as a condition precedent to this conveyance.

County to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 12 2019

Project: Howell Branch Rd

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 City of Maitland, a municipal corporation of the State of Florida, whose address is 1776 Independence Lane, Maitland, Florida 32751, 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 APPENDIX "A"

Property Appraiser's Parcel Identification Number:

A portion of
29-21-30-0000-00-025

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: Howell Branch Rd

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: *Bryan W. Brooks*
*1 Jerry L. Demings
Orange County Mayor

DATE: 12 March 2019

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

BY: *Katie Smith*
Deputy Clerk


This instrument prepared by:

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

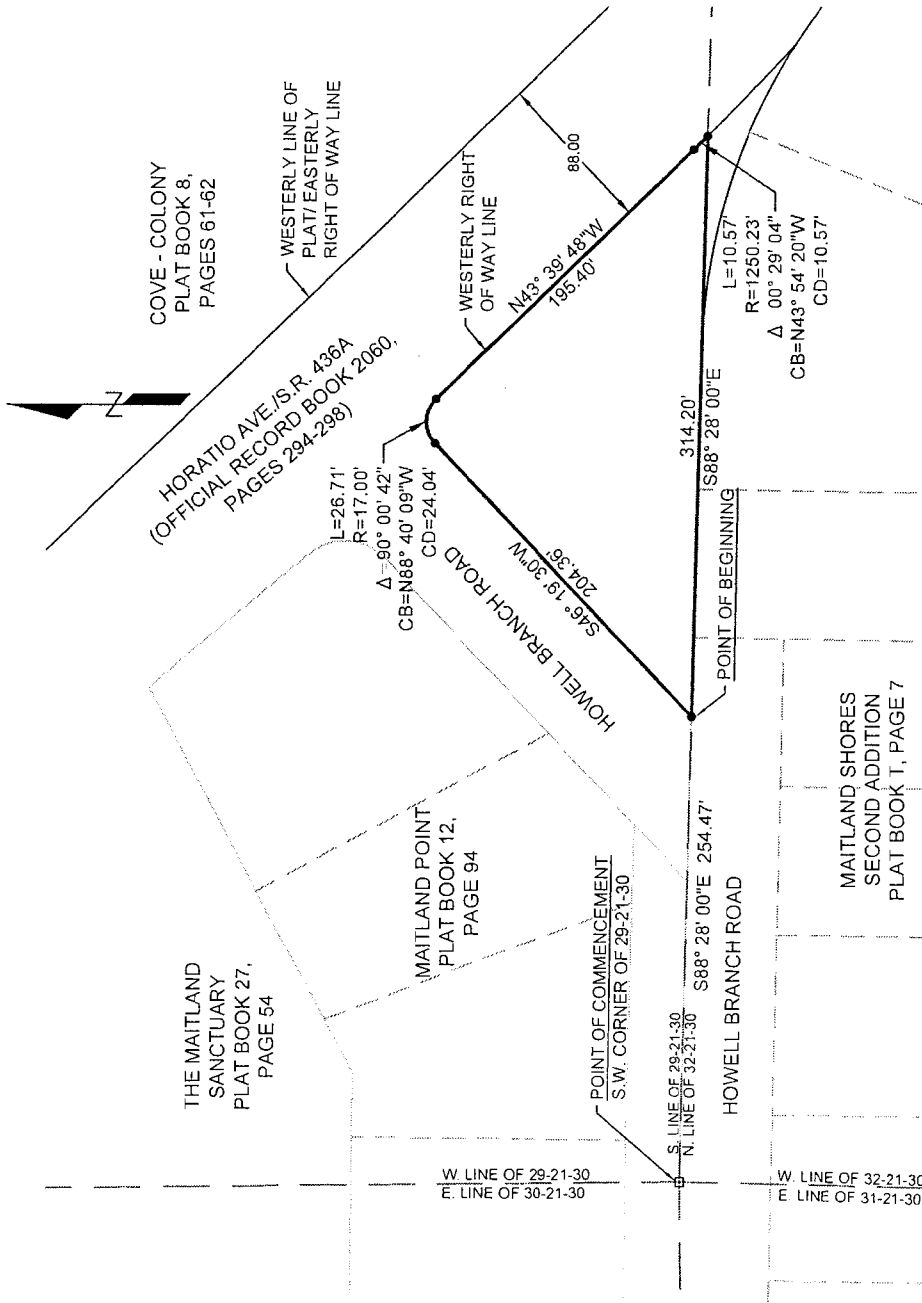
APPENDIX "A" LEGAL DESCRIPTION

Commence at the Southwest Corner of Section 29, Township 21 South, Range 30 East, Orange County, Florida, thence run S 88°28'00" E along the South line of said Section 29, for a distance of 254.47 feet to the Point of Beginning; said South Section line also being the North line of the PLAT OF MAITLAND SHORES, SECOND ADDITION, as recorded in Plat Book T, Page 7 of the Public Records of Orange County, Florida, and also being the South line of the PLAT OF MAITLAND POINT, as recorded in Plat Book 12, Page 94 of the Public Records of Orange County, Florida; thence continue S 88°28'00" E for a distance of 314.20 feet to a point of curvature of a curve concave Northeasterly lying on the Westerly right of way line of Horatio Avenue, also known as State Road 436A, as recorded in Official Record Book 2060, Pages 294-298 of the Public Records of Orange County, Florida; said line being parallel to and 88.00 feet West of the Westerly line of the PLAT OF COVE - COLONY, as recorded in Plat Book 8, Pages 61-62 of the Public Records of Orange County, Florida; said Westerly line also being the Easterly right of way line of Horatio Avenue; said curve having a radius of 1250.23 feet, a chord bearing of N 43°54'20" W, a chord distance of 10.57 feet, and a central angle of 00°29'04"; thence run Northwesterly along the arc of said curve for a distance of 10.57 feet to a point of tangency; thence run N 43°39'48" W along said Westerly right of way line for a distance of 195.40 feet to a point of curvature of a curve concave Southerly, having a radius of 17.00 feet, a chord bearing of N 88°40'09" W, a chord distance of 24.04 feet, and a central angle of 90°00'42"; thence run Northwesterly along the arc of said curve for a distance of 26.71 feet to a point of tangency; thence run S 46°19'30" W for a distance of 204.36 feet to the Point of Beginning.

Containing 24,612.39 square feet, or 0.57 acres, more or less.

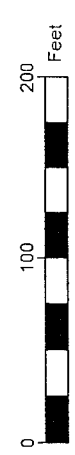
PREPARED FOR: Roads & Drainage Section		ORANGE COUNTY PUBLIC WORKS ENGINEERING DIVISION		
DRAWN BY: Washington	DATE: 10/2/18	SECTION: 29		DRAWING SCALE: NTS
CHECKED BY: Daynes	JOB No: 8284	TOWNSHIP: 21		PROJECT NUMBER
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30		8284
REVISION DATE:	8284 Howell Branch Rd.	SHEET 2 OF 2		
		SURVEY SECTION 4200 SOUTH JOHN YOUNG PARKWAY ORLANDO, FLORIDA 32839-9205 (407) 836-7940		

APPENDIX "A" SKETCH OF DESCRIPTION



LEGEND

- L ARC LENGTH
- R RADIUS
- CB CHORD BEARING
- CD CHORD DISTANCE
- Δ DELTA
- CHANGE IN DIRECTION,
POINT NOT SET



I HEREBY AFFIRM THAT THIS SKETCH OF DESCRIPTION REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER SJ-17, F.A.C., PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES AND UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SKETCH AND DESCRIPTION
THIS IS NOT A SURVEY. NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH SJ-17, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

NOTES:

1. BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 29-21-30, BEING S 88° 28' 00" E, PER PLAT OF MAITLAND POINT, PLAT BOOK 12, PAGE 94 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA.
2. THIS SKETCH OF DESCRIPTION AND LEGAL DESCRIPTION WAS PREPARED BY ORANGE COUNTY ENGINEERING DIVISION, SURVEY SECTION.
3. THERE MAY BE OTHER RECORDS, DOCUMENTS FOUND IN ORANGE COUNTY RECORDS AFFECTING THIS PROPERTY. A COMPLETE TITLE RECORD SEARCH WAS NOT PERFORMED.
4. NO IMPROVEMENTS ABOVE OR BELOW GROUND, OTHER THAN THOSE SHOWN, WERE LOCATED.

DATE: _____

Mark A. Daynes
REGISTERED LAND SURVEYOR
AND MAPPER
STATE OF FLORIDA LICENSE NO. 5479

PREPARED FOR:
Engineering -
Roads & Drainage

DRAWING SCALE:
1" = 100'

PROJECT NUMBER
8284

DRAWN BY: Washington	DATE: 10/2/18	SECTION: 29
CHECKED BY: Daynes	JOB No: 8284	TOWNSHIP: 21
APPROVED BY: Daynes	DRAWING FILE:	RANGE: 30
REVISION DATE:	8284 Howell Branch Rd.	SHEET 1 OF 2

PUBLIC WORKS
ENGINEERING DIVISION
SURVEY SECTION
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7940



REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 12/12/2018

Amount: \$35.50

Project: Howell Branch Rd

Charge to Account # 1002-072-2908-6110

Controlling Agency Approval _____ Date _____

Fiscal Approval _____ Date _____

TYPE TRANSACTION (Check appropriate block{s})
____ Pre-Condemnation ____ Post-Condemnation ____ N/A District # 5

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

Name:
 \$35.50 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: \$35.50 Orange County Comptroller

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

Recommended by *Kimberly Heim*
Kimberly Heim, Senior Title Examiner

12/13/18
Date

Payment Approved *Paul Sladek*
Paul Sladek, Manager

12/13/18
Date

Under Ordinance Approved by _____
Assistant Manager, Real Estate Management Division

Date
MAR 12 2019

Certified Approved by BCC *Jennifer Law-Kliratz*
for Deputy Clerk to the Board

Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

Expected Closing Date: _____

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
MAR 12 2019

