

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

RATIFICATION OF INTEREST IN THAT CERTAIN SIDEWALK EASEMENT RECORDED ON JUNE 5, 2025, IN OFFICIAL RECORDS AS DOCUMENT NO. 20250328009 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

RESOLUTION NO. _____

WHEREAS, through Resolution No. 86-M-44, Orange County has adopted a procedure for accepting conveyances of real property to the County whereby no conveyance of real property shall be deemed accepted by the County unless formally accepted by the Board of County Commissioners of Orange County (the "Board") at a public hearing; and

WHEREAS, on or about the 5th day of June 2025, LN Greenway Apartments II, LLC, (the "**Grantor**") recorded a Sidewalk Easement in favor of Orange County in Official Records as Document No. 20250328009, of the Public Records of Orange County, Florida (the "**Sidewalk Easement**"); and

WHEREAS, the Sidewalk Easement affects and impacts certain real property, more particularly described on **Exhibit A** attached and incorporated to said Sidewalk Easement; and

WHEREAS, the Sidewalk Easement was recorded without approval by the Board as required by Resolution No. 86-M-44; and

WHEREAS, the Board has reviewed the Sidewalk Easement and desires to accept the instrument by this Resolution in fulfillment of Resolution No. 86-M-44.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY:

Section 1. The foregoing premises are incorporated herein and are found to be fair and accurate statements regarding whether the Sidewalk Easement was properly accepted by the governing board of Orange County, Florida.

Section 2. Although the Sidewalk Easement was never accepted by the Board, as required by Orange County regulations; the Board hereby accepts and ratifies the interest purportedly conveyed to Orange County by the Sidewalk Easement recorded on June 5, 2025, in Official Records as Document No. 20250328009, of the Public Records of Orange County, Florida.

Section 3. The manager of the Orange County Real Estate Management Division, or a designee, shall provide a copy of this Resolution to the Property Appraiser of Orange County, Florida for the records of that office, and shall record this Resolution in the Official Records of Orange County, Florida.

ADOPTED THIS _____ DAY OF _____, 20__ .

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

By: _____
Jerry L. Demings
Orange County Mayor

By: _____
Deputy Clerk

Date: _____

Print name: _____

EXHIBIT A

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION
SEE SHEET 2 FOR NOTES
SEE SHEETS 3 AND 4 FOR SKETCH

DESCRIPTION:

That part of Lot 1, BEACON PARK BOULEVARD, according to the plat thereof, as recorded in Plat Book 71, Pages 145 through 149, of the Public Records of Orange County, Florida, described as follows:

Commence at the Southwest corner of said Lot 1; thence run N04°41'29"E along the West line of said Lot 1 for a distance of 285.97 feet to the POINT OF BEGINNING; thence continue N04°41'29"E along said West line, 122.43 feet to the point of curvature of a curve concave Westerly having a radius of 1613.92 feet and a chord bearing of N02°34'50"E; thence Northerly along the arc of said curve and said West line, through a central angle of 04°13'19" for a distance of 118.93 feet to the point of tangency; thence N00°28'10"E along said West line, 32.30 feet; thence departing said West line, run S30°33'32"E, 11.44 feet; thence S00°28'10"W, 112.88 feet; thence S04°38'06"W, 116.94 feet; thence S18°08'15"W, 35.57 feet to the POINT OF BEGINNING. This description is based on Florida State Plane Coordinate System East Zone, NAD 83 Datum (2011 adjustment), average scale factor of 0.999953487361, and all distances are Grid Dimensions.

Being subject to any restrictions, rights-of-way, and easements of record.

PREPARED FOR: **GREENEWAY PARK DRI, LLC**

ORANGE COUNTY - SIDEWALK EASEMENT
KELSON APARTMENTS - LOT 1, BEACON PARK BOULEVARD (PB 71, PGS 145-149)

DATE	BY	DESCRIPTION
REVISIONS		



DONALD W. McINTOSH ASSOCIATES, INC.
ENGINEERS PLANNERS SURVEYORS
2200 PARK AVENUE NORTH, WINTER PARK, FLORIDA 32789 (407) 644-4068
CERTIFICATE OF AUTHORIZATION NO. LB68

DONALD W. McINTOSH ASSOCIATES, INC.
CERTIFICATE OF AUTHORIZATION NO. LB68
SCOTT A. GROSSMAN

Scott Grossman November 02, 2023
Florida Professional Surveyor and Mapper
Certificate No. 5048

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL, OR AN ELECTRONIC SIGNATURE (SJ-17.062(3) F.A.C.), OF A FLORIDA PROFESSIONAL SURVEYOR AND MAPPER.

DRAWN BY: BMW
DATE: 11/2023

CHECKED BY: SG
DATE: 11/2023

JOB NO.
21515

SCALE
N/A

SHEET 1
OF 4

PROJECT NAME: KELSON APARTMENTS - SIDEWALK EASEMENT

SKETCH OF DESCRIPTION

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NOTES:

- This is not a survey.
- Not valid without the original signature and seal of a Florida Professional Surveyor and Mapper.
- Bearings based on the Westerly line of Lot 1, BEACON PARK BOULEVARD, according to the plat thereof, as recorded on Plat Book 71, Pages 145 through 149 of the Public Records of Orange County, Florida, being N04°41'49"E, relative to Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment average combined scale factor: 0.999953487361 (1.000046514802526). All dimensions are Grid dimensions in U.S. Survey Feet, based on said Florida State Plane Coordinate System, Florida East zone, 1983 North American Datum, 2011 adjustment.
- Lands shown hereon were not abstracted for rights-of-way, easements, ownership or other instruments of record by this firm.
- The configuration of this sketch of description is based on information provided to DWMA.
- The electronic signature hereon is in compliance with the Florida Administrative Code 5J-17.062.
- No title opinion or abstract of matters affecting title or boundary to the subject property or those of adjoining land owners have been provided. It is possible there are deeds of record, unrecorded deeds or other instruments which could affect the boundaries or use of the subject property.

PREPARED FOR: **GREENEWAY PARK DRI, LLC**

ORANGE COUNTY - SIDEWALK EASEMENT
KELSON APARTMENTS - LOT 1, BEACON PARK BOULEVARD (PB 71, PGS 145-149)



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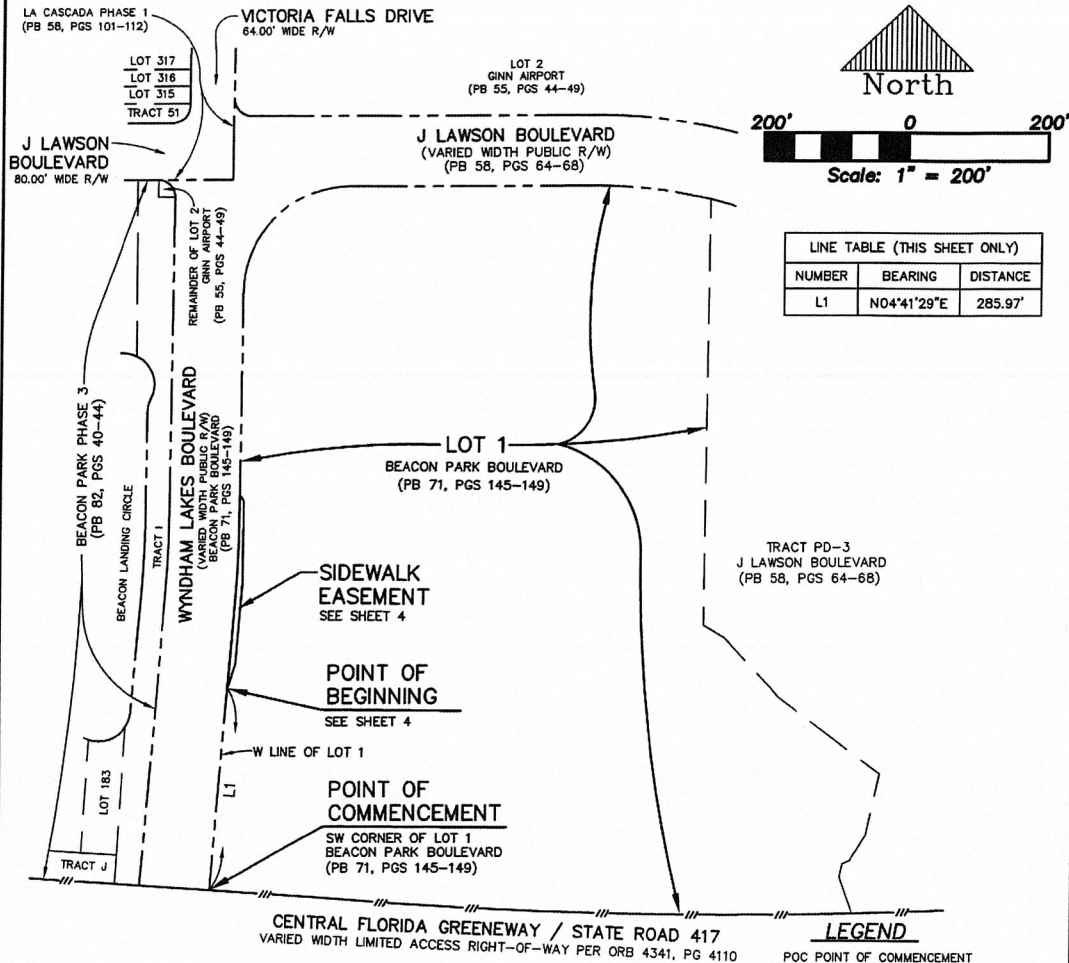
JOB NO.
21515

SCALE
N/A

SHEET 2
OF 4

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION
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PREPARED FOR: GREENWAY PARK DRI, LLC

ORANGE COUNTY - SIDEWALK EASEMENT
KELSON APARTMENTS - LOT 1, BEACON PARK BOULEVARD (PB 71, PGS 145-149)



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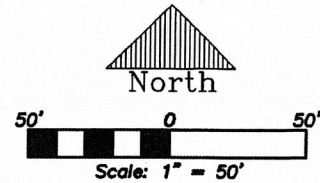
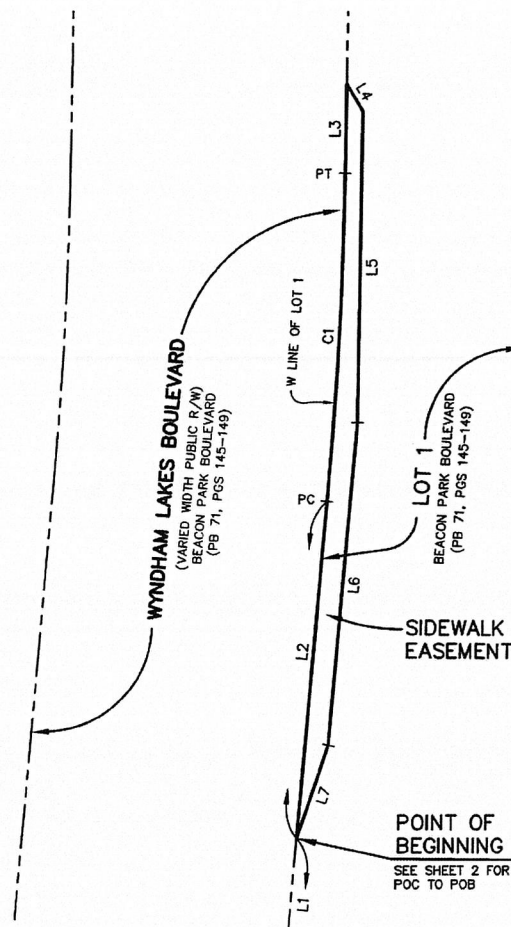
SCALE
1"=200'

SHEET 3
OF 4

THIS SKETCH OF DESCRIPTION IS BASED ON
FLORIDA STATE PLANE COORDINATE SYSTEM
EAST ZONE, NAD 83 DATUM (2011
ADJUSTMENT), AVERAGE SCALE FACTOR OF
0.999953487361, AND ALL DISTANCES ARE
GRID DIMENSIONS.

SKETCH OF DESCRIPTION

SEE SHEET 1 FOR LEGAL DESCRIPTION
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LINE TABLE (THIS SHEET ONLY)

NUMBER	BEARING	DISTANCE
L1	N04°41'29"E	285.97'
L2	N04°41'29"E	122.43'
L3	N00°28'10"E	32.30'
L4	S30°33'32"E	11.44'
L5	S00°28'10"W	112.88'
L6	S04°38'06"W	116.94'
L7	S18°08'15"W	35.57'

CURVE TABLE (THIS SHEET ONLY)

NUMBER	RADIUS	DELTA	LENGTH	CHORD	CHORD BEARING
C1	1613.92'	4°13'19"	118.93'	118.90'	N02°34'50"E

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ORANGE COUNTY - SIDEWALK EASEMENT
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SCALE
1"=50'

SHEET 4
OF 4

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