



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: February 12, 2020

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 School Board of Orange County, Florida in accordance with Section 125.38, Florida Statutes and County Deed from Orange County to The School Board of Orange County, Florida and authorization to record instrument

PROJECT: Seidel Road (Partial Transfer to OCPS)

District 1

PURPOSE: To convey certain real property interests of Orange County to The School Board of Orange County, Florida.

ITEMS: Resolution

County Deed
Revenue: None/Donation
Size: 920 square feet

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

REMARKS:

The County holds an interest in certain lands located on the south side of Seidel Road just east of S.R. 429 (Parcel). The School Board of Orange County, Florida (OCPS) has requested that County transfer County's interests in the Parcel to OCPS to use as part of the abutting future high school site. Public Works has reviewed and agreed to OCPS's request.

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

OCPS to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2020

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*
for Jerry L. Demings
Orange County Mayor

DATE: 2/25/2020

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

BY: *Craig A. Stopyca*
for Deputy Clerk

Craig A. Stopyca
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

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

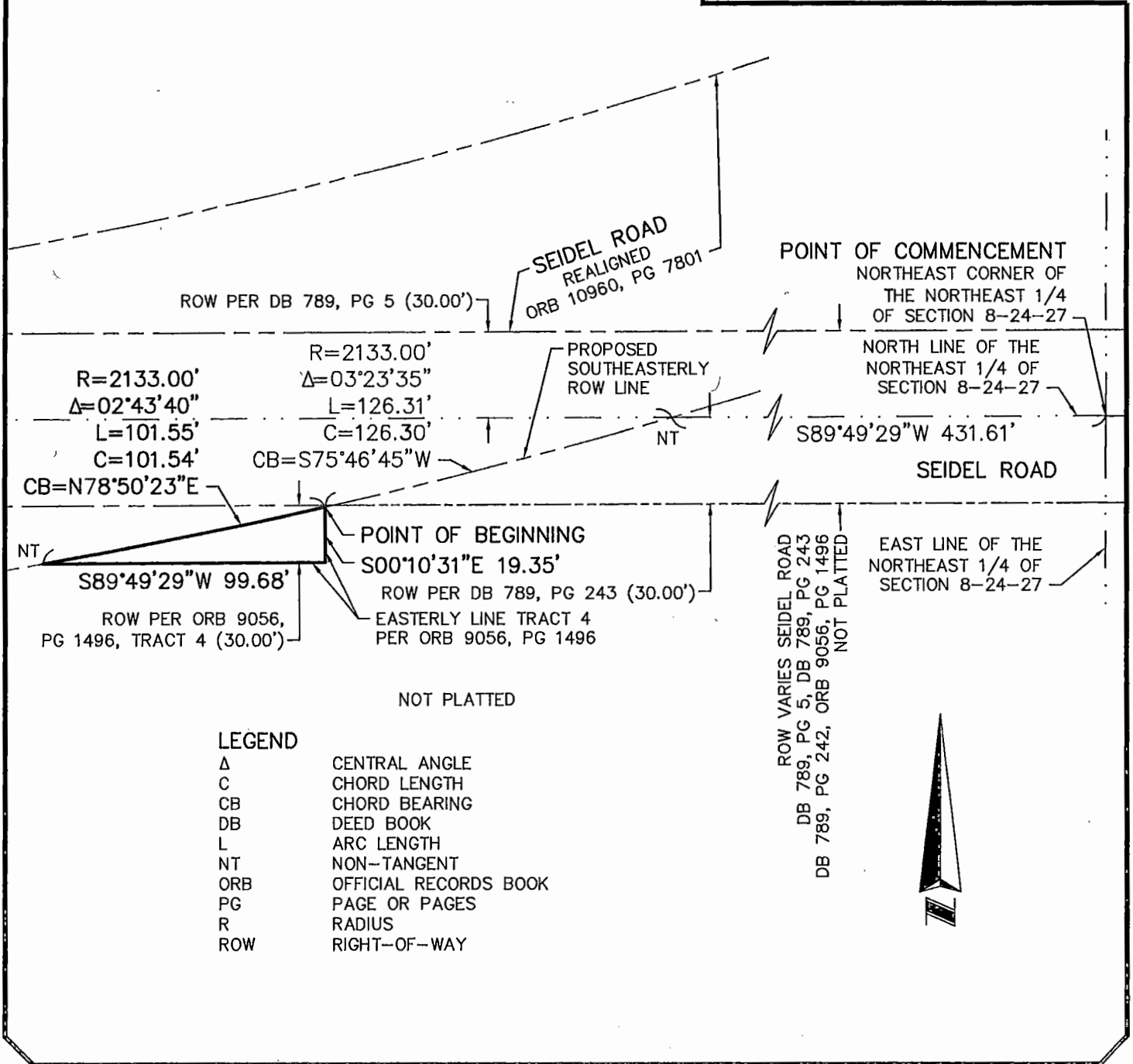
FIELD BY: N/A

FOR THE LICENSED BUSINESS # 6723 BY:

JAMES L. RISKMAN 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 vocation base.dwg\20130051-sod-rwl SOD-RWL (2)
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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 | |



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