

NOV 13 2018

# 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**

**Resolution No. 2018- M-46**

WHEREAS, Orange County (the "County"), a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes (2015), 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 State or any political subdivision or agency thereof, such as The School Board of Orange County, Florida (the "School Board"); and

WHEREAS, pursuant to the requirements of that certain Springhill PD Adequate Public Facilities and Impact Fee Credit Agreement, approved by the Orange County Board of County Commissioners (the "Board") on April 9, 2013, and recorded at O.R. Book 10577, Page 2071, Public Records of Orange County, Florida (the "Initial Agreement"), as amended by that certain First Amendment to Springhill PD Adequate Public Facilities and Impact Fee Credit Agreement approved by the Board on September 13, 2016 and recorded as Document Number 20160501648, Public Records of Orange County, Florida (the "First Amendment"), and as amended by that certain Springhill PD Adequate Public Facilities and Impact Fee Credit Agreement (Village H) Supplemental Agreement approved by the Board on April 11, 2018 and recorded as Document Number 2018257398, Public Records of Orange County, Florida (the "Supplemental Agreement"), the County acquired certain real property to be used as adequate public facilities including public schools; and

WHEREAS, the Initial Agreement, the First Amendment, and the Supplemental Agreement shall hereafter be referred to collectively as the "APF Agreement"; and

WHEREAS, the School Board has requested that the County convey certain land to be used by the School Board for construction of a public school; and

WHEREAS, the real property described on Exhibit "A" of this Resolution (hereinafter the "Property") was acquired by the County pursuant to said APF Agreement; and

WHEREAS, the County has determined that the Property is properly the subject of conveyance to the School Board, and such conveyance is in the public interest; and

WHEREAS, the School Board is qualified, as a public agency under the laws of the State of Florida, to receive this County property pursuant to Section 125.38, Florida Statutes (2017).

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

1. The Board hereby determines that the Property is not needed for County purposes and that it is in the best interest of Orange County that its interests in the Property be conveyed to the School Board for use as a public school site and related purposes.

2. The Board hereby directs that all of the County's rights, title, and interest in the Property be conveyed to the School Board for the consideration of ONE DOLLAR, and that the Orange County Mayor execute and deliver a Statutory County Deed to effectuate such conveyance.

3. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to the School Board.

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

ADOPTED on NOV 13 2018.

ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: Teresa Jacobs  
Teresa Jacobs  
Orange County Mayor

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

By: Laketa Louis  
For Deputy Clerk



# LEGAL DESCRIPTION THIS IS NOT A SURVEY

EXHIBIT "A"

A TRACT OF LAND LYING IN SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18 FOR A POINT OF REFERENCE; THENCE RUN SOUTH 00°39'40" WEST, ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18, FOR A DISTANCE OF 297.49 FEET TO THE POINT OF BEGINNING, SAID POINT LIES ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY; THENCE DEPARTING SAID WEST LINE, RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 773.86 FEET, A CENTRAL ANGLE OF 38°26'21", AN ARC LENGTH OF 519.18 FEET, A CHORD LENGTH OF 509.50 FEET AND A CHORD BEARING OF SOUTH 68°18'42" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 49°05'31" EAST, 322.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 820.00 FEET, A CENTRAL ANGLE OF 12°19'51", AN ARC LENGTH OF 176.48 FEET, A CHORD LENGTH OF 176.14 FEET AND A CHORD BEARING OF SOUTH 55°15'27" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 86°42'50", AN ARC LENGTH OF 37.84 FEET, A CHORD LENGTH OF 34.33 FEET AND A CHORD BEARING OF SOUTH 18°03'57" EAST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 25°17'28" WEST, 62.98 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 13°33'25", AN ARC LENGTH OF 189.29 FEET, A CHORD LENGTH OF 188.85 FEET AND A CHORD BEARING OF SOUTH 18°30'46" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 11°44'03" WEST, 74.93 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, ALONG SAID CURVE, HAVING A RADIUS OF 330.00 FEET, A CENTRAL ANGLE OF 16°36'43", AN ARC LENGTH OF 95.68 FEET, A CHORD LENGTH OF 95.34 FEET AND A CHORD BEARING OF SOUTH 20°02'25" WEST; THENCE RUN NORTH 61°39'14" WEST, RADIAL TO SAID CURVE, 141.00 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 48°23'55", AN ARC LENGTH OF 159.65 FEET, A CHORD LENGTH OF 154.95 FEET AND A CHORD BEARING OF SOUTH 52°32'43" WEST TO THE POINT OF TANGENCY; THENCE RUN SOUTH 76°44'41" WEST, 517.15 FEET TO A POINT ON SAID WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18; THENCE RUN NORTH 00°39'40" EAST, ALONG SAID WEST LINE, 1077.61 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 15.04 ACRES MORE OR LESS.

SHEET 1 OF 2



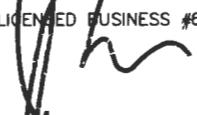
**SURVEYOR'S NOTES:**

SK 3 REV

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE BASED ON THE WEST LINE OF THE NORTHEAST 1/4 OF SECTION 18-27-27 AS HAVING AN ASSUMED BEARING OF SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE ADJOINING RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE GRANGE COUNTY PROPERTY APPRAISER PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013  
 DATE: NOVEMBER 22, 2017  
 SCALE: 1 INCH = 300 FEET  
 FIELD BY: N/A

CALCULATED BY: EGT  
 DRAWN BY: EGT  
 CHECKED BY: JLR

FOR THE LICENSED BUSINESS #6723 BY:  
  
 JAMES L. RICKMAN, PSM #5633

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

## EXHIBIT "A"

POINT OF COMMENCEMENT  
NORTH 1/4 CORNER  
SECTION 18-24-27

POINT OF BEGINNING  
SCHOOL PARCEL



WEST LINE OF SOUTHEAST 1/4  
SECTION 7-24-27

SECTION 7-24-27  
SECTION 18-24-27

NORTH LINE OF NORTHEAST 1/4  
SECTION 18-24-27

NOT PLATTED

NOT PLATTED

N00°39'40"E 1077.61'

PROPOSED SCHOOL PARCEL  
15.04± ACRES

WEST LINE OF NORTHEAST 1/4  
SECTION 18-24-27

NOT PLATTED

S76°44'41"W 517.15'

| LINE TABLE |             |         |
|------------|-------------|---------|
| LINE       | BEARING     | LENGTH  |
| L1         | S49°05'31"E | 322.86' |
| L2         | S25°17'28"W | 62.98'  |
| L3         | S11°44'03"W | 74.93'  |
| L4         | N61°39'14"W | 141.00' |

LEGEND:

PC.....POINT OF CURVATURE  
PT.....POINT OF TANGENCY  
NT.....NON-TANGENT  
PRC.....POINT OF REVERSE CURVATURE

| CURVE TABLE |         |               |            |              |               |
|-------------|---------|---------------|------------|--------------|---------------|
| CURVE       | RADIUS  | CENTRAL ANGLE | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
| C1          | 773.86' | 38°26'21"     | 519.18'    | 509.50'      | S68°18'42"E   |
| C2          | 820.00' | 12°19'51"     | 176.48'    | 176.14'      | S55°15'27"E   |
| C3          | 25.00'  | 86°42'50"     | 37.84'     | 34.33'       | S18°03'57"E   |
| C4          | 800.00' | 13°33'25"     | 189.29'    | 188.85'      | S18°30'46"W   |
| C5          | 330.00' | 16°36'43"     | 95.68'     | 95.34'       | S20°02'25"W   |
| C6          | 189.00' | 48°23'55"     | 159.65'    | 154.95'      | S52°32'43"W   |

### SURVEYOR'S NOTES:

SHEET 2 OF 2

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
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5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130013

CALCULATED BY: EGT

REVISED 11-22-17

DATE: DEC. 2, 2014

DRAWN BY: EGT

SCALE: 1 INCH = 300 FEET

CHECKED BY: JLR

FIELD BY: N/A



16 EAST PLANT STREET  
Winter Garden, Florida 34787 \* (407) 654-5355