

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 08 2022

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. 2022-M-05

WHEREAS, Orange County (the "County"), a charter county and political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes (2021), 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 Waterleigh PD Adequate Public Facilities and Impact Fee Credit Agreement approved by the Orange County Board of County Commissioners (the "Board") on April 09, 2013, and recorded in Official Records Book 10557, Page 290 in the Public Records of Orange County, Florida (the "Initial Agreement"), as amended and restated by that certain Amended and Restated Waterleigh PD Adequate Public Facilities and Impact Fee Credit Agreement approved by the Board on September 23, 2014, and recorded in Official Records Book 10859, Page 3050 in the Public Records of Orange County, Florida (the "Amended and Restated"), as amended by the First Amendment to Amended and Restated Waterleigh PD Adequate Public Facilities and Impact Fee Credit Agreement approved by the Board on May 19, 2015, and recorded in Official Records Book 10942, Page 322 in the Public Records of Orange County, Florida (the "First Amendment") and Second Amendment to Amended and Restated Waterleigh PD Adequate Public Facilities and Impact Fee Credit Agreement recorded in Instrument No. 20180236886, of the Public Records of Orange County, Florida, 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 (i) a public elementary school and (ii) a public middle 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 the Section 125.38, Florida Statutes (2021).

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

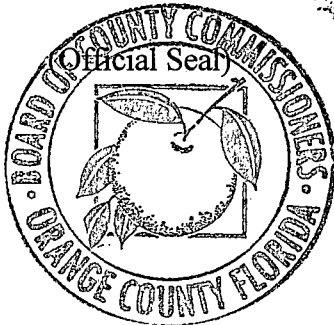
Section 1. The Board hereby determines that the Property is not needed for County purposes and that it is in the best interest of the County that its interests in the Property be conveyed to the School Board for use as (i) a public elementary school and (ii) a public middle school and related purposes.

Section 2. The Board hereby directs that all of the County’s rights, title, and interests in the Property be conveyed to the School Board for the consideration of ONE DOLLAR, (\$1.00) and that the Orange County Mayor execute and deliver the Statutory County Deeds to effectuate such conveyance.

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

Section 4. This Resolution shall take effect on the date of its adoption.

ADOPTED this _____ day of FEB 08, 2022.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *[Signature]*
for Jerry L. Demings,
Orange County Mayor

DATE: 8 Feb 22

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

BY: *[Signature]*
for Deputy Clerk
Naelia Perez
Printed Name

This instrument prepared by:
Theresa A. Avery, a staff employee
in the course of duty with the
Real Estate Management Division
of Orange County, Florida.

EXHIBIT A
REAL PROPERTY

Tract SCH-1 SCHOOL, WATERLEIGH PHASES 3B, 3C, AND 3D, according to the plat thereof, as recorded in Plat Book 100, Pages 61 through 87, Public Records of Orange County, Florida.

LEGAL DESCRIPTION
THIS IS NOT A SURVEY

EXHIBIT "A"

A PARCEL OF LAND LYING IN THE NORTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH QUARTER CORNER OF SAID SECTION 18; THENCE RUN ALONG THE WEST LINE OF SAID NORTHEAST QUARTER, SOUTH 00°39'40" WEST FOR A DISTANCE OF 299.03 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WEST LINE, SOUTH 00°39'40" WEST FOR A DISTANCE OF 1191.78 FEET; THENCE DEPARTING SAID WEST LINE RUN SOUTH 83°41'07" WEST FOR A DISTANCE OF 178.41 FEET; THENCE RUN NORTH 26°58'23" WEST FOR A DISTANCE OF 53.26 FEET; THENCE RUN SOUTH 61°36'48" WEST FOR A DISTANCE OF 47.21 FEET; THENCE RUN SOUTH 80°22'20" WEST FOR A DISTANCE OF 42.97 FEET; THENCE RUN NORTH 89°38'40" WEST FOR A DISTANCE OF 601.10 FEET; THENCE RUN NORTH 72°59'30" WEST FOR A DISTANCE OF 50.28 FEET; THENCE RUN NORTH 59°03'10" WEST FOR A DISTANCE OF 98.92 FEET; THENCE RUN NORTH 55°12'28" WEST FOR A DISTANCE OF 56.33 FEET; THENCE RUN NORTH 59°49'41" WEST FOR A DISTANCE OF 63.52 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 556.00 FEET AND A CENTRAL ANGLE OF 05°14'34" WITH A CHORD BEARING OF NORTH 27°33'02" EAST, AND A CHORD LENGTH OF 50.86 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 50.88 FEET TO A POINT ON A NON-TANGENT LINE; THENCE RUN SOUTH 65°57'05" EAST FOR A DISTANCE OF 82.09 FEET; THENCE RUN NORTH 24°02'55" EAST FOR A DISTANCE OF 45.75 FEET; THENCE RUN NORTH 65°57'05" WEST FOR A DISTANCE OF 83.27 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHWESTERLY HAVING A RADIUS OF 556.00 FEET AND A CENTRAL ANGLE OF 19°38'12" WITH A CHORD BEARING OF NORTH 10°23'36" EAST, AND A CHORD LENGTH OF 189.62 FEET; THENCE RUN NORTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 190.55 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 00°34'31" EAST FOR A DISTANCE OF 101.27 FEET; THENCE RUN NORTH 89°46'59" EAST FOR A DISTANCE OF 269.98 FEET; THENCE RUN NORTH 00°31'56" WEST FOR A DISTANCE OF 504.26 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 2032.77 FEET AND A CENTRAL ANGLE OF 08°09'25" WITH A CHORD BEARING OF NORTH 04°36'38" WEST, AND A CHORD LENGTH OF 289.15 FEET; THENCE RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 289.40 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 904.05 FEET AND A CENTRAL ANGLE OF 05°42'08" WITH A CHORD BEARING OF SOUTH 73°33'19" EAST, AND A CHORD LENGTH OF 89.93 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 89.97 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 69°31'42" EAST FOR A DISTANCE OF 115.84 FEET TO A POINT ON A NON-TANGENT CURVE, CONCAVE NORTHEASTERLY HAVING A RADIUS OF 636.50 FEET AND A CENTRAL ANGLE OF 20°13'28" WITH A CHORD BEARING OF SOUTH 79°38'25" EAST, AND A CHORD LENGTH OF 223.51 FEET; THENCE RUN SOUTHEASTERLY ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 224.67 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 89°45'09" EAST FOR A DISTANCE OF 375.46 FEET TO A POINT OF CURVATURE OF A CURVE, CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 570.23 FEET AND A CENTRAL ANGLE OF 02°35'50" WITH A CHORD BEARING OF SOUTH 88°27'14" EAST, AND A CHORD LENGTH OF 25.85 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE FOR A DISTANCE OF 25.85 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 1,088,860 SQUARE FEET, OR 25.00 ACRES MORE OR LESS.

SHEET 1 OF 3
SEE SHEET 2 OF 3 FOR
SKETCH OF DESCRIPTION



**ALLEN
&
COMPANY**

Professional Surveyors & Mappers

16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

SURVEYOR'S NOTES:

1. THIS SKETCH IS NOT VALID UNLESS SIGNED AND SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
2. BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON WEST LINE OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING SOUTH 00°39'40" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PUBLIC ACCESS SYSTEM.
5. DELINEATION OF THE LANDS SHOWN HEREON ARE AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20140340

DATE: 05/18/2020

SCALE: 1" = 250'

FIELD BY: N/A

CALCULATED BY: MWH

DRAWN BY: MWH/MR

CHECKED BY: MR

REVISED: 7/21/20, 10/29/20, 12/30/21

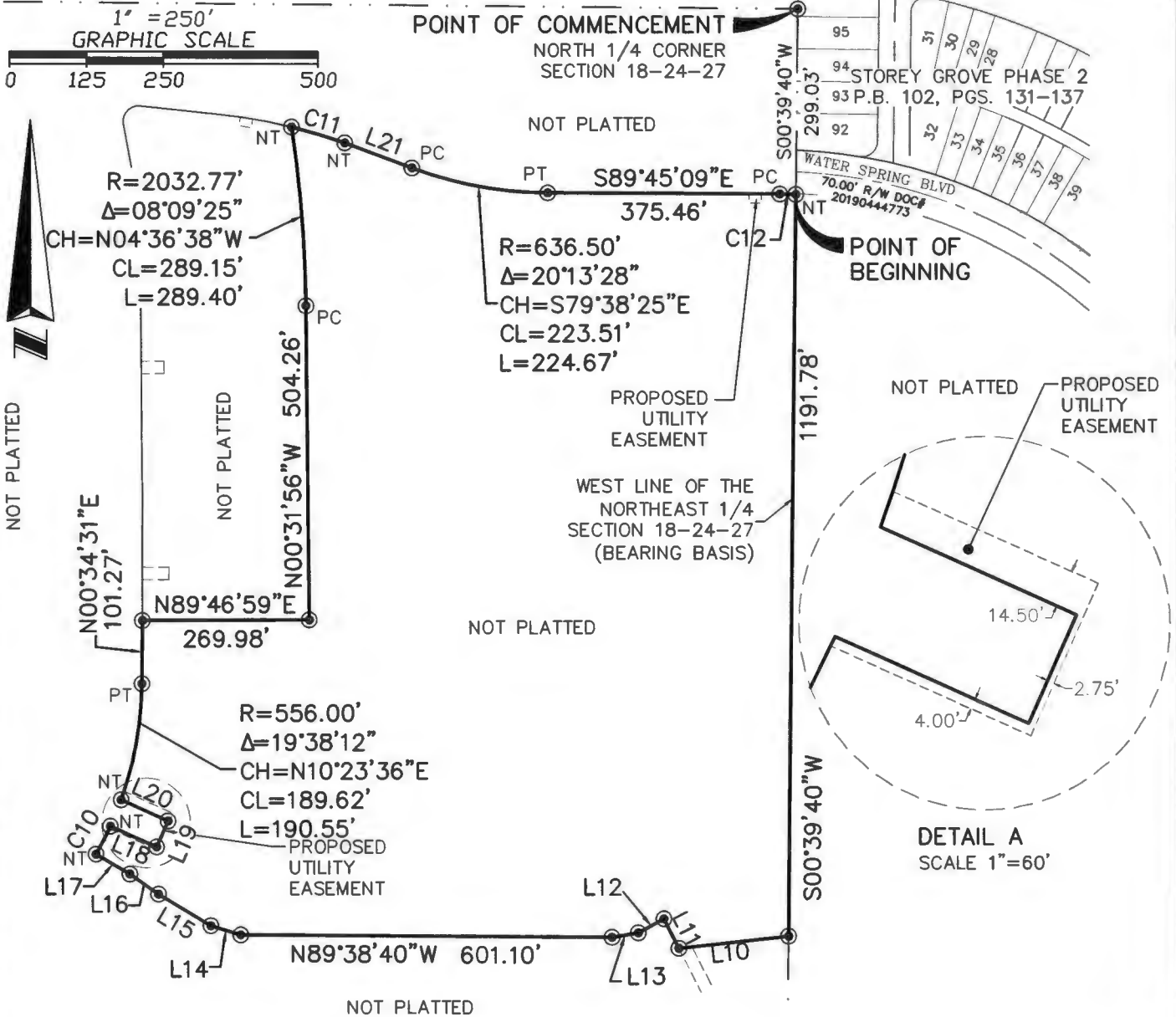
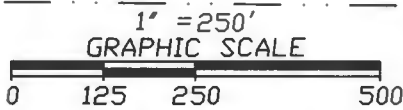
FOR THE LICENSED BUSINESS # 6723 BY:



Digitally signed by
James L. Rickman
Date: 2021.12.30
10:32:05 -05'00'

JAMES L. RICKMAN P.S.M. # 5633

SKETCH OF DESCRIPTION THIS IS NOT A SURVEY



Drawing name: L:\Data\20140340\Sketches\SK75 - REVISED 25 ACRE per plat_mr_9-17-2020.dwg SHEET 2



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LINE AND CURVE TABLES

THIS IS NOT A SURVEY

LINE TABLE		
LINE	LENGTH	BEARING
L10	178.41'	S83°41'07"W
L11	53.26'	N26°58'23"W
L12	47.21'	S61°36'48"W
L13	42.97'	S80°22'20"W
L14	50.28'	N72°59'30"W
L15	98.92'	N59°03'10"W
L16	56.33'	N55°12'28"W
L17	63.52'	N59°49'41"W
L18	82.09'	S65°57'05"E
L19	45.75'	N24°02'55"E
L20	83.27'	N65°57'05"W
L21	115.84'	S69°31'42"E

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	BEARING	CHORD
C10	05°14'34"	50.88'	556.00'	N27°33'02"E	50.86'
C11	05°42'08"	89.97'	904.05'	S73°33'19"E	89.93'
C12	02°35'50"	25.85'	570.23'	S88°27'14"E	25.85'

Drawing name: L:\Data\20140340\Sketches\SK75 - REVISED 25 ACRE per plat_mv_9-17-2020.dwg SHEET 3



16 East Plant Street
Winter Garden, Florida 34787 • (407) 654-5355

LEGEND:

P.S.M. PROFESSIONAL SURVEYOR AND MAPPER
 NT NON-TANGENT
 ● CHANGE IN DIRECTION
 DOC# DOCUMENT NUMBER PUBLIC RECORDS OF
 ORANGE COUNTY, FLORIDA

R RADIUS
 Δ CENTRAL ANGLE
 CH CHORD BEARING
 CL CHORD LENGTH
 L ARC LENGTH
 PC POINT OF CURVATURE
 R/W RIGHT-OF-WAY
 P.B. PLAT BOOK
 PGS. PAGES
 PT POINT OF TANGENCY

JOB NO. 20140340

DATE: 05/18/2020

SCALE: 1" = 250'

FIELD BY: N/A

CALCULATED BY: MWH

DRAWN BY: MWH/MR

CHECKED BY: MR

REVISED: 7/21/20, 10/29/20, 12/30/21

*SHEET 3 OF 3
 SEE SHEET 1 OF 3
 FOR LEGAL DESCRIPTION*