



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: February 12, 2020

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

THROUGH: Paul Sladek, Manager *BS*
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 Ocoee, Florida in accordance with Section 125.38, Florida Statutes and County Deed from Orange County to the City of Ocoee and authorization to disburse funds to pay recording fees and record instrument

PROJECT: West Road (Partial Transfer to City of Ocoee)

District 2

PURPOSE: To convey certain real property interests of Orange County to the City of Ocoee, Florida.

ITEMS: Resolution

County Deed
Revenue: None/Donation
Size: 7,058 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
Roads and Drainage Division

REMARKS: The County holds an interest in certain lands located within the right-of-way of West Road, just west of the West Orange Trail (Parcel). The Parcel is located within the jurisdictional limits of the City of Ocoee, Florida (City). The City has requested that the County transfer the County's interest in the Parcel to the City. Roads and Drainage Division has reviewed and agreed to the City's request.

This County Deed will convey County's interests in the Parcel to 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

FEB 25 2020

Project: West Road (Partial Transfer to City of Ocoee)

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 Ocoee, a municipal corporation established under the laws of the State of Florida, whose address is 150 North Lakeshore Drive, Ocoee, Florida 34761, 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:

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: West Road (Partial Transfer to City of Ocoee)

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. Stopyna*
for 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

DESCRIPTION OF A PARCEL
OF LAND AT WEST ROAD

EXHIBIT "A"

A portion of West Road right of way as shown on the plat of FOUNTAINS WEST, according to the plat thereof as recorded in Plat Book 72, Pages 111 through 116 of the Public Records of Orange County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Tract 1 of said FOUNTAINS WEST plat; thence run South $86^{\circ}38'31''$ West along the Southerly boundary line of said Tract 1 and the Northerly right of way line of West Road, said right of way per Orange County Expressway Authority Right of Way Map, Project No. 75320-6460-602/603, for a distance of 238.60 feet; thence departing said Southerly boundary line run South $03^{\circ}21'29''$ East for a distance of 20.00 feet to the POINT OF BEGINNING; thence continue South $03^{\circ}21'29''$ East for a distance of 30.00 feet to a point on the Southerly line of the Northeast 1/4 of Section 6, Township 22 South, Range 28 East, thence run South $86^{\circ}38'31''$ West, along said Southerly line of the Northeast 1/4 of Section 6 for a distance of 235.29 feet; thence departing said Southerly line of the Northeast 1/4 of Section 6, run North $03^{\circ}21'29''$ West for a distance of 30.00 feet; thence run North $86^{\circ}38'31''$ East for a distance of 235.29 feet to the POINT OF BEGINNING.

Said lands situate, lying and being in the City of Ocoee, Orange County, Florida and contain 7058 square feet or 0.162 acres, more or less.

SHEET 1 OF 2 SHEETS

FOR: FOUNTAINS WEST
NO.: 1201030
DATE: 1/20/20
FILENAME: WEST

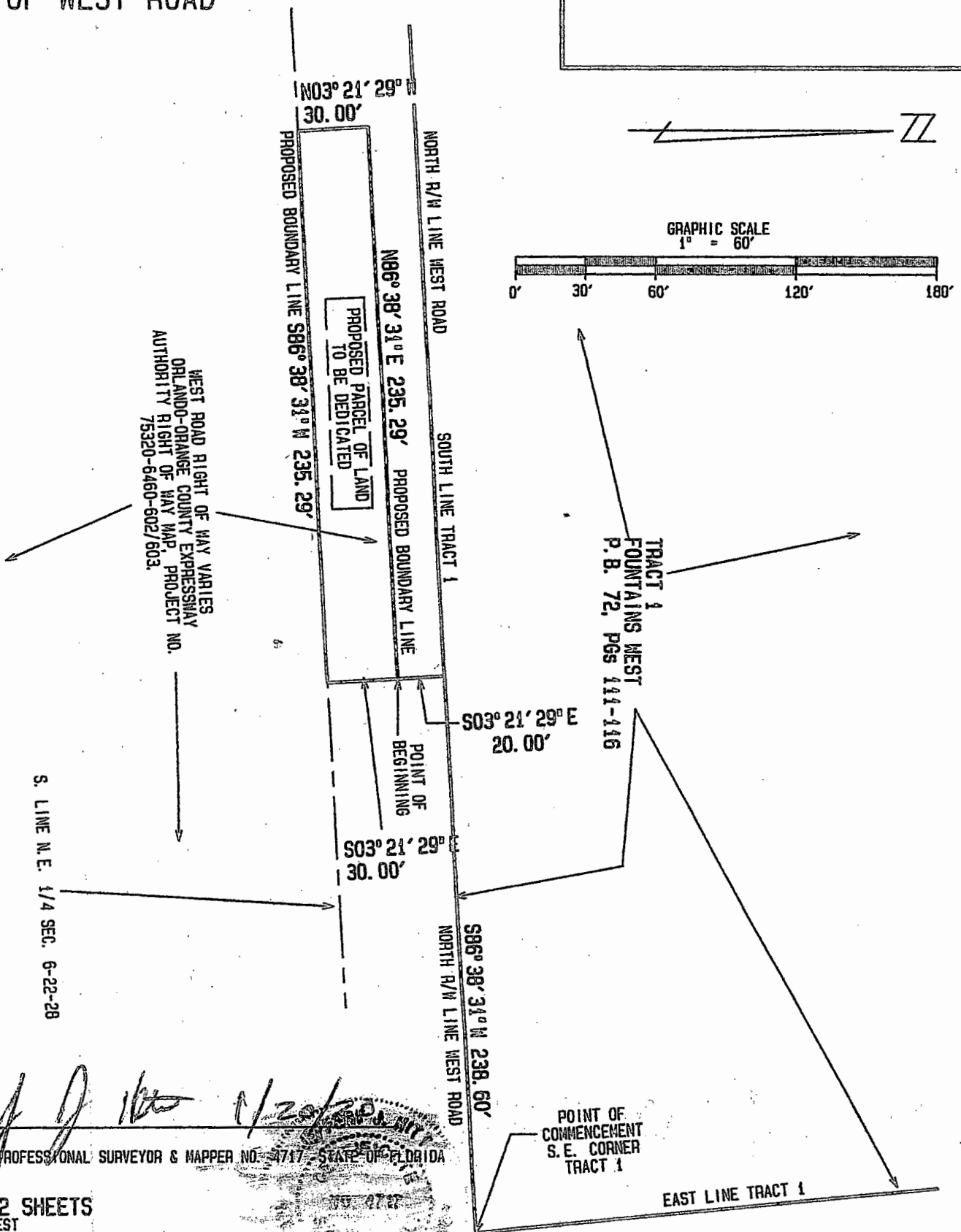


HITT LAND SURVEYORS, INC.

318 SWEETWATER CREEK DRIVE W., LONGWOOD, FLORIDA, 32779, 407-772-0248 FAX 407-772-0248

LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

SKETCH OF A PARCEL OF LAND OF WEST ROAD



JEFFREY J. HITT PROFESSIONAL SURVEYOR & MAPPER NO. 4717 - STATE OF FLORIDA
 1/20/20

SHEET 2 OF 2 SHEETS
 FOR: FOUNTAINS WEST
 NO.: 2001030
 DATE: 1/20/20
 FILENAME: WEST
 SCALE: $1'' = 60'$

THIS SKETCH DOES NOT CONSTITUTE
 A FIELD SURVEY



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LAND SURVEYS ○ SUBDIVISIONS ○ CONSTRUCTION SURVEYS

REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: 12/10/2019

Total Amount: \$35.50

Project: West Road (Partial Transfer to City of Ocoee)

Parcels:

Charge to Account # 1002-072-2908-6110

Deodat Budhu 12-16-19

Controlling Agency Approval Signature Date

Deodat Budhu, P.E., Manager

Printed Name:

Fiscal Approval Signature Pat Davis Date

Printed Name

TYPE TRANSACTION (Check appropriate block(s))

 Pre-Condernation Post-Condernation

 X N/A District # 2

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested

\$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 payable to Orange County comptroller

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

Recommended by Kim Heim Date 12/16/19
Kim Heim, Real Estate Management Division

Payment Approved Paul Sladek Date 12/10/19
Paul Sladek, Manager, Real Estate Management Division

or
Payment Approved _____ Date _____
Russell Corriveau, Asst. Mgr. Real Estate Management Div.

Certified Approved by BCC Craig A. Stopyna Date FEB 25 2020
for Deputy Clerk to the Board

Examined/Approved _____ Check No. / Date _____
Comptroller/Government Grants

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2020