



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

DATE: July 10, 2023

TO: Mayor Jerry L. Demings
-AND-
County Commissioners

THROUGH: Mindy T. Cummings, Manager
Real Estate Management Division *MTC*

FROM: Juanita Thomas, Senior Title Examiner *JT/MTC*
Real Estate Management Division

CONTACT PERSON: **Mindy T. Cummings, Manager**

DIVISION: **Real Estate Management Division**
Phone: (407) 836-7090

ACTION REQUESTED: Approval and execution of Resolution of the Orange County Board of County Commissioners Regarding Authorization to Convey Certain County Property Interests to The City of Apopka, Florida in Accordance with Section 125.38, Florida Statutes, approval of County Deed by Orange County and the City of Apopka, and authorization to record instrument.

PROJECT: Sadler Road Transfer to City of Apopka
(1,300 LF West of Golden Gem Road)

District 2

PURPOSE: To convey certain real property interests of Orange County to the City of Apopka.

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ITEM(S): Resolution

County Deed
Revenue: None
Size: 0.895 acres

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

REMARKS: The County has an interest in Sadler Road pursuant to that certain Right-of-Way Agreement recorded on July 13, 1977 in Book 2799, Page 497 of the Public Records of Orange County, Florida (Parcel). The City of Apopka (City) has requested that the County transfer the County's interest in the Parcel to the City. Public Works Department has reviewed this request and agreed to the City's request.

This County Deed will convey the County's interests in the Parcel to the City. As a condition precedent to this conveyance Section 125.38, Florida Statutes requires this Resolution.

Recording fees paid by others.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 25 2023

Project: Sadler Road Transfer to City of Apopka (1,300 LF West of Golden Gem Road)

COUNTY DEED

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-4.014(10), F.A.C.

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; GRANTOR, and the **City of Apopka**, a Florida municipal corporation, whose mailing address is 120 East Main Street, Apopka, Florida 32703, 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

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: Sadler Road Transfer to City of Apopka (1,300 LF West of Golden Gem Road)

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.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

BY: *Jerry L. Demings*
Jerry L. Demings
Orange County Mayor

DATE: *25 July 2023*

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

BY: *Craig Stopyra*
for Deputy Clerk
Craig Stopyra
Printed Name

This instrument prepared by:
J. Thomas, a staff employee
in the course of duty with the
Real Estate Management Division of
Orange County, Florida
P.O. Box 1393
Orlando, Florida 32802-1393

SKETCH AND DESCRIPTION

(THIS IS NOT A SURVEY)

SADLER ROAD

LYING IN SECTION 14-20-27
ORANGE COUNTY, FLORIDA

LEGAL DESCRIPTION

A PORTION OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTH 30 FEET OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 (LESS THE EAST 30 FEET THEREOF) OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE RUN S 89°40'11" W, ALONG THE SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14 A DISTANCE OF 30.00 FEET TO THE WEST RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE CONTINUE S 89°40'11" W ALONG SAID SOUTH LINE A DISTANCE OF 1299.71 FEET TO THE SOUTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14; THENCE ALONG THE WEST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 14 RUN N 00°20'06" E, A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE 30.00 FEET NORTH OF AND PARALLEL TO SAID SOUTH LINE OF THE NORTHEAST 1/4 OF SAID SECTION 14 RUN N 89°40'11" E, A DISTANCE OF 1299.79 FEET TO A POINT ON THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF GOLDEN GEM ROAD; THENCE RUN S 00°30'19" W, ALONG SAID WEST RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.895 ACRES, MORE OF LESS

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°40'11"W	30.00'
L2	S89°40'11"W	1299.71'
L3	N00°20'06"E	30.00'
L4	N89°40'11"E	1299.79'
L5	S00°30'19"W	30.00'

LEGEND

POC - POINT OF COMMENCEMENT
POB - POINT OF BEGINNING
ORB - OFFICIAL RECORDS BOOK
PG - PAGE



W LINE SE 1/4, NE 1/4
SECTION 14-20-27

15' RIGHT-OF-WAY
DEDICATION PER PLAT

SW CORNER
SE 1/4, NE 1/4
SECTION 14-20-27

15' RIGHT-OF-WAY
DEDICATION PER PLAT

GOLDEN ORCHARD
PLAT BOOK 108, PAGES 116-121

10' RIGHT-OF-WAY
DEDICATION PER PLAT

L4
SADLER ROAD

S 30' SE 1/4, NE 1/4 (LESS E 30')
SECTION 14-20-27 ORB 2799, PG 497

S LINE NE 1/4
SECTION 14-20-27

POB

GARDENIA RESERVE
(NOT RECORDED AS OF THIS DATE)

POC
SE CORNER
NE 1/4
SECTION 14-20-27

L5
W RIGHT-OF-WAY LINE
GOLDEN GEM ROAD ORB 61, PG 315
60' RIGHT-OF-WAY

SURVEYORS NOTES:

- 1) SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
- 2) BEARINGS SHOWN HEREON ARE ASSUMED AND BASED ON THE SOUTH LINE OF THE NORTHEAST 1/4 OF SECTION 14, TOWNSHIP 20 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA BEING S 89°40'11" W.
- 3) THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHTS OF WAY, RESTRICTIONS, OWNERSHIP OR OTHER MATTERS OF RECORD.

REVISED TYPO
06/28/2023

REVISED PER COMMENTS 05/09/2023
04/25/2023

PROJECT: 21175

SHEET 1 OF 1

PREPARED BY:

I CERTIFY THAT THIS MEETS OR EXCEEDS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472, FLORIDA STATUTES.

DAVID M. McDERMOTT

FLORIDA REGISTERED SURVEYOR AND MAPPER CERTIFICATE No. 4779

Associated Land Surveying & Mapping, Inc.

1681 POWELL STREET LONGWOOD, FLORIDA 32750
PH (407) 869-5002, FAX (407) 869-8393
CERTIFICATE OF AUTHORIZATION # LB 6767