

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

APPROVAL OF THE FORM OF A NOTICE OF RESERVATION AND AUTHORIZATION TO RECORD SAME FOR A PORTION OF COUNTY-OWNED PROPERTY, WHEREIN THE PROPERTY WAS ACQUIRED PRIMARILY FOR CONSERVATION UNDER THE GREEN PLACE PROGRAM AND A PORTION IS RESERVED FOR PUBLIC RIGHT-OF-WAY PURPOSES

Resolution No. 20__ - _____

WHEREAS Orange County, Florida, a charter county and political subdivision of the State of Florida ("County"), is acquiring certain real property primarily for conservation purposes under the County's Green PLACE program; and

WHEREAS as part of the same transaction, the County, through its Public Works Department, funded the acquisition of an estimated ± 1.50 acres of the property, located adjacent to the existing Avalon Road, for public right-of-way purposes associated with planned roadway improvements, as contemplated in the applicable Agreement for Sale and Purchase; and

WHEREAS the exact configuration and final boundaries of the portion of the property intended for roadway purposes (the "Roadway Portion") was finalized after sellers execution of the purchase agreement; and

WHEREAS in order to memorialize the Roadway Portion and to reflect the transfer of controlling interest in such portion of the property for public roadway purposes, County staff has prepared a Notice of Reservation (the "Notice of Reservation"), the form of which includes a legal description and sketches depicting the final location of the Roadway Portion; and

WHEREAS approval of the form of the Notice of Reservation and authorization to record the instrument is necessary to properly document the Roadway Portion in the public records of Orange County, Florida; and

WHEREAS the reservation of the Roadway Portion for public roadway purposes is consistent with the County's intended use of the property at the time of acquisition and does not constitute a post-acquisition change in use of Green PLACE conservation land.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY

COMMISSIONERS OF ORANGE COUNTY:

Section 1. The above recitals are hereby incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board hereby approves the form of the Notice of Reservation, attached hereto and incorporated herein as Exhibit "A", which reserves a fee simple interest in the Roadway Portion for public right-of-way purposes and reflects the transfer of controlling interest to the Orange County Public Works Department.

Section 3. The Board hereby authorizes County staff to prepare and record the Notice of Reservation in the Public Records of Orange County, Florida; provided, however, that the Notice of Reservation shall be executed by the Mayor only upon finalization of the legal description and sketches establishing the exact location and boundaries of the Roadway Portion, and thereafter recorded, together with such attachments, by County staff.

Section 4. The Board hereby directs County staff to do all things necessary and appropriate to implement and effectuate the actions authorized by this Resolution.

Section 5. The Board hereby directs the Mayor to execute the Notice of Reservation, in substantially the form approved herein, upon finalization of the legal description and sketches establishing the exact location and boundaries of the Roadway Portion, and further authorizes County staff to record the Notice of Reservation in the Public Records of Orange County, Florida.

Section 6. This Resolution shall become effective upon its adoption by the Board.

ADOPTED THIS _____ DAY OF _____, _____.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: _____
Jerry L. Demings
Orange County Mayor

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

By: _____
Deputy Clerk

Print Name

EXHIBIT A

**THIS INSTRUMENT PREPARED BY AND
AFTER RECORDING RETURN TO:**

Tara Petersen, 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

Property Appraiser's Parcel Identification Number:

a portion of 17-24-27-0000-00-001

Project: Avalon Road County Road 545 – Village I, Segment 1-2

Parcel: 1021

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves fee simple interest on the following property for public roadway purposes:

See Attached Schedule "A"

THIS RESERVATION is being recorded to transfer the controlling interest in the lands described on the attached Schedule "A" from Orange County Environmental Protection Division to the Orange County Public Works Department.

Dated at Orlando, Florida this _____.

IN WITNESS WHEREOF, the said COUNTY has caused these presents to be executed in its name by its Board, acting by the County Mayor, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: _____
Jerry L. Demings
Orange County Mayor

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

BY: _____
Deputy Clerk

Printed Name

SCHEDULE "A"
LEGAL DESCRIPTION
COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
 ESTATE: FEE SIMPLE
 PURPOSE: ROAD RIGHT OF WAY

A PORTION OF LAND LYING IN THE NORTHWEST ONE-QUARTER (1/4) OF SECTION 17, TOWNSHIP 24 SOUTH, RANGE 27 EAST, UNINCORPORATED ORANGE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 17; THENCE NORTH 89°50'34" EAST, A DISTANCE OF 1181.97 FEET ALONG THE NORTH LINE OF THE NORTHWEST ONE-QUARTER (1/4) OF SAID SECTION 17, TO A POINT ON THE CONSTRUCTION BASELINE OF COUNTY ROAD 545, PER ORANGE COUNTY PUBLIC WORKS RIGHT OF WAY MAP CIP# 5036; THENCE CONTINUE ALONG SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER NORTH 89°50'34" EAST, A DISTANCE OF 59.84 FEET TO A POINT ON THE EASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 545 AND THE **POINT OF BEGINNING**; THENCE CONTINUE ALONG SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER, NORTH 89°50'34" EAST, A DISTANCE OF 4.17 FEET; THENCE CONTINUE ALONG SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER NORTH 89°50'34" EAST, A DISTANCE OF 10.67 FEET; THENCE DEPARTING SAID NORTH LINE OF THE NORTHWEST ONE-QUARTER SOUTH 20°13'22" WEST, A DISTANCE OF 607.01 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY, THENCE SOUTHERLY ALONG SAID NON-TANGENT CURVE HAVING A RADIUS OF 2923.70 FEET, A CENTRAL ANGLE OF 15°13'17", AN ARC LENGTH OF 776.73 FEET, A CHORD BEARING OF SOUTH 12°59'21" WEST, AND A CHORD LENGTH OF 774.44 FEET TO THE NORTHERLY LINE OF TRACT P1 PARK/LANDSCAPE/WALL, PER WINDING BAY PRESERVE, PB 98, PGS 63-66 OF THE OFFICIAL RECORDS OF ORANGE COUNTY, FLORIDA; THENCE SOUTH 89°54'01" WEST, A DISTANCE OF 10.05 FEET; TO THE NORTHWESTERLY CORNER OF SAID TRACT P1 PARK/LANDSCAPE/WALL; THENCE SOUTH 89°54'01" WEST, A DISTANCE OF 50.35 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE EASTERLY, THENCE NORTHERLY ALONG SAID CURVE HAVING A RADIUS OF 2831.79 FEET, A CENTRAL ANGLE OF 17°17'12", AN ARC LENGTH OF 854.38 FEET, A CHORD BEARING OF NORTH 14°35'45" EAST, AND A CHORD LENGTH OF 851.14 FEET; THENCE NORTH 23°14'21" EAST, A DISTANCE OF 544.82 FEET TO THE **POINT OF BEGINNING**.

THE ABOVE DESCRIBED PARCEL CONTAINING 1.377 ACRES MORE OR LESS.

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO CORNERS WERE SET AS PART OF THIS SKETCH OF DESCRIPTION.
3. THIS SKETCH OF DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 17 TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING N 89°50'34" E.

SYMBOLS AND ABBREVIATION LEGEND:

BLVD = BOULEVARD	D. B. = DEED BOOK	O.R.B. = OFFICIAL RECORDS	PCC = POINT OF COMPOUND
CL = CENTERLINE	DOC = DOCUMENT	BOOK	CURVATURE
CR = COUNTY ROAD	E = EAST	PB = PLAT BOOK	PT = POINT OF TANGENCY
C1 = CURVE NUMBER	ID. = IDENTIFICATION	PG(S) = PAGE(S)	R = RADIUS
(C) = CALCULATED	L = ARC LENGTH	PID = PARCEL IDENTIFICATION	RT = RIGHT
CB = CHORD BEARING	L1 = LINE NUMBER	PL = PROPERTY LINE	R/W = RIGHT OF WAY
CH = CHORD LENGTH	LT = LEFT	PRM = PERMANENT REFERENCE	S = SOUTH
CIP = CAPITAL IMPROVEMENT PROJECT	LB = LICENSED BUSINESS	MONUMENT	SEG = SEGMENT
CM = CONCRETE MONUMENT	N = NORTH	PROP. = PROPOSED	ST. = STREET
CCR = CERTIFIED CORNER RECORD	No. = NUMBER	PC = POINT OF CURVATURE	STA = STATION
	NT = NON-TANGENT		S.R. = STATE ROAD
			SRPB = STATE ROAD PLAT BOOK
			T.C.E. = TEMPORARY CONSTRUCTION EASEMENT
			U.E. = UTILITY EASEMENT
			W = WEST
			# = NUMBER
			Δ = DELTA ANGLE
			(XXXX) = PARCEL NUMBER

SHEET 1 OF 6
SEE SHEETS 2-6 FOR SKETCH

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2
 PROJECT NO.: CIP# 5036

PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION

SURVEYOR'S CERTIFICATION
 I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES.

GABRIEL COLON RIVERA, PSM - LS# 7114
THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE.



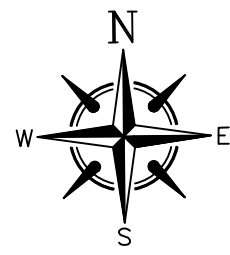
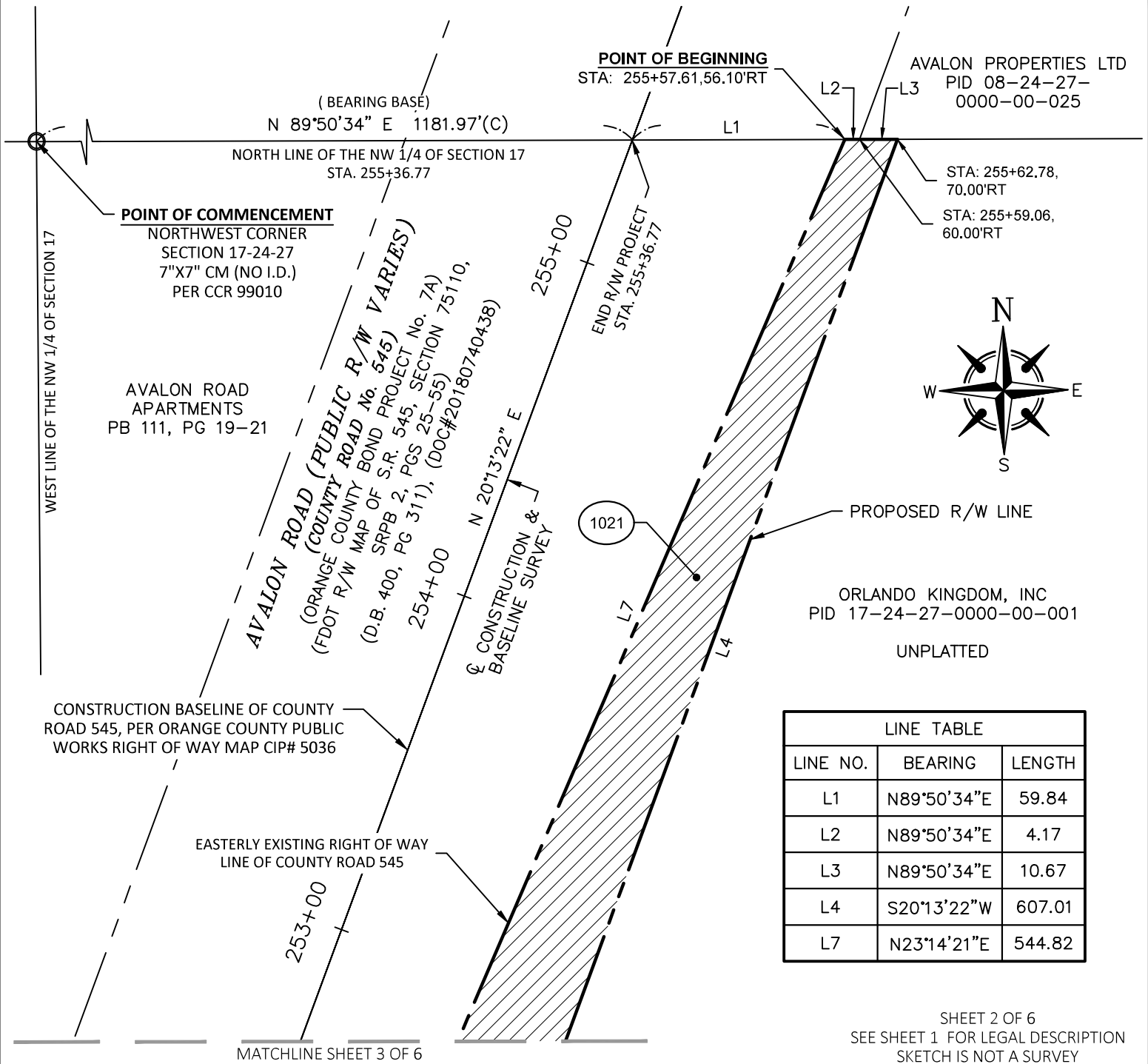
ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7929



Phone: (407) 896-0594
 CERTIFICATE OF AUTHORIZATION No. LB2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

SKETCH OF DESCRIPTION COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY



LINE TABLE		
LINE NO.	BEARING	LENGTH
L1	N89°50'34"E	59.84
L2	N89°50'34"E	4.17
L3	N89°50'34"E	10.67
L4	S20°13'22"W	607.01
L7	N23°14'21"E	544.82

SHEET 2 OF 6
SEE SHEET 1 FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY


CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2
PROJECT NO.: CIP# 5036

PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A

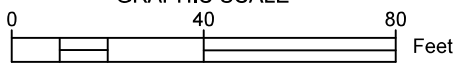
No.	DATE	BY	DESCRIPTION




**ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION**

4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7929

GRAPHIC SCALE



1 INCH = 40 FEET



DRMP
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Phone: (407) 896-0594

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SKETCH OF DESCRIPTION COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY

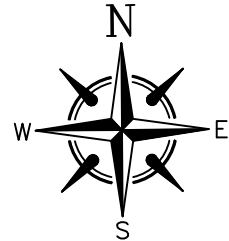
MATCHLINE SHEET 2 OF 6

CONSTRUCTION BASELINE OF COUNTY ROAD 545, PER ORANGE COUNTY PUBLIC WORKS RIGHT OF WAY MAP CIP# 5036

AVALON ROAD APARTMENTS
PB 111, PG 19-21

AVALON ROAD (PUBLIC R/W VARIES)
(ORANGE COUNTY BOND No. 545)
(FDOT R/W MAP OF S.R. 545, SECTION No. 7A)
(D.B. 400, PG 311), (DOC#20180740438)
SRPB 2, PGS 25-55)
251+00

N 20°13'22" E
CL CONSTRUCTION & BASELINE SURVEY
252+00



PROPOSED R/W LINE

ORLANDO KINGDOM, INC
PID 17-24-27-0000-00-001

UNPLATTED

CURVE C2
Δ=17°17'12"
R=2831.79'
L=854.38'
CB=N14°35'45"E
CH=851.14'

EASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 545

PT STA: 250+13.55,
27.43'RT

250+00

PT STA: 249+55.99

NT

MATCHLINE SHEET 4 OF 6

LINE TABLE		
LINE NO.	BEARING	LENGTH
L4	S20°13'22"W	607.01
L7	N23°14'21"E	544.82

SHEET 3 OF 6
SEE SHEET 1 FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY

CERTIFIED TO:

1. _____
2. _____
3. _____
4. _____

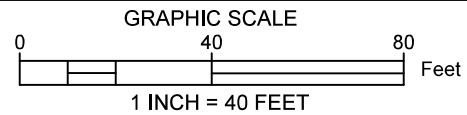
PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2
PROJECT NO.: CIP# 5036

PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION



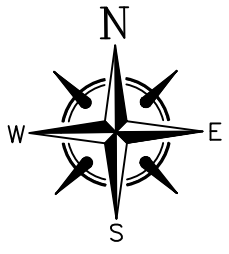
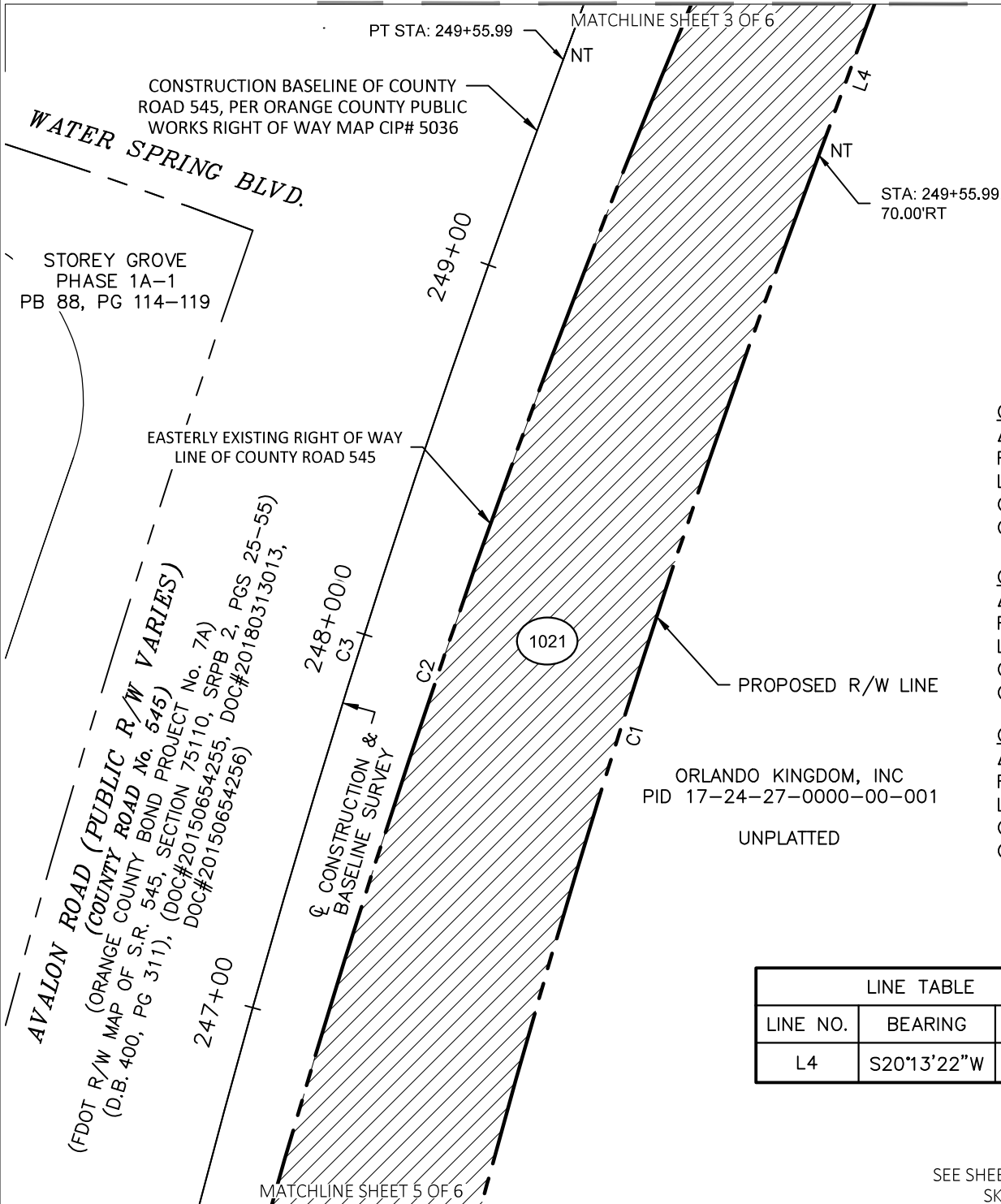
**ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION**
4200 SOUTH JOHN YOUNG PARKWAY
ORLANDO, FLORIDA 32839-9205
(407) 836-7929



Phone: (407) 896-0594
CERTIFICATE OF AUTHORIZATION No. LB2648
941 Lake Baldwin Lane - Orlando, Florida 32814

SKETCH OF DESCRIPTION
COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
 ESTATE:FEE SIMPLE
 PURPOSE:ROAD RIGHT OF WAY



CURVE C1
 $\Delta=15^{\circ}13'17''$
 $R=2923.70'$
 $L=776.73'$
 $CB=S12^{\circ}59'21''W$
 $CH=774.44'$

CURVE C2
 $\Delta=17^{\circ}17'12''$
 $R=2831.79'$
 $L=854.38'$
 $CB=N14^{\circ}35'45''E$
 $CH=851.14'$

CURVE C3
 $\Delta=26^{\circ}35'09''$
 $R=2993.70'$
 $L=1389.11'$
 $CB=N07^{\circ}18'09''E$
 $CH=1376.68'$

LINE TABLE		
LINE NO.	BEARING	LENGTH
L4	S20°13'22"W	607.01

SHEET 4 OF 6
 SEE SHEET 1 FOR LEGAL DESCRIPTION
 SKETCH IS NOT A SURVEY

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

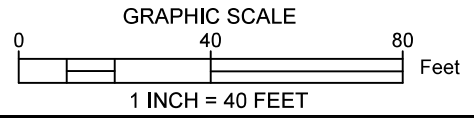
PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2
 PROJECT NO.: CIP# 5036

PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION



ORANGE COUNTY PUBLIC WORKS
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 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
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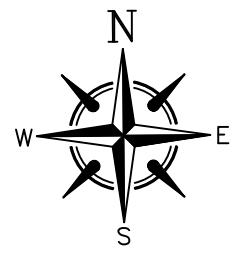
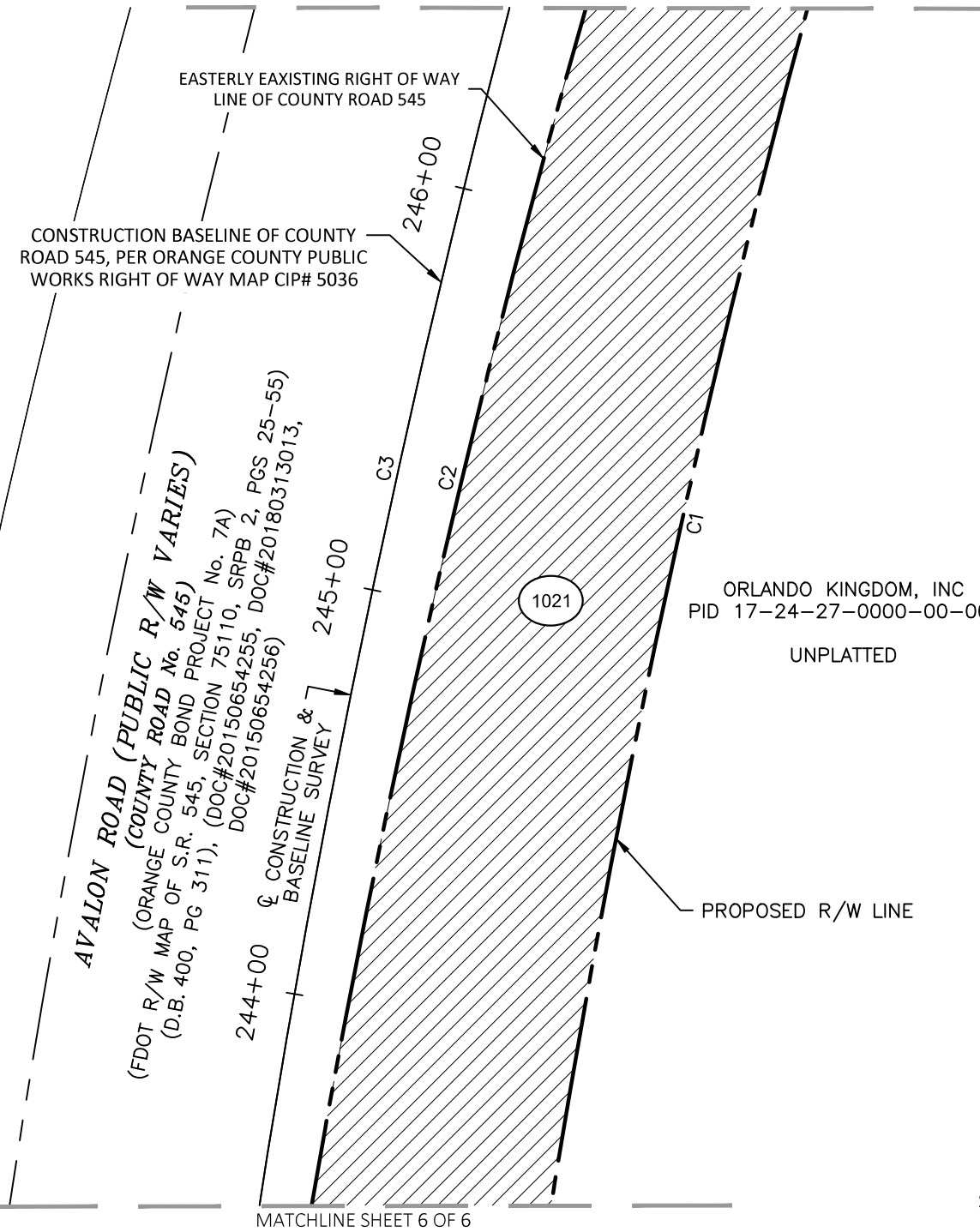
Phone: (407) 896-0594
 CERTIFICATE OF AUTHORIZATION No. LB2648
 941 Lake Baldwin Lane - Orlando, Florida 32814

SKETCH OF DESCRIPTION

COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
ESTATE: FEE SIMPLE
PURPOSE: ROAD RIGHT OF WAY

MATCHLINE SHEET 4 OF 6



CURVE C1
 $\Delta = 15^{\circ}13'17''$
 $R = 2923.70'$
 $L = 776.73'$
 $CB = S12^{\circ}59'21''W$
 $CH = 774.44'$

CURVE C2
 $\Delta = 17^{\circ}17'12''$
 $R = 2831.79'$
 $L = 854.38'$
 $CB = N14^{\circ}35'45''E$
 $CH = 851.14'$

CURVE C3
 $\Delta = 26^{\circ}35'09''$
 $R = 2993.70'$
 $L = 1389.11'$
 $CB = N07^{\circ}18'09''E$
 $CH = 1376.68'$

ORLANDO KINGDOM, INC
 PID 17-24-27-0000-00-001
 UNPLATTED

AVALON ROAD (PUBLIC R/W VARIES)
 (ORANGE COUNTY BOND PROJECT No. 545)
 (FDOT R/W MAP OF S.R. 545, SECTION 75110, SRPB 2, PGS 25-55)
 (D.B. 400, PG 311), (DOC#20150654255, DOC#20180313013,
 DOC#20150654256)
 CONSTRUCTION & BASELINE SURVEY

SHEET 5 OF 6
SEE SHEET 1 FOR LEGAL DESCRIPTION
SKETCH IS NOT A SURVEY

MATCHLINE SHEET 6 OF 6

CERTIFIED TO:

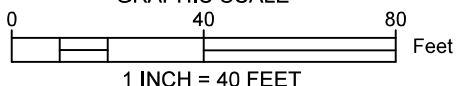
1. _____
2. _____
3. _____
4. _____

PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2			
PROJECT NO.: CIP# 5036			
PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A
No.	DATE	BY	DESCRIPTION



ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7929

GRAPHIC SCALE





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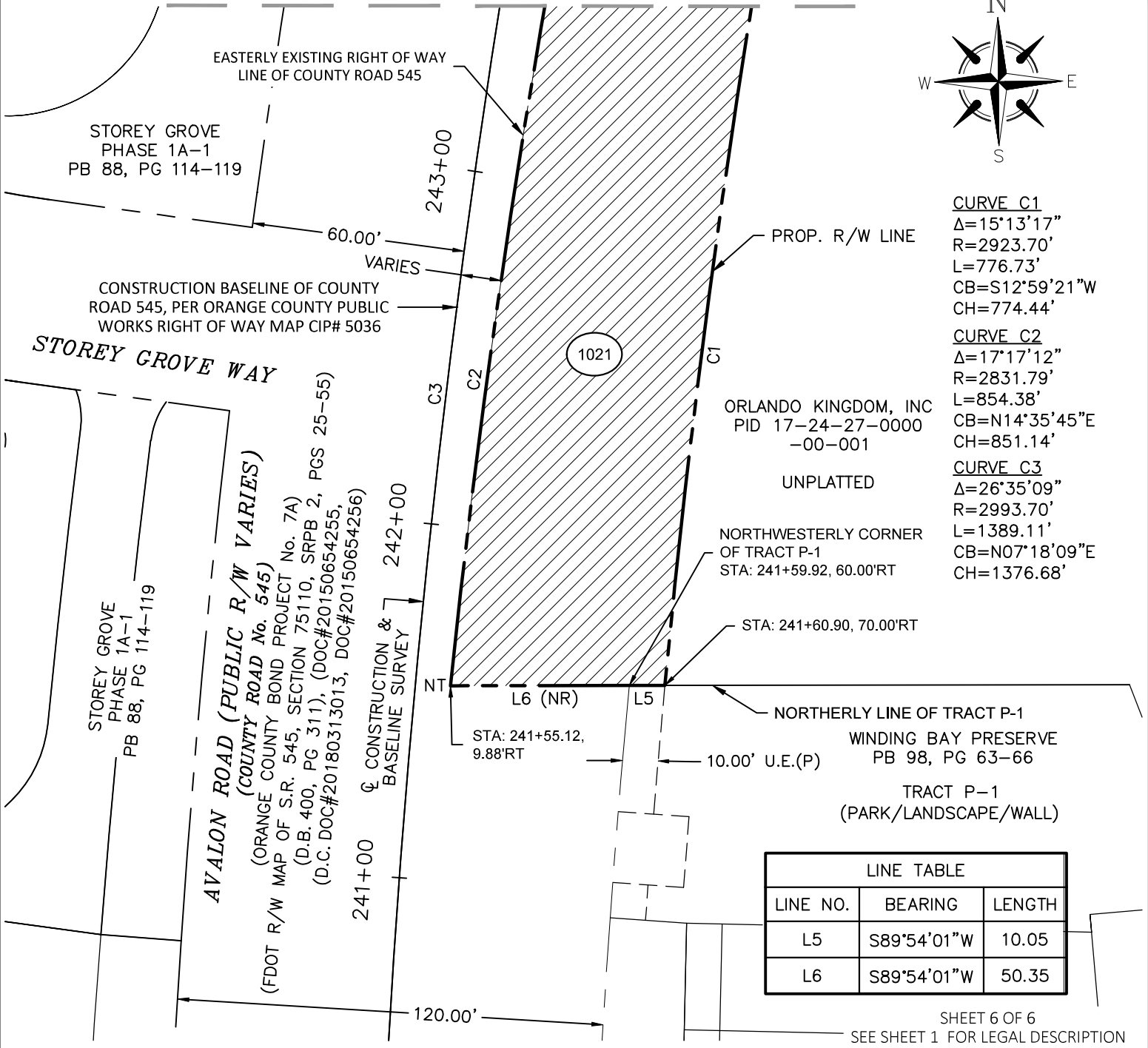
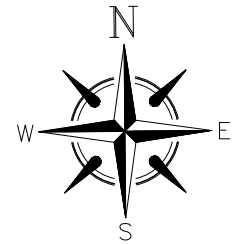
CERTIFICATE OF AUTHORIZATION No. LB2648

941 Lake Baldwin Lane - Orlando, Florida 32814

SKETCH OF DESCRIPTION
COUNTY ROAD 545 - VILLAGE I, SEGMENT 1-2

PARCEL NO. 1021
 ESTATE:FEE SIMPLE
 PURPOSE:ROAD RIGHT OF WAY

MATCHLINE SHEET 5 OF 6



CURVE C1
 $\Delta=15^{\circ}13'17''$
 $R=2923.70'$
 $L=776.73'$
 $CB=S12^{\circ}59'21''W$
 $CH=774.44'$

CURVE C2
 $\Delta=17^{\circ}17'12''$
 $R=2831.79'$
 $L=854.38'$
 $CB=N14^{\circ}35'45''E$
 $CH=851.14'$

CURVE C3
 $\Delta=26^{\circ}35'09''$
 $R=2993.70'$
 $L=1389.11'$
 $CB=N07^{\circ}18'09''E$
 $CH=1376.68'$

PROP. R/W LINE

ORLANDO KINGDOM, INC
 PID 17-24-27-0000
 -00-001

UNPLATTED

NORTHWESTERLY CORNER
 OF TRACT P-1
 STA: 241+59.92, 60.00'RT

STA: 241+60.90, 70.00'RT

NORTHERLY LINE OF TRACT P-1
 WINDING BAY PRESERVE
 PB 98, PG 63-66

TRACT P-1
 (PARK/LANDSCAPE/WALL)

LINE TABLE		
LINE NO.	BEARING	LENGTH
L5	S89°54'01"W	10.05
L6	S89°54'01"W	50.35

SHEET 6 OF 6
 SEE SHEET 1 FOR LEGAL DESCRIPTION
 SKETCH IS NOT A SURVEY

CERTIFIED TO:
 1. _____
 2. _____
 3. _____
 4. _____

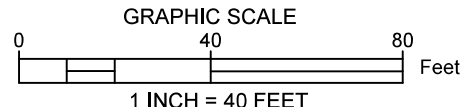
PROJECT NAME: CR 545 - VILLAGE I, SEG 1-2
 PROJECT NO.: CIP# 5036

PROJECT No.	22-00564.000	DRAWN DATE	03/11/2026
SURVEY BY	LM	REVIEWED BY	TD
SURVEY DATE	06/2025	APPROVED BY	GCR
DRAWN BY	MC	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION



ORANGE COUNTY PUBLIC WORKS
RIGHT-OF-WAY ACQUISITION DIVISION
 4200 SOUTH JOHN YOUNG PARKWAY
 ORLANDO, FLORIDA 32839-9205
 (407) 836-7929



Phone: (407) 896-0594
 CERTIFICATE OF AUTHORIZATION No. LB2648
 941 Lake Baldwin Lane - Orlando, Florida 32814