



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 1

DATE: December 15, 2023

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

THROUGH: Sara Solomon, Senior Title Examiner *SS/MTC*
Real Estate Management Division

FROM: Mindy T. Cummings, Manager *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 County Deed by Orange County and Town of Oakland, and authorization to record instrument.

PROJECT: Fire Station #37 - Town of Oakland

District 1

PURPOSE: To provide for access, construction, operation, and maintenance of public right-of-way for road extension.

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ITEM: County Deed
Revenue: None
Size: 17,789 square feet

APPROVALS: Real Estate Management Division
County Attorney's Office
Fire Rescue Department

REMARKS: On October 30, 2018, County entered an Interlocal Agreement between Orange County, Florida and Town of Oakland, Florida (Oakland) regarding Joint Ownership of the Public Safety Facility in Oakland, Florida (Agreement). Under the terms of the Agreement, either party can convey part of its 50% interest to the other party if that party affirmatively agrees to accept the conveyance. To complete the extension of Catherine Ross Road to State Road 50, Oakland is requesting County to convey its 50% interest in the new right-of-way area. The Fire Rescue Department has no objections to the request, and the conveyance will not affect its use of the facility.

Oakland will pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 09 2024

Project: Fire Station #37 - Town of Oakland

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.

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 Town of Oakland, a municipal corporation, whose address is P.O. Box 98, Oakland, Florida 34760, 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 its undivided fifty (50%) interest, 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"

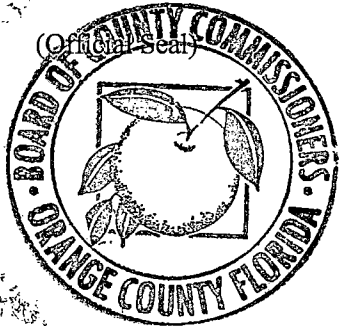
Property Appraiser's Parcel Identification Number:

A portion of 21-22-27-6182-00-071

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: Fire Station #37 - Town of Oakland

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: *Bryana Brooks*
for Jerry L. Demings
Orange County Mayor

DATE: 9 Jan 24

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

BY: *[Signature]*
Deputy Clerk
DAVID ROONEY
Printed Name

This instrument prepared by:

Sara Solomon, 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

Property Description

A parcel of land situated in the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East in Orange County, Florida, more particularly described as follows:

COMMENCE at the Southeast corner of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East, and run North 00°08'41" West along the East line of the Southwest 1/4 of the Southwest 1/4 of said Section 21, Township 22 South, Range 27 East, also being the East line of the strip of land described in Document Number 20160126645 of the Public Records of Orange County, Florida, and the West line of the strip of land described in Document Number 20160405912 of said Public Records, a distance of 989.58 feet to the POINT OF BEGINNING; thence North 89°48'54" West, a distance of 60.66 feet; thence North 12°16'44" West, a distance of 60.80 feet to a point of curvature of a curve concave Easterly, having a radius of 965.00 feet and a delta angle of 12°08'03"; thence Northwesterly along the arc of said curve a distance of 204.37 feet to a point of tangency; thence North 00°08'41" West, a distance 20.06 feet to a point of curvature of a curve concave Southwesterly, having a radius of 25.00 feet, a chord bearing of North 44°58'47" West and a chord distance of 35.25 feet; thence Northwesterly through a delta angle of 89°40'13"; thence Northwesterly along the arc of said curve a distance of 39.13 feet to a point on a non-tangent line, said point also being on the South Right of Way of East Oakland Avenue; thence South 89°48'54" East along said South Right of Way line, a distance of 84.86 feet; thence South 00°08'41" East along the West line of the East 35.00 feet of the Southwest 1/4 of the Southwest 1/4 of said Section 21 and West line of parcel of land described in Parcel 2 of Document Number 20160405912 of said Public Records, a distance of 240.00 feet to the Southwest corner of parcel of land described in Parcel 2 of Document Number 20160405912 of said Public Records; thence South 89°48'54" East along the South line of the North 270.00' of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East and South line of parcel of land described in Parcel 2 of Document Number 20160405912 of said Public Records, a distance of 35.00 feet to the most Northerly corner of parcel of land described in Parcel 1 of Document Number 20160405912 of said Public Records and the Southeast corner of parcel of land described in Parcel 2 of Document Number 20160405912 of said Public Records, said point also being on the East line of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East; thence South 00°08'41" East, along said East line of the Southwest 1/4 of the Southwest 1/4 of Section 21, a distance of 67.00 feet to the POINT OF BEGINNING.

Contains 0.408 acres (17,789 square feet), more or less.

Notes

1. THIS IS NOT A BOUNDARY SURVEY. The purpose of this sketch and description is to depict and describe a right of way.
2. The bearings shown are based on the East line of the Southwest 1/4 of the Southwest 1/4 of Section 21, Township 22 South, Range 27 East, being assumed as North 00°08'41" West.
3. This sketch meets the Standard of Practice set forth in Florida Administrative Code Rule 5J-17, pursuant to Florida Statute Chapter 472.
4. Legend and Abbreviations

O.R. – denotes Official Records Book	PC – denotes point of curvature
P.B. – denotes Plat Book	PT – denotes point of tangency
Doc. # – denotes document number	NT – denotes non-tangent line
Pg. – denotes Page	● – denotes change of direction
R/W – denotes Right of Way	

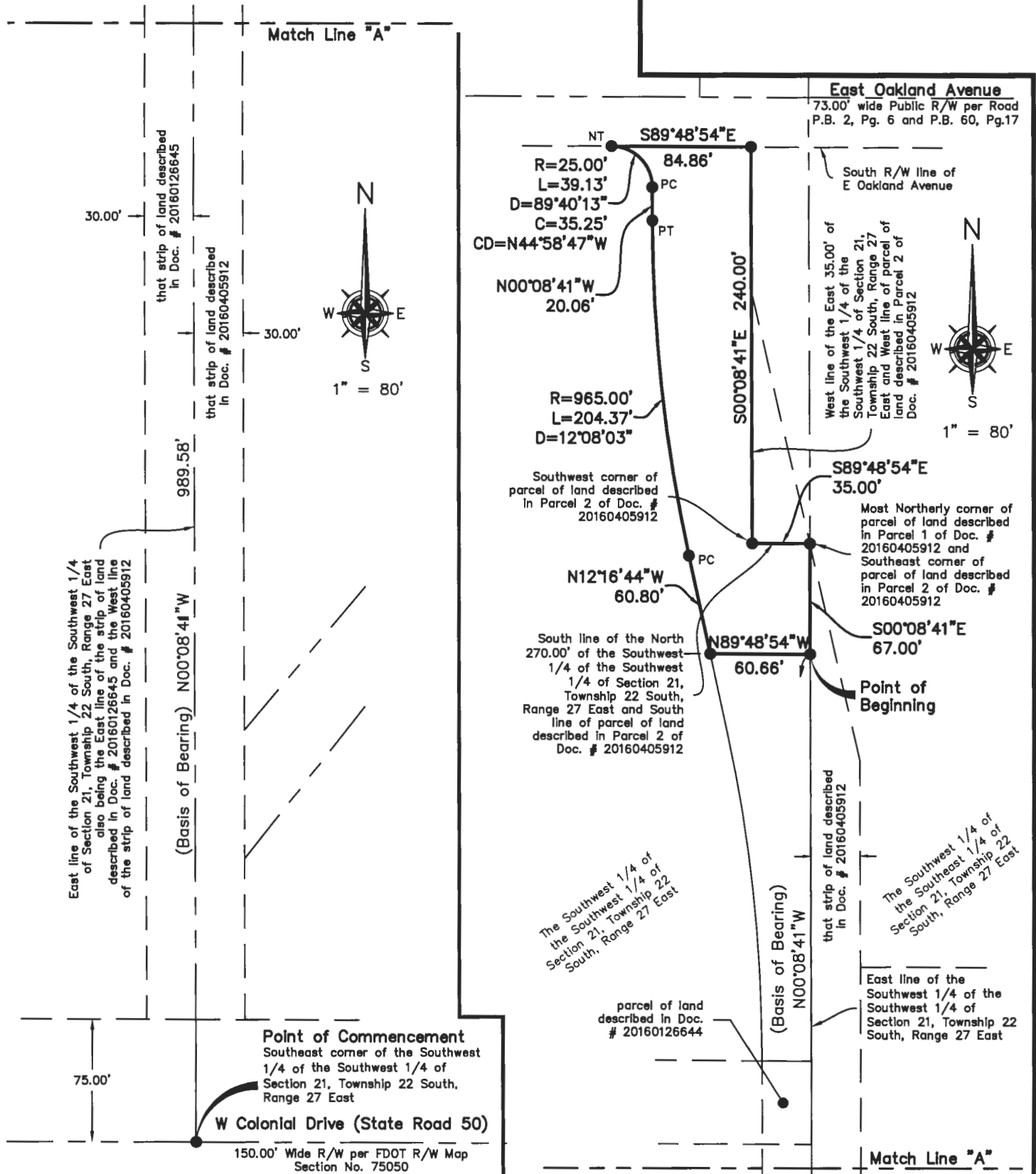
10/11/23	Addressed comments per Orange County Surveyor
Date	Revision

Sheet 1 of 2

Not valid without Sheet 2

Benchmark Surveying & Mapping, LLC Certificate of Authorization Number – LB 7874 Post Office Box 771065, Winter Garden, Florida 34777-1065 3110 Red Fox Run, Kissimmee, Florida 34746 (407) 654-6183 – www.benchmarksurveyingandmapping.com	323.22 SOD 2 <hr/> Project #	Prepared For: Town of Oakland Digitally signed by Billy Joe Jenkins Date: 2023.10.12 07:47:20 -04'00'
	08/23/22 <hr/> Date	P

Sketch and Description



Benchmark Surveying & Mapping, LLC
Certificate of Authorization Number - LB 7874

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3110 Red Fox Run, Kissimmee, Florida 34746
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323.22 SOD 2

Project #

08/23/22

Date

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Not valid without Sheet 1