

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
FEB 26 2019

# 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. 2019-M-03**

WHEREAS, Orange County (the "County"), a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes (2015), 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 Village F Master PD Adequate Public Facilities and Impact Fee Credit Agreement, approved by the Orange County Board of County Commissioners (the "Board") on September 15, 2009, and recorded at Official Records Book 9936, Page 3283, Public Records of Orange County, Florida (the "Agreement"), as assigned by that certain Assignment of Development Rights and Permits and recorded at Official Records Book 10751, page 4823, Public Records of Orange County, Florida (the "Assignment"), the County acquired certain real property to be used as adequate public facilities including public schools; and

WHEREAS, the Agreement and the Assignment 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 a public 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 Section 125.38, Florida Statutes (2018).

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

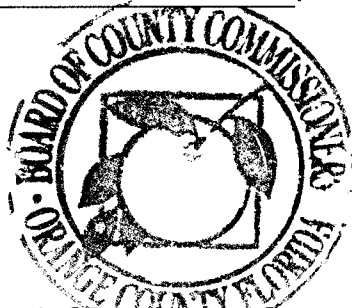
1. The Board hereby determines that the Property is not needed for County purposes and that it is in the best interest of Orange County that its interests in the Property be conveyed to the School board for use as a public school site and related purposes.

2. The Board hereby directs that all of the County's rights, title, and interest in the Property be conveyed to the School Board for the consideration of ONE DOLLAR, and that the Orange County Mayor execute and deliver a Statutory County Deed to effectuate such conveyance.

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

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

ADOPTED on FEB 26 2019



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

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

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

By: *Katie Smith*  
Deputy Clerk

**Katie Smith**

Printed Name

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

### EXHIBIT "A"

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, BEING A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 10751, PAGE 4806 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

**BEGIN** AT THE NORTHEAST CORNER OF TRACT OS-11, LAKESHORE PRESERVE PHASE 1, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 87, PAGES 46 THROUGH 55 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LAKESHORE PRESERVE PHASE 1 AND ALONG SAID CURVE, HAVING A RADIUS 912.88 FEET, A CENTRAL ANGLE OF 12°52'52", AN ARC LENGTH OF 205.23 FEET, A CHORD LENGTH OF 204.80 FEET AND A CHORD BEARING OF NORTH 82°40'23" EAST; THENCE RUN NORTH 81°29'27" EAST, CONTINUING ALONG SAID SOUTHERLY LINE, NON-TANGENT WITH SAID CURVE, FOR A DISTANCE OF 56.40 FEET; THENCE RUN NORTH 90°00'00" EAST, CONTINUING ALONG SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, FOR A DISTANCE OF 206.04 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY, DEPARTING SAID SOUTHERLY LINE AND THE EASTERLY EXTENSION THEREOF, ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 235.00 FEET, A CENTRAL ANGLE OF 15°35'04", AN ARC LENGTH OF 63.92 FEET, A CHORD LENGTH OF 63.72 FEET AND A CHORD BEARING OF SOUTH 34°36'00" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 215.00 FEET, A CENTRAL ANGLE OF 32°57'53", AN ARC LENGTH OF 123.70 FEET, A CHORD LENGTH OF 122.00 FEET AND A CHORD BEARING OF SOUTH 25°54'36" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHEASTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 270.00 FEET, A CENTRAL ANGLE OF 54°40'30", AN ARC LENGTH OF 257.65 FEET, A CHORD LENGTH OF 247.98 FEET AND A CHORD BEARING OF SOUTH 36°45'54" EAST TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE, HAVING A RADIUS OF 230.00 FEET, A CENTRAL ANGLE OF 57°47'08", AN ARC LENGTH 231.97 FEET, A CHORD LENGTH OF 222.26 FEET AND A CHORD BEARING OF SOUTH 35°12'36" EAST TO THE NORTHEAST CORNER OF THE LANDS DESCRIBED IN DOCUMENT # 20180340908 OF SAID PUBLIC RECORDS, SAID POINT LYING ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908, AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1763.00 FEET, A CENTRAL ANGLE OF 11°51'06", AN ARC LENGTH OF 364.68 FEET, A CHORD DISTANCE OF 364.03 FEET AND A CHORD BEARING OF SOUTH 64°14'39" WEST TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908; THENCE RUN SOUTH 21°37'04" EAST, ALONG THE WESTERLY LINE OF SAID LANDS DESCRIBED IN DOCUMENT # 20180340908 AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 194.94 FEET TO A POINT ON A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN SOUTHWESTERLY, DEPARTING SAID WESTERLY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 1957.85 FEET, A CENTRAL ANGLE OF 17°08'52", AN ARC LENGTH OF 585.96 FEET, A CHORD LENGTH OF 583.77 FEET AND A CHORD BEARING OF SOUTH 78°33'57" WEST TO A POINT ON THE EASTERLY LINE OF THE AFORESAID PLAT OF LAKESHORE PRESERVE PHASE 1; THENCE RUN NORTH 00°09'56" WEST, ALONG SAID EASTERLY LINE AND NON-RADIAL WITH SAID CURVE, FOR A DISTANCE OF 963.12 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 588,049 SQUARE FEET OR 13.50 ACRES MORE OR LESS.

CONTINUED ON SHEET 2

SHEET 1 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17\_School\_Site.dwg DESCRIPTION



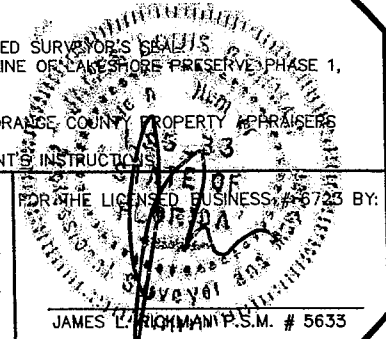
16 East Plant Street  
Winter Garden, Florida 34787 \* (407) 654-5355

#### 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 THE EASTERLY LINE OF LAKESHORE PRESERVE PHASE 1, P.B. 87, PGS. 46-55, BEING NORTH 00°09'56" WEST.
3. THE LEGAL DESCRIPTION WAS PREPARED WITHOUT BENEFIT OF TITLE.
4. THE RECORDING INFORMATION SHOWN HEREON WAS OBTAINED FROM THE ORANGE COUNTY PROPERTY APPRAISER'S PUBLIC ACCESS SYSTEM.
5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148  
DATE: 12/29/2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: SEJ  
DRAWN BY: MR  
CHECKED BY: SEJ



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

# LEGAL DESCRIPTION

## THIS IS NOT A SURVEY

### EXHIBIT "A"

TOGETHER WITH

A TRACT OF LAND LYING IN SECTION 5, TOWNSHIP 24 SOUTH, RANGE 27 EAST, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5 FOR A POINT OF REFERENCE; THENCE RUN NORTH 00°05'36" EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 5, A DISTANCE OF 30.00 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO DEED BOOK 789, PAGE 5 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA AND THE POINT OF BEGINNING; THENCE RUN SOUTH 89°49'29" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE, 334.31 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SEIDEL ROAD, ACCORDING TO OFFICIAL RECORDS BOOK 10960, PAGE 7801 OF SAID PUBLIC RECORDS, LYING A NON-TANGENT CURVE CONCAVE NORTHWESTERLY; THENCE RUN NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND ALONG SAID NON-TANGENT CURVE, HAVING A RADIUS OF 2133.00 FEET, A CENTRAL ANGLE OF 09°02'10" AN ARC LENGTH OF 336.40 FEET, A CHORD LENGTH OF 336.05 FEET AND A CHORD BEARING OF NORTH 66°49'32" EAST TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHERLY; THENCE RUN EASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND ALONG SAID CURVE, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 61°39'10", AN ARC LENGTH OF 26.90 FEET, A CHORD LENGTH OF 25.62 FEET AND A CHORD BEARING OF SOUTH 86°51'58" EAST TO SAID EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 5; THENCE RUN SOUTH 00°05'36" WEST, ALONG SAID EAST LINE, 129.82 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND LIES IN ORANGE COUNTY, FLORIDA AND CONTAINS 0.51 ACRES MORE OR LESS.

SHEET 2 OF 4  
SEE SHEET 3 OF 4  
FOR SKETCH OF DESCRIPTION  
SEE SHEET 4 OF 4  
FOR CURVE AND LINE TABLES  
& LEGEND

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg together with



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

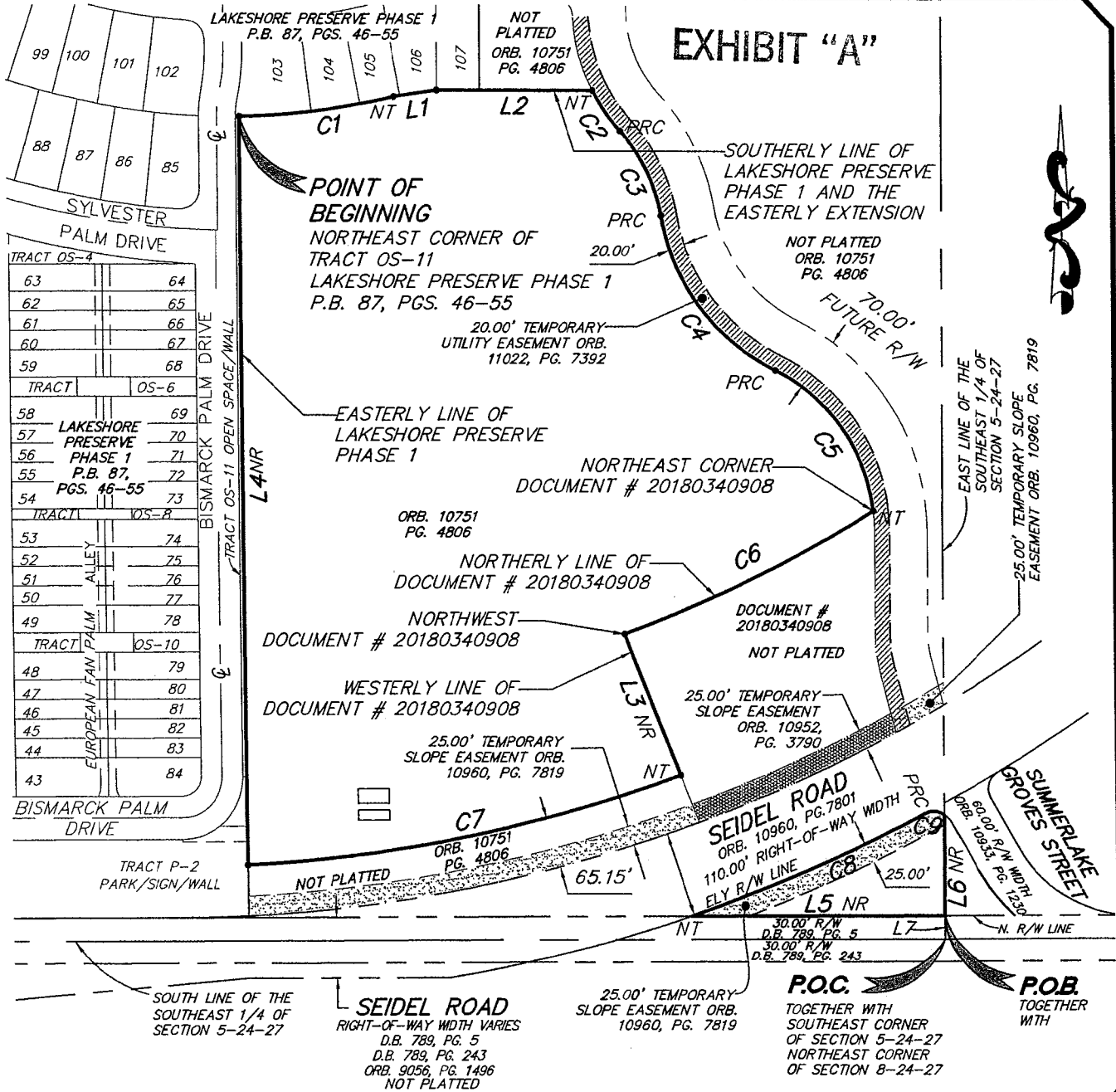
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5. THE DELINEATION OF THE LANDS DESCRIBED HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.

JOB NO. 20130148	CALCULATED BY: SEJ
DATE: 12/29/2015	DRAWN BY: MR
SCALE: 1" = 200 FEET	CHECKED BY: SEJ
FIELD BY: N/A	

# SKETCH OF DESCRIPTION THIS IS NOT A SURVEY

## EXHIBIT "A"



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 DATE: 12/29/2015  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

CALCULATED BY: SEJ  
 DRAWN BY: MR  
 CHECKED BY: SEJ

**SHEET 3 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION



16 East Plant Street  
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Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg SKETCH

# TABLES AND LEGEND

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### EXHIBIT "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	56.40'	N81°29'27"E
L2	206.04'	N90°00'00"E
L3	194.94'	S21°37'04"E
L4	963.12'	N00°09'56"W
L5	334.31'	S89°49'29"W
L6	129.82'	S00°05'36"W
L7	30.00'	N00°05'36"E

CURVE TABLE					
CURVE	RADIUS	DELTA	ARC LENGTH	CHORD	CHORD BEARING
C1	912.88'	12°52'52"	205.23'	204.80'	N82°40'23"E
C2	235.00'	15°35'04"	63.92'	63.72'	S34°36'00"E
C3	215.00'	32°57'53"	123.70'	122.00'	S25°54'36"E
C4	270.00'	54°40'30"	257.65'	247.98'	S36°45'54"E
C5	230.00'	57°47'08"	231.97'	222.26'	S35°12'36"E
C6	1763.00'	11°51'06"	364.68'	364.03'	S64°14'39"W
C7	1957.85'	17°08'52"	585.96'	583.77'	S78°33'57"W
C8	2133.00'	09°02'10"	336.40'	336.05'	N66°49'32"E
C9	25.00'	61°39'10"	26.90'	25.62'	S86°51'58"E

#### LEGEND:

ORB. OFFICIAL RECORDS BOOK  
 PG(S). PAGE(S)  
 D.B. DEED BOOK  
 P.B. PLAT BOOK  
 R/W RIGHT-OF-WAY

NT NON-TANGENT  
 NR NON-RADIAL  
 PRC POINT OF REVERSE CURVATURE  
 ☉ CENTERLINE  
 ● CHANGE IN DIRECTION  
 ORB. 10960, PG. 7819  
 ORB. 10952, PG. 3790  
 ORB. 11022, PG. 7392

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**SHEET 4 OF 4**  
 SEE SHEET 1 & 2 OF 4  
 FOR LEGAL DESCRIPTION  
 SEE SHEET 2 & 3 OF 4  
 FOR SKETCH OF DESCRIPTION

Drawing name: L:\Data\20130148 SEIDEL EAST\sketches\sketch17 School Site.dwg TABLES



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