



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 4

**DATE:** December 14, 2017

**TO:** Mayor Teresa Jacobs  
and the  
Board of County Commissioners

**THROUGH:** Paul Sladek, Manager *PS*  
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  
AUTHORIZING THE CONVEYANCE OF CERTAIN COUNTY  
PROPERTY INTERESTS TO THE CITY OF APOPKA, FLORIDA  
AND COUNTY DEED FROM ORANGE COUNTY TO THE CITY OF  
APOPKA, FLORIDA AND AUTHORIZATION TO RECORD  
INSTRUMENT

**PROJECT:** Ocoee Apopka Road  
  
District 2

**PURPOSE:** To transfer Orange County's interest in property to the City of Apopka,  
Florida.

**ITEMS:** Resolution  
  
County Deed  
Revenue: None/Donation  
Size: 2.19 acres

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

**REMARKS:**

Orange County has an interest in a portion of unopened road right-of-way known as Ocoee Apopka Road and, as a result of realignment by the Central Florida Expressway Authority, such road right-of-way is no longer in use. The City of Apopka, Florida (the "City") has requested that Orange County transfer to the City County's interest in the unopened right-of-way. This County Deed will transfer Orange County's interest to the City.

Grantee to pay recording fees.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS

JAN 09 2018

Project: Ocoee Apopka Road

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 Rules 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 the City of Apopka, a municipal corporation, under the laws of the state of Florida, whose address is 120 E Main Street, Apopka, Florida 32703, GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$1.00 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 SCHEDULE "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: Ocoee Apopka 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:

Teresa Jacobs

Orange County Mayor

DATE:

1. 9. 18

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

BY:

Katie Smith  
Deputy Clerk

Katie Smith

Printed Name

**This instrument prepared by:**

Kim Heim, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

# SCHEDULE "A"

## DESCRIPTION:

A portion of the right of way of County Road No. 437A as shown on the Orlando Orange County Expressway Authority, Western Beltway, right of way map for State Road No. 429, Section 75320-6460-604 in Section 20, Township 21 South, Range 28 East, Orange County, Florida, being more particularly described as follows:

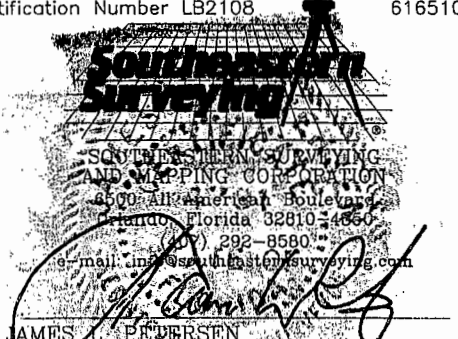
Commence at the Southeast corner of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida; thence South 89°38'00" West, a distance of 1051.60 feet, along the South line of said Southeast One Quarter of the Northwest One Quarter, to the POINT OF BEGINNING, said point being on the East right of way line of County Road No. 437A as shown on the Orlando Orange County Expressway Authority, Western Beltway, right of way map for State Road No. 429, Section 75320-6460-604; thence South 17°47'49" West, a distance of 163.10 feet, along said East right of way line to a point on a non-tangent curve concave Westerly, having a radius of 1029.93 feet, a central angle of 09°05'51" and a chord bearing of North 03°45'05" West, said point being on the Easterly right of way line of the proposed County Road No. 437A re-alignment as shown on a Sketch of Description by Dewberry, dated July 31, 2017; thence from a tangent bearing North 00°47'51" East, Northerly, a distance of 163.53 feet along the arc of said curve and along said Easterly right of way line to a point on the West right of way line of County Road No. 437A as shown on said Orlando Orange County Expressway Authority right of way map; thence North 17°47'49" East, a distance of 1179.03 feet, along said West right of way line to a point of curvature of a curve concave Southeasterly, having a radius of 984.93 feet and a central angle of 15°00'59"; thence Northeasterly along the arc of said curve and along said West right of way line, a distance of 258.14 feet to a point on a line that is 120.00 feet Southeasterly of and parallel with the Northwesterly line of Parcel 63-144, Parcel "B" as shown on said Sketch of Description; thence North 54°55'51" East, a distance of 202.50 feet, along said parallel line to a point

Continued on Sheet 2

## SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the South line of the Southeast One Quarter of the Northwest One Quarter of Section 20, Township 21 South, Range 28 East, Orange County, Florida being South 89°38'00" West, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Standards of Practice for Land Surveying Chapter 5J-17 requirements.

NOT VALID WITHOUT SHEETS 1 & 3

<b>SKETCH OF DESCRIPTION</b>	Date: 08/17/2017 KR	Certification Number LB2108 61651001
FOR CITY OF APOPKA	Job Number: CITY OF APOPKA Scale: 1" = 200'	 <p><b>South Eastern Surveying and Mapping Corporation</b> 3500 All-American Boulevard Orlando, Florida 32810-4660 Tel: (407) 292-8580 e-mail: jlp@seasurveysurveying.com</p> <p><b>JAMES L. PETERSEN</b> REGISTERED LAND SURVEYOR Number 4791</p>
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that <b>THIS IS NOT A SURVEY.</b>	
	SHEET 1 OF 3 SEE SHEET 3 FOR SKETCH	

7 SKETCH OF DESCRIPTION

DESCRIPTION CONTINUED FROM SHEET 1:

on said East right of way line; thence along said East right of way line the following three (3) courses and distances : South  $39^{\circ}55'51''$  West, a distance of 73.56 feet to a point of curvature of a curve concave Southeasterly, having a radius of 924.93 feet and a central angle of  $22^{\circ}08'02''$ ; thence Southwesterly along the arc of said curve a distance of 357.31 feet to the point of tangency of said curve; thence South  $17^{\circ}47'49''$  West, a distance of 1167.87 feet to the POINT OF BEGINNING.

Containing 2.19 acres, more or less.



Drawing No. 61651001  
Job No. CITY OF APOPKA  
Date: 08/17/2017  
SHEET 2 OF 3  
See Sheet 1 for Description

THIS IS NOT A SURVEY.  
NOT VALID WITHOUT SHEETS 1 - 3

SOUTHEASTERN SURVEYING  
AND MAPPING CORPORATION  
6500 All American Boulevard  
Orlando, Florida 32810-4350  
(407) 292-8580  
Certification Number LB2108  
e-mail: info@southeasternsurveying.com

# SKETCH OF DESCRIPTION

NORTHWESTERLY LINE OF PARCEL 63-144, PARCEL "B", PER SKETCH OF DESCRIPTION BY DEWBERRY, DATED JULY 31, 2017

COUNTY ROAD NO. 437A  
PROPOSED RIGHT OF WAY VARIES PER  
SKETCH OF DESCRIPTION BY  
DEWBERRY, DATED JULY 31, 2017

LINE 120.00' SOUTHEASTERLY OF AND PARALLEL  
WITH THE NORTHWESTERLY LINE OF PARCEL  
63-144, PARCEL "B", PER SKETCH OF  
DESCRIPTION BY DEWBERRY, DATED JULY 31, 2017

RETENTION POND

## LINE TABLE

LINE #	BEARING	LENGTH
L1	S17°47'49"W	163.10'
L2	N54°55'51"E	202.50'
L3	S39°55'51"W	73.56'

## COUNTY ROAD NO. 437A

60.00' RIGHT OF WAY PER ORLANDO ORANGE COUNTY  
EXPRESSWAY AUTHORITY, WESTERN BELTWAY, RIGHT OF  
WAY MAP FOR STATE ROAD NO. 429, SECTION 75320-6460-604

## CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1029.93'	09°05'51"	163.53'	N03°45'05"W	163.36'
C2	984.93'	15°00'59"	258.14'	N25°18'19"E	257.40'
C3	924.93'	22°08'02"	357.31'	S28°51'50"W	355.09'

## POINT OF COMMENCEMENT

SOUTHEAST CORNER OF THE SE 1/4  
OF THE NW 1/4 OF SECTION 20,  
TOWNSHIP 21 SOUTH, RANGE 28  
EAST, ORANGE COUNTY, FLORIDA

1" = 200'  
GRAPHIC SCALE

0 100' 200' 400'

## POINT OF BEGINNING

S89°38'00"W 1051.60'

SOUTH LINE OF THE SE 1/4 OF THE NW 1/4

LEGEND :

L1 = LINE NUMBER  
C1 = CURVE NUMBER  
PC = POINT OF CURVATURE  
PT = POINT OF TANGENCY  
NT = NON TANGENT

THIS IS NOT A SURVEY.

NOT VALID WITHOUT SHEETS 1 - 3



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Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 61651001  
Job No. CITY OF APOPKA  
Date: 08/17/2017  
SHEET 3 OF 3  
See Sheet 1 for Description

TANGENT BEARING =  
N00°47'51"E

EASTERLY RIGHT OF WAY LINE

WEST RIGHT OF WAY LINE  
N17°47'49"E 1179.03'

EAST RIGHT OF WAY LINE  
1167.87'

S17°47'49"W

NT