



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 2

**DATE:** October 12, 2018

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

**FROM:** Paul Sladek, Manager *PS*  
Real Estate Management Division

**CONTACT  
PERSON:** Paul Sladek, Manager

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

**ACTION  
REQUESTED:** APPROVAL AND EXECUTION OF COUNTY DEED FROM  
ORANGE COUNTY TO CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY, APPROVAL OF QUIT CLAIM DEED FROM  
CENTRAL FLORIDA EXPRESSWAY AUTHORITY TO ORANGE  
COUNTY, AUTHORIZATION TO DISBURSE FUNDS TO PAY  
CLOSING COSTS, AND DELEGATION OF AUTHORITY TO THE  
MANAGER OF THE REAL ESTATE MANAGEMENT DIVISION OR  
DESIGNEE TO PERFORM ALL ACTIONS NECESSARY AND  
INCIDENTAL TO CLOSING

**PROJECT:** Hamlin Groves Trail Northerly Extension  
  
District 1

**PURPOSE:** To provide for exchange of Water Conserv II lands for lands of the  
Central Florida Expressway Authority as a requirement of an interlocal  
agreement.

**ITEMS:** County Deed  
Revenue: None/Exchange  
Size: 3.93 acres

Quit Claim Deed  
Cost: None/Exchange  
Size: 3.93 acres

**BUDGET:** Account No.: 1034-072-2892-6110

**FUNDS:** \$2,946.50 Payable to Shutts & Bowen LLP  
(closing costs)

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

**REMARKS:** On November 3, 2015, the Board of County Commissioners ("BCC") approved the Interlocal Agreement for Property Exchange and Pond Reconfiguration Regarding the State Road 429 CFX Ponds (Hamlin Groves Trail Northerly Extension/Park Access Road) (the "ILA") among Orange County (the "County"), the City of Orlando (the "City"), and the Central Florida Expressway Authority (CFX) to provide the terms and conditions upon which the County and the City would convey to CFX certain lands jointly owned by the County and the City through Water Conserv II (the "Conserv II Property") in exchange for certain lands owned by CFX (the "CFX Property"). The County's acquisition of the CFX Property is required for a northerly extension of Hamlin Groves Trail to be constructed as contemplated by that certain "Road Network Agreement (Northerly Extension of Hamlin Groves Trail from New Independence Parkway to Tiny Road)" between SLF IV/Boyd Horizon West JV, LLC and County approved by the BCC on February 24, 2015, as amended.

All conditions precedent to the closing of the exchange of the Conserv II Property for the CFX Property (the "Exchange") have occurred or are nearing satisfaction, including completion of the Pond Relocation Work as defined in the ILA.

This County Deed is the instrument by which County will convey to CFX the County's interest in the Conserv II Property and is required by the ILA. This Quit Claim Deed is the instrument by which CFX will convey to the County and the City the CFX Property and is required by the ILA. The City Deed, required by the ILA to convey the City's interest in the Conserv II Property to CFX, has been executed by the City and delivered to the County for recording in connection with the Exchange; however, approval of the City Deed by the BCC is not required.

# REQUEST FOR FUNDS FOR LAND ACQUISITION

X Under BCC Approval

Under Ordinance Approval

Date: October 12, 2018

Amount: \$2,946.50

Project: Hamlin Groves Trail Northerly Extension

Parcels: N/A

Charge to Account # 1534 - 012-2892-610 or 10/15/18

Controlling Agency Approval

Date

Fiscal Approval

Date

TYPE TRANSACTION (Check appropriate block(s))

Pre-Condemnation Post-Condemnation

X N/A District # 1

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- X Advance Payment Requested

\$2,946.50 Shutts & Bowen LLP  
(closing costs)

DOCUMENTATION ATTACHED (Check appropriate block(s))

- X Contract
- X Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Shutts & Bowen LLP, 300 South Orange Avenue, Suite 1600, Orlando, Florida, 32801 (\$2,946.50)

CHECKS ARE TO BE PICKED UP BY THE REAL ESTATE MANAGEMENT DIVISION (DO NOT MAIL)

Recommended by Paul Sladek  
Paul Sladek, Manager, Real Estate Management Division

Date

Payment Approved Paul Sladek  
Paul Sladek, Manager, Real Estate Management Division

Date

or  
Payment Approved Russell Corriveau  
Russell Corriveau, Asst. Mgr., Real Estate Management Div.

Date

Certified Deputy Clerk to the Board  
Approved by BCC for Deputy Clerk to the Board

OCT 30 2018

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

## REMARKS:

Anticipated Closing Date: As soon as checks are available.

Please Contact Manager @ 6-7090 if there are any questions.

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 30 2018

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 30 2018

Project: Hamlin Groves Trail northerly extension

This deed constitutes a conveyance from a state agency of the State of Florida to a state agency of the State of Florida and is therefore not subject to documentary stamp tax. See, Department of Revenue Rules 12B-4.014(10), F.A.C.

### COUNTY DEED

THIS DEED, dated October 30, 2018 by ORANGE COUNTY, a charter county and political subdivision of the state of Florida, as to its undivided 50% interest, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, GRANTOR, and CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the State, under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, 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"

Property Appraiser's Parcel Identification Numbers:  
a portion of

09-23-27-0000-00-006  
17-23-27-0000-00-018  
17-23-27-0000-00-019

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: Hamlin Groves Trail northerly extension

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 aforesaid.



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

BY: *Teresa Jacobs*  
Teresa Jacobs  
Orange County Mayor  
DATE: 10.30.18

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

BY: *Katie Smith*  
Deputy Clerk  
**Katie Smith**

\_\_\_\_\_  
Printed Name

**This instrument prepared by:**

Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida

Exhibit "A"

## LEGAL DESCRIPTION

Central Florida Expressway Authority  
SR 429 -Project 654  
Parcel 226 (Partial)  
Estate: Fee Simple

### LEGAL DESCRIPTION:

A parcel of land comprising a portion of Section 17, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of Section 17, Township 23 South, Range 27 East, run South 89°54'25" West along the North line of said Southeast quarter for a distance of 1260.25 feet; thence departing said North line run South 00°05'35" East for a distance of 154.11 feet to a point on the Easterly right-of-way line of State Road #429, Project No. 75320-6460-654 and the Point of Beginning; thence run South 31°07'42" East along said right-of-way line for a distance of 430.42 feet to the point on a non tangent curve, concave Easterly having a radius of 898.50 feet, with a chord bearing of South 12°20'55" West, and a chord distance of 384.31 feet, thence departing aforesaid right-of-way line run Southerly along the arc of said curve through a central angle of 24°41'50" for an arc distance of 387.30 feet to a point of tangency; thence run South 00°00'00" West for a distance of 120.81 feet; thence run North 64°30'02" West for a distance of 462.96 feet; thence run North 57°26'21" West for a distance of 165.30 feet to a point on the aforesaid Easterly right-of-way line of State Road #429 and a point on a non-tangent curve, concave Southeasterly having a radius of 3669.72 feet, with a chord bearing of North 33°20'07" East, and a chord distance of 49.64 feet, thence run Northeasterly along said right-of-way line; along the arc of said curve through a central angle of 00°46'30" for an arc distance of 49.64 feet to a point; thence continue the following courses along said right-of-way line; South 57°25'30" East for a distance of 160.09 feet; thence run South 64°29'07" East for a distance of 354.79 feet; thence run North 36°25'07" East for a distance of 86.24 feet; thence run North 25°41'56" West for a distance of 205.26 feet; thence run North 53°35'01" West for a distance of 189.32 feet; thence run North 13°53'08" West for a distance of 183.81 feet; thence run North 36°24'59" East a distance of 284.27 feet to the POINT OF BEGINNING;

Containing 3.93 acres, more or less.

Together with all rights of ingress, egress, light, air and view between the grantor's remaining property and any facility constructed on the above described property

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17-23-27 AS BEING S89°54'25" W. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 250'

CALCULATED BY: JLR

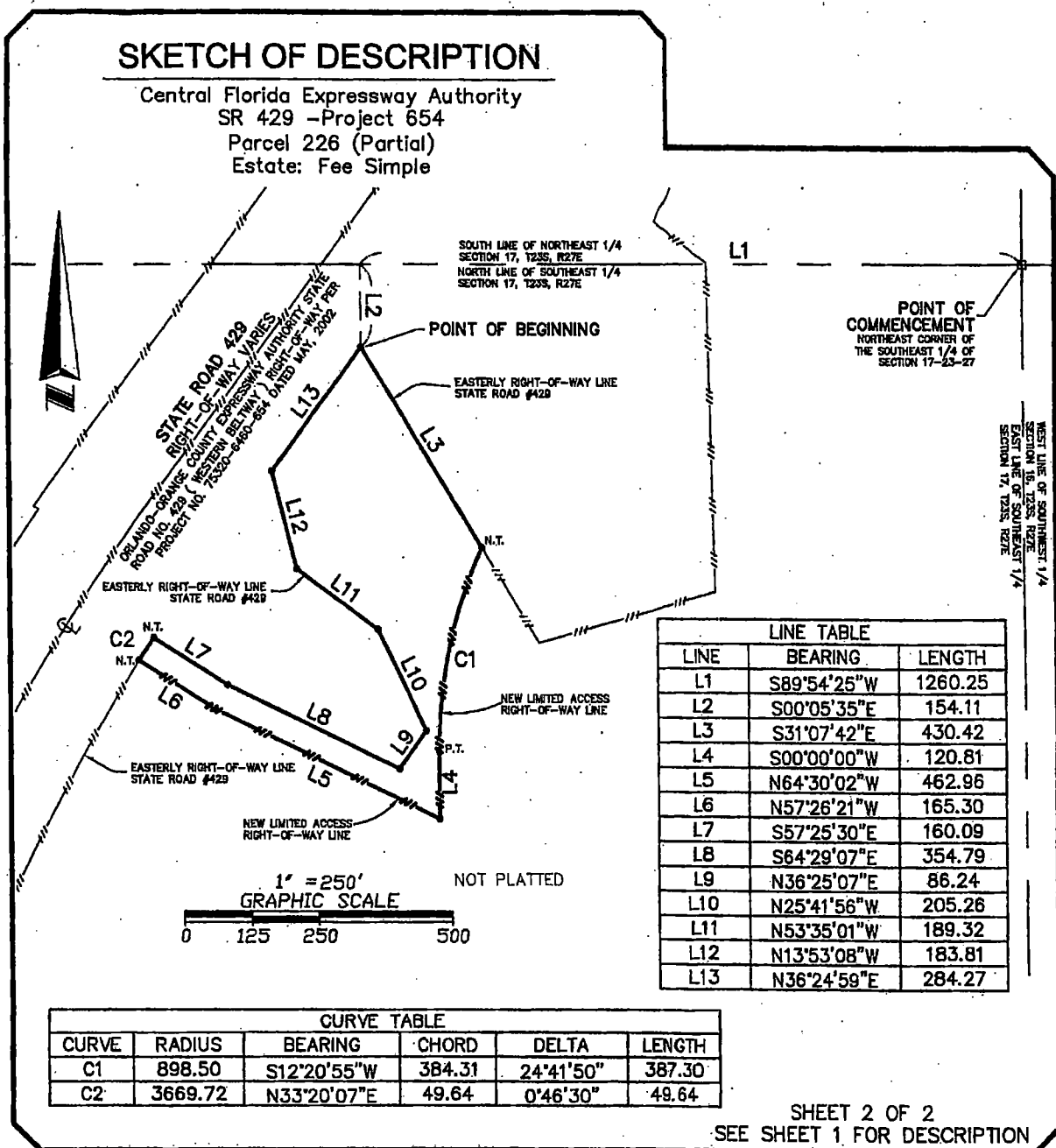
DRAWN BY: DY

CHECKED BY: EGT

FOR THE AGENCED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5633

Project: Hamlin Groves Trail northern extension



#### LEGEND

● DENOTES CHANGE IN DIRECTION, NO POINT SET  
 □ DENOTES CONCRETE MONUMENT  
 N.T. DENOTES NON-TANGENT  
 P.T. DENOTES POINT OF TANGENCY

---//--- DENOTES LIMITED ACCESS RIGHT OF WAY  
 R DENOTES RADIUS  
 L DENOTES LENGTH  
 Δ DENOTES DELTA

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 250'

DRAWN BY: DY

Drawing name: L:\Data\20140193\SKETCHES\20140193 SKETCH 2 SHEET 2

APPROVED  
BY ORANGE COUNTY BOARD  
OF COUNTY COMMISSIONERS  
OCT 30 2018

DOC # 20190036322

01/17/2019 14:44 PM Page 1 of 4

Rec Fee: \$35.50

Deed Doc Tax: \$0.00

Mortgage Doc Tax: \$0.00

Intangible Tax: \$0.00

Phil Diamond, Comptroller

Orange County, FL

Ret To: SIMPLIFILE LC

Project: Hamlin Groves Trail northerly extension

This deed constitutes a conveyance from a state agency of the State of Florida to a state agency of the State of Florida and is therefore not subject to documentary stamp tax. *See*, Department of Revenue Rules 12B-4.014(10), F.A.C.

### QUIT CLAIM DEED

THIS QUIT CLAIM DEED, Made and executed the 16 day of January A.D., 2019, by CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the state, under the laws of the State of Florida, whose address is 4974 ORL Tower Road, Orlando, Florida 32807, GRANTOR, and CITY OF ORLANDO, a municipal corporation organized under the laws of the state of Florida, whose address is 400 S. Orange Avenue, Orlando, Florida 32801, as to an undivided 50% interest, and ORANGE COUNTY, a charter county and political subdivision of the state of Florida, whose address is P.O. Box 1393, Orlando, Florida 32802-1393, as to an undivided 50% interest, GRANTEES.

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"

Property Appraiser's Parcel Identification Numbers:  
a portion of

not assigned

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.

For avoidance of doubt, except for those limited access rights expressly reserved in favor of GRANTOR by this Quit Claim Deed, this Quit Claim Deed also releases, terminates, and discharges all limited access rights of GRANTOR along the perimeter of the lands conveyed by this Quit Claim Deed, including all rights of ingress, egress, light, air, and view to, from, or across such limited access lines.



Project: Hamlin Groves Trail northerly extension

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be signed in its name by its duly authorized representative.

Signed, sealed, and delivered  
in the presence of:

CENTRAL FLORIDA EXPRESSWAY  
AUTHORITY, a body politic and corporate, and  
an agency of the State, under the laws of the  
State of Florida

Beth Valentin  
Witness

Beth Valentin  
Printed Name

R. Lamaute  
Witness

Regla Lamaute  
Printed Name

BY:

Laura Kelley  
Printed Name

Executive Director  
Title

(Signature of TWO witnesses required by Florida law)

REVIEWED AND APPROVED  
BY CFX LEGAL

Linda Bolan

STATE OF Florida  
COUNTY OF Orange

I HEREBY CERTIFY, that on this 16<sup>th</sup> day of January A.D., 2019, before me personally appeared Laura Kelley, as Executive Director of CENTRAL FLORIDA EXPRESSWAY AUTHORITY, a body politic and corporate, and an agency of the State, under the laws of the State of Florida, to me known to be, or who has produced na as identification, the individual and officer described in and who executed the foregoing conveyance and acknowledged the execution thereof to be his/her free act and deed as such officer thereunto duly authorized, and that the official seal of said corporation is duly affixed thereto, and the said conveyance is the act and deed of said corporation.

Witness my hand and official seal this 16<sup>th</sup> day of January, 2019.

(Notary Seal)

This instrument prepared by:  
Virginia G. Williams, a staff employee  
in the course of duty with the  
Real Estate Management Division  
of Orange County, Florida



Regla Lamaute  
Notary Signature

REGLA LAMAUTE  
MY COMMISSION # FF 897031

EXPIRES: November 6, 2019  
Bonder Thru Budget Notary Services

Notary Public in and for in the  
county and state aforesaid  
My commission expires:

Project: Hamlin Groves Trail northerly extension

Exhibit "A"

## LEGAL DESCRIPTION

Central Florida Expressway Authority  
SR 429 -Project 654  
Parcel 226 (Partial)  
Estate: Fee Simple

### LEGAL DESCRIPTION:

A parcel of land comprising a portion of Section 17, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

Commencing at the Northeast corner of the Southeast quarter of Section 17, Township 23 South, Range 27 East, run South 89°54'25" West along the North line of said Southeast quarter for a distance of 608.36 feet to a point on the Easterly right-of-way line of State Road #429, Project No. 75320-6460-654; thence run South 01°22'42" East along said right-of-way line for a distance of 87.26 feet to the Point of Beginning; thence continue along said right-of-way line the following courses, South 01°22'42" East for a distance of 516.78 feet; thence run South 74°13'42" West for a distance of 350.82 feet; thence run North 31°07'42" West for a distance of 205.14 feet to a point on a non-tangent curve, concave Southeasterly having a radius of 898.50 feet, with a chord bearing of North 44°39'36" East, and a chord distance of 613.51 feet, thence departing aforesaid right-of-way line, run Northeasterly through a central angle of 39°55'31" along the arc of said curve for an arc distance of 626.10 feet to the POINT OF BEGINNING.

Containing 3.93 acres, more or less:

Reserving all rights of ingress, egress, light, air and view to, from or across any State Road 429 right of way property which may otherwise accrue to any property adjoining said right of way

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE SOUTHEAST 1/4 OF SECTION 17, T23S, R27E, AS BEING S89°54'25"W. ( AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY )

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 200'

CALCULATED BY: JLR

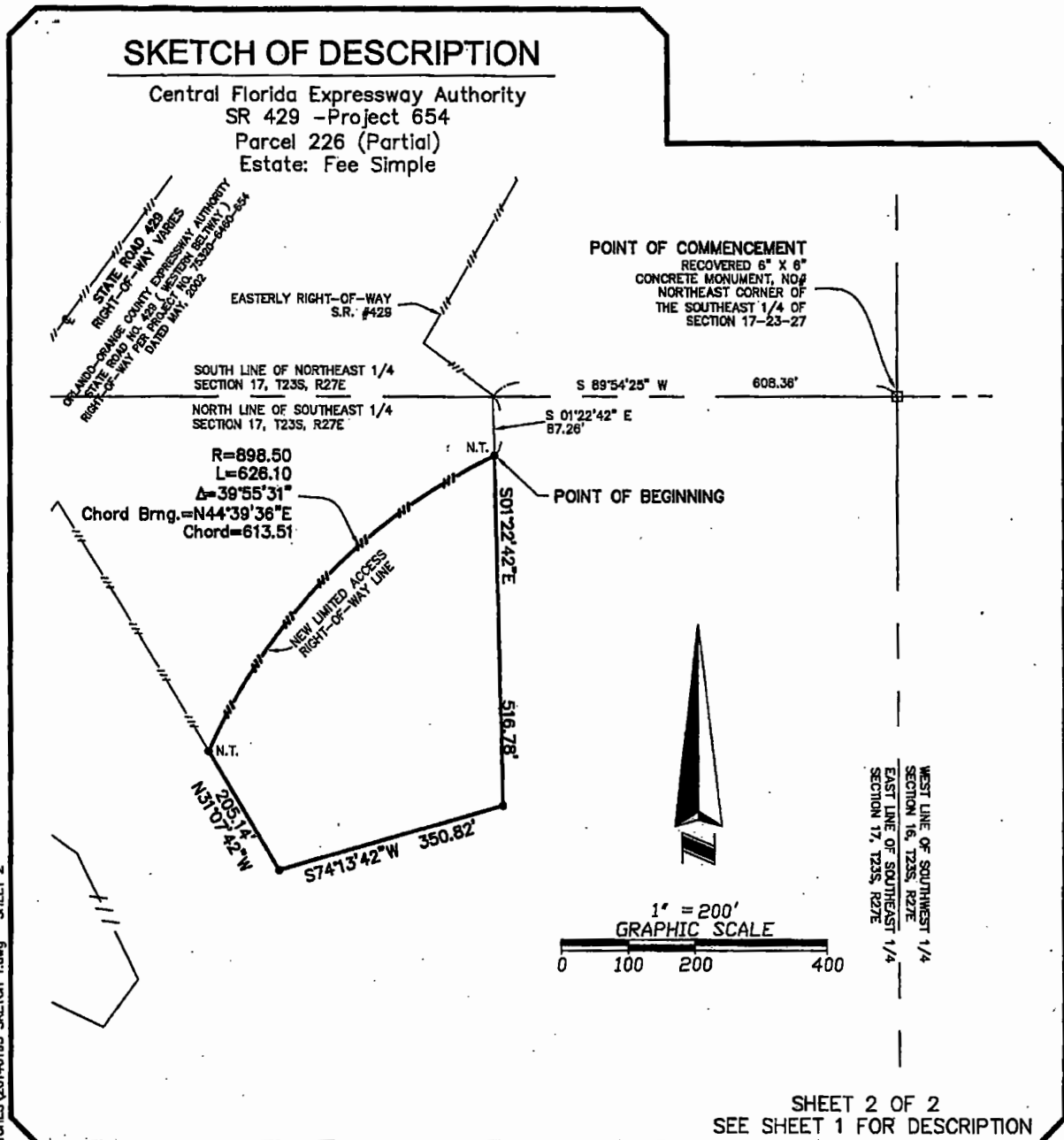
DRAWN BY: DY

CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #5933

Project: Hamlin Groves Trail northerly extension



SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION

Drawing name: L:\data\20140193\SKETCHES\20140193 SKETCH 1.dwg SHEET 2



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

#### LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- DENOTES CONCRETE MONUMENT
- N.T. DENOTES NON-TANGENT
- R DENOTES RADIUS
- L DENOTES LENGTH
- Δ DENOTES DELTA

—//— DENOTES LIMITED ACCESS RIGHT OF WAY

JOB NO. 20140193

DATE: 9/25/2014

SCALE: 1" = 200'

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