



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 3

DATE: February 6, 2020

TO: Mayor Jerry L. Demings
and the
Board of County Commissioners

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

FROM: Elizabeth Price Jackson, Senior Title Examiner *EPJ*
Real Estate Management Division

CONTACT PERSON: Paul Sladek, Manager

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

ACTION REQUESTED: Approval and execution of Notice of Reservation and authorization to disburse funds to pay recording fees and record instrument

PROJECT: E-Orange County Fire Station #87
NC (B19903253) #97614

District 4

PURPOSE: To provide for access, construction, operation and maintenance of utility facilities as a requirement of development.

ITEM: Notice of Reservation
Total size: 306 square feet

BUDGET: Account No.: 1023-034-0795-6110

FUNDS: \$44.00 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Fire Rescue Department
Utilities Department
Capital Projects Division

REMARKS: This action reserves a utility easement in favor of the Utilities Department across a portion of County owned property controlled by the Fire Rescue Department, as required in connection with development of Fire Station #87.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2020

Project: E-Orange County Fire Station #87
NC (B19903253) #97614

NOTICE OF RESERVATION

ORANGE COUNTY, A CHARTER COUNTY AND POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, HEREBY reserves an easement for utility purposes in perpetuity on the following property:

SEE ATTACHED SCHEDULE "A"

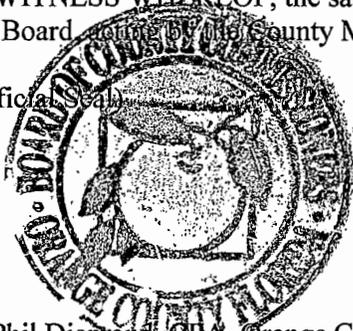
a portion of
Property Appraiser's Identification No. 31-22-32-0000-00-018

ORANGE COUNTY shall retain its easement interest despite any transfer of fee title.

Dated at Orlando, Florida this FEB 25 2020.

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

(Official Seal)



ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: Jerry L. Demings
Jerry L. Demings
Orange County Mayor

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

BY: Craig A. Stopyra
Deputy Clerk

Craig A. Stopyra
Printed Name

This instrument prepared by: E. Price Jackson, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 801
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY EASEMENT

LEGAL DESCRIPTION

A portion of Section 31, Township 22 South, Range 32 East, Orange County, Florida, being more particularly described as follows:

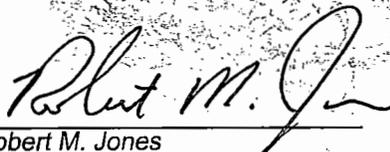
COMMENCING at the northeast corner of the Tract P, AVALON LAKES PHASE I, VILLAGES I & J, according to the plat thereof, as recorded in Plat Book 51, Pages 128 through 134, Public Records of Orange County, Florida, said point also being a point of curvature of a curve on the Westerly Right-of-Way line of Avalon Park Boulevard, according to Official Records Book 5641, Page 1227, and Official Records Book 6389, Page 5196, of said Public Records, said curve with a radius of 1850.00 feet, concave to the east; thence northerly along said curve to the right through a central angle of 1°52'47", a distance of 60.69 feet, where the chord bears N03°57'40"E, a distance of 60.69 feet to the POINT OF BEGINNING; thence departing said Westerly Right-of-Way line, run N84°54'44"W, a distance of 15.01 feet; thence N05°05'16"E, a distance of 10.00 feet; thence S84°54'44"E, a distance of 15.00 feet to aforesaid Westerly Right-of-Way line and a point on a non-tangent curve, with a radius of 1850.00 feet, concave to the east; thence southerly along said curve to the left through a central angle of 0°18'35", a distance of 10.00 feet, where the chord bears S05°03'21"W, a distance of 10.00 feet to the POINT OF BEGINNING.

Containing 150 square feet or 0.003 acres, more or less.

Surveyor's Notes:

- 1) This Sketch and Description is not valid without the original signature and seal of the Florida licensed surveyor and mapper listed below.
- 2) Bearings shown hereon are relative to the North American Datum of 1983 and expressed in the Florida State Plane Coordinate System, Florida East Zone 901, based on the South line of the Southeast 1/4 of Section 31, Township 22 South, Range 32 East, as recovered in the field as being South 89° 54' 52" West.
- 3) The location and configuration of the lands described and depicted hereon is based, in part, on a Map of Boundary Survey prepared by this firm, Project No. 637160988, dated December 14, 2016.
- 4) Additions or deletions to this sketch and description are prohibited without written consent of the signing Florida licensed surveyor and mapper. The signing party is not responsible for additions, deletion or manipulation of the data contained in the boundary survey map or associated or digital file.
- 5) Lands shown hereon were not abstracted by this firm for matters of record, such as easements, right of way, ownership or other instruments of record.

FOR THE FIRM,

 11/26/19
 Robert M. Jones
 Florida Professional Surveyor and Mapper No.4201

THIS IS NOT A BOUNDARY SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description E-Orange County Fire Station #87 NC Building Department Permit No. 19903253	10/2/2019	BG	ADDRESSED REVIEW COMMENTS
	11/26/2019	BG	ADDRESSED ADDITIONAL REVIEW COMMENTS
	DATE	BY	DESCRIPTION
	REVISION		
 Wood Environment & Infrastructure Solutions, Inc. 550 Northlake Blvd., Suite 1000 Altamonte Springs, FL 32701 USA Phone: (407) 522-7570 Certificate of Authorization Number LB-0007932	DRAWN BY: <u>B.J.G.</u>	CHKD. BY: <u>R.M.J.</u>	
	DATE: <u>8/7/2019</u>	DATE: <u>8/7/2019</u>	
	JOB No. 6374191192	SCALE: N/A	SHT. <u>1</u> OF <u>2</u>
DRAWING NAME: 1143 OC FIRE STATION 87 SKETCH AND DESCRIPTION.DWG			

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 802
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY EASEMENT

LEGAL DESCRIPTION

A portion of Section 31, Township 22 South, Range 32 East, Orange County, Florida, being more particularly described as follows:

COMMENCING at the northeast corner of the Tract P, AVALON LAKES PHASE I, VILLAGES I & J, according to the plat thereof, as recorded in Plat Book 51, Pages 128 through 134, Public Records of Orange County, Florida; thence N89°58'05"W, along the northerly line of said Tract P, a distance of 23.24 feet to the point of curvature of a curve with a radius of 170.00 feet, concave to the north; thence westerly along said northerly line of said curve to the right through a central angle of 22°17'49", a distance of 66.16 feet to the POINT OF BEGINNING; said point being on a non-tangent curve with a radius of 170.00 feet, concave to the northeast; thence continue westerly along said northerly line, and said curve, to the right through a central angle of 3°23'26", a distance of 10.06 feet where the chord bears N66°06'49"W, a distance of 10.06 feet; thence departing said northerly line, run N30°04'50"E, a distance of 16.11 feet; thence S59°47'56"E, a distance of 10.00 feet; thence S30°04'50"W, a distance of 15.00 feet to the POINT OF BEGINNING.

Containing 156 square feet or 0.004 acres, more or less.

Surveyor's Notes:

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FOR THE FIRM,



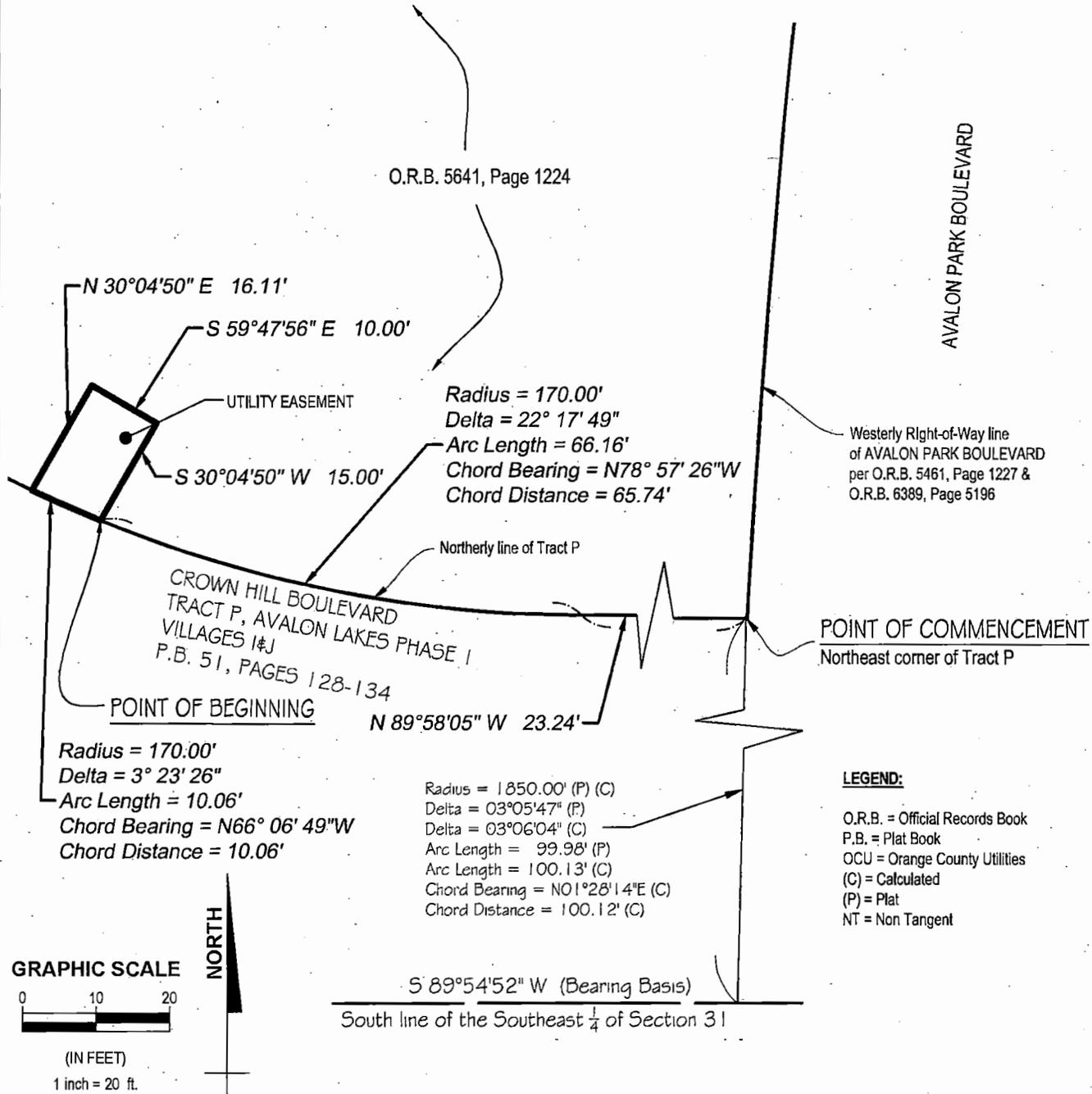
Robert M. Jones 11/26/19

Robert M. Jones
 Florida Professional Surveyor and Mapper No.4201

THIS IS NOT A BOUNDARY SURVEY

PROJECT TITLE: Orange County Utilities Department Legal Description E-Orange County Fire Station #87 NC Building Department Permit No. 19903253	10/2/2019	BG	ADDRESSED REVIEW COMMENTS	
	11/26/2019	BG	ADDRESSED ADDITIONAL REVIEW COMMENTS	
	DATE	BY	DESCRIPTION	
	REVISION			
 Wood Environment & Infrastructure Solutions, Inc. 550 Northlake Blvd., Suite 1000 Altamonte Springs, FL 32701 USA Phone: (407) 522-7570 Certificate of Authorization Number LB-0007932	DRAWN BY:	<u>B.J.G.</u>	CHKD. BY:	<u>R.M.J.</u>
	DATE:	<u>8/7/2019</u>	DATE:	<u>8/7/2019</u>
	JOB No. 6374191192	SCALE: N/A	SHT.	<u>1</u> OF <u>2</u>
DRAWING NAME: 1143 OC FIRE STATION 87 SKETCH AND DESCRIPTION.DWG				

SCHEDULE "A"
SKETCH OF DESCRIPTION
PARCEL: 802
ESTATE: PERMANENT EASEMENT
PURPOSE: UTILITY EASEMENT



THIS IS NOT A BOUNDARY SURVEY

PROJECT TITLE: Orange County Utilities Department Sketch of Description E-Orange County Fire Station #87 NC Building Department Permit No. 19903253	10/2/2019	BG	ADDRESSED REVIEW COMMENTS
	11/26/2019	BG	ADDRESSED ADDITIONAL REVIEW COMMENTS
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 wood.	DRAWN BY: <u>B.J.G.</u>	CHKD. BY: <u>R.M.J.</u>	
	DATE: <u>8/7/2019</u>	DATE: <u>8/7/2019</u>	
JOB No. 6374191192	SCALE: 1"=100'	SHT. <u>2</u> OF <u>2</u>	
DRAWING NAME: 1143 OC Fire Station No 87 Sketch and Description.dwg			

REQUEST FOR FUNDS FOR LAND ACQUISITION

XX Under BCC Approval

Under Ordinance Approval

Date: January 23, 2020

Total Amount: \$44.00

Project: E-Orange County Fire Station #87
NC (B19903253) #97614

Parcels:

Charge to Account # 1023-034-0795-6110

Reed A Knowlton 2/6/20
Controlling Agency Approval Signature Date

Reed A Knowlton
Printed Name

Jose Canas 2/6/2020
Fiscal Approval Signature Date

Jose Canas
Printed Name

TYPE TRANSACTION (Check appropriate block{s})
 Pre-Condemnation Post-Condemnation

XX N/A District # 4

- Acquisition at Approved Appraisal
- Acquisition at Below Approved Appraisal
- Acquisition at Above Approved Appraisal
- XX Advance Payment Requested (recording fees)

Name, Address

DOCUMENTATION ATTACHED (Check appropriate block{s})

- Contract/ Agreement
- XX Copy of Executed Instruments
- Certificate of Value
- Settlement Analysis

Payable to: Orange County Comptroller

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

Recommended by Elizabeth Price Jackson 1/23/2020
Elizabeth Price Jackson, Sr. Title Examiner, Real Estate Management Div. Date

Payment Approved Paul Sladek 2/6/2020
Paul Sladek, Manager, Real Estate Management Division Date

or
Payment Approved _____, Asst. Mgr. Real Estate Management Div. Date

Certified Craig A. Stopynia FEB 25 2020
Approved by BCC, Deputy Clerk to the Board Date

Examined/Approved _____
Comptroller/Government Grants Check No. / Date

REMARKS:

Anticipated Closing Date: As soon as checks are available.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
FEB 25 2020