



Interoffice Memorandum

REAL ESTATE MANAGEMENT ITEM 5

DATE: June 1, 2021

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

THROUGH: Mindy T. Cummings, Manager *MTC*
Real Estate Management Division

CONTACT PERSON: Mindy T. Cummings, Manager

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

ACTION REQUESTED: Approval and execution of Resolution regarding Authorization to Convey Certain County Property Interests to The School Board of Orange County, Florida in accordance with Section 125.38, Florida Statutes and County Deed from Orange County to The School Board of Orange County, Florida and authorization to record instrument

PROJECT: OCPS Site #113-H-W-4 - Frontage Road f/k/a Hartzog Road (Partial Transfer to OCPS)

District 1

PURPOSE: To convey certain real property interests of Orange County to The School Board of Orange County, Florida.

ITEMS: Resolution

County Deed
Revenue: None/Donation
Size: 1.65 acres

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

REMARKS:

The County has an interest in a portion of the Frontage Road, pursuant to that certain Quit Claim Deed between Florida Department of Transportation and County recorded on January 9, 2007 in Book 09056, Page 1496, of the Public Records of Orange County, Florida (Parcel). The School Board of Orange County (OCPS) has requested that the County transfer the County's interest in the Parcel to OCPS. Public Works Engineering Division has reviewed and agreed to OCPS's request.

This County Deed will convey County's interests in the Parcel to OCPS. As a condition precedent to this conveyance Section 125.38, Florida Statutes, requires this Resolution.

OCPS to pay recording fees.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUN 22 2021

Project: Frontage Road f/k/a Hartzog Road (Partial Transfer to OCPS)

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 School Board of Orange County, Florida, a public corporate body organized and existing under the Constitution and the laws of the State of Florida, whose address is 445 West Amelia Street, Orlando Florida 32801, 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 lot, piece, or parcel of land, situate, lying and being in the county of Orange, State of Florida, described below and on the attached **Exhibit "A" (the "Property")**, subject to the following terms, conditions, and reservations:

1. No commercial transmission or receiving devices which carry signals that could cause interference with the operations of the Florida Department of Transportation, Turnpike Enterprise, an agency of the State of Florida, may be placed or constructed on the Property: this restriction shall run with the land in perpetuity and be binding on all successors in title.
2. To the extent the Property remains a roadway, the Grantee accepts all responsibility for operation and maintenance of the roadway, including all curbs, culverts, and drainage structures within the right-of-way at the time of transfer.
3. All obligations of the Grantor under any maintenance or utility agreements or other such agreements existing at the time of this conveyance shall become the responsibility of the Grantee.
4. The Property shall be used by the Grantee for a public purpose.

See attached Exhibit "A"

Property Appraiser's Parcel Identification Number:

Unassigned

Project: Frontage Road f/k/a Hartzog Road (Partial Transfer to OCPS)

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.

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

DATE: 23 June 2024

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

BY: *Nelia Perez*
Deputy Clerk
Nelia Perez
Printed Name

This instrument prepared by:

Whitney E. Evers
Assistant County Attorney
Orange County Attorney's Office

EXHIBIT "A"

SCHEDULE "A"

DESCRIPTION:

A portion of Frontage Road as shown on Florida Department of Transportation right of way map for State Road No. 429, F. P. ID. Number 403498-3, being more particularly described as follows:


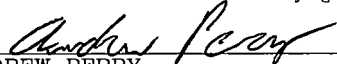
Begin at the intersection of the South right of way line of Seidel Road and the West right of way line of Frontage Road as shown on Florida Department of Transportation right of way map for State Road No. 429, F.P. ID. No. 403498-3; thence North 82°31'52" East, a distance of 153.45 feet along said South right of way line to a point on the East right of way line of Frontage Road as shown on said right of way map; thence along said East right of way line the following two (2) courses and distances : South 42°31'17" West, a distance of 55.10 feet; thence South 00°13'41" West, a distance of 848.86 feet to a point on an Easterly projection of the South line of lands described in Official Records Book 7106, Page 2802, Public Records of Orange County, Florida; thence South 89°52'58" West, a distance of 80.00 feet along said Easterly projection to a point on the West right of way line of said Frontage Road; thence along said West right of way line the following two (2) courses and distances : North 00°13'41" East, a distance of 829.79 feet; thence North 41°06'59" West, a distance of 52.96 feet to the POINT OF BEGINNING.

Containing 1.65 acres, more or less.

SURVEYOR'S REPORT:

1. Bearings shown hereon are based on the West right of way line of Frontage Road per Florida Department of Transportation right of way map for State Road No. 429, F. P. ID. Number 403498-3, being North 00°13'41" East, 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 of Florida Administration Code.

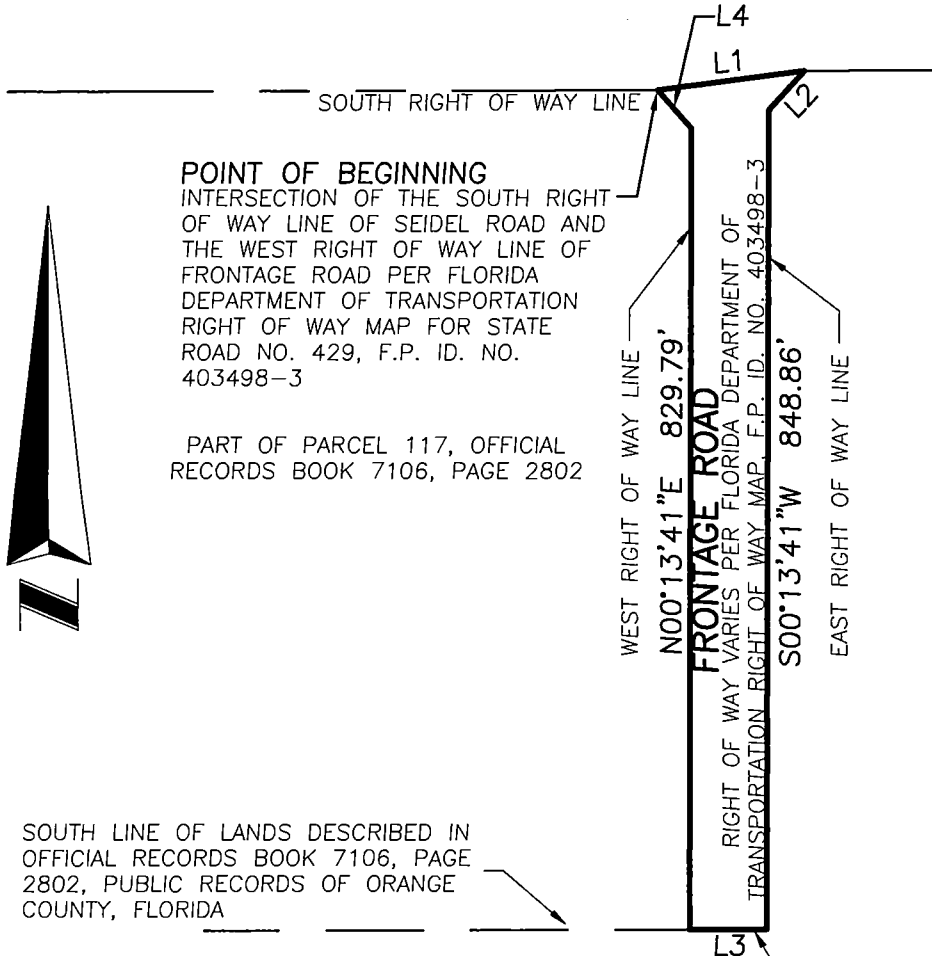
NOT VALID WITHOUT SHEET 2

DESCRIPTION FOR ORANGE COUNTY PUBLIC SCHOOLS	Date: 04/22/2019 KR		Certification Number LB2108 55669021 AP		
	Job Number: 55669	Scale: 1" = 200'	 SOUTHEASTERN SURVEYING AND MAPPING CORPORATION 6500 All American Boulevard Orlando, Florida 32810-4350 (407) 292-8580 e-mail: info@southeasternsurveying.com		
	Chapter 5J-17, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				
	SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH		 ANDREW PERRY REGISTERED LAND SURVEYOR Number 6124		

SKETCH OF DESCRIPTION

SEIDEL ROAD

RIGHT OF WAY VARIES PER OFFICIAL RECORDS BOOK 789, PAGE 243 AND FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, F.P. ID. NO. 403498-3



POINT OF BEGINNING
 INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF SEIDEL ROAD AND THE WEST RIGHT OF WAY LINE OF FRONTAGE ROAD PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD NO. 429, F.P. ID. NO. 403498-3

PART OF PARCEL 117, OFFICIAL RECORDS BOOK 7106, PAGE 2802



LEGEND :

L1 = LINE NUMBER

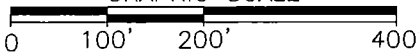
SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7106, PAGE 2802, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

EASTERLY PROJECTION OF THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 7106, PAGE 2802, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA

LINE TABLE

LINE #	BEARING	LENGTH
L1	N82°31'52"E	153.45'
L2	S42°31'17"W	55.10'
L3	S89°52'58"W	80.00'
L4	N41°06'59"W	52.96'

1" = 200'
 GRAPHIC SCALE



SOUTHEASTERN SURVEYING AND MAPPING CORPORATION
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407) 292-8580
 Certification Number LB2108

e-mail: info@southeasternsurveying.com

Drawing No. 55669021 AP
 Job No. 55669
 Date: 04/22/2019
 SHEET 2 OF 2
 See Sheet 1 for Description

THIS IS NOT A SURVEY.
 NOT VALID WITHOUT SHEET 1 THROUGH 2