

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 20 2011 CAB/CMS

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

**AUTHORIZATION TO CONVEY CERTAIN
COUNTY PROPERTY INTERESTS TO
HUNTER'S CREEK COMMUNITY ASSOCIATION**

Resolution No. 2011-M-55

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes, 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 either a public agency or any corporation or other non-profit entity organized for the purpose of promoting community interest and welfare; and

WHEREAS, Hunter's Creek Community Association, a Florida non-profit corporation (hereinafter the "Association"), has made application to the County requesting conveyance of the County's right, title and interest in the real property described in Exhibit "A", attached hereto and incorporated herein by this reference (the "Property") for the purpose of promoting community interest and welfare, and said application having been duly considered; and

WHEREAS, the County has determined that the Property is no longer needed for County purposes and that this conveyance is in the interest of the public; and

WHEREAS, it is the desire of Orange County to limit the Association's use of the Property to vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department; and

WHEREAS, the Association has agreed to limit the use of the Property to vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department; and

WHEREAS, the Association is qualified, as a corporation organized for the purpose of promoting community interest and welfare, to make application for, and to receive surplus County property pursuant to Section 125.38 of the Florida Statutes.

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

1. The Board hereby determines that the Property is no longer needed for County purposes and that it is in the best interest of Orange County that its interests in the Property be conveyed to Hunter's Creek Community Association for promoting community interest and welfare by providing space for vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department.

2. The Board hereby directs that the County's right, title and interest in the Property be conveyed to Hunter's Creek Community Association for consideration of \$48,100.00, and that the County Mayor execute and deliver a statutory county deed to effectuate such conveyance, reserving, however, to the County an easement for ingress, egress and utilities upon and across the Property.

3. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to Hunter's Creek Community Association.

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

ADOPTED this ____ day of **DEC 20 2011**, 201__.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: *Teresa Jacobs*
Teresa Jacobs
County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners

By: *Martha O. Haynie*
Deputy Clerk
ADSP-C-05



Sketch and Description:

THIS IS NOT A SURVEY

Legal Description:

A PORTION OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND RUN NORTH 25°48'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 512.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 65°12'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 252.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 14 SOUTH 37°28'31" EAST A DISTANCE OF 50.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 376.66 FEET, A CHORD BEARING OF SOUTH 02°54'13" EAST AND HAVING A CHORD DISTANCE OF 58.98 FEET; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'50" FOR AN ARC DISTANCE OF 59.04 FEET; THENCE DEPARTING SAID CURVE AND EASTERLY LINE OF LOT 14 RUN SOUTH 62°57'00" WEST A DISTANCE OF 107.48 FEET; THENCE RUN SOUTH 65°12'00" WEST A DISTANCE OF 131.83 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF LOT 14; THENCE RUN NORTH 25°48'00" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL CONTAINS 27,171 SQUARE FEET OR 0.62 ACRE MORE OR LESS.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND RUN NORTH 25°48'00" WEST ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 512.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 65°12'00" EAST ALONG THE NORTHERLY LINE OF SAID LOT 14 A DISTANCE OF 252.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 14 SOUTH 37°28'31" EAST A DISTANCE OF 50.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 376.66 FEET, A CHORD BEARING OF SOUTH 02°54'13" EAST AND HAVING A CHORD DISTANCE OF 58.98 FEET; THENCE RUN SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 14 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'50" FOR AN ARC DISTANCE OF 59.04 FEET; THENCE DEPARTING SAID CURVE AND EASTERLY LINE OF LOT 14 RUN SOUTH 62°57'00" WEST A DISTANCE OF 107.48 FEET; THENCE RUN SOUTH 65°12'00" WEST A DISTANCE OF 131.83 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF LOT 14; THENCE RUN NORTH 25°48'00" WEST ALONG SAID WESTERLY LINE A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

Abbreviation Legend:

(A) - ACTUAL	Δ - DELTA	GOV'T - GOVERNMENT	PC - POINT OF CURVATURE	R17E - RANGE 17 EAST
APPROX - APPROXIMATE	(D) - DEED	IP - IRON PIPE	PCC - POINT OF COMPOUND CURVATURE	R - RADIUS
AVG - AVERAGE	(DE) - DEED EXCEPTION	IR - IRON ROD	PG - PAGE	RAD - RADIAL
(BB) - BEARING BASIS	DEPT - DEPARTMENT	IR&C - IRON REBAR & CAP	PCP - PERMANENT CONTROL POINT	REC - RECOVERED
BLDG - BUILDING	D/U - DRAINAGE AND UTILITY	L - ARC LENGTH	PGS - PAGES	REV - REVISION
BM - BENCH MARK	E - EASEMENT	LB# - LICENSED BUSINESS NUMBER	PI - POINT OF INTERSECTION	RP - RADIUS POINT
(C) - CALCULATED	ELEV - ELEVATION	(M) - MEASURED	P0B - POINT OF BEGINNING	R/W - RIGHT-OF-WAY
CH - CHORD	EOP - EDGE OF PAVEMENT	N & D - NAIL AND DISK	P0C - POINT OF COMMENCEMENT	SEC 6 - SECTION 6
CB - CHORD BEARING	ESMT - EASEMENT	NR - NON-RADIAL	P0L - POINT ON LINE	SO - SQUARE
CCR # - CERTIFIED CORNER RECORD NUMBER	FDOT - FLORIDA DEPARTMENT OF TRANSPORTATION	NSI - NO SURVEYOR IDENTIFICATION	PRC - POINT OF REVERSE CURVATURE	SO FT - SQUARE FEET
C/L - CENTERLINE	FF - FINISH FLOOR	NT - NON-TANGENT	PRM - PERMANENT REFERENCE MONUMENT	TB - TANGENT BEARING
CM - CONCRETE MONUMENT	FND - FOUND	OR - OFFICIAL RECORDS	PT - POINT OF TANGENCY	T24S - TOWNSHIP 24 SOUTH
CONC - CONCRETE	FP&L - FLORIDA POWER AND LIGHT	ORB - OFFICIAL RECORDS BOOK		(TYP) - TYPICAL
COR - CORNER	(G) - GRID (STATE PLANE)	(P) - PLAT		UE - UTILITY EASEMENT
		PB - PLAT BOOK		W/ - WITH

Surveyor's Notes:

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE BASED THE WESTERLY LINE OF LOT 14, EAST VILLAGE TOWN CENTER, PLAT BOOK 27, PAGES 119 & 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 25°48'00" WEST.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT'S REQUEST.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
6. THIS IS NOT A BOUNDARY SURVEY, THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PREPARED TO DEFINE OWNERSHIP.

Surveyor's Certification:

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on May 4, 2010. I further certify that this "Sketch and Description" meets the minimum technical standards set forth in Rule Chapter 5J-17 of the Florida Administrative code.

MAY - 5 2010

For the Firm By:

Thomas J. Galloway
 Thomas J. Galloway
 Professional Surveyor and Mapper
 Florida Registration No. 6549

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2
 SHEET 1 OF 2

Date: 5/04/2010	Job No. O28312
Scale: N/A	File: O28312SOD



Engineers (C.O.A. No. 3215)
 Architects (Lic. No. AA2600926)
 Surveyors (L.B. No. 7143)
 Landscape Arch. (Lic. No. LC0000298)
 Planners
 Environmental Scientists
 Construction Management
 Traffic/Transportation

500 West Fulton Street
 Sanford, FL 32771
 P.O. Box 2808
 32772-2808
 Phone: 407.322.6841
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ORANGE COUNTY UTILITIES
 HUNTER'S CREEK
 ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

Sheet

1

1 of 2

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EXHIBIT "A"

Sketch and Description:

THIS IS NOT A SURVEY

GRAPHIC SCALE



TRACT A (RETENTION)
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120
(IN FEET)
1 inch = 50 ft.

TRACT D
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120
NOT INCLUDED

LOT 8
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120

R = 376.66' (P)
Δ = 08°45'38" (P)
L = 57.59' (P)

NORTHEASTERLY
CORNER OF
TRACT D

30' DRAINAGE EASEMENT
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120

EASTERLY
LINE OF
TRACT D

C11 (P)
R = 376.66' (P)
Δ = 27°23'13" (P)
L = 180.04' (P)
CH = 178.33' (P)
CB = N 12°06'23" W (P)

TRACT A (RETENTION)
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120

LOT 8
EAST VILLAGE TOWN
CENTER
PLAT BOOK 27, PAGES
119 & 120

WATER PLANT DRIVE
ALSO TRACT B
(PER PLAT BOOK 27, PAGES
119 & 120)

NORTHERLY LINE
OF TRACT D

NORTHEASTERLY
CORNER OF LOT 14

N 65°12'00" E 252.00'

30' DRAINAGE EASEMENT
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120

NORTHERLY LINE
OF LOT 14

SUBJECT PORTION OF LOT 14
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120
PARCEL #28-24-29-2341-00-140
14003 EGRET TOWER DR
ORLANDO, FL 32802
CONTAINING 27.171 SQUARE FEET AND
0.62 ACRE BEING MORE OR LESS

107.48'

S 62°57'00" W

131.83'

S 65°12'00" W

51.61'

352.93'

512.93'

R = 376.66'
Δ = 8°43'28"
L = 57.35'

R = 376.66'
Δ = 9°40'55"
L = 63.65'
CH = 63.57'
CB = S 20°57'32" E

N 25°48'00" W 285.65'

15' WATERLINE EASEMENT
(OR BOOK 3839, PG 4225)

10' EASEMENT FOR FLORIDA POWER CORPORATION
(PER OR BOOK 3841, PAGE 4107 & 4108)

EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120

REMAINDER PORTION OF LOT 14
EAST VILLAGE TOWN CENTER
PLAT BOOK 27, PAGES 119 & 120
PARCEL #28-24-29-2341-00-140
14003 EGRET TOWER DR
ORLANDO, FL 32802



(BEARING BASIS)

WESTERLY LINE OF
LOT 14

POINT OF BEGINNING
NORTHWEST CORNER
OF LOT 14

POINT OF COMMENCEMENT
SOUTHWEST CORNER
OF LOT 14

EGRET TOWER DRIVE

ALSO TRACT C

PER PLAT BOOK 27, PAGES 119 & 120

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2
SHEET 2 OF 2

Date: 5/04/2010

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Scale: 1"=50'

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SKETCH AND DESCRIPTION

Sheet

2

2 of 2

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