

AUG 18 1986

C-159

RESOLUTION NO. 86-SW-10

2594234 ORANGE CO. FL. 09/08/86 03:01:20PM

OR3818 PG1441

A RESOLUTION AUTHORIZING THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA TO CONVEY CERTAIN PROPERTY TO HIGH POINT IN ORLANDO AND ABANDON AN EXISTING EASEMENT AS CONSIDERATION FOR CERTAIN PROPERTY AND EASEMENTS TO BE RECEIVED BY THE COUNTY FROM HIGH POINT IN ORLANDO.

P R E M I S E S

1. This Resolution is being adopted pursuant to the provisions of Section 125.37, Florida Statutes.

2. Orange County is possessed of certain real estate, described on Exhibit A, which is not needed for any present or foreseeable County purpose.

3. High Point in Orlando, a joint venture composed of LFS CAPITAL CORP., and CALTON HOMES OF HIGH POINT, INC., (hereinafter referred to as "HIGH POINT"), has a need for the aforementioned County real estate and has agreed to convey to Orange County real estate and easements for which Orange County has a need.

4. The land and easements to be acquired by Orange County from HIGH POINT are needed for the placement of a pump station, for access to and from said pump station, and for placement of sewer mains. An exchange of said parcels would be fair and in the best interests of both the County and HIGH POINT.

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

Section 1. The parcel of real estate described on Exhibit "A" and the easement over the property described by the attached Exhibit "B" (both of which Exhibits are incorporated herein by this reference) are not required for any present or foreseeable County use. Accordingly, it is proper to exchange such parcels pursuant to Section 125.37, Florida Statutes. In order to accomplish this exchange, the Chairman or Vice Chairman of the Board of County Commissioners is hereby authorized to execute a deed on behalf of the County to convey to HIGH POINT, the property described by Exhibit "A" and to abandon and terminate the Temporary Drainage Easement recorded in O.R. Book 2733, Page 1049, Public Records of Orange County, Florida, which easement affects the property described on the attached Exhibit "B".

Section 2. In return, HIGH POINT shall tender to the

Florida Rec Fee	\$	<u>32.00</u>	Paid	THOMAS H. LOCKER,
Doc Tax	\$	_____		Orange County
Int Tax	\$	_____		Comptroller
Total	\$	<u>32.00</u>		By: <u>[Signature]</u>
				Deputy Clerk

RETURN TO CLERKS OFFICE - B.C.C. - 5TH FLOOR, CO. ADMIN BLDG. - ROY

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County, deeds conveying to the County, as grantee, the property described in Exhibits "C" and "D", and instruments conveying to the County easements across the parcels of property described on Exhibits "E", "F", and "G" all of which Exhibits are attached hereto and incorporated herein by reference. OR3818 PG1442

Section 3. This Resolution shall take effect upon adoption.

ADOPTED THIS 18th DAY OF August, 1986.

BOARD OF COUNTY COMMISSIONERS
OF ORANGE COUNTY, FLORIDA

By: Tom Lerman
Chairman

ATTEST: THOMAS E. LOCKER,
Clerk to the Board
of County Commissioners

By: Mary Jo Garrison
Deputy Clerk

EXHIBIT "A"

The East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 22 South, Range 31 East, Orange County, Florida.

LESS: (a portion of the Pump Station)

A portion of a pump station situate in the East 1/2 of the West 1/2 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 22 South, Range 31 East, Orange County, Florida. Commence at the Southeast corner of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28; thence N.00°17'24"E. 130.86 feet along the East line of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28 for a Point of Beginning; thence continue N.00°17'24" E. 40.00 feet; thence S.89°42'36"E. 38.06 feet; thence S.00°17'24"W. 40.00 feet; thence N.89°42'36"W 38.06 feet to the Point of Beginning.

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EXHIBIT "B"

A portion of the Northwest 1/4 of Section 21, Township 22 South, Range 31 East, Orange County, Florida:

From the Northeast corner of the Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 31 East, Orange County, Florida, run S. 00°29'29" W. along the East line of said Northwest 1/4 of the Southeast 1/4 of the Northwest 1/4 of said Section 21 a distance of 40.46 feet to the point of beginning; thence continue S. 00°29'29" W. along said East line 329.97 feet; thence run N. 89°30'31" W. 60.00 feet; thence N. 00°29'29" E. 308.59 feet; thence N. 57°24'21" W. 392.50 feet; thence N. 10°16'41" W. 402.60 feet thence N. 49°27'11" W. 163.10 feet; thence N. 09°55'41" W. 136.69 feet; thence N. 80°04'19" E. 50.00 feet; thence S. 09°55'41" E. 118.72 feet; thence S. 49°27'11" E. 162.94 feet; thence S. 10°16'41" E. 398.59 feet; thence S. 57°24'21" E. 410.14 feet to the point of beginning. Containing 1.694 acres, more or less.

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EXHIBIT "C"

A parcel of land situate in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 31 East, Orange County, Florida, being described more particularly as follows:

Commence at the intersection of the Easterly right of way line of Rouse Road (a 95.00 foot wide right of way) as recorded in O.R. Book 2567, Page 1911 of the Public Records of Orange County, Florida, and the Southerly right of way of Colonial Drive (State Road 50); thence S.00°33'31"E. 375.00 feet along said Easterly right of way for a Point of Beginning; thence leaving said right of way line run S.82°36'00"E. 135.00 feet; thence S.00°33'31"E. 120.00 feet; thence N.82°36'00"W. 135.00 feet to aforesaid Easterly right of way line of Rouse Road; thence N.00°33'31"W. 120.00 feet along said Easterly right of way line to the Point of Beginning. Subject to proposed road right of way for Rouse Road over the Westerly 1.00 feet. Subject to easements and restrictions of record.

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EXHIBIT "D"

A portion of a pump station situate in the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 22 South, Range 31 East, Orange County, Florida.

Commence at the Southeast corner of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28; thence N.00°17'24"E. 130.86 feet along the East line of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28 for a Point of Beginning; thence N.89°42'36"W. 3.94 feet; thence N.00°17'24"E. 40.00 feet; thence S.89°42'36"E. 3.94 feet; thence S.00°17'24"W. 40.00 feet to the Point of Beginning.

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EXHIBIT "E"

A parcel of land situate in the Northeast 1/4 of the Northwest 1/4 of Section 21, Township 22 South, Range 31 East, Orange County, Florida, being described more particularly as follows:

Commence at the intersection of the Easterly right of way line of Rouse Road (a 95.00 foot wide right of way) as recorded in O.R. Book 2567, Page 1911 of the Public Records of Orange County, Florida, and the Southerly right of way of Colonial Drive (State Road 50); thence S.00°33'31"E. 495.00 feet along said Easterly right of way for a Point of Beginning; thence leaving said right of way line run S.82°36'00"E. 135.00 feet; thence N.00°33'31"W. 120.00 feet; thence S.82°36'00"E. 25.24 feet; thence S.00°33'31"E. 145.24 feet; thence N.82°36'00"W. 160.24 feet to aforesaid Easterly right of way line of Rouse Road; thence N.00°33'31"W. 25.24 feet along said Easterly right of way line to the Point of Beginning. Subject to proposed road right of way for Rouse Road over the Westerly 1.00 feet.

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EXHIBIT "F"

A sanitary easement situate in the Northeast 1/4 of the Northwest 1/4 of Section 28, Township 22 South, Range 31 East, Orange County, Florida, described more particularly as follows:

Commence at the Southeast corner of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28; thence S.89°21'54"W. 11.32 feet along the South line of the North 1/2 of the Northwest 1/4 of said Section 28 for a Point of Beginning; thence continue S.89°21'54"W. 174.59 feet along said South line of the North 1/2 of the Northwest 1/4 of Section 28; thence N.00°15'30"E. 43.65 feet; thence N.89°21'54"E. 96.99 feet; thence N.29°37'09"E. 147.56 feet; thence S.89°42'36"E. 12.71 feet; thence S.00°17'24"W. 40.00 feet; thence S.89°42'36"E. 36.32 feet; thence S.45°17'24"W. 61.80 feet; thence S.00°17'24"W. 87.35 feet to the Point of Beginning.

Together with a 20.00 foot sanitary easement situate in Section 28, Township 22 South, Range 31 East, Orange County, Florida, being between and contiguous to the North line of the Southeast 1/4 of the Northwest 1/4 of said Section 28 and the Northwesterly right of way line of Lake Underhill Drive and lying 10.00 feet each side of the following described centerline:

Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 28; thence S.89°21'54"W. 10.00 feet along the North line of the Southeast 1/4 of the Northwest 1/4 for a Point of Beginning; thence S.00°15'30"W. 793.10 feet parallel with the East line of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 28 and also being 10.00 feet Westerly of when measured at right angles to said East line; thence N.89°10'47"E. 202.00 feet; thence S.00°15'46"W. 275.00 feet; thence N.89°10'47"E. 791.24 feet to a point 10.00 feet Westerly of the East line of the West 1/4 of the Southwest 1/4 of the Northeast 1/4 of said Section 28 when measured at right angles to said East line; thence S.00°15'29"W. 274.96 feet parallel with said East line to the South line of the Northeast 1/4 of said Section 28; thence S.00°17'36"W. 130.88 feet parallel with and 10.00 feet from when measured at right angles to the East line of the West 1/4 of the Northwest 1/4 of the Southeast 1/4 of said Section 28 to a Point of Termination on the Northwesterly right of way line of Lake Underhill Drive.

EXHIBIT "G"

A 30.00 foot easement situate in the North 1/2 of the Northwest 1/4 of Section 28, Township 22 South, Range 31 East, Orange County, Florida, being contiguous to the South line of the North 1/2, of the Northwest 1/4 of said Section 28, and the proposed Easterly right of way line of Rouse Road lying 15.00 feet each side the following described centerline:

Commence at the Northeast corner of the West 1/2 of the Southeast 1/4 of the Northwest 1/4 of said Section 28; thence S.89°21'54"W. 20.00 feet along the South line of the North 1/2 of the Northwest 1/4 of said Section 28; thence N.00°15'30"E. 15.00 feet for a Point of Beginning; thence S.89°21'54"W. 1,005.42 feet parallel with said South line of the North 1/2 of the Northwest 1/4 of said Section 28, to the proposed Easterly right of way line of Rouse Road and the Point of Termination,

Together with:

An easement situate in the Northeast 1/4 of the Northwest 1/4 of aforesaid Section 28 described more particularly as follows:

Commence at the Southeast corner of the West 1/4 of the East 1/2 of the Northeast 1/4 of the Northwest 1/4 of said Section 28; thence S.89°21'54"W. 11.32 feet along the South line of the North 1/2 of the Northwest 1/4 of said Section 28 for a Point of Beginning; thence continue S.89°21'55"W. 174.59 feet along said South line of the North 1/2 of the Northwest 1/4 of Section 28; thence N.00°15'30"E. 43.65 feet; thence N.89°21'54"E. 96.99 feet; thence N.29°37'09"E. 147.56 feet; thence S.89°42'36"E. 12.71 feet; thence S.11°17'24"W. 40.00 feet; thence S.89°42'36"E. 36.32 feet; thence S.45°17'24"W. 61.80 feet; thence S.00°17'24"W. 87.35 feet to the Point of Beginning.

RECORDED & RECORD VERIFIED

Thomas H. Locher
County Comptroller, Orange Co., FL

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