



Interoffice Memorandum

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 06 2015 KHBS

REAL ESTATE MANAGEMENT ITEM 1

DATE: December 18, 2014

TO: Mayor Teresa Jacobs
and the
Board of County Commissioners

THROUGH: Ann Caswell, Manager *AC*
Real Estate Management Division

FROM: Monica L. Hand, Sr. Title Examiner *MNH*
Real Estate Management Division

CONTACT PERSON: Ann Caswell, Manager

DIVISION: Real Estate Management
Phone: 836-7082

ACTION REQUESTED: APPROVAL AND EXECUTION OF NOTICE OF RESERVATION
AND AUTHORIZATION TO DISBURSE FUNDS TO PAY
RECORDING FEES AND RECORD INSTRUMENT

PROJECT: Peachtree Park OCU File #: 75065

District 1

PURPOSE: To provide for access, construction, operation and maintenance of utility
facilities.

ITEM: Notice of Reservation
Size: 13,503.6 square feet

BUDGET: Account No.: 4420-038-1302-3167

FUNDS: \$27.00 Payable to Orange County Comptroller
(recording fees)

APPROVALS: Real Estate Management Division
Utilities Department
Parks and Recreation Division

REMARKS: The County acquired this property for public facilities by dedication on the plat of Lakes of Windermere-Peachtree. This action reserves a portion of the property as an easement for utility purposes.

A file labeled “BCC Agenda Backup” containing a copy of this agenda item and all supporting documentation is in the top drawer of the BCC file cabinet in the supply room adjacent to Commissioner Thompson’s office.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 06 2015 *K.H.B.S.*

Project: Peachtree Park OCU File #: 75065

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 Exhibit "A"

**Property Appraiser's Identification
A portion of #35-23-27-5432-00-003**

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

Dated at Orlando, Florida this _____ day of _____, 20____.

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

(Official Seal)

ORANGE COUNTY, FLORIDA
By Board of County Commissioners

BY: *Teresa Jacobs*
Teresa Jacobs
Orange County Mayor

ATTEST: Martha O. Haynie, County
Comptroller, Clerk to the Board

BY: *Katie Smith*
Deputy Clerk

Katie Smith

Printed Name



This instrument prepared by: Monica L. Hand, a staff employee in the course of duty with the Real Estate Management Division of Orange County, Florida

LEGAL DESCRIPTION

EXHIBIT "A"

A parcel of land lying in Section 35, Township 23 East, Range 27 South, Orange County, Florida.

COMMENCE at the South 1/4 corner of Section 35, Township 23 East, Range 27 South; thence along the South line of the Southeast 1/4 of said Section 35 run N89°59'36"E for a distance of 215.18 feet to the POINT OF BEGINNING; said point being on a non-tangent curve concave Southwesterly and having a radius of 1292.65 feet, a chord bearing of N51°37'45"W, and a chord distance of 40.27 feet, thence run Northwesterly along the arc thereof through a central angle of 1°47'06" for an arc length of 40.27 feet to the North line of Tract C, Lakes of Windermere-Peachtree, according to the plat thereof as recorded in Plat Book 55, Pages 20 through 25 of the Public Records of Orange County, Florida; thence along said North line run N89°59'36"E for a distance of 556.45 feet; thence departing said North line run S00°00'24"E for a distance of 25.00 feet to the aforesaid South line of the Southeast 1/4, said point also lying on the South line of said Tract C; thence along said South line run S89°59'36"W for a distance of 524.88 feet to the POINT OF BEGINNING.

Containing 0.31 acres, more or less.

SHEET 1 OF 2
SEE SHEET 2 OF 2 FOR SKETCH



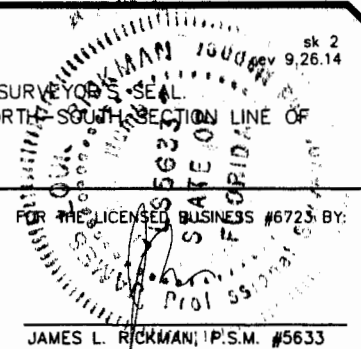
16 EAST PLANT STREET
Winter Garden, Florida 34787 * (407) 654-5355

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 ASSUMED AND BASED ON THE NORTH-SOUTH SECTION LINE OF SECTION 35-23-27 AS BEING N00°02'46"E.

JOB NO. 20110041
 DATE: 6/13/2014
 SCALE: 1" = 100 FEET
 FIELD BY: N/A

CALCULATED BY: JDP
 DRAWN BY: JDP
 CHECKED BY: EGT

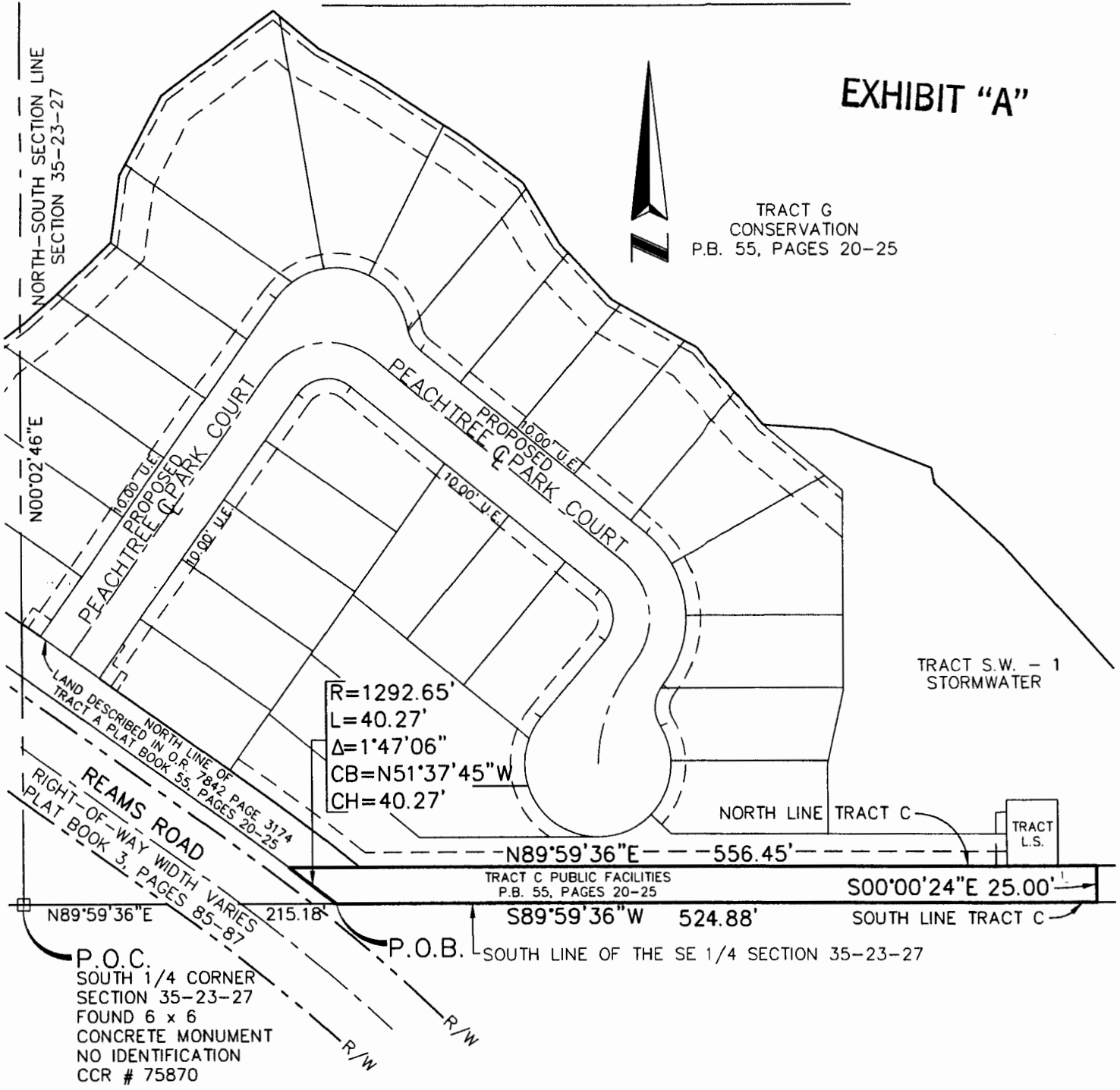


JAMES L. RICKMAN, P.S.M. #5633

SKETCH OF DESCRIPTION

EXHIBIT "A"

TRACT G
CONSERVATION
P.B. 55, PAGES 20-25



R=1292.65'
L=40.27'
Δ=1°47'06"
CB=N51°37'45"W
CH=40.27'

TRACT S.W. - 1
STORMWATER

TRACT C PUBLIC FACILITIES
P.B. 55, PAGES 20-25

S00°00'24"E 25.00'

SOUTH LINE OF THE SE 1/4 SECTION 35-23-27

P.O.C.
SOUTH 1/4 CORNER
SECTION 35-23-27
FOUND 6 x 6
CONCRETE MONUMENT
NO IDENTIFICATION
CCR # 75870

SHEET 2 OF 2
SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION

LEGEND

- P.O.B. DENOTES POINT OF BEGINNING
- P.O.C. DENOTES POINT OF COMMENCEMENT
- L.S. DENOTES LIFT STATION
- R DENOTES RADIUS
- L DENOTES LENGTH
- Δ DENOTES CENTRAL ANGLE
- CB DENOTES CHORD BEARING
- CH DENOTES CHORD

- O.R. DENOTES OFFICIAL RECORDS BOOK sk 2
- P.B. DENOTES PLAT BOOK rev 9.26.14
- R/W DENOTES RIGHT-OF-WAY
- O.S. DENOTES OPEN SPACE
- U.E. DENOTES UTILITY EASEMENT
- CCR # DENOTES CERTIFIED CORNER RECORD
- Ⓞ DENOTES CENTERLINE



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

JOB NO. 20110041
DATE: 6/13/2014
SCALE: 1" = 100 FEET
FIELD BY: N/A

CALCULATED BY: JDP
DRAWN BY: JDP
CHECKED BY: EGT

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: December 2, 2014

Amount: \$27.00

Project: Peachtree Park OCU File #: 75065

Charge to Account # 4420-038-1302-3167

Controlling Agency Approval

Date

Fiscal Approval

Date

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

District # 1

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

Name:

DOCUMENTATION ATTACHED (Check appropriate block(s))

- ____ Contract/Agreement
- Copy of Notice of Reservation
- ____ Certificate of Value
- ____ Settlement Analysis

Payable to Orange County Comptroller

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

Recommended by Monica Hand
Sr. Title Examiner

12-2-14
Date

Payment Approved Ann Caswell
Ann Caswell, Acting Manager

12-8-14
Date

Under Ordinance Approved by _____
Acting Manager, Real Estate Management Division

Date

Certified Latee Hunt
Approved by BCC Deputy Clerk to the Board

JAN 06 2015
Date

Examined/Approved _____
Comptroller/Government Grants

Check No. / Date

REMARKS:

To record as soon as possible after BCC Approval.

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JAN 06 2015 KHBS

REQUEST FOR FUNDS FOR LAND ACQUISITION

Under BCC Approval

Under Ordinance Approval

Date: December 2, 2014

Amount: \$27.00

Project: Peachtree Park OCU File #: 75065

Charge to Account # 4420-038-1302-3167

[Signature]
Controlling Agency Approval

12/3/14
Date

[Signature]
Fiscal Approval

12/3/14
Date

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

District # 1

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

Name:

DOCUMENTATION ATTACHED (Check appropriate block(s))

- Contract/Agreement
- Copy of Notice of Reservation
- Certificate of Value
- Settlement Analysis

Payable to Orange County Comptroller

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

Recommended by [Signature]
Sr. Title Examiner

12-2-14
Date

Payment Approved Ann Caswell, Acting Manager

Date

Under Ordinance Approved by Acting Manager, Real Estate Management Division

Date

Certified Deputy Clerk to the Board
Approved by BCC

Date

Examined/Approved Comptroller/Government Grants

Check No. / Date

REMARKS:

To record as soon as possible after BCC Approval.