

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

JUL 23 2002

JW/BS

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding

SALE OF WATER UTILITIES SYSTEM PROPERTY

Resolution No. 2002-M-27

WHEREAS, the Orange County Utilities Department has been requested to transfer certain Orange County property, which is part of the County's Water Utility System, to the County's Parks and Recreation Division for a park site.

WHEREAS, the Utilities Department has agreed to sell the property described in Exhibit "A" attached hereto, for utilization by the County's Parks and Recreation Division upon the transfer of \$1,550,860 to the Utilities Department's Water Utilities System Account.

WHEREAS, this amount represents the appraised value or fair market value for such property.

WHEREAS, before any Water Utilities System property in excess of \$250,000 may be sold, leased or otherwise disposed, the Board of County Commissioners is required pursuant to Section 710 of the Water Utilities System Revenue Bonds Resolution No. 92-B-06, to adopt a resolution approving the Director of the Utilities Department's written finding that one of the following conditions exists: (1) such property is not necessary for the operation of the Water Utilities System, (2) such property is not useful in the operation of the Water Utilities System, (3) such property is not profitable in the operation of the Water Utilities System, or (4) the disposition of such property will be advantageous to the Water Utilities System and will not adversely affect the security of the Bondholders.

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

Section 1. The Board of County Commissioners hereby duly adopts, approves and concurs in the April 15, 2002 written findings of Michael L. Chandler, Director, Utilities Department, copies of which are attached hereto as Exhibit "B", that the property described in Exhibit "A" hereto, is not necessary for the operation of the Water Utilities System.

Section 2. This Resolution shall take effect immediately upon adoption.

ADOPTED THIS 23 DAY OF July, 2002

ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Richard T. Crotty

Richard T. Crotty
County Chairman

fu

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

By: Martha O. Haynie
Deputy Clerk

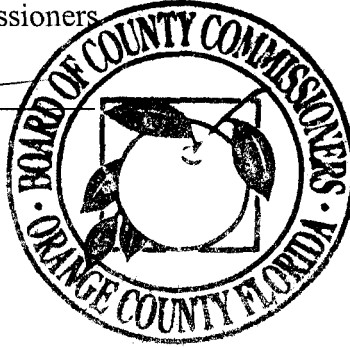


EXHIBIT "A"

Parcel 101, Estate: Fee Simple Purpose: County Park

DESCRIPTION

That parcel of land located in the Southwest 1/4 of Section 7, Township 23 South, Range 31 East, lying in Orange County, Florida, more particularly described as follows:

Begin at the Southwest corner of said Section 7; thence North 00°01'45" East along the West line of said Southwest 1/4, said line also being the East line of Chickasaw Trails Phase 2, as recorded in Plat Book 26, Pages 128-130, Public Records of Orange County, Florida, a distance of 1744.23 feet to the centerline of Azalea Park Canal, as recorded in Official Records Book 2087, Page 834, Public Records of Orange County, Florida; thence South 67°17'44" East along said centerline, a distance of 619.27 feet; thence South 83°35'20" East, a distance of 1173.61 feet to the intersection of said centerline and the Westerly right-of-way line of Econlockhatchee Trail Extension, being a 150.00 foot right-of-way; thence along said Westerly right-of-way line South 00°09'29" West, a distance of 249.05 feet to the Northeast corner of a parcel of land as described in Official Records Book 4861, Page 4403, Public Records of Orange County, Florida; thence departing said right-of-way line run the following 4 (four) courses and distances along said parcel, North 51°20'20" West, a distance of 86.50 feet; thence North 83°35'20" West, a distance of 223.63 feet; thence South 00°09'33" West, a distance of 352.09 feet; thence South 83°35'34" East, a distance of 291.73 feet to the westerly right-of-way line of Econlockhatchee Trail Extension; thence along said westerly right-of-way line, South 00°09'29" West, a distance of 816.48 feet to the South line of the Southwest 1/4 of said Section 7; thence departing said Westerly right-of-way line and along the South line of the Southwest 1/4 of said Section 7 South 89°54'04" West, a distance of 1734.67 feet to the Southwest corner of Section 7, and the POINT OF BEGINNING. Containing 57.31 acres, more or less.

Less

Proposed Well Site (Fee Simple)



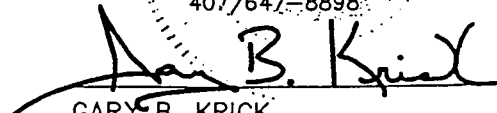
That parcel of land located in the Southwest 1/4 of Section 7, Township 23 South, Range 31 East, Orange County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 7, run North 89°54'04" East along the South line of the Southwest quarter of said Section 7 a distance of 1734.67 feet to the intersection of said South line and the Westerly right-of-way line of the Econlockhatchee Trail Extension; thence departing said section line North 00°09'29" East along said Westerly right-of-way line, a distance of 175.00 feet; thence departing said Westerly right-of-way line North 89°54'04" East, a distance of 100.00 feet for a POINT OF BEGINNING; thence South 00°09'29" West, a distance of 75.00 feet; thence South 89°54'04" West, a distance of 75.00 feet; thence North 00°09'29" East, a distance of 75.00 feet; thence North 89°54'04" East, a distance of 75.00 feet to the POINT OF BEGINNING. Containing 0.13 acres, more or less.

SURVEYOR'S NOTE

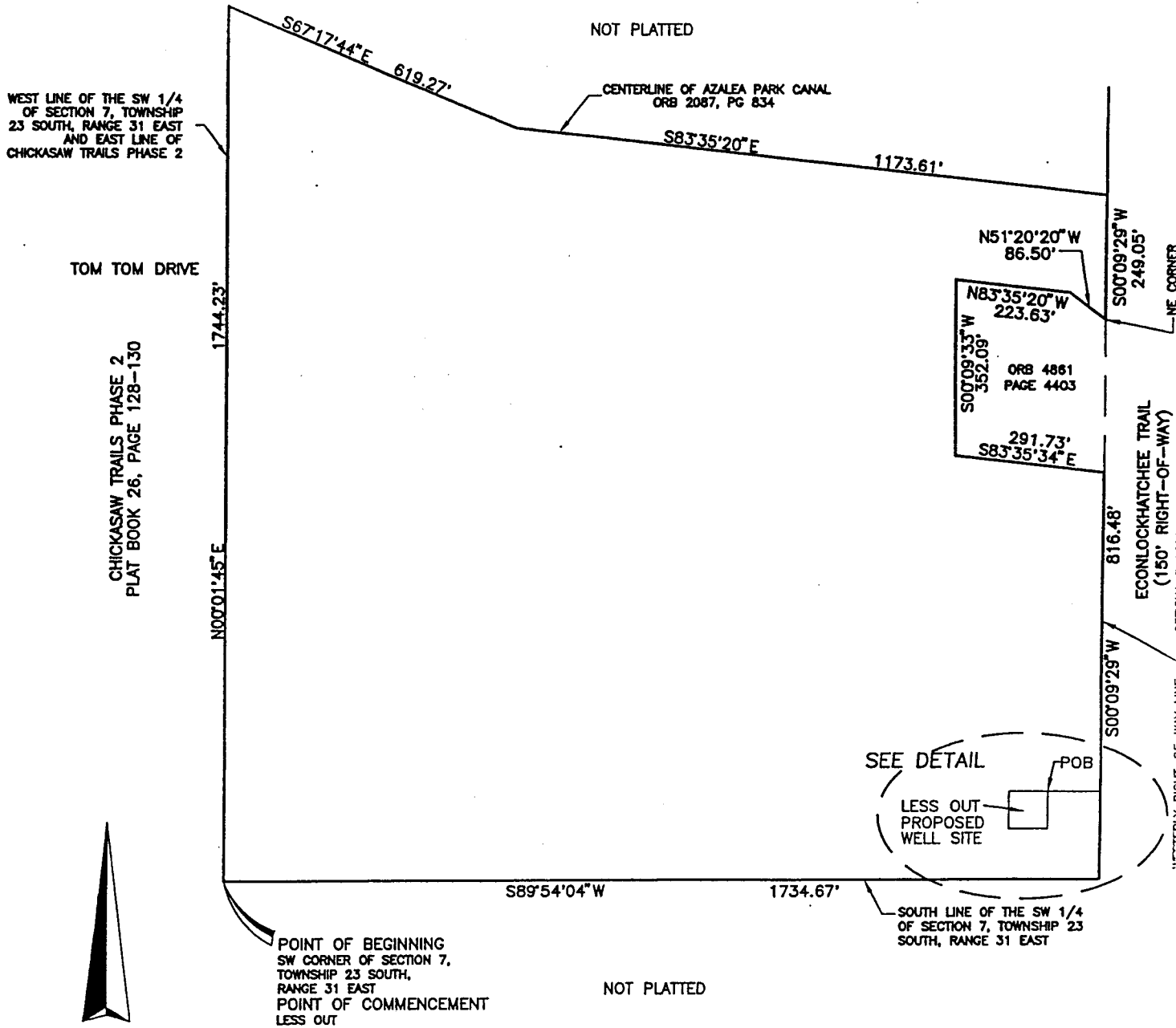
Bearings are based on the West line of Southwest 1/4, Section 7, Township 23 South, Range 31 East, Orange County, Florida North 00°01'45" East.

SHEET 1 OF 2
SEE SHEET 2 FOR SKETCH

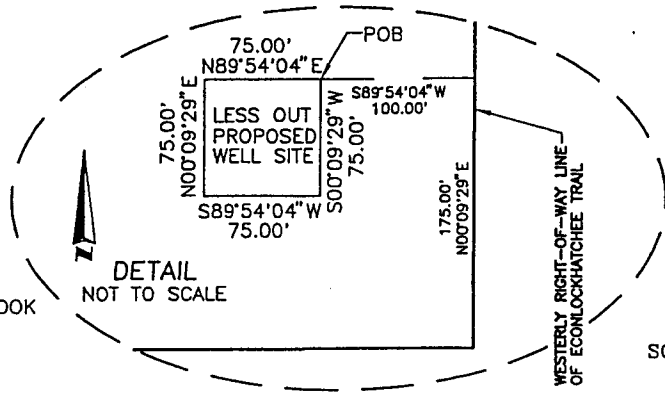
DESCRIPTION FOR 	Date:	December 12, 2001 DC	CERT. NO. LB2108 46707C  SOUTHEASTERN SURVEYING & MAPPING COR 324 N. Orlando Avenue Maitland, Florida 32751 407/647-8898  GARY B. KRICK		
	Job No.:	46707		Scale:	Not to Scale
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.				

SKETCH OF DESCRIPTION

Parcel 101



NOT TO SCALE



ABBREVIATION:

ORB = OFFICIAL RECORDS BOOK
POB = POINT OF BEGINNING

Drawing No. 46707002
Job No. 46707
Date: December 12, 2001
Sheet 2 of 2



SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1667

e-mail: southeasternsurveying.com Cert. No. LB-

EXHIBIT "A"
 Parcel 102, Estate: Fee Simple Purpose: Well Site

DESCRIPTION



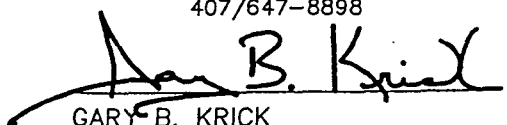
That parcel of land located in the Southwest 1/4 of Section 7, Township 23 South, Range 31 East, Orange County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 7, run North 89°54'04" East along the South line of the Southwest quarter of said Section 7 a distance of 1734.67 feet to the intersection of said South line and the Westerly right-of-way line of the Econlockhatchee Trail Extension; thence departing said section line North 00°09'29" East along said Westerly right-of-way line, a distance of 175.00 feet; thence departing said Westerly right-of-way line South 89°54'04" West, a distance of 100.00 feet for a POINT OF BEGINNING; thence the following four (4) courses, South 00°09'29" West, a distance of 75.00 feet; thence South 89°54'04" West, a distance of 75.00 feet; thence North 00°09'29" East, a distance of 75.00 feet; thence North 89°54'04" East, a distance of 75.00 feet to the POINT OF BEGINNING. Containing 0.13 acres, more or less.

SURVEYOR'S NOTE

Bearings are based on the West line of the Southwest 1/4, Section 7, Township 23 South, Range 31 East, Orange County, Florida, being North 00°01'45" East.

SHEET 1 OF 2
 SEE SHEET 2 FOR SKETCH

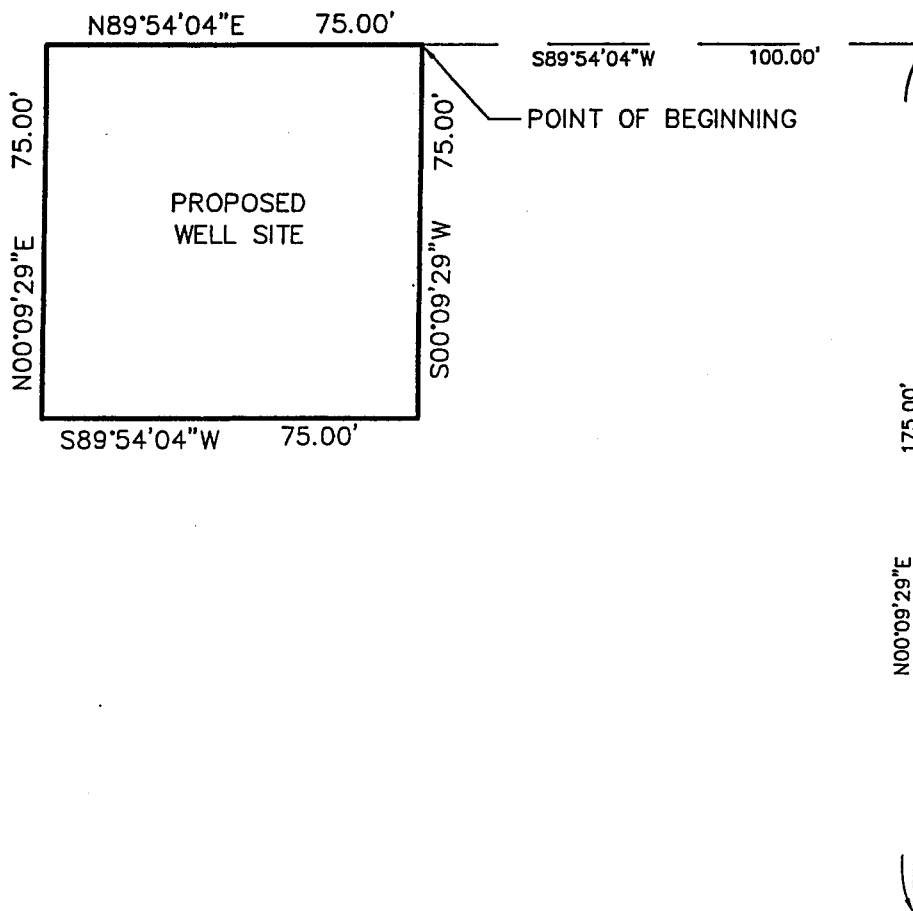
<p style="text-align: center;">LEGAL DESCRIPTION</p>	<p>Date: Feb. 8, 2002 DC</p>	<p>CERT. NO. LB2108 467070</p>		
<p>FOR</p>  <p>ORANGE COUNTY GOVERNMENT FLORIDA</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; padding: 2px;">Job No.: 46707</td> <td style="width: 50%; padding: 2px;">Scale: Not to Scale</td> </tr> </table>	Job No.: 46707	Scale: Not to Scale	 <p style="text-align: center;">SOUTHEASTERN SURVEYING & MAPPING CORP. 324 N. Orlando Avenue Maitland, Florida 32751 407/647-8898</p>
	Job No.: 46707	Scale: Not to Scale		
<p style="text-align: center;">CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.</p>	 <p style="text-align: center;">GARY B. KRICK</p>			

SKETCH OF DESCRIPTION

Parcel 102, Estate: Fee Simple Purpose: Well Site

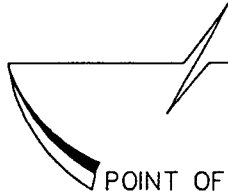


NOT TO SCALE



ECONLOCKHATCHEE TRAIL
(150' RIGHT-OF-WAY)
OFFICIAL RECORDS BOOK 4482, PAGE 4670

WESTERLY RIGHT-OF-WAY LINE
OF ECONLOCKHATCHEE TRAIL



POINT OF COMMENCEMENT
SW CORNER OF SECTION 7,
TOWNSHIP 23 SOUTH,
RANGE 31 EAST

N89°54'04"E 1734.67'

SOUTH LINE OF SW 1/4
OF SECTION 7, TOWNSHIP
23 SOUTH, RANGE 31 EAST

NOT PLATTED



Drawing No. 46707006
Job No. 46707
Date: Feb. 8, 2002
Sheet 2 of 2

SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)847-1667
e-mail: southeasternsurveying.com Cert. No. LB-21

EXHIBIT "A"
Parcel 801, Estate: Permanent Easement
Purpose: Access and Utility

DESCRIPTION



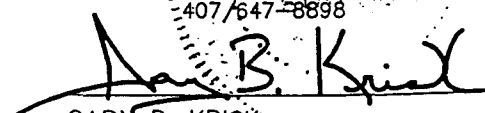
That parcel of land located in the Southwest 1/4 of Section 7, Township 23 South, Range 31 East, Orange County, Florida, more particularly described as follows:

Commencing at the Southwest corner of said Section 7, run North 89°54'04" East along the south line of the Southwest quarter of said Section 7, a distance of 1734.67 feet to the intersection of the said South line and the Westerly right-of-way line of the Econlockhatchee Trail Extension; thence departing said section line North 00°09'29" East, along said Westerly right-of-way line, a distance of 175.00 feet for a POINT OF BEGINNING; thence departing said Westerly right-of-way line South 89°54'04" West, a distance of 175.00 feet; thence North 00°09'29" East, a distance of 60.00 feet; thence North 89°54'04" East, a distance of 175.00 feet; thence South 00°09'29" West, a distance of 60.00 feet to the Point of Beginning. Containing 0.24 acres, more or less.

SURVEYOR'S NOTE

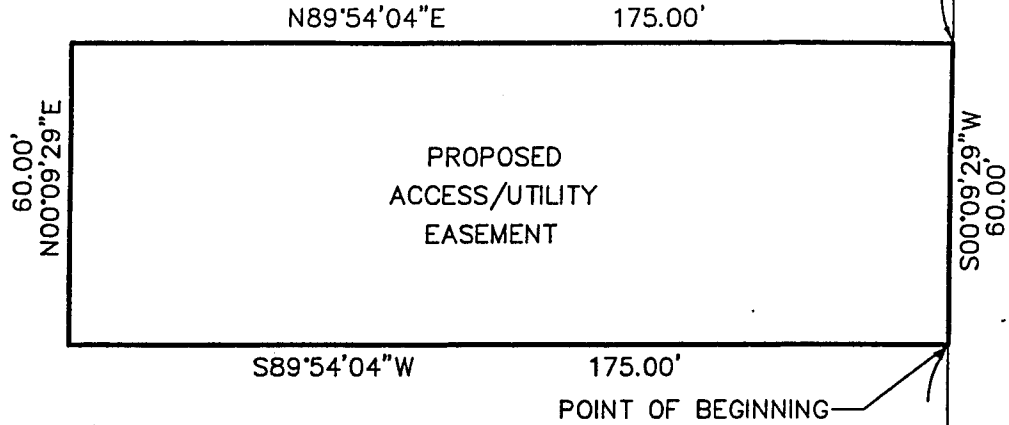
Bearings are based on the West line of the Southwest 1/4, Section 7, Township 23 South, Range 31 East, Orange County, Florida, being North 00°01'45" East.

SHEET 1 OF 2
 SEE SHEET 2 FOR SKETCH

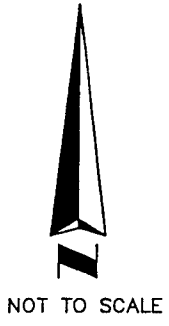
LEGAL DESCRIPTION	Date: December 12, 2001 DC	CERT. NO. LB2108 46707C
FOR 	Job No.: 46707	 SOUTHEASTERN SURVEYING & MAPPING CO. 324 N. Orlando Avenue Maitland, Florida 32751 407/647-8898  GARY B. KRICK <small>REGISTERED LAND SURVEYOR NO. 4245</small>
	Scale: Not to Scale CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.	

SKETCH OF DESCRIPTION

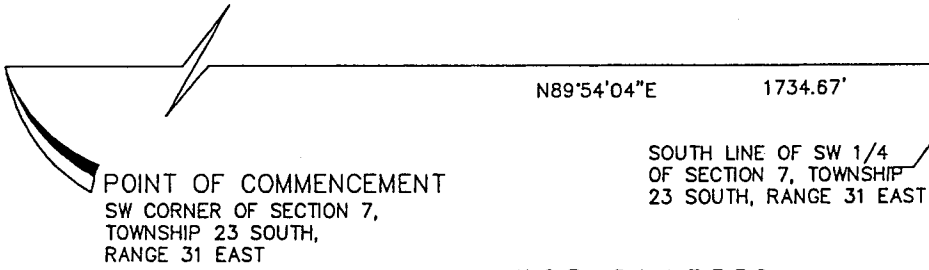
PARCEL 801



ECONLOCKHATCHEE TRAIL
(150' RIGHT-OF-WAY)
OFFICIAL RECORDS BOOK 4482, PAGE 4670



WESTERLY RIGHT-OF-WAY LINE
OF ECONLOCKHATCHEE TRAIL



POINT OF COMMENCEMENT
SW CORNER OF SECTION 7,
TOWNSHIP 23 SOUTH,
RANGE 31 EAST

SOUTH LINE OF SW 1/4
OF SECTION 7, TOWNSHIP
23 SOUTH, RANGE 31 EAST

NOT PLATTED



Drawing No. 46707007
Job No. 46707
Date: December 12, 2001
Sheet 2 of 2

SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1667
e-mail: southeasternsurveying.com Cert. No. LB-2



Interoffice Memorandum

RECEIVED

MAY 6 7 2002

EXHIBIT "B"

April 15, 2002

Real Estate Management Division

TO: George Hart, Jr., Manager
Real Estate Management Division

FROM: Michael L. Chandler, Director 
Utilities Department

SUBJECT: **Sale of Surplus Utilities Property – Eastern Regional Water Supply Facility & Well-field, Parcel 101, Less Parcels 102 and 103**

I have reviewed the appraisal and recommended compensation related to the sale of 57.31 acres of the 458.56+ acre tract that is the Eastern Water Supply Facility. The 57.31 acres, lies south of the Azalea Park Canal and west of Econlockhatchee Trail in the SW ¼ of Section 7, Township 23 South, Range 31 East, Orange County. The Utilities Department will retain 0.13 acres for a water well site (Parcel 102) and an access/utility easement containing 0.24 acres (Parcel 103). The above referenced Utilities property is to be sold to the Orange County Parks Department for development as the Southeastern Community Parkland (see Exhibit "A" attached).

In accordance with the Water Utilities System Revenue Bonds Resolution 92-B-06, Article VIII, Section 710, *Sale or Other Disposition of the Water Utilities System*, I have determined that this property is not necessary for the operation of the Water Utilities System.

Please proceed with the sale of this property, in the amount of \$1,550,860.00 (appraised value provided by the Real Estate Management Division). The proceeds from the sale should be deposited in Account No. 4420-038-1300-6410 of the Water Utilities System.

Thank you for your assistance in this matter.

c: Ron Nielsen, Manager, Utilities Fiscal & Administrative Support Division
William Potter, Manager, Parks & Recreation Division
Jacqueline Torbert, Manager, Water Division
Sid Gaines, Acquisition Supervisor, Real Estate Management Division
Bill Thomas, Senior Planner, Parks & Recreation Division
Sabrina Miller, Acquisition Agent, Real Estate Management Division