

JUL 11 2006 JM/LAH

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

AUTHORIZING THE EXCHANGE OF CERTAIN COUNTY PROPERTY

INTERESTS

FOR RECEIPT OF OTHER REAL PROPERTY INTERESTS

Resolution No. 2006- M-38

WHEREAS, Orange County, a charter county a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.37, Florida Statutes (2005), has authority to determine that certain real property is not needed for County purposes and to exchange said property for other real property; and

WHEREAS, the County is the owner of that certain drainage easement recorded in the Official Records of Orange County at O.R. Book 4772, Page 1110, et seq., known as the Lake Roberts Outfall Canal, formerly a drainage ditch maintained by the County and located in Winter Garden, Florida (the "Recorded Easement"); and

WHEREAS, Centerline Homes at Bronson's Landing, LLC, (Owner), is the fee simple owner of the property underlying and surrounding the Recorded Easement; and

WHEREAS, at its own cost and with County approval, Owner has designed, permitted and constructed a closed drainage system (piped and buried) within the Recorded Easement to serve drainage from Owner's property, as well as County property, easements, and right-of-way; and

WHEREAS, the owner now wishes to plat the area including the Recorded Easement area, dedicating to the County by easement the new closed drainage system (the "Dedicated Easement," described in Exhibit "A" attached hereto and incorporated herein by this reference) in return for the County's termination of its interest in the Recorded Easement in the form provided at Exhibit "B" attached hereto and incorporated herein by this reference.

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

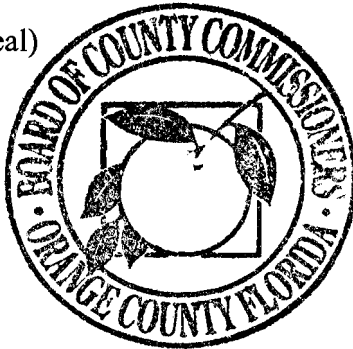
Section 1. The Orange County Board of County Commissioners (the "Board") finds that the Recorded Easement is no longer needed for County purposes and such easement may be to the best interest of the County be terminated in exchange for the Dedicated Easement.

Section 2. The Real Estate Management Division is authorized and directed to do all things necessary and proper to effectuate the terms of the exchange provided that Owner pays for, or reimburses County for, all costs of this exchange, including without limitation, all costs of advertising this exchange as required by law, recording costs, and title work.

Section 3. This Resolution shall take effect upon adoption by the Board.

ADOPTED by the Board of County Commissioners of Orange County, Florida, this 11th day of July, 2006.

(Official Seal)



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: [Signature]
Richard T. Crotty
Orange County Mayor

Date: 7-11-06

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

By: [Signature]
Deputy Clerk

DESCRIPTION :

A PORTION OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 27 EAST, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF TRACT "G", WATERFORD POINTE PHASE II REPLAT, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 34, PAGES 125-127, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE RUN S00°01'16"E, ALONG THE WEST LINE OF SAID TRACT "G", 24.88 FEET; THENCE RUN S89°43'46"W, 539.76 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF TRACT "G" OF PROPOSED BRONSON'S LANDING AND ON A 265.00 FOOT RADIUS NON-TANGENT CURVE CONCAVE TO THE WEST WHOSE RADIUS POINT BEARS N88°28'06"W; THENCE RUN SOUTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°04'55" AN ARC DISTANCE OF 5.00 FEET TO A POINT OF NON-TANGENCY; THENCE RUN S89°43'46"W, 663.21 FEET TO A POINT ON THE WEST LINE OF TRACT "C" OF PROPOSED BRONSON'S LANDING; THENCE RUN N00°02'57"W, ALONG SAID WEST LINE, 55.00 FEET; THENCE RUN N89°43'46"E, 1203.18 FEET TO A POINT ON THE WEST LINE OF LOT 22, RESERVE AT WATERFORD POINTE PHASE I, ACCORDING T THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 23-27, OF THE PUBLIC RECORDS OF ORANGE COUNTY FLORIDA; THENCE RUN S00°01'16"E ALONG SAID WEST LINE OF LOT 22, 25.12 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 61,817 SQUARE FEET (1.419 ACRES) MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH

PROPOSED DRAINAGE EASEMENT

THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

DATE	REVISIONS	DWN.	CHK.

DRAWN BY: DOF	CHECKED BY: RTS
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CERTIFIED TO:
CITY OF WINTERGARDEN
CENTERLINE HOMES

MILLER LEGG

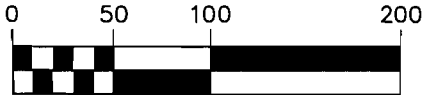
Central Florida Office: 631 S. Orlando Avenue · Suite 200
Winter Park, Florida · 32789-7122
407-629-8880 · Fax: 407-629-7883
www.millerlegg.com

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.
DATED THIS 15TH DAY OF JUNE , 2006 A.D.

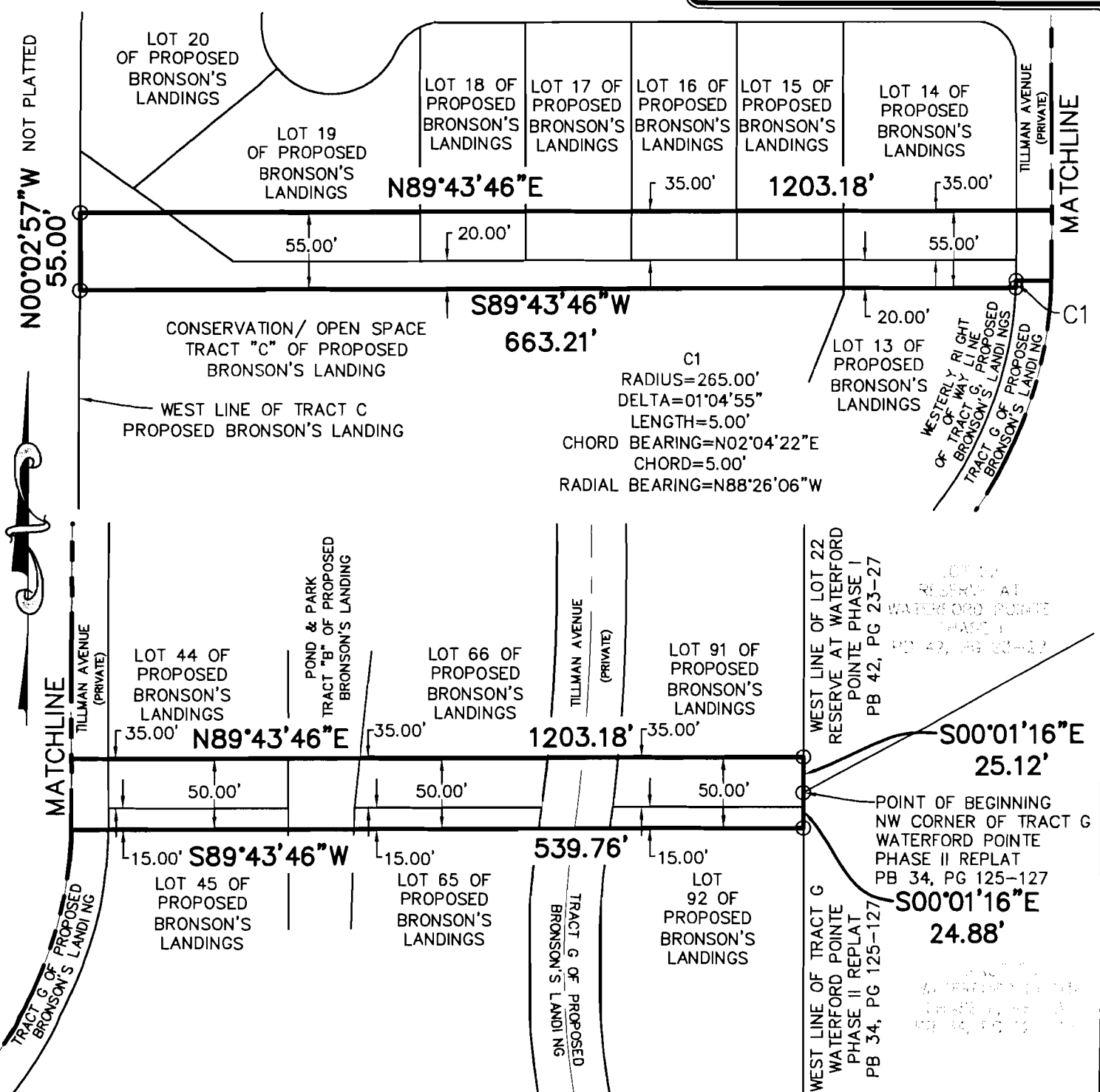
RALPH THOMAS SNOW
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5561
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
CERTIFICATE OF AUTHORIZATION: LB6680

PROJECT NO. 04-00336	FILE NO.
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GRAPHIC SCALE



(IN FEET)
1 INCH = 100 FEET



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○ = CHANGE OF DIRECTION

Certificate of Authorization L.B. 6680 THIS SKETCH DOES NOT REPRESENT A BOUNDARY SURVEY

PROPOSED DRAINAGE EASEMENT	
PROJECT NO. 04-00336	FILE NO. SKD-002

SKETCH & DESCRIPTION

DESCRIPTION:

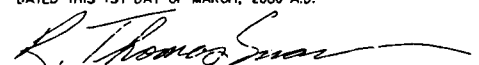
FROM THE NORTHEAST CORNER OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 23 SOUTH, RANGE 27 EAST, ORANGE COUNTY, FLORIDA, RUN S00°04'36"E, 1198.70 FEET ALONG THE EAST BOUNDARY OF SAID WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4 TO THE NORTHWEST CORNER OF LOT 54, WATERFORD POINTE, AS RECORDED IN PLAT BOOK 24, PAGES 19 THROUGH 22, PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; THENCE CONTINUE S00°04'36"E, 259.52 FEET ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4; FOR THE POINT OF BEGINNING; THENCE CONTINUE S00°04'36"E, 78.20 FEET ALONG SAID EAST BOUNDARY OF THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHEAST 1/4; THENCE RUN N87°00'02"W, 88.29 FEET; THENCE RUN N74°14'16"W, 27.48 FEET; THENCE RUN N86°37'25"W, 143.40 FEET; THENCE RUN S88°53'19"W, 198.70 FEET; THENCE RUN S87°18'34"W, 190.68 FEET; THENCE RUN S66°52'10"W, 37.00 FEET; THENCE RUN S86°01'36"W, 77.21 FEET; THENCE RUN N88°51'16"W, 401.01 FEET; THENCE RUN N01°00'10"E, 63.13 FEET; THENCE RUN S89°10'46"E, 399.03 FEET; THENCE RUN N86°51'10"E, 75.14 FEET; THENCE RUN N64°18'28"E, 37.25 FEET; THENCE RUN N86°23'09"E, 191.44 FEET; THENCE RUN N88°01'46"E, 101.17 FEET; THENCE RUN S88°15'27"E, 358.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.789 ACRES, MORE OR LESS.

SEE SHEET 2 OF 2 FOR SKETCH.

I HEREBY CERTIFY THAT THIS SKETCH MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

DATED THIS 1ST DAY OF MARCH, 2006 A.D.



RALPH THOMAS SNOW
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA REGISTRATION No. 5561
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL
RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

MILLER LEGG

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LB #6680

EXHIBIT "B"

PROJECT NO.
04-00336

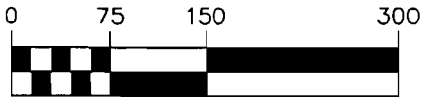
FILE NO.
SKD-001

SKETCH & DESCRIPTION

LINE TABLE		
LINE	LENGTH	BEARING
L1	259.52	S00°04'36"E
L2	78.20	S00°04'36"E
L3	88.29	N87°00'02"W
L4	27.48	N74°14'16"W
L5	143.40	N86°37'25"W
L6	198.70	S88°53'19"W
L7	190.68	S87°18'34"W
L8	37.00	S66°52'10"W
L9	77.21	S86°01'36"W
L10	401.01	N88°51'16"W
L11	63.13	N01°00'10"E
L12	399.03	S89°10'46"E
L13	75.14	N86°51'10"E
L14	37.25	N64°18'28"E
L15	191.44	N86°23'09"E
L16	101.17	N88°01'46"E
L17	358.08	S88°15'27"E



GRAPHIC SCALE

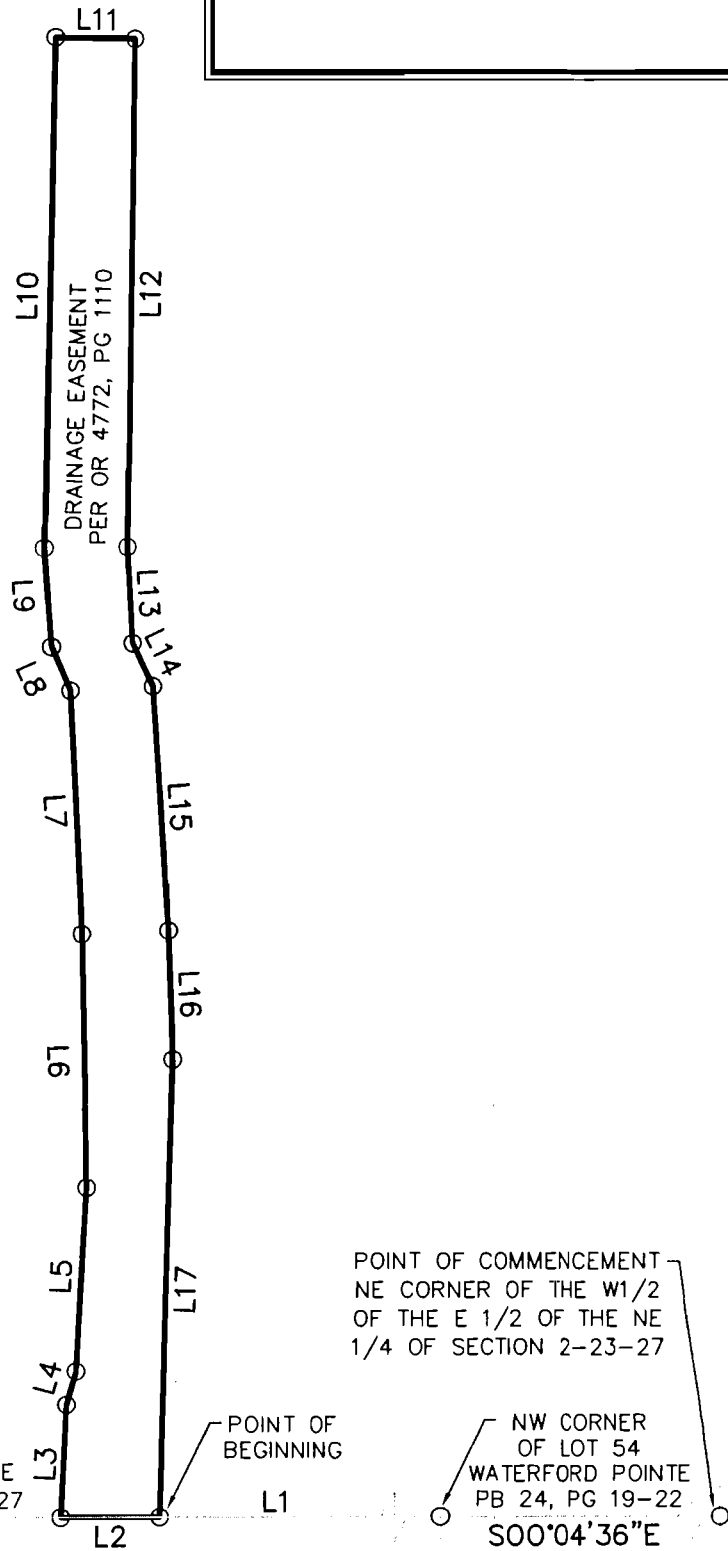


(IN FEET)
1 INCH = 150 FEET

LEGEND

- = CHANGE OF DIRECTION
- OR = OFFICIAL RECORD BOOK
- PB = PLAT BOOK
- PG = PAGE(S)

EAST BOUNDARY OF THE
W1/2 OF THE E 1/2 OF THE
NE 1/4 OF SECTION 2-23-27



POINT OF COMMENCEMENT
NE CORNER OF THE W1/2
OF THE E 1/2 OF THE NE
1/4 OF SECTION 2-23-27

NW CORNER
OF LOT 54
WATERFORD POINT
PB 24, PG 19-22

S00°04'36"E
1198.70'

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L.O. #6680

EXHIBIT "B"

PROJECT NO.
04-00336

FILE NO.
SKD-002