

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
JUL 18 2006 JWS/BS

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

AUTHORIZING THE EXCHANGE OF CERTAIN COUNTY PROPERTY

FOR RECEIPT OF OTHER REAL PROPERTY

Resolution No. 2006-M-41

WHEREAS, Orange County, a charter county and 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 owns certain real property comprising approximately 4,248 square feet, as more particularly described in **Exhibit "A"**, attached hereto and incorporated herein by this reference (the "County Parcel"); and

WHEREAS, Owner is the fee simple owner of certain real property comprising approximately 1,342 square feet, as more particularly described in **Exhibit "B"**, attached hereto and incorporated herein by this reference ("Owner Parcel"); and

WHEREAS, of even date herewith, the County will consider entering into an exchange agreement with Owner (the "Exchange Agreement") by which Owner, at its own cost and with County approval, commits to design, permit and construct a closed drainage system (piped and buried) on Owner Parcel to replace the open ditch on the County Parcel for the purpose of draining Owner's property, as well as County property, easements, and right-of-way; and

WHEREAS, under the Exchange Agreement, the parties would exchange the County Parcel for the Owner Parcel, the result of which would be to provide the County with an improved drainage system and provide the Owner with a greater contiguous piece of property for development.

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

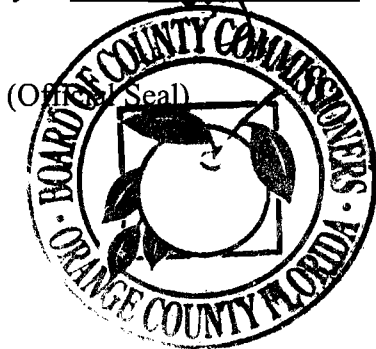
Section 1. The Orange County Board of County Commissioners (the "Board") finds that the County Parcel will no longer be needed for County purposes following Owner's construction of a new drainage system pursuant to the Exchange Agreement and such easement may be to the best interest of the County be exchanged for the Owner Parcel.

Section 2. The Real Estate Management Division is authorized and directed to do all things necessary and proper to effectuate the terms of this exchange; provided, however, that the following has first occurred: (a) the County has entered into the Exchange Agreement; (b) Owner has complied with all terms of the Exchange Agreement; and (c) 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

18 day of July, 2006



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Richard T. Crotty
Richard T. Crotty
Orange County Mayor

Date: 7.18.06

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

By: Martha O. Haynie
Deputy Clerk

LEGAL DESCRIPTION:

EXHIBIT "A"

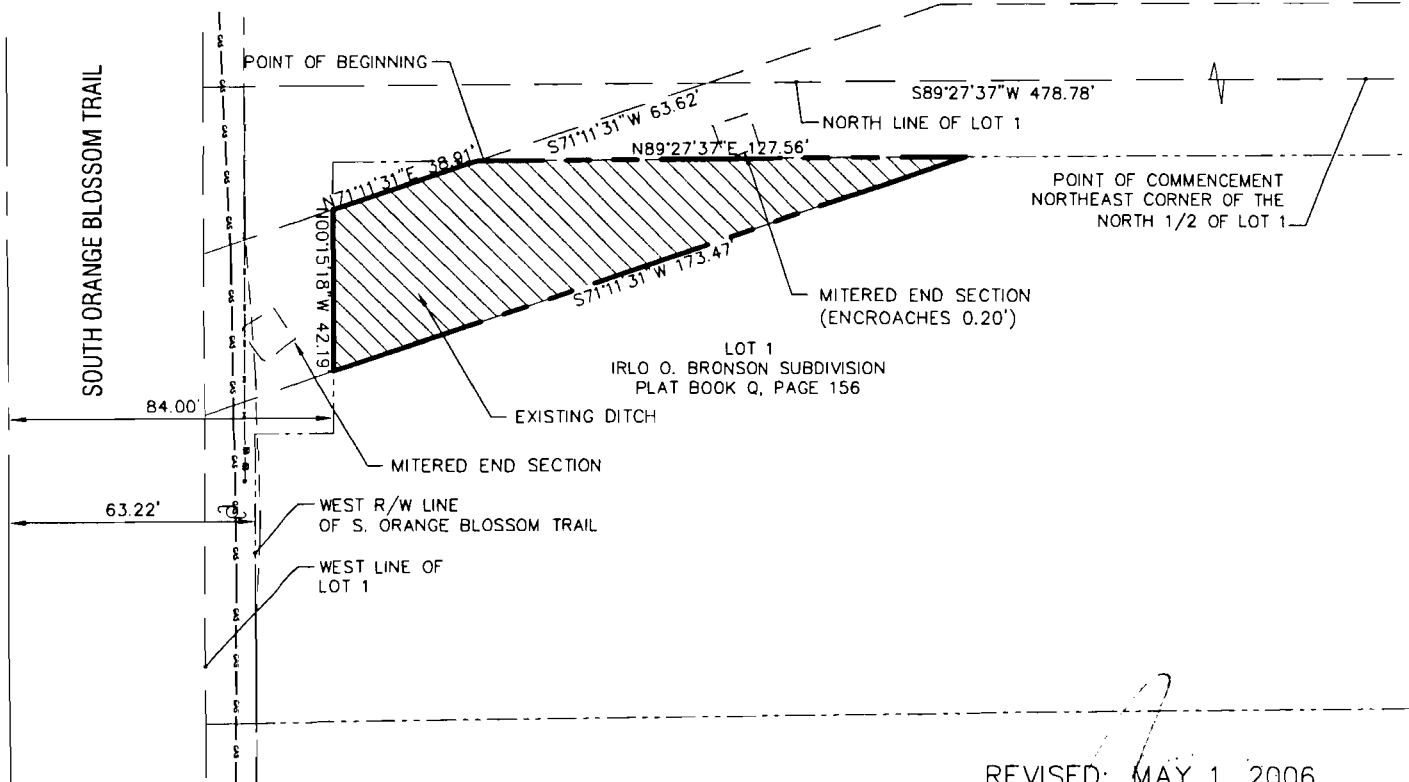
COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF LOT 1, IRLO O. BRONSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 156, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN S. 89°27'37" W. ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 478.78 FEET; THENCE RUN S. 71°11'31" W. A DISTANCE OF 63.62 FEET TO THE POINT OF BEGINNING; THENCE RUN N. 89°27'37" E. A DISTANCE OF 127.56 FEET; THENCE RUN S. 71°11'31" W. A DISTANCE OF 173.47 FEET; THENCE RUN N. 00°15'18" W. A DISTANCE OF 42.19 FEET; THENCE RUN N. 71°11'31" E. A DISTANCE OF 38.91 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 4,248 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

- 1) THIS SURVEYOR HAS NOT ABSTRACTED THE SITE AS TO OWNERSHIP OR OTHER MATTERS OF RECORD NOR HAVE THEY PERFORMED ANY SERVICES RELATIVE TO THE FLOOD CLASSIFICATION ANALYSIS, ZONING, SOILS OR OTHER MATTERS OF DEVELOPMENT INTEREST.
- 2) THIS SURVEY WAS BASED ON A TITLE COMMITMENT PROVIDED TO THE SURVEYOR BY THE OWNER PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER CD05-107087 (DATED DECEMBER 5, 2005).
- 3) THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF A FLORIDA REGISTERED LAND SURVEYOR. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 4) MEASUREMENTS ON WHICH THIS SURVEY IS BASED WERE OBTAINED UTILIZING A ONE SECOND LASER STATION.
- 5) ALL BOUNDARY CORNERS ARE SET REBAR & CAPS PSM#5192, UNLESS OTHERWISE NOTED.
- 6) THIS ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED IN FL. STATUTES CHAPTER 61G17-6.
- 7) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTH 1/2 OF LOT 1, OF IRLO O. BRONSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 156, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°27'37" WEST.
- 8) DATE OF FIELD SURVEY: DECEMBER 21, 2005.
- 9) THIS PROPERTY IS SUBJECT TO A SPECIAL PURPOSE LIGHTING DISTRICT FOR REGENCY INDUSTRIAL PARK AS RECORDED IN OFFICIAL RECORDS BOOK 2727 PAGE 706 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (BLANKET).

N
SCALE: 1" = 50'



REVISED: MAY 1, 2006

E Engineering & Design Group, Inc.
 257 Plaza Drive, Suite D, Oviedo, Florida 32765
 Phone: (407) 971-0856, Fax: (407) 977-1037
 email: edg3@bellsouth.net
 Certificate of Authorization: #7171-Survey & #9219-Engineering

Boundary Survey
Orange County Parcel
Portion of Lot 1 Irlo O. Bronson Subdivision
Orange County, Florida

5/1/06
 Gregory R. Crawford
 Professional Surveyor & Mapper
 Fl. Reg. # 5192

LEGAL DESCRIPTION:

EXHIBIT "B"

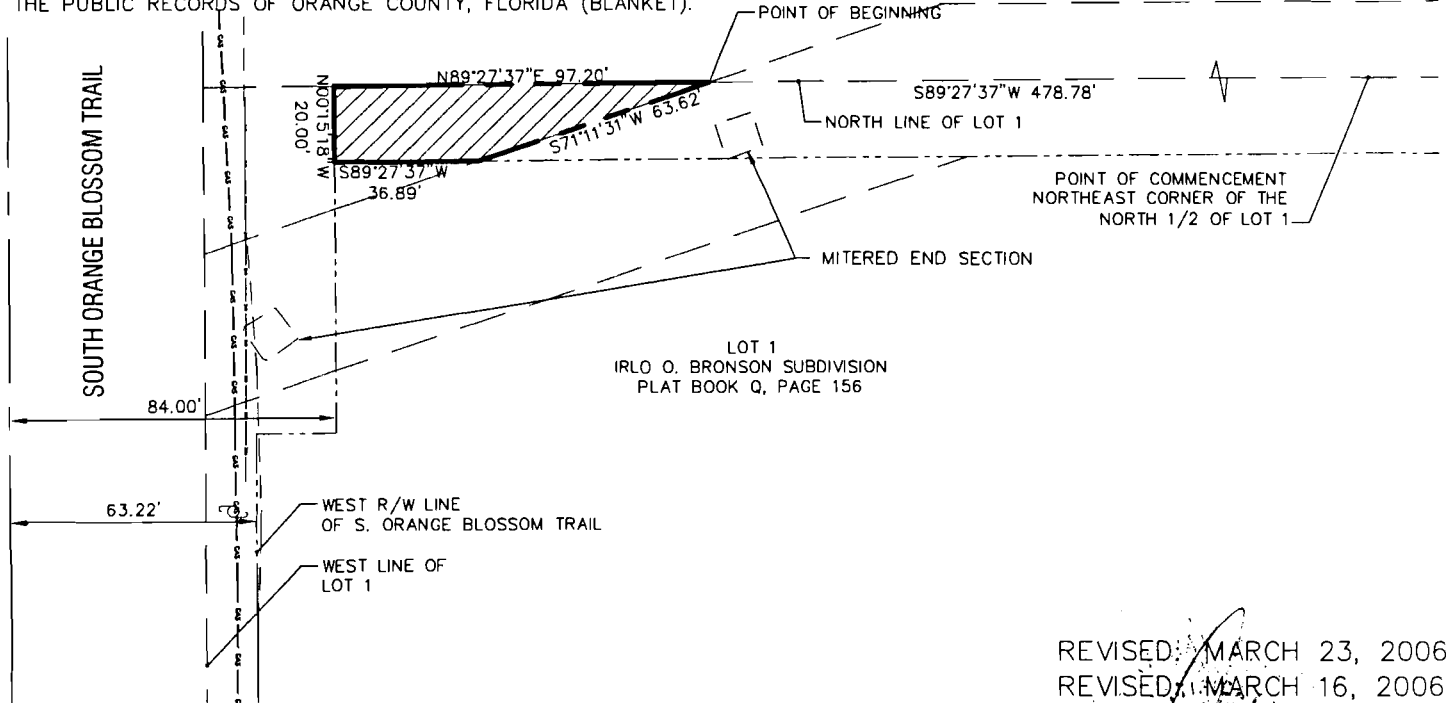
COMMENCING AT THE NORTHEAST CORNER OF THE NORTH 1/2 OF LOT 1, IRLO O. BRONSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 156, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; RUN S. 89°27'37" W. ALONG THE NORTH LINE OF SAID LOT 1 A DISTANCE OF 478.78 FEET TO THE POINT OF BEGINNING; THENCE RUN S. 71°11'31" W. A DISTANCE OF 63.62 FEET; THENCE RUN S. 89°27'37" W. A DISTANCE OF 36.89 FEET; THENCE RUN N. 00°15'18" W. A DISTANCE OF 20.00 FEET TO THE AFOREMENTIONED NORTH LINE; THENCE RUN N. 89°27'37" E. A DISTANCE OF 97.20 FEET TO THE POINT OF BEGINNING.

CONTAINING THEREIN 1,342 SQUARE FEET, MORE OR LESS.

GENERAL NOTES:

- 1) THIS SURVEYOR HAS NOT ABSTRACTED THE SITE AS TO OWNERSHIP OR OTHER MATTERS OF RECORD NOR HAVE THEY PERFORMED ANY SERVICES RELATIVE TO THE FLOOD CLASSIFICATION ANALYSIS, ZONING, SOILS OR OTHER MATTERS OF DEVELOPMENT INTEREST.
- 2) THIS SURVEY WAS BASED ON A TITLE COMMITMENT PROVIDED TO THE SURVEYOR BY THE OWNER PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY - COMMITMENT NUMBER CD05-107097 (DATED DECEMBER 5, 2005).
- 3) THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED SEAL AND ORIGINAL SIGNATURE OF A FLORIDA REGISTERED LAND SURVEYOR. ADDITIONS OR DELETIONS TO THIS SURVEY BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY.
- 4) MEASUREMENTS ON WHICH THIS SURVEY IS BASED WERE OBTAINED UTILIZING A ONE SECOND LASER STATION.
- 5) ALL BOUNDARY CORNERS ARE SET REBAR & CAPS PSM#5192, UNLESS OTHERWISE NOTED.
- 6) THIS ACCURACY OF THIS SURVEY MEETS OR EXCEEDS THE MINIMUM TECHNICAL STANDARDS ADOPTED IN FL. STATUTES CHAPTER 61G17-6.
- 7) BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF THE NORTH 1/2 OF LOT 1, OF IRLO O. BRONSON SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK Q, PAGE 156, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA HAVING A BEARING OF SOUTH 89°27'37" WEST.
- 8) DATE OF FIELD SURVEY: DECEMBER 21, 2005.
- 9) THIS PROPERTY IS SUBJECT TO A SPECIAL PURPOSE LIGHTING DISTRICT FOR REGENCY INDUSTRIAL PARK AS RECORDED IN OFFICIAL RECORDS BOOK 2727, PAGE 706 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (BLANKET).
- 10) THE DECLARATION OF RESTRICTIONS AS RECORDED IN OFFICIAL RECORDS BOOK 4010, PAGE 1454, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA DOES NOT PERTAIN TO THIS PROPERTY.
- 11) THIS PROPERTY IS SUBJECT TO THE DECLARATION OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 4104, PAGE 2898, AS AFFECTED BY CONFIRMATION OF DECLARATION OF EASEMENTS AS RECORDED IN OFFICIAL RECORDS BOOK 7674, PAGE 890, OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA (BLANKET).

SCALE: 1" = 50'



REVISED: MARCH 23, 2006
 REVISED: MARCH 16, 2006

E Engineering & Design Group, Inc.
 257 Plaza Drive, Suite D, Oviedo, Florida 32765
 Phone: (407) 971-0856, Fax: (407) 977-1037
 email: edg3@bellsouth.net
 Certificate of Authorization: #7171-Survey & #9219-Engineering

Boundary Survey
Fence Outlet Parcel
Portion of Lot 1 Irlo O. Bronson Subdivision
Orange County, Florida

3/23/06
 Gregory R. Crawford
 Professional Surveyor & Mapper
 Fl. Reg. # 5192