

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS
SEP 11 2007 JW/JN

RESOLUTION

of the

ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

DECLARING CERTAIN COUNTY PROPERTY SURPLUS

and

AUTHORIZING ITS EXCHANGE

FOR RECEIPT OF OTHER REAL PROPERTY

Resolution No. 2007- M-37

WHEREAS, Orange County (“County”), a charter county and political subdivision of the State of Florida, pursuant to its home rule power and Section 125.37, Florida Statutes, as may be amended from time to time, 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, County is the owner of fee simple title to the parcel of real property, as more particularly described on Exhibit “A”, attached hereto and incorporated herein by this reference (“County Parcel”); and

WHEREAS, Poseidon VIII Investments, Inc., a Florida corporation (“Owner”), owns certain real property, as more particularly described on Exhibit “B”, attached hereto and incorporated by this reference (“Poseidon Parcel”); and

WHEREAS, Owner has previously conveyed certain real property to County by Warranty Deed recorded at Official Records Book 7450, page 4782, Public Records of Orange County; and

WHEREAS, County and Owner wish to exchange the County Parcel for the Poseidon Parcel, in accordance with section 125.37, Florida Statutes, subject to the terms and conditions herein, and as provided in that certain agreement known as the “First Amendment to Right-of-Way Agreement (Little River Access Road)”, recorded at Official Records Book 9305, page 0806, Public Records of Orange County, Florida; and

WHEREAS, the terms and conditions of this real property exchange have been properly noticed and advertised, as required by section 125.37, Florida Statutes.

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

Section 1. The above-stated recitals are true and correct and are hereby incorporated into this Resolution.

Section 2. The Orange County Board of County Commissioners (the “Board”) finds that the County Parcel is not required for any present or foreseeable County use; accordingly, pursuant to section 125.37, Florida Statutes, it is proper to exchange such real property for the Poseidon Parcel, as provided in the First Amendment to Right-of-Way

Agreement (Little River Access Road).

Section 3. 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 4. 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 September, 2007.

(Official Seal)



ORANGE COUNTY, FLORIDA

By: Board of County Commissioners

By: Richard T. Crotty

Richard T. Crotty

Orange County Mayor

Date: 9.11.07

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

By: [Signature]
Deputy Clerk

SKETCH AND DESCRIPTION

THIS IS NOT A SURVEY

PAGE 1 OF 2**DESCRIPTION**

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 22 SOUTH, RANGE 30 EAST, ORANGE COUNTY, FLORIDA; THENCE S.89°55'41"E., ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 1350.38 FEET TO THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE N.00°27'42"W., ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 25 A DISTANCE OF 919.08 FEET; THENCE S.89°32'18"W., A DISTANCE OF 1069.64 FEET; THENCE N.00°25'37"W., A DISTANCE OF 94.13 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 345.00 FEET, A CENTRAL ANGLE OF 07°55'34", A CHORD BEARING OF N.03°32'10"E. AND A CHORD LENGTH OF 47.69 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 47.73 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.07°29'57"E., A DISTANCE OF 210.41 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 05°13'08", A CHORD BEARING OF N.10°06'31"E. AND A CHORD LENGTH OF 13.20 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 13.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.12°43'05"E., A DISTANCE OF 534.00 FEET TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 145.00 FEET, A CENTRAL ANGLE OF 29°54'58", A CHORD BEARING OF N.27°40'34"E. AND A CHORD LENGTH OF 74.85 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 75.71 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.42°38'04"E., A DISTANCE OF 161.78 FEET TO THE POINT OF BEGINNING; THENCE N.42°38'04"E., A DISTANCE OF 153.25 FEET; THENCE N.00°08'58"E., A DISTANCE OF 110.27 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF THE EASTERLY EXTENSION OF THE EAST WEST EXPRESSWAY (STATE ROAD NO. 408), AS SHOWN ON SHEET NUMBER 17 OF THE ORLANDO ORANGE COUNTY EXPRESSWAY AUTHORITY RIGHT OF WAY PLANS FOR SAID STATE ROAD PREPARED BY GREINER ENGINEERING SERVICES LAST REVISED ON 4/87, SAID POINT BEING ON A CURVE TO THE LEFT, HAVING A RADIUS OF 5579.58 FEET, A CENTRAL ANGLE OF 02°17'11", A CHORD BEARING OF S.61°36'46"W. AND A CHORD LENGTH OF 222.64 FEET; THENCE ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 222.65 FEET TO THE END OF SAID CURVE; THENCE S.38°04'23"E., A DISTANCE OF 148.83 FEET TO THE POINT OF BEGINNING

PARCEL CONTAINS 0.50 ACRES, MORE OR LESS.

CERTIFIED TO:

ORANGE COUNTY

I HEREBY CERTIFY:

THAT THIS SKETCH MEETS THE
MINIMUM TECHNICAL STANDARDS
SET FORTH BY THE FLORIDA
BOARD OF LAND SURVEYORS IN
CHAPTER 61G17 - 6, FLORIDA
ADMINISTRATIVE CODE.



THOMAS J. MCMAHON
FL. REG. LAND SURVEYOR #4887

DATE: 12/27/06

SCALE: 1" = 120'

JOB NO. 06-CHIVAC

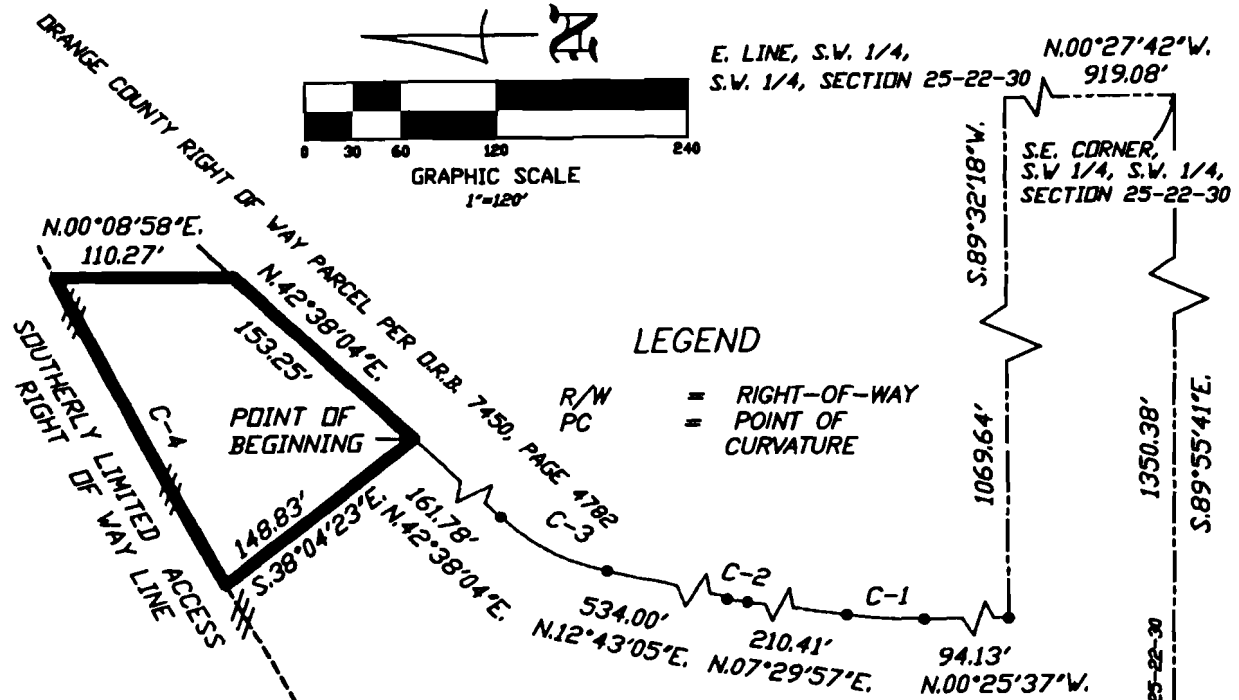
MCMAHON & ROZON
SURVEYING AND MAPPING, LLC
245 SAN MARCOS AVENUE
SANFORD, FLORIDA, 32771
LICENSED BUSINESS #7434
PHONE 407-328-7201

NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

SKETCH AND DESCRIPTION

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PAGE 2 OF 2



CURVE TABLE

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	CHORD BEARING
1	345.00'	07°55'34"	47.73'	23.90'	47.69'	N.03°32'10"E.
2	145.00'	05°13'08"	13.21'	6.61'	13.20'	N.10°06'31"E.
3	145.00'	29°54'58"	75.71'	38.74'	74.85'	N.27°40'34"E.
4	5579.58'	02°17'11"	222.65'	111.34'	222.64'	N.61°36'46"E.

POINT OF COMMENCEMENT
S.W. CORNER, S.W. 1/4,
SECTION 25-22-30

SURVEYOR'S NOTES

1. BEARINGS BASED ON THE WEST LINE LINE OF THE SOUTHWEST 1/4 OF SECTION 25-22-30 AS BEING N.00°22'48"W. BASED ON FLORIDA COORDINATES, EAST ZONE,
2. THIS IS NOT A SURVEY.
3. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.
4. SUBJECT PROPERTY LIES IN ZONE "X" PER FLOOD INSURANCE RATE MAP PANEL NUMBER 120179 0270 E, DATED 12/6/2000, AND LIES OUTSIDE THE 500-YEAR FLOOD PLAIN.

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PARCEL CONTAINS 6845 SQUARE FEET, MORE OR LESS.

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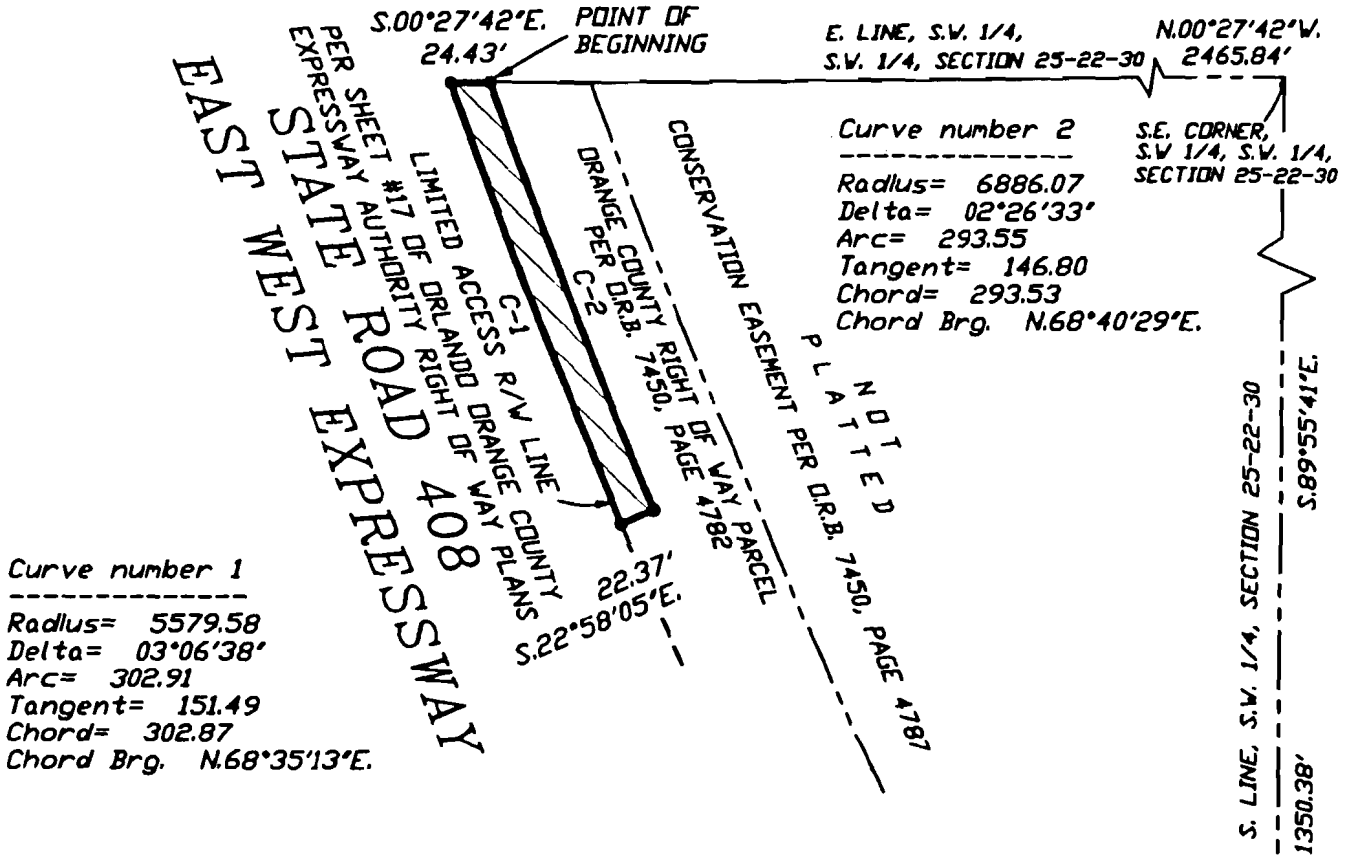
DATE: 3/7/07

SCALE: 1" = 120'

JOB NO. 07-LUE1

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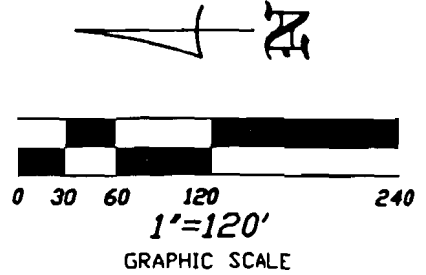


LEGEND

- R/W = RIGHT-OF-WAY
- PC = POINT OF CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK

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