

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS

DEC 04 2007 JW/LH

RESOLUTION
of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
regarding
DECLARING SURPLUS COUNTY PROPERTY
and
AUTHORIZING PRIVATE SALE

Resolution No. 2007-M-62

WHEREAS, Orange County, a charter county and political subdivision of the State of Florida, pursuant to its home rule power and Section 125.35 of the Florida Statutes (2006), has authority to determine that certain real property owned by the County is not needed for County purposes and to convey such property; and

WHEREAS, Section 125.35(2) of the Florida Statutes provides that when the Board of County Commissioners finds that a County-owned parcel of real property is of insufficient size or shape to be issued a building permit for any type of development, or when the Board of County Commissioners determines that the value of a County-owned parcel of real property is Fifteen Thousand Dollars (\$15,000) or less as determined by a Board-approved fee appraiser or the County property appraiser, and when it is determined that due to the parcel's size, shape, location, and value it is only of use to one or more of the adjacent property owners, the Board may, after sending notice of its intended action to adjacent property owners by certified mail, then effect a private sale of the parcel; however, if, within 10 working days after receiving such mailed notice, two or more owners of adjacent property notify the board of their desire to purchase the parcel, the board shall accept sealed bids for the parcel from such property owners and may convey such parcel to the highest bidder or may reject all offers; and

WHEREAS, the County owns fee simple title to a parcel of land more particularly described in Exhibit "A" attached hereto and incorporated herein (the "Parcel"); and

WHEREAS, because of the size, shape, and location of the Parcel, and the County's need to retain an access easement over it in the event of sale, its value is significantly reduced and is valued by a Board-approved fee appraiser to be less than Fifteen Thousand Dollars (\$15,000); and

WHEREAS, there is only one owner of property adjacent to the Parcel.

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

Section 1. The Board finds that the Parcel is no longer needed for County purposes and that the Parcel comports with the size, shape, and value requirements of Florida Statute 125.35(2), making it appropriate for private sale.

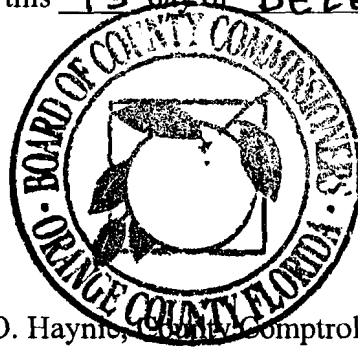
Section 2. The Orange County Real Estate Management Division (the "Division") is hereby directed to notify the adjacent owner by certified mail of the County's intention to sell the Parcel for the purchase price of \$15,000.00, the value of the Parcel as indicated by a Board-approved fee appraiser, while retaining an access easement over the Parcel.

Section 3. The Division is hereby authorized and directed to do all things necessary and convenient to effect a sale of the Parcel on the terms and for the purchase price hereinabove.

Section 4. The County Mayor is hereby authorized to execute a statutory county deed conveying the Parcel, and reserving an access easement thereon for the County.

Section 5. This Resolution shall take effect immediately upon its adoption.

ADOPTED this 4th day of DECEMBER, 2007.



ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

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

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

By: Kathleen Johnson
Deputy Clerk
Print Name: KATHLEEN JOHNSON

Exhibit "A"

Legal Description

A portion of Section 8, Township 23 South, Range 31 East, Orange County, Florida, being more particularly described as follows:

Commence at the southeast corner of Lot 4, YOUNG PINES COMMERCIAL, according to the plat thereof, as recorded in Plat Book 70, Pages 47 through 49, Public Records of Orange County, Florida; thence run N 00°20'40" E, along the east line of said Lot 4, a distance of 211.01 feet; thence run N 71°30'09" E, a distance of 13.40 feet for the POINT OF BEGINNING; thence continue N 71°30'09" E, a distance of 0.99 feet to a point of curvature of a curve, concave southerly, having a radius of 81.00 feet and a central angle of 32°52'55"; thence run easterly, along the arc of said curve, a distance of 46.49 feet to the point of tangency thereof; thence run S 75°36'56" E, a distance of 9.73 feet to a point of curvature of a curve, concave northerly, having a radius of 34.00 feet and a central angle of 37°14'52"; thence run easterly, along the arc of said curve, a distance of 22.10 feet to a point on the westerly right-of-way line of Young Pine Road as recorded and described in Official Records Book 6085, Page 2460, Public Records of Orange County, Florida; thence run S 15°18'46" W, along said westerly right-of-way line, a distance of 281.62 feet to a point on the former westerly right-of-way line of Young Pine Road as recorded and described in Official Records Book 1962, Page 280, Public Records of Orange County, Florida; thence run N 00°43'59" W, along said former westerly right-of-way line, a distance of 270.50 feet to the POINT OF BEGINNING.

Containing 0.24 acres, more or less.

Not a Boundary Survey.

Legal description was prepared by the Surveyor.

Bearings are based on the plat of
YOUNG PINES COMMERCIAL.

See Sheet 2 of 2 for sketch.

SKETCH OF DESCRIPTION ONLY - NOT A SURVEY

NO CORNERS WERE SET AND GANUNG-BELTON ASSOCIATES, INC. ASSUMES NO RESPONSIBILITY BEYOND ACCEPTED MATHEMATICAL CLOSURES. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE SUBJECT TO FIELD VERIFICATION.

Sketch of Description

of lands lying in

**Section 8, Township 23 South, Range 31 East
Orange County, Florida**

| | | | | |
|--|------------------------------------|---------|----------|---|
| PREPARED FOR: | Young Pines Commercial, LLC | JOB NO. | 0321.72 | <small>SURVEY NOT VALID WITHOUT THE ORIGINAL RAISED SEAL AND SIGNATURE OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS AND OR SURVEY REPORTS BY OTHER THAN THE SIGNING PARTY IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY. GBA LB No. 1194</small>  R. CLAYTON GANUNG REG. P.L.E. NO. 4236 |
|  GANUNG - BELTON ASSOCIATES, INC. professional surveyors and mappers | | SHEET | 1 of 2 | |
| | | DATE | 11/16/07 | |
| | | SCALE | 1" = 60' | |
| 1275 E. Robinson Street, Orlando, FL 32801 (407) 894-6656 | | | | |

unplatted

Water Retention Area
Parcel 902 & 902A
O.R.B. 6085, Page 2460



Lands per
O.R.B. 9483, Page 4475

$\Delta = 32^{\circ}52'55''$
 $R = 81.00'$
 $L = 46.49'$

Point of Beginning

N 71°30'09" E
0.99'

westerly right-of-way line
per O.R.B. 6085, Page 2460

S 75°36'56" E
9.73'

$\Delta = 37^{\circ}14'52''$
 $R = 34.00'$
 $L = 22.10'$

N 71°30'09" E
13.40'

Lot 4

211.01'

270.50'

281.62'

former westerly right-of-way line
per O.R.B. 1962, Page 280

N 00°43'59" W

S 15°18'46" W

(basis of bearings)
N 00°20'40" E

unplatted

Young Pine Road

(right-of-way width varies)

Lamberton Boulevard

YOUNG PINES COMMERCIAL
Plat Book 70, Pages 47 through 49

Point of Commencement
SE corner of Lot 4

Tract A

Lands per
O.R.B. 9483, Page 4475

Abbreviations
pc = point of curvature
pt = point of tangency
poc = point on curve
O.R.B. = Official Records Book

ANDOVER POINT REPLAT
Plat Book 53, Pages 63 through 65

49

48

47

46