

# RESOLUTION

*of the*  
**ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS**  
*regarding*  
**AUTHORIZING THE EXCHANGE OF  
CERTAIN COUNTY PROPERTY INTERESTS  
FOR RECEIPT OF OTHER REAL PROPERTY INTERESTS**

Resolution No. 2009-M-02

**WHEREAS**, the Orange County Board of County Commissioners is authorized by its home-rule powers and by Section 125.37, Florida Statutes (2008) to exchange real property interests owned by the County for those owned by others; and

**WHEREAS**, the County owns certain real property comprising approximately 3.60 acres, as more particularly described in **Exhibit "A"**, formerly used as a wastewater treatment facility site (the "County Parcel"); and

**WHEREAS**, Grand Cypress Florida, LP, a Delaware limited partnership, whose address is 60 Grand Cypress Boulevard, Orlando, Florida 32836 ("Grand Cypress"), is the fee simple owner of certain parcels of real property comprising approximately 3.63 acres, as more particularly described in **Exhibit "B"** ("Grand Cypress Parcels"); and

**WHEREAS**, County desires to exchange the County Parcel for the Grand Cypress Parcels and Grand Cypress desires to exchange the Grand Cypress Parcels for the County Parcel; and

**WHEREAS**, the County has determined that the County Parcel is no longer needed for County purposes and that it is in the best interest of Orange County to exchange the County Parcel for the Grand Cypress Parcels, which the County desires to acquire for County purposes as a water supply facility storage tank site and lift station site; and

**WHEREAS**, Grand Cypress will convey its fee simple interest in the Grand Cypress Parcels to County in exchange for the County's conveyance of its fee simple interest in the County Parcel to Grand Cypress.

**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY**

**COMMISSIONERS OF ORANGE COUNTY:**

1. The Orange County Board of County Commissioners (the "Board") finds that the County Parcel is no longer needed for County purposes and that it may, to the best interest of the

County, be exchanged for the Grand Cypress Parcel pursuant to the terms of that certain Exchange Agreement between the Grand Cypress and the County, considered by this Board of even date herewith.

2. The Board hereby directs that all of the County's right, title and interest in the County Parcel be conveyed to Grand Cypress for consideration of \$10.00, and that the County Mayor execute and deliver a statutory county deed to effectuate such conveyance.

3. This Resolution shall become effective upon its adoption by the Board.

ADOPTED this 17th day of February, 2009



ORANGE COUNTY, FLORIDA  
By: Board of County Commissioners

By: \_\_\_\_\_

Richard T. Crotty  
County Mayor

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

By: \_\_\_\_\_

Deputy Clerk

Exhibit "A"

A part of the Southwest ¼ of the Southwest ¼ of Section 16, Township 24 South, Range 28 East, Orange County, Florida, described as follows:

Commence at the Southwest corner of said Section 16; thence N00°26'06"E, along the West line thereof, 748.98 feet; thence S89°33'54"E 259.75 feet for the POINT OF BEGINNING: Thence N03°00'00"E, 261.39 feet; thence N89°51'41"E, 475.69 feet; thence S47°37'41"E, 81.39 feet to a point lying 506.01 feet West of the West right of way line of Vineland-Winter Garden Road/State Road 535; thence S00° 08'19"E, parallel with the West right of way line of said State Road 535, 268.00 feet; thence S89°51'41"W, 300.00 feet; thence N05°00'00"W 62.22 feet; thence S89°51'41"W, 244.73 feet to the POINT OF BEGINNING.

LESS AND EXCEPT the land conveyed to Grand Cypress Florida Inc., a Hawaii corporation by the Quit Claim Deed recorded August 16, 1993 in Official Records Book 4605, Page 1696, Public Records of Orange County, Florida, described as follows: A part of the Southwest Quarter of the Southwest Quarter of Section 16, Township 24 South, Range 28 East, Orange County, Florida, described as follows: Commence at the Southwest corner of said Section 16; thence run N00°26'06"E, along the West line thereof, a distance of 748.98 feet; thence run S89°33'54"E, a distance of 259.75 feet; thence run N03°00'00"E, a distance of 151.39 feet for the POINT OF BEGINNING; thence continue to run N03°00'00"E, a distance of 110.00 feet; thence run N89°51'41"E, a distance of 63.00 feet; thence run S32°00'27"W, a distance of 129.72 feet to the POINT OF BEGINNING.

The above-described parcel of land contains 3.6 acres more or less.

Exhibit "B"

That part of Lot 9, Grand Cypress Resort-Phase 1, according to the Plat thereof as recorded in Plat Book 31, Pages 71 through 76 of the Public Records of Orange County, Florida, lying in Section 21, Township 24 South, Range 28 East, Orange County, Florida, being described as follows:

Begin at the Southwest corner of said Lot 9; thence run N00°34'05"W along the West boundary line of said Lot 9, for a distance of 428.59 feet; thence leaving said West boundary line run S75°46'48"E, for a distance of 61.75 feet; thence run S87°42'12"E, for a distance of 88.19 feet; thence run N70°33'08"E, for a distance of 59.05 feet; thence run N15°39'47"E, for a distance of 54.44 feet; thence run N76°43'20"E, for a distance of 23.25 feet; thence run N62°49'19"E, for a distance of 10.80 feet; thence run S03°28'54"E, for a distance of 23.98 feet; S08°39'56"E, for a distance of 58.65 feet; thence run; thence run S07°55'10"E, for a distance of 89.45 feet; thence run S75°52'08"E, for a distance of 87.05 feet; thence run N73°55'32"E, for a distance of 4.80 feet; thence run S00°30'18"E, for a distance of 303.81 feet to a point lying on the South line of the aforesaid Lot 9; thence run N89°40'48"W along said South line for a distance of 360.67 feet to the Point of Beginning.

The above-described parcel of land contains 3.301 acres more or less.

And

A portion of Lot 77, Munger Land Company Subdivision, Plat Book E, Page 22, lying in Section 16 Township 24 South, Range 28 East, Orange County, Florida and being described as follows:

Commence at the Northwest corner of Southwest  $\frac{1}{4}$  of Section 16, Township 24 South, Range 28 East as a point of reference; thence run S89°55'45"E along North line of the Southwest quarter of said Section 16, for a distance of 1200.73 feet; thence leaving said North line run S00°04'15"W, for a distance of 78.88 feet to a point on the Southerly right-of-way of County Road 535, right-of-way varies, according to Orange County Right-of-Way Maps, said point also being a point on a non-tangent curve concave to the Southwest, said point also being the Point of Beginning; thence run Southeasterly along said Southerly right-of-way line and said curve having a central angle of 03°28'00", a radius of 661.21 feet, an arc length of 40.01 feet, a chord bearing of S67°03'31"E and a chord distance of 40.00 feet to a point on a non-tangent curve concave to the Southwest; thence run Southeasterly along said Southerly right-of-way line and said curve having a central angle of 21°48'56", a radius of 210.50 feet, an arc length of 80.15 feet, a chord bearing of S32°58'35"E and a chord distance of 79.66 feet to a non-tangent line; thence leaving said Southerly right-of-way line run S45°47'02"W, for a distance of 115.00 feet; thence run N44°12'58"W, for a distance of 115.00 feet; thence run N45°47'02"E, for a distance of 115.00 feet to the Point of Beginning.

The above-described parcel of land contains 0.329 acres more or less.