RESOLUTION

of the
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS

regarding
AUTHORIZATION TO CONVEY CERTAIN
COUNTY PROPERTY INTERESTS TO
HUNTER'S CREEK COMMUNITY ASSOCIATION

Resolution No. 2011-M-55

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Section 125.38 of the Florida Statutes, has authority to determine that certain County property is not needed for County purposes and to convey said property, for nominal price or otherwise, to either a public agency or any corporation or other non-profit entity organized for the purpose of promoting community interest and welfare; and

WHEREAS, Hunter’s Creek Community Association, a Florida non-profit corporation (hereinafter the “Association”), has made application to the County requesting conveyance of the County’s right, title and interest in the real property described in Exhibit “A”, attached hereto and incorporated herein by this reference (the “Property”) for the purpose of promoting community interest and welfare, and said application having been duly considered; and

WHEREAS, the County has determined that the Property is no longer needed for County purposes and that this conveyance is in the interest of the public; and

WHEREAS, it is the desire of Orange County to limit the Association’s use of the Property to vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department; and

WHEREAS, the Association has agreed to limit the use of the Property to vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department; and
WHEREAS, the Association is qualified, as a corporation organized for the purpose of promoting community interest and welfare, to make application for, and to receive surplus County property pursuant to Section 125.38 of the Florida Statutes.

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

1. The Board hereby determines that the Property is no longer needed for County purposes and that it is in the best interest of Orange County that its interests in the Property be conveyed to Hunter's Creek Community Association for promoting community interest and welfare by providing space for vehicle parking and other uses compatible with zoning that have no effect on the utilities infrastructure located below the surface of the site as determined by the Orange County Utilities Department.

2. The Board hereby directs that the County's right, title and interest in the Property be conveyed to Hunter's Creek Community Association for consideration of $48,100.00, and that the County Mayor execute and deliver a statutory county deed to effectuate such conveyance, reserving, however, to the County an easement for ingress, egress and utilities upon and across the Property.

3. The Board hereby directs that a certified copy of this Resolution shall be forwarded forthwith to Hunter's Creek Community Association.

4. This Resolution shall become effective upon its adoption by the Board.
ADOPTED this ___ day of DEC 20 2011, 201__.

ORANGE COUNTY, FLORIDA
By: Board of County Commissioners

By: Teresa Jacobs
County Mayor

ATTEST: Martha O. Haynie, County Comptroller
As Clerk of the Board of County Commissioners
By: Kathleen Johnson
Deputy Clerk

S:\RGuthrie\Resolutions\Conveyance to Hunter's Creek Community Assoc V2.doc
EXHIBIT "A"

Sketch and Description:

**THIS IS NOT A SURVEY**

**Legal Description:**

A PORTION OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND RUN NORTH 25'48"00' WEST ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 512.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 585'20"00' EAST ALONG THE NORTHIERLY LINE OF SAID LOT 14 A DISTANCE OF 252.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 14 SOUTH 37°28'31" EAST A DISTANCE OF 50.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTWARD HAVING A RADIUS OF 376.66 FEET, A CHORD BEARING OF SOUTH 02°54'13" EAST AND HAVING A CHORD DISTANCE OF 56.98 FEET; THENCE RUN SOUTHERLY ALONG THE EASTERNLY LINE OF SAID LOT 14 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'50" FOR AN ARC DISTANCE OF 59.04 FEET, THENCE DEPARTING SAID CURVE AND EASTERLY LINE OF LOT 14 RUN SOUTH 62°57'00" WEST A DISTANCE OF 107.48 FEET; THENCE RUN SOUTH 585'20"00' WEST A DISTANCE OF 131.83 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF LOT 14; THENCE RUN NORTH 25'48"00' WEST ALONG SAID WESTERLY LINE A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

SUBJECT PARCEL Contains 27,171 square feet or 0.62 acre more or less.

SUBJECT TO AN EASEMENT FOR INGRESS, EGRESS AND UTILITIES OVER THE FOLLOWING DESCRIBED PARCEL:

A PORTION OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 14, EAST VILLAGE TOWN CENTER ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 27, PAGES 119 AND 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA; AND RUN NORTH 25'48"00' WEST ALONG THE WESTERLY LINE OF SAID LOT 14 A DISTANCE OF 512.93 FEET TO THE NORTHWEST CORNER OF SAID LOT 14 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID WESTERLY LINE RUN NORTH 585'20"00' EAST ALONG THE NORTHIERLY LINE OF SAID LOT 14 A DISTANCE OF 252.00 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 14; THENCE CONTINUE ALONG THE BOUNDARY OF SAID LOT 14 SOUTH 37°28'31" EAST A DISTANCE OF 50.67 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 14, SAID POINT ALSO BEING A POINT ON A CURVE CONCAVE EASTWARD HAVING A RADIUS OF 376.66 FEET, A CHORD BEARING OF SOUTH 02°54'13" EAST AND HAVING A CHORD DISTANCE OF 56.98 FEET; THENCE RUN SOUTHERLY ALONG THE EASTERNLY LINE OF SAID LOT 14 AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 08°58'50" FOR AN ARC DISTANCE OF 59.04 FEET, THENCE DEPARTING SAID CURVE AND EASTERLY LINE OF LOT 14 RUN SOUTH 62°57'00" WEST A DISTANCE OF 107.48 FEET; THENCE RUN SOUTH 585'20"00' WEST A DISTANCE OF 131.83 FEET TO A POINT ON THE AFORESAID WESTERLY LINE OF LOT 14; THENCE RUN NORTH 25'48"00' WEST ALONG SAID WESTERLY LINE A DISTANCE OF 108.39 FEET TO THE POINT OF BEGINNING.

**Abbreviation Legend:**

<table>
<thead>
<tr>
<th>Abbreviation</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>ACTUAL</td>
<td>Δ</td>
</tr>
<tr>
<td>APPROX</td>
<td>Δ</td>
</tr>
<tr>
<td>AVG</td>
<td>Δ</td>
</tr>
<tr>
<td>BB</td>
<td>BEARING BASIS</td>
</tr>
<tr>
<td>SBL</td>
<td>BUILDING</td>
</tr>
<tr>
<td>BM</td>
<td>BENCH MARK</td>
</tr>
<tr>
<td>C</td>
<td>CALCULATED</td>
</tr>
<tr>
<td>CH</td>
<td>CORNER HEDGES</td>
</tr>
<tr>
<td>CB</td>
<td>CORNER BEARING</td>
</tr>
<tr>
<td>CDP</td>
<td>CERTIFIED CORNER FOOT</td>
</tr>
<tr>
<td>C/L</td>
<td>CENTERLINE</td>
</tr>
<tr>
<td>CM</td>
<td>CONCRETE MONUMENT</td>
</tr>
<tr>
<td>CONC</td>
<td>CONCRETE</td>
</tr>
<tr>
<td>CRN</td>
<td>CORNER</td>
</tr>
</tbody>
</table>

**Surveyor’s Notes:**

1. SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. BEARINGS SHOWN HEREON ARE BASED ON THE WESTERNLY LINE OF LOT 14, EAST VILLAGE TOWN CENTER, PLAT BOOK 27, PAGES 119 & 120 OF THE PUBLIC RECORDS OF ORANGE COUNTY, FLORIDA, AS BEING NORTH 25°48"00' WEST.
4. THE "LEGAL DESCRIPTION" HEREON WAS PREPARED BY THE SURVEYOR PER THE CLIENT’S REQUEST.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OR OPINION OF TITLE. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS-OF-WAY, AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS NOTED.
6. THIS IS NOT A BOUNDARY SURVEY. THIS SKETCH AND DESCRIPTION WAS PREPARED FROM INFORMATION FURNISHED TO THE SURVEYOR, NO FIELD SURVEY WAS PREPARED TO DEFINE OWNERSHIP.

**Surveyor’s Certification:**

I hereby certify that the attached "Sketch and Description" of the hereon-described property is true and correct to the best of my knowledge, information and belief as prepared under my direction on May 4, 2010. I further certify that this "Sketch and Description" meets the minimum technical standards set forth in Rule Chapter 5J-17 of the Florida Administrative code.

MAY - 5 2010
For the Firm By:

Thomas J. Galloway
Professional Surveyor and Mapper
Florida Registration No. 5849

---

**Not Valid Without Sheets 1 and 2 of 2**

**Sheet 1 of 2**

---

Engineers (C.O.A. No. 1219)
Architects (Lic. No. AA260926)
Surveys (L.B. No. 7143)
Landscape Arch. (Lic. No. LCO06289)
Planners
Environmental Scientists
Construction Management
Traffic/Transportation

500 West Fulton Street
Sanford, FL 32771
P.O. Box 2808
12772-2808
Phone: 407.332.6841
Fax: 407.330.0639

ORANGE COUNTY UTILITIES
HUNTER’S CREEK
ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

© 2010
EXHIBIT "A"

Sketch and Description:

THIS IS NOT A SURVEY

TRACT 0

EAST VILLAGE TOWN CENTER

THIS IS NOT A SURVEY

LOT 8

EAST VILLAGE TOWN CENTER

GRAPHIC SCALE

PLAT BOOK 27, PAGES 119 & 120

WATER PLANT DRIVE

ALSO TRACT B

PER PLAT BOOK 27, PAGES 119 & 120

EGRET TOWER DRIVE

ALSO TRACT C

PER PLAT BOOK 27, PAGES 119 & 120

NOT VALID WITHOUT SHEETS 1 AND 2 OF 2

SHEET 2 OF 2

Date: 5/04/2010   Job No. O28312

Scale: 1"=50'    File: O28312SOD

ORANGE COUNTY UTILITIES

HUNTER'S CREEK

ORANGE COUNTY, FLORIDA

ENGINEERS

(C.O.A. No. 3213)

Architects

(Lic. No. AA6600926)

Surveyors

(Lic. No. 7143)

Landscape Arch.

(Lic. No. LC9000298)

Planners

Environmental Scientists

Construction Management

Traffic/Transportation

500 West Fulton Street
Sanford, FL 32771
P.O. Box 2866
32772-2866
Phone: 407.322.6841
Fax: 407.330.0639

ORANGE COUNTY UTILITIES

HUNTER'S CREEK

ORANGE COUNTY, FLORIDA

SKETCH AND DESCRIPTION

© 2010