

# RESOLUTION

of the

## ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS AUTHORIZING THE EXCHANGE OF CERTAIN COUNTY PROPERTY INTERESTS FOR RECEIPT OF OTHER REAL PROPERTY INTERESTS

Resolution No. 2016 - M-49

**WHEREAS**, Orange County, a charter county and political subdivision of the State of Florida ("**Orange County**"), pursuant to its home rule power and Section 125.37, Florida Statutes, has authority to determine that certain real property is not needed for county purposes and therefore to exchange said property for other real property; and

**WHEREAS**, Orange County owns certain real property interests referred to as the **Hamlin Parcels** and more particularly described in those certain **Exhibits "A"** and **"B"** attached and incorporated into that certain Land Exchange Agreement (New Independence Parkway Stormwater Pond and Access Drive) between Hamlin Retail Partners West, LLC and Orange County (the "**Land Exchange Agreement**"), which is being considered by Orange County's Board of County Commissioners (the "Board") as of even date herewith; and

**WHEREAS**, Hamlin Retail Partners West, LLC ("**Hamlin**") is the fee simple owner of certain real property referred to as the "**County Parcels**" and more particularly described in those certain **Exhibits "C"** and **"D"** attached and incorporated into the Land Exchange Agreement; and

**WHEREAS**, Orange County and Hamlin wish to undertake an exchange of property interests by which (1) Orange County would convey its interest in the Hamlin Parcels and (2) Hamlin would convey to Orange County the County Parcels, as described in the Land Exchange Agreement.

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

**COMMISSIONERS OF ORANGE COUNTY, FLORIDA:**

**Section 1.** The Board finds that the Hamlin Parcels will no longer be needed for county purposes upon conveyance of the County Parcels to Orange County by Hamlin, and such Hamlin Parcels may, in the best interest of the County, be exchanged for the

County Parcels.

**Section 2.** Orange County's 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 parties have entered into the Land Exchange Agreement; (b) Hamlin has complied with all terms of the Land Exchange Agreement; and (c) Hamlin pays for, or reimburses Orange County for, costs of this exchange as provided in the Land Exchange Agreement.

**Section 3.** This Resolution shall take effect upon the date of its adoption.

ADOPTED THIS \_\_\_\_\_ DAY OF OCT 18 2016, 20\_\_.



**ORANGE COUNTY, FLORIDA**  
By: Board of County Commissioners

By: *Teresa Jacobs*  
Teresa Jacobs  
County Mayor

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

By: *Katie Smith*  
Deputy Clerk

Printed name: Katie Smith

ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
STATE ROAD 429  
SECTION 75320-6460-653

PARCEL 823

PERPETUAL EASEMENT "A"

LEGAL DESCRIPTION

A portion of the West 1/2 of Section 20, Township 23 South, Range 27 East of Orange County, Florida, being more particularly described as follows.

COMMENCE at the Southwest corner of the Northwest 1/4 of said Section 20; thence run N.89°38'51"E. along the South line of said Northwest 1/4 of Section 20 a distance of 2347.44 feet for a POINT OF BEGINNING; thence departing said South line of the Northwest 1/4 of Section 20, run N.13°37'21"W. a distance of 385.65 feet; thence N.78°20'16"E. a distance of 257.42 feet; thence S.22°06'59"E. a distance of 92.27 feet; thence run S.13°01'34"E. a distance of 445.93 feet to the point of curvature of a curve to the right, concave Southwesterly, having a radius of 2770.79 feet and a central angle of 01°47'20"; thence run Southeasterly along the arc of said curve a distance of 86.51 feet to a point on said curve said point also being a point on the East line of the Southwest 1/4 of said Section 20; thence run S.00°06'56"E. 320.38 feet along said East line of the Southwest 1/4 to the Southeast corner of the North 500 feet of the Southwest 1/4 of said Section 20; thence departing said East line, run along the South line of the North 500 feet of the Southwest 1/4 of said Section 20, S.89°38'51"W. a distance of 222.65 feet to a point on a non-tangent curve, concave Southwesterly, having a radius of 2546.65 feet and a central angle of 08°25'56"; thence run Northwesterly along said curve an arc distance of 374.80 feet from a chord bearing of N.09°24'23"W. to a point of tangency; thence N.13°37'21"W. a distance of 133.77 feet to the POINT OF BEGINNING.

Containing 5.460 acres, more or less.

July 24, 2003

## SKETCH OF DESCRIPTION

### LEGAL DESCRIPTION

A portion of the Northwest Quarter of Section 20, Township 23 South, Range 27 East of Orange County, Florida

Being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 20 run North 89°37'40" East along the South line of said Northwest quarter for a distance of 2347.32 feet to a point on the West line of a perpetual easement recorded in Official Records Book 7034, Page 1352, Public Records of Orange County, Florida; thence run North 13°37'21" West along said West line for a distance of 384.84 feet to the Northwest corner of said Easement; thence run North 78°20'16" East along the North line of said easement for a distance of 202.39 feet to the POINT OF BEGINNING; thence departing said North line run North 13° 24' 58" West for a distance of 214.17 feet; thence run North 01° 00' 37" East for a distance of 103.27 feet; thence run North 13° 01' 34" West for a distance of 479.97 feet to a point on the Southerly right-of-way line of New Independence Parkway according to Official Records Book 7034, Page 1352 of the Public Records of Orange County, Florida; thence run North 89° 42' 32" East along said Southerly right-of-way line for a distance of 53.99 feet; thence run South 50° 27' 21" East for a distance of 3.85 feet to a point on the Westerly limited access right-of-way line of State Road 429 according to Florida department of Transportation Project No. 75320-653; thence run the following courses along said Westerly limited access right-of-way line; South 13° 01' 34" East for a distance of 471.78 feet; thence run South 01° 00' 37" West for a distance of 103.08 feet; thence run South 13° 01' 34" East for a distance of 200.00 feet; thence run South 22° 06' 59" East for a distance of 9.00 feet to the Northeast corner of aforesaid perpetual easement recorded in Official Records Book 7034, Page 1352; thence run South 78° 20' 16" West along aforesaid North line of said easement for a distance of 55.03 feet to the POINT OF BEGINNING;

Containing 1.00 acres

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, T23S, R27E AS BEING NORTH 88°37'40" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140098  
DATE: 8/27/2015  
SCALE: 1" = 200'

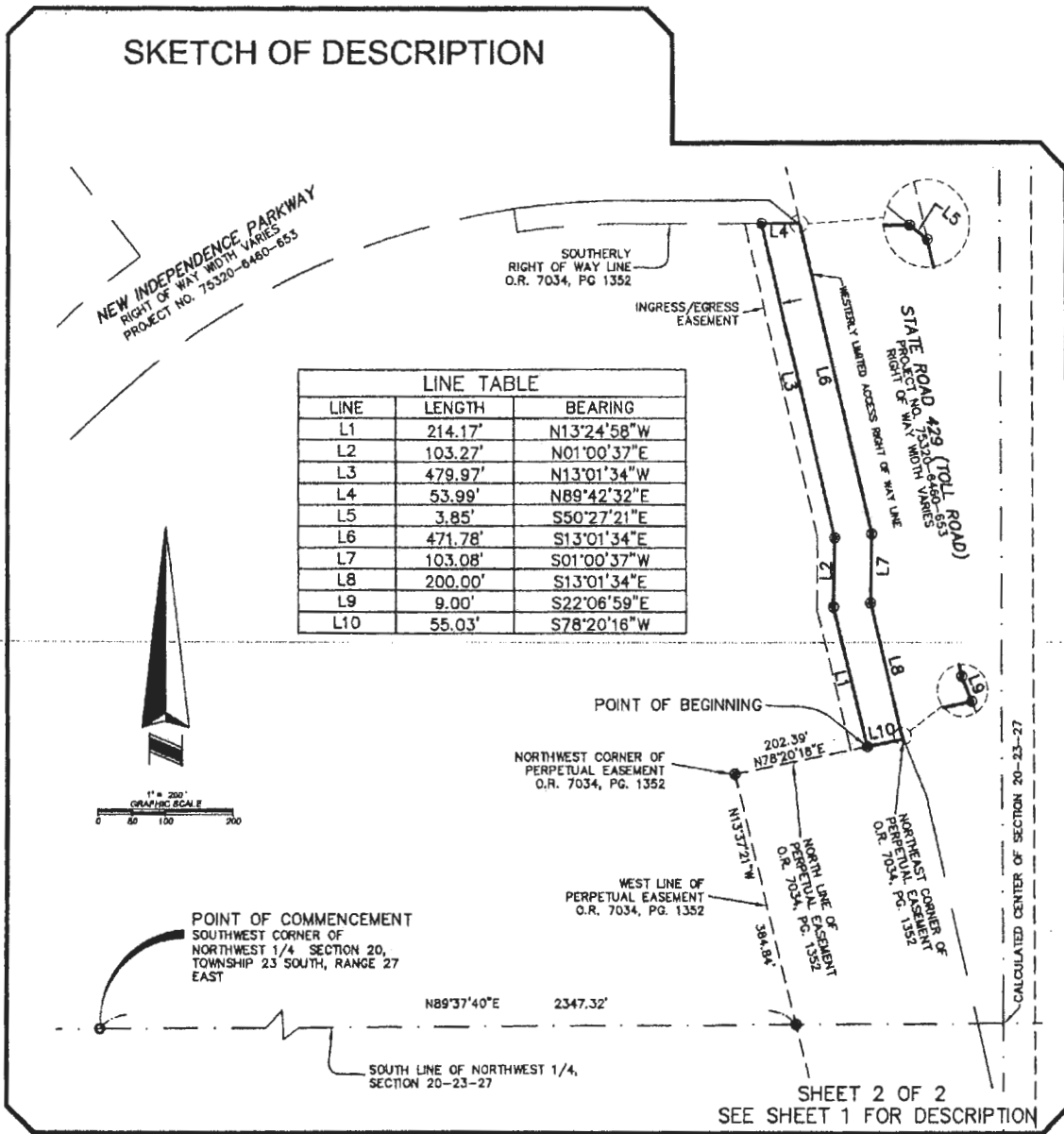
CALCULATED BY: JLR  
DRAWN BY: TDY  
CHECKED BY: EGT

FOR THE LICENSED BUSINESS #6723 BY:

JAMES L. RICKMAN, P.S.M. #6833

Drawing name: L:\Data\20140098\sketches\sketch 2 sheet 1

# SKETCH OF DESCRIPTION



16 EAST PLANT STREET  
Tallahassee, Florida 32304-3000  
(904) 497-5355

**LEGEND**

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- O.R. DENOTES OFFICIAL RECORDS
- O.R. DENOTES PAGE

JOB NO.	20140098
DATE:	8/27/2015
SCALE:	1" = 200'
DRAWN BY:	TDY

Drawing name: L:\Data\20140098\sketches\sketch 2 sheet 2

# SKETCH OF DESCRIPTION

SHEET 1 OF 2

## LEGAL DESCRIPTION

RIGHT OF WAY PARCEL 224

A portion of the East 1/2 of Section 20, Township 23 South, Range 27 East, Orange County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Section 20, Township 23 South, Range 27 East, Orange County, Florida; thence run S.00°00'39"E. along the East line of the Northeast 1/4 of said Section 20 a distance of 1352.10 feet to a point on the existing South right of way line of McKinney Road (as now established); thence departing said East line of the Northeast 1/4 of Section 20, run S.89°43' 18"W. along said existing South right of way line of McKinney Road a distance of 2650.58 feet to a point on the West line of the East 1/2 of said Section 20; thence run S.00°06'56"E. along said West line of the East 1/2 a distance of 1475.16 feet for a POINT OF BEGINNING said point also being a point on a curve concave Southwesterly, having a radius of 2770.79 feet and a central angle of 06°41' 12"; thence departing said West line of the East 1/2, from a chord bearing of S.07°53' 38"E., run Southeasterly along the arc of said curve a distance 323.36 feet to a point on said curve; thence run S.89°38'51"W. 43.74 feet to a point on the aforesaid West line of the East 1/2 of Section 20; thence run N.00°06'56"W. along said West line of the East 1/2 a distance of 320.38 feet to the POINT OF BEGINNING.

Containing 8023(D) 7995(C) square feet, more or less.

LINE TABLE		
LINE	LENGTH	BEARING
L1(D)	43.74'	S89°38'51"W
L2(D)	320.38'	N00°06'56"W
L3(C)	319.74'	N00°06'54"W
L4(C)	43.69'	S89°37'40"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1(D)	2770.79'	323.36'	323.18'	S07°53'38"E	6°41'12"
C2(C)	2771.14'	322.70'	322.52'	N07°54'03"W	6°40'20"



16 East Plant Street  
 Winter Garden, Florida 34787 • (407) 654 5355

### SURVEYOR'S NOTES:

THIS IS NOT A SURVEY.  
 THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 BEARINGS SHOWN HEREON ARE BASED ON WEST LINE OF THE EAST 1/2 OF SECTION 20-23-27 BEING AN ASSUMED BEARING OF S00°06'56"E.

JOB NO. 20140096  
 DATE: 9-10-2015  
 SCALE: 1" = 200 FEET  
 FIELD BY: N/A

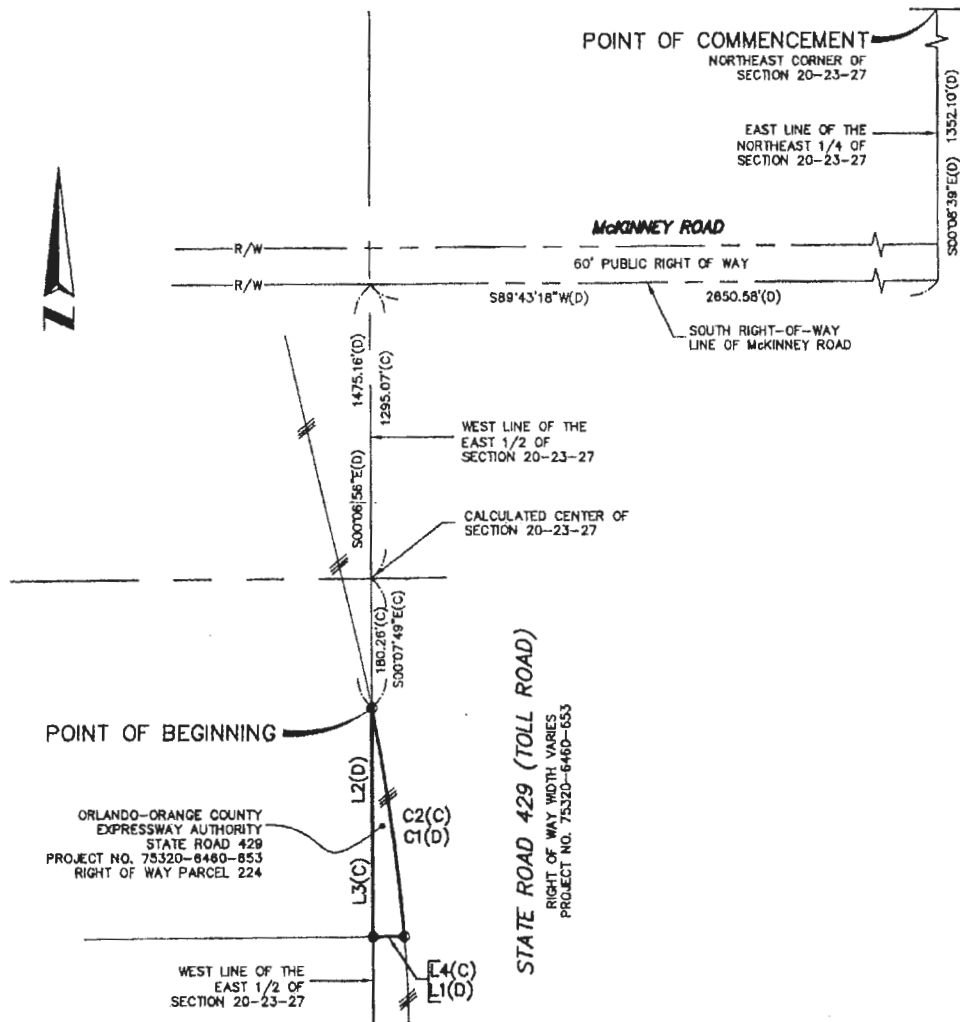
CALCULATED BY: JLR  
 DRAWN BY: PJR  
 CHECKED BY: EGT

FOR THE LICENSED BUSINESS # 8723 BY:

JAMES L. RICKWAN P.S.M. # 5633

# SKETCH OF DESCRIPTION

SHEET 2 OF 2



ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY  
STATE ROAD 429  
PROJECT NO. 75320-6460-653  
RIGHT OF WAY PARCEL 224

STATE ROAD 429 (TOLL ROAD)  
RIGHT OF WAY WIDTH VARIES  
PROJECT NO. 75320-6460-653



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

--- DENOTES LIMITED ACCESS RIGHT-OF-WAY

- DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20140096  
DATE: 9-10-2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 1 OF 3


## LEGAL DESCRIPTION ( Orange County Easement)

A parcel of land comprising a portion of Section 20, Township 23 South, Range 27 East, Orange County, Florida.

Being more particularly described as follows:

COMMENCE at the Southwest corner of the Northwest 1/4 of aforesaid Section 20 thence run North 89°37'40" East along the South line of the Northwest 1/4 of said Section 20 for a distance of 2347.32 feet to a point on the West line of a perpetual easement according to Official Records Book 7034, Page 1352 of the Public Records of Orange County, Florida and the POINT OF BEGINNING; thence departing said South line run North 13° 37' 21" West along said West line for a distance of 384.84 feet to the Northwest corner of said easement; thence run North 78° 20' 16" East along the North line of said easement for a distance of 196.41 feet; thence departing said North line run South 22° 06' 59" East for a distance of 98.57 feet; thence run South 13° 01' 34" East for a distance of 441.16 feet to the point of curvature of a curve, concave Westerly having a radius of 2710.79 feet, with a chord bearing of South 08° 50' 39" East, and a chord distance of 395.36 feet, thence run Southeasterly along the arc of said curve through a central angle of 08° 21' 50" for an arc distance of 395.71 feet to a point on a non tangent line; thence run South 89° 37' 40" West for a distance of 207.21 feet to a point on a non tangent curve concave Westerly having a radius of 2546.65 feet, with a chord bearing of North 09° 15' 58" West, and a chord distance of 373.49 feet, thence run Northwesterly along the arc of said curve through a central angle of 08° 24' 38" for an arc distance of 373.83 feet to a point on a non tangent line; thence run North 13° 37' 21" West a distance of 134.58 feet to the POINT OF BEGINNING.

Containing 4.35 acres more or less.

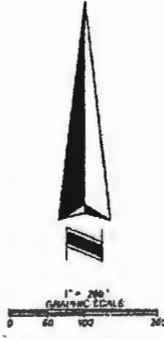
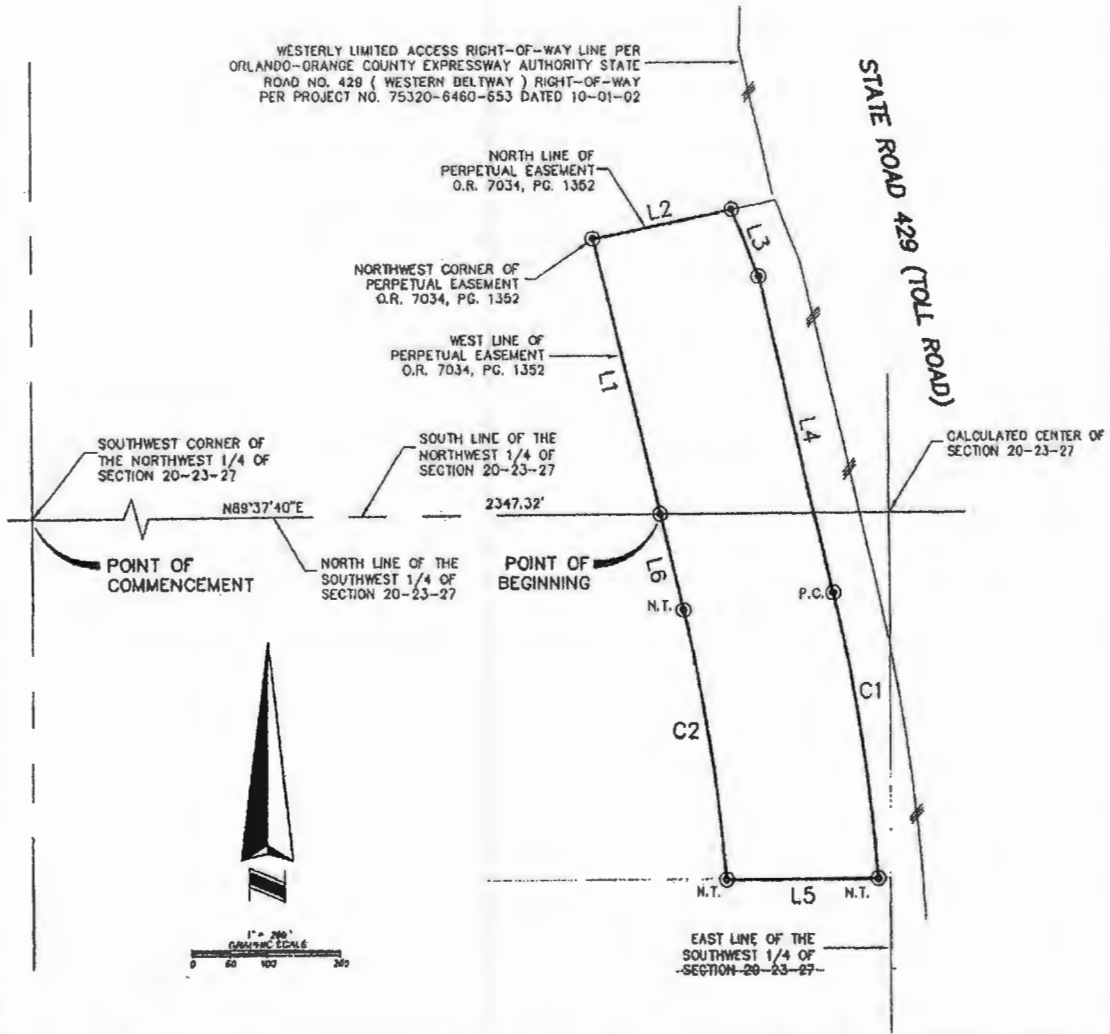
 <p><b>ALLEN COMPANY</b> P.L.L.C. ONLY SURVEYORS &amp; MAPPERS</p> <p>16 East Plant Street Winter Garden, Florida 34787 • (407) 654-5355</p>	<b>SURVEYOR'S NOTES:</b> THIS IS NOT A SURVEY. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20-23-27 BEING AN ASSUMED BEARING OF N89°37'40"E	
	JOB NO. 20140096 DATE: 9-9-2015 SCALE: 1" = 200 FEET FIELD BY: N/A	CALCULATED BY: JLR DRAWN BY: PJR CHECKED BY: EGT



# SKETCH OF DESCRIPTION

SHEET 2 OF 3

ORANGE COUNTY EASEMENT



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654 5355

THIS IS NOT A SURVEY:		<ul style="list-style-type: none"> <li>⊙ DENOTES CHANGE IN DIRECTION</li> <li>R/W DENOTES RIGHT-OF-WAY</li> <li>C DENOTES CENTERLINE</li> <li>P.C. DENOTES POINT OF CURVATURE</li> <li>P.T. DENOTES POINT OF TANGENCY</li> <li>P.R.C. DENOTES POINT OF REVERSE CURVATURE</li> <li>P.C.C. DENOTES POINT OF COMPOUND CURVATURE</li> </ul>
N.T. DENOTES NON TANGENT		
JOB NO. 20140098	DATE: 9-9-2015	CALCULATED BY: J.R.
SCALE: 1" = 200 FEET	FIELD BY: N/A	DRAWN BY: P.J.R.
		CHECKED BY: EGT

# SKETCH OF DESCRIPTION

SHEET 3 OF 3

ORANGE COUNTY EASEMENT

LINE TABLE		
LINE	LENGTH	BEARING
L1	384.84'	N13°37'21"W
L2	196.41'	N78°20'16"E
L3	98.57'	S22°08'59"E
L4	441.16'	S13°01'34"E
L5	207.21'	S89°37'40"W
L6	134.58'	N13°37'21"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	2710.79'	395.71'	395.36'	S08°50'39"E	8°21'50"
C2	2546.65'	373.83'	373.49'	N09°15'58"W	8°24'38"



16 East Plant Street  
Winter Garden, Florida 34787 • (407) 654-5355

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

- ⊙ DENOTES CHANGE IN DIRECTION
- R/W DENOTES RIGHT-OF-WAY
- C DENOTES CENTERLINE
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVATURE
- P.C.C. DENOTES POINT OF COMPOUND CURVATURE

JOB NO. 20140096  
DATE: 8-9-2015  
SCALE: 1" = 200 FEET  
FIELD BY: N/A

CALCULATED BY: JLR  
DRAWN BY: PJR  
CHECKED BY: EGT

# LEGAL DESCRIPTION

## INGRESS-EGRESS EASEMENT

A portion of the Northwest Quarter of Section 20, Township 23 South, Range 27 East of Orange County, Florida

Being more particularly described as follows:

COMMENCING at the Southwest corner of the Northwest quarter of said Section 20 run North 89°37'40" East along the South line of said Northwest quarter for a distance of 2347.32 feet to a point on the West line of a perpetual easement recorded in Official Records Book 7034, Page 1352, Public Records of Orange County, Florida; thence run North 13°37'21" West along said West line for a distance of 384.84 feet; thence run North 78°20'16" East for a distance of 177.38 feet to the POINT OF BEGINNING; thence run North 13°24'58" West for a distance of 216.57 feet; thence run North 01°00'37" East for a distance of 103.36 feet; thence run North 13°01'34" West for a distance of 482.54 feet to a point on the right of way "B" recorded in Official Records Book 7034, Page 1352, Public Records of Orange County, Florida; thence run North 89°42'32" East for a distance of 25.63 feet; thence run South 13°01'34" East for a distance of 479.97 feet; thence run South 01°00'37" West for a distance of 103.27 feet; thence run South 13°24'58" East for a distance of 214.17 feet to a point on the North line of the aforesaid perpetual easement recorded in Official Records Book 7034, Page 1352, Public Records of Orange County, Florida; thence run South 78°20'16" West for a distance of 25.01 feet to the POINT OF BEGINNING;

Containing 19998 square feet, 0.46 acres more or less.

SHEET 1 OF 2  
SEE SHEET 2 FOR SKETCH



16 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 694-5355

### SURVEYOR'S NOTES:

1. THIS IS NOT A SURVEY.
2. THIS SKETCH IS NOT VALID UNLESS SEALED WITH AN EMBOSSED SURVEYOR'S SEAL.
3. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20, T23S, R27E AS BEING NORTH 89°37'40" EAST. (AN ASSUMED BEARING FOR ANGULAR DESIGNATION ONLY)

JOB NO. 20140066

DATE: 8/27/2015

SCALE: 1" = 200'

CALCULATED BY: JLR

DRAWN BY: TDY

CHECKED BY: EGT

FOR THE LICENSED BUSINESS #8723 BY:

JAMES L. RICKMAN, P.S.M. #5633

Drawing name: L:\Data\20140066\sketches\sketch 1-ingress egress easement sheet 1

# SKETCH OF DESCRIPTION

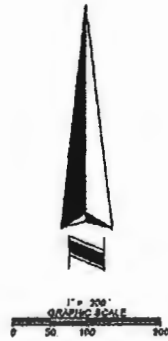
## INGRESS-EGRESS EASEMENT

NEW INDEPENDENCE PARKWAY  
RIGHT OF WAY WIDTH VARIES  
PROJECT NO. 75320-6460-653

RIGHT OF WAY "B"  
O.R. 7034, PO 1352

STATE ROAD 429 (TOLL ROAD)  
PROJECT NO. 75320-6460-653  
RIGHT OF WAY WIDTH VARIES

LINE TABLE		
LINE	LENGTH	BEARING
L1	216.57'	N13°24'58"W
L2	103.36'	N01°00'37"E
L3	482.54'	N13°01'34"W
L4	25.63'	N89°42'32"E
L5	479.97'	S13°01'34"E
L6	103.27'	S01°00'37"W
L7	214.17'	S13°24'58"E
LB	25.01'	S78°20'16"W



POINT OF BEGINNING

POINT OF COMMENCEMENT  
SOUTHWEST CORNER OF  
NORTHWEST 1/4 SECTION 20,  
TOWNSHIP 23 SOUTH, RANGE 27  
EAST

WEST LINE OF A PERPETUAL  
EASEMENT O.R. 7034, PG. 1352

N89°37'40"E 2347.32'

SOUTH LINE OF NORTHWEST 1/4,  
SECTION 20-23-27

SHEET 2 OF 2  
SEE SHEET 1 FOR DESCRIPTION



18 EAST PLANT STREET  
Winter Garden, Florida 34787 • (407) 654-5355

### LEGEND

- DENOTES CHANGE IN DIRECTION, NO POINT SET
- O.R. DENOTES OFFICIAL RECORDS
- P.G. DENOTES PAGE

JOB NO. 20140096  
DATE: 8/27/2015  
SCALE: 1" = 200'  
DRAWN BY: TDY

Drawing name: L:\Data\20140096\sketches\sketch 1-ingress egress easement sheet 2