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
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
County Mayor

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

By: ___________________
Deputy Clerk

Printed name: Katie Smith

S:\RAlfonso\RAC\Resolution for property exchange Hamlin 2016.docx
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
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 43'01'34" 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; thence run the following courses along sold Westerly limited access right-of-way line:

-commencing North 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 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

SKETCH OF DESCRIPTION

SURVEYOR'S NOTES:

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

JOB NO. 20140208
DATE. 8/27/2013
DRAWN BY J.R.
SCALE. 1" = 200'
CHECKED BY	E.E.

FOR THE LICENSED BUSINESS 86793 8h

16 EAST PLANT STREET
JAMES L. ROUGHAN. P.S. #86793

Drawing name: L:\\\20140208\\sketches\sheet 2 sheet 1

Exhibit B - Page 1 of 4
SKETCH OF DESCRIPTION

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.00'006'56"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.00'006'56"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 N.00'006'56"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.

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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 HEREIN ARE BASED ON WEST LINE OF THE EAST 1/2 OF SECTION 20-23-27 BEING AN ASSUMED BEARING OF S00'006'56"E.

JOB NO. 2900095
DATE: 1-10-2015
DRAWN BY: PJR
CALCULATED BY: J.M.
CHECKED BY: E.D.
FIELD BY: N/A

16 East Plant Street
Tallahassee, Florida 32301 (47) 643-595

FOR THE LICENSED BUSINESS # 67831 BY:
JAMES L. ROUCHAN P.S. # 5633

Exhibit B – Page 3 of 4
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.

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 HEREBY ARE BASED ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SECTION 20-23-27 BEING AN ASSUMED BEARING OF N68°37'40"E.

JOE NO. 20140906 DRAWN BY: JLR
DATE: 9-9-2015 CHECKED BY: EOT
SCLAL: 1" = 200 FEET FOR THE LICENSED SURVEYOR # 6723
FIELD BY: N/A DRAWN BY: JLR

Exhibit C – Page 1 of 3
WESTERNLY LIMITED ACCESS RIGHT-OF-WAY LINE PER ORLANDO-ORANGE COUNTY EXPRESSWAY AUTHORITY STATE ROAD NO. 429 (WESTERN DELRAY) RIGHT-OF-WAY PER PROJECT NO. 75320-8460-843 DATED 10-03-92

NORTH LINE OF PERPETUAL EASEMENT
O.R. 7034, PG. 1352

NORTHWEST CORNER OF PERPETUAL EASEMENT
O.R. 7034, PG. 1352

SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SECTION 20-23-27

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

POINT OF COMMENCEMENT

POINT OF BEGINNING

EAST LINE OF THE SOUTHWEST 1/4 OF SECTION 20-23-27

SOUTHWEST CORNER OF THE SOUTHWEST 1/4 OF SECTION 20-23-27

THIS IS NOT A SURVEY:

N.T. DENOTES NON TANGENT

O.R. DBA ORLANDO BY:

DATE: 9-3-2015

DRAWN BY: PJH

SCALE: 1" = 200 FEET

CHECKED BY: EOT

FIELD BY: N/A

Exhibit C – Page 2 of 3
## Sketch of Description

**Sheet 3 of 3**

**Orange County Easement**

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<td>373.49</td>
<td>N09°15'58&quot;W</td>
<td>6°24'36&quot;</td>
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**This is not a survey:**

- Ø denotes change in direction
- P/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 curve
- P.C.C. denotes point of compound curve

**Job No.:** 2014000B

**Date:** 9-9-2016

**Scale:** 1" = 200 feet

**Field By:** N/A

**Calculated By:** E.A.
**Drawn By:** PJR
**Checked By:** EGT

Exhibit C – Page 3 of 3
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°20'18" 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.

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)

Exhibit D – Page 1 of 2