

APPROVED
BY ORANGE COUNTY BOARD
OF COUNTY COMMISSIONERS.

JAN 14 1997 VS/RR

PROJECT: BETA TRANSFER
PARCEL: 101

RESOLUTION NO. 97-M-02

A RESOLUTION AUTHORIZING THE CONVEYANCE OF COUNTY PROPERTY TO BIRTH, EDUCATION, TRAINING AND ACCEPTANCE, INC., A FLORIDA CORPORATION NOT-FOR-PROFIT PER FLORIDA STATUTE 125.38.

WHEREAS, Orange County, a political subdivision of the State of Florida, pursuant to its home rule power and Florida Statute 125.38 has authority to determine that certain County property is not needed for County purposes and convey or lease said property to the United States or any department or agency thereof, the State or any political subdivision or agency thereof, or any municipality of Florida or any corporation or non-profit entity organized for the purposes of promoting community interest and welfare;

WHEREAS, application has been made by Birth, Education, Training and Acceptance, Inc., a Florida Corporation not for profit (hereinafter referred to as the "applicant");

WHEREAS, the Board of County Commissioners determines that the applicant is qualified to take application pursuant to the requirements of Florida Statutes 125.38;

WHEREAS, the Board finds that the property described in Exhibit "A", attached hereto and incorporated herein by reference, (hereinafter referred to as the "property") is no longer needed for County purposes;

WHEREAS, the Board, pursuant to its home rule power and those powers expressly granted in Florida Statute 125.38, finds that it is in the best interest of the residents of Orange County to allow the property to be used for the following purposes:

The Property hereinabove described shall be used exclusively by Grantee, its successors and assigns, for any one or more of the Grantee's charitable purposes dedicated to the well being of infants and children and the parents of such children, such purposes including by way of example: education, counseling, shelter, and outreach.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ORANGE COUNTY, FLORIDA that the property shall be conveyed pursuant to County Deed to applicant for the following consideration:

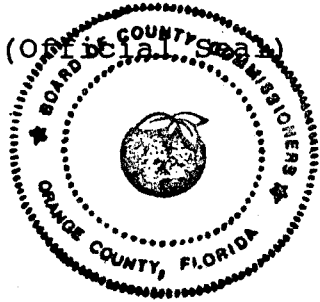
Donation

PROJECT: BETA TRANSFER
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Page Two

BE IT FURTHER RESOLVED that the County shall execute a County Deed in substantially the form attached hereto and incorporated herein by reference as Exhibit "B".

BE IT FURTHER RESOLVED that a certified copy of this Resolution shall be forwarded forthwith to applicant.

ADOPTED THIS 14 DAY OF January, 1997.



ORANGE COUNTY, FLORIDA

BY: Jean C. Bennett
County Chairman

DATE: JAN 14 1997

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

BY: [Signature]
~~Deputy Clerk/Assistant Deputy Clerk~~

Rosilyn M. Stapleton
Printed Name

This instrument prepared by:

Kathy J. Sloan, a staff employee
in the course of duty with the
Real Estate Management Department
of Orange County, Florida

Misc "B" BetaTR.res/10/23/96sm/rv/10/30/96jk

SCHEDULE "A"

PARCEL 101, ESTATE: FEE SIMPLE

PURPOSE: PROPERTY CONVEYANCE

SHEET 1 OF 2


DESCRIPTION:

That part of Lot 2, Chauncey Holt's Subdivision according to the plat thereof recorded in Plat Book F, Page 49 in the Public Records of Orange County, Florida and located in Section 33, Township 22 South, Range 30 East, more particularly described as follows:

Commence at the Northwest corner of Lot 1, Block A, Henrietta Heights according to the Plat thereof recorded in Plat Book X, Page 9 in the Public Records of Orange County, Florida run N 00°11'49" E a distance of 60.00 feet along the West line of the Northwest 1/4 of said section to the Point of Beginning, said point being on the Northerly Right-of-Way of Greenland Street; Thence run along said Northerly Right-of-way N 89°59'07" E a distance of 422.99 feet; Thence departing said Right-of Way run N 00°10'17" E a distance of 316.74 feet to the Southerly Right-of-Way of Lake Underhill Drive (53 feet - 1/2 Right-of-Way); Thence run S 77°45'13" W along said Southerly Right-of-Way a distance of 345.90 feet to a point of curve concave to the Southeast having a radius of 519.96 feet, a central angle of 09°49'58", a chord bearing and distance of S 72°50'24" W - 89.13 feet, Thence run along the arc of said curve a distance of 89.23 feet to a point on the West line of the Northwest 1/4 of Section 33-22-30; Thence run along said West line, S 00°11'49" W a distance of 217.19 feet to the Point of Beginning.
Containing 2.62 acres more or less.

SKETCH AND LEGAL DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 61G17-6, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

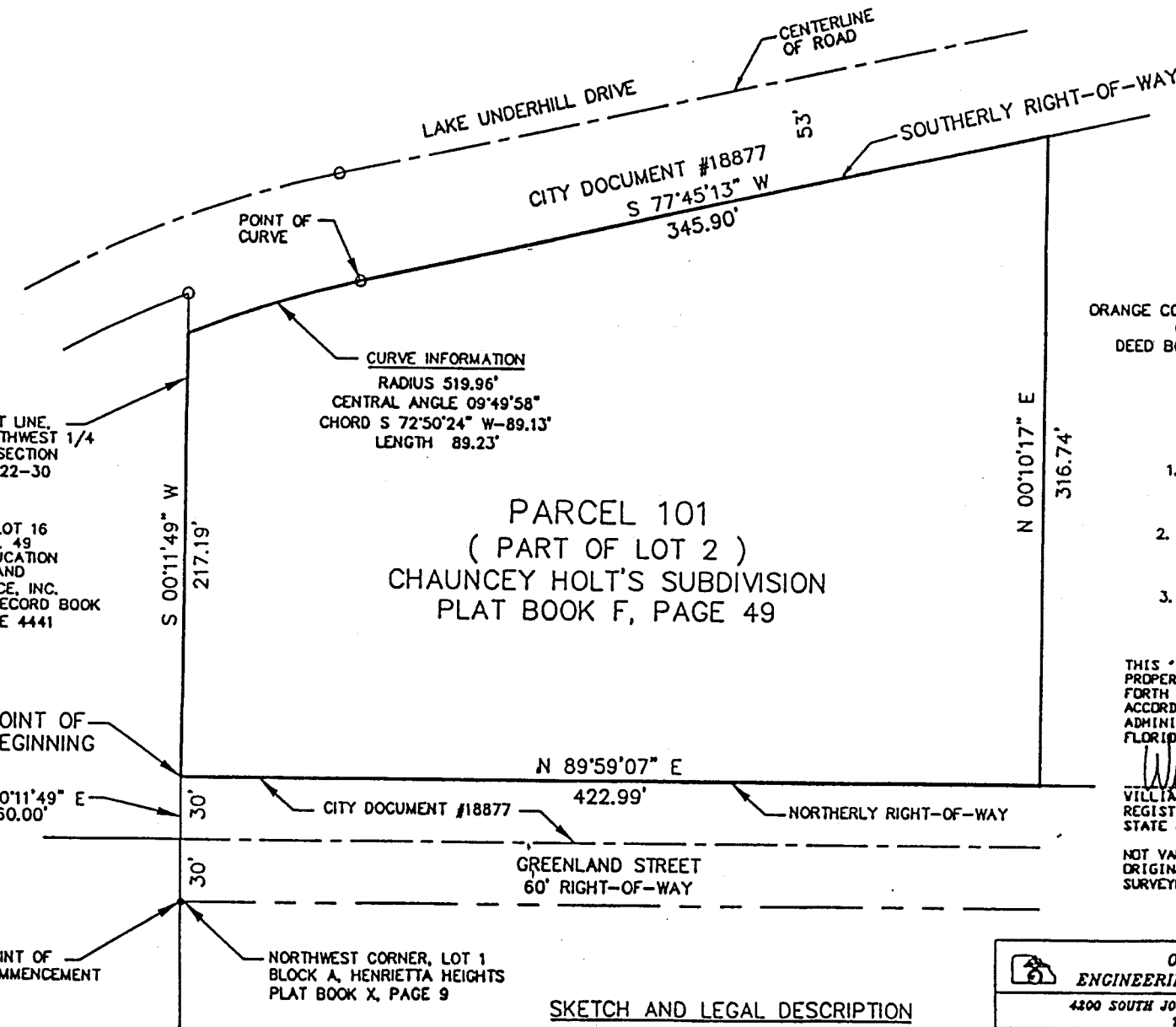
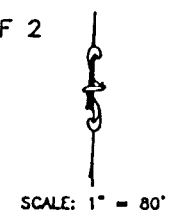
 ORANGE COUNTY, FLORIDA ENGINEERING DEPARTMENT - SURVEY SECTION			
4200 SOUTH JOHN YOUNG PKTY., ORLANDO FLORIDA 32839-8205 TELEPHONE NO. (407)-836-7940			
BETAL - PARCEL 101		BY	DATE
SECTION: 33	SCALE: N/A	SURVEYED: MUSCATELLO	7-16-96
TOWNSHIP: 22 S		CALC. S: MUSCATELLO	7-16-96
RANGE: 30 E	SHEET: 1 OF 2	DRAWN: ZIMMERMAN	7-16-96

SKETCH OF DESCRIPTION

SCHEDULE "A"

PARCEL: 101, ESTATE: FEE SIMPLE PURPOSE: PROPERTY CONVEYANCE

SHEET 2 OF 2



PARCEL 020
ORANGE COUNTY BOARD OF COUNTY COMMISSIONERS
DEED BOOK 778, PAGE 487

SURVEYORS NOTES:

1. BEARINGS ARE BASED ON THE WEST LINE, NORTHWEST 1/4 OF SECTION 33-22-30 AS BEING S 00°11'49" W, AN ASSUMED BEARING.
2. THIS SKETCH OF DESCRIPTION IS FOR THE BENEFIT OF ORANGE COUNTY REAL ESTATE MANAGEMENT.
3. P.B. - PLAT BOOK / PG. - PAGE

THIS "SKETCH OF DESCRIPTION" OF THE ABOVE DESCRIBED PROPERTY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF LAND SURVEYORS IN ACCORDANCE WITH SECTION 61G17-6 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

William R. Muscatello Jr.
WILLIAM R. MUSCATELLO JR.
REGISTERED LAND SURVEYOR AND MAPPER
STATE OF FLORIDA LICENSE NO. 4928

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

Exhibit "A"

SKETCH AND LEGAL DESCRIPTION

THIS IS NOT A BOUNDARY SURVEY, NOR HAS FIELD WORK BEEN PERFORMED IN ACCORDANCE WITH 61G17-6, FLORIDA ADMINISTRATIVE CODE FOR PREPARATION OF THIS DRAWING.

ORANGE COUNTY, FLORIDA				
ENGINEERING DEPARTMENT - SURVEY SECTION				
4200 SOUTH JOHN YOUNG PKWY., ORLANDO FLORIDA 32839-9205				
TELEPHONE NO. (407)-838-7940				
BETAL - PARCEL 101		BY		DATE
SECTION: 33	SCALE: 1" = 80'	SURVEYED:	MUSCATELLO	7-16-96
TOWNSHIP: 22 S		CALC. BY:	MUSCATELLO	7-16-96
RANGE: 20 E	SHEET: 2 OF 2	DRAWN:	MUSCATELLO	7-16-96

EXHIBIT "B"

PROJECT: BETA TRANSFER
PARCEL: 101

COUNTY DEED

THIS DEED, Made the ____ day of; _____ A.D., 19__, by ORANGE COUNTY, FLORIDA, whose post office address is Box 1393, Orlando, Florida 32802-1393, GRANTOR, and Birth, Education, Training and Acceptance, Inc., a Florida Corporation not for profit, whose address is 4680 Lake Underhill Drive, Orlando, Florida 32807-1182 GRANTEE.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of \$10.00 and other valuable considerations, in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release, and quit-claim unto the said GRANTEE forever, all the right, title, interest, claim, and demand which the GRANTOR has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of Orange, State of Florida, to-wit:

SEE ATTACHED SCHEDULE "A"

portion of
Property Appraisers Parcel Identification Folio Number:
32-22-30-3708-00-020

Provide that the property hereinabove described shall be used by Grantee, its successors and assigns, exclusively for the purpose of constructing and operating thereon birthing, education and training facilities for those persons receiving care and related services from said Grantee, its successors and assigns.

I. The property hereinabove described shall be used exclusively by Grantee, its successors and assigns, for any one or more of the Grantee's charitable purposes dedicated to the well being of infants and children and the parents of such children, such purposes including by way of example: education, counseling, shelter, and outreach.

II. No future sale or lease of the property shall be made to any party which is not a charity with like and similar purposes, save and except with the express consent of the Grantor.

EXHIBIT "B"

PROJECT: BETA TRANSFER
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Upon the breach by the Grantee, or any subsequent grantee, of either of the two restrictions set forth above whether caused by the legal inability of the Grantee or otherwise, all right, title and interest in and to the property conveyed herein, shall revert to the Grantor or its successor upon demand made in writing by the County Chairman.

IN WITNESS WHEREOF, the said GRANTOR has caused these presents to be executed in its name by its Board, acting by the County Chairman, the day and year aforesaid.

(Official Seal)

ORANGE COUNTY, FLORIDA

BY: _____
County Chairman

DATE: _____

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

BY: _____
Deputy Clerk/Assistant Deputy
Clerk

Printed Name

This instrument prepared by:

Kathy J. Sloan, a staff employee
in the course of duty with the
Real Estate Management Department
of Orange County, Florida

Misc "B"BETATR.ded/10/23/96sm/rv11/19/96jk