
**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of Two Purchase Agreements to Acquire Exclusive Drainage Easements Necessary to Replace Stormwater Structures in the Lincoln Heights Subdivision

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson **CONTACT:** Warren Lewis, Robert Walter **EXT:** 5658, 5753

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute two separate purchase agreements (Marvin Mackeyroy and Tayuwanna Williams) to acquire exclusive drainage easements necessary to replace stormwater structures in the Lincoln Heights Subdivision. Capital Improvement Project Number 00209108.

District 5 Brenda Carey

Jerry McCollum

BACKGROUND:

Through the design process, it has been determined that two (2) exclusive drainage easements are needed to replace stormwater structures adjacent to Lincoln Avenue as part of the Lincoln Heights Subdivision Drainage Improvement Project. Marvin Mackeyroy and Tayuwanna Williams have agreed to sell and convey an exclusive drainage easement free of liens and encumbrances to Seminole County for \$1,600.00 and \$1,860.00 respectively. Funds for these purchases are available in Capital Improvement Project Number 00209108.

STAFF RECOMMENDATION:

Staff recommends the Board approve and authorize the Chairman to execute two separate purchase agreements (Marvin Mackeyroy and Tayuwanna Williams) to acquire exclusive drainage easements necessary to replace stormwater structures in the Lincoln Heights Subdivision. Capital Improvement Project Number 00209108.

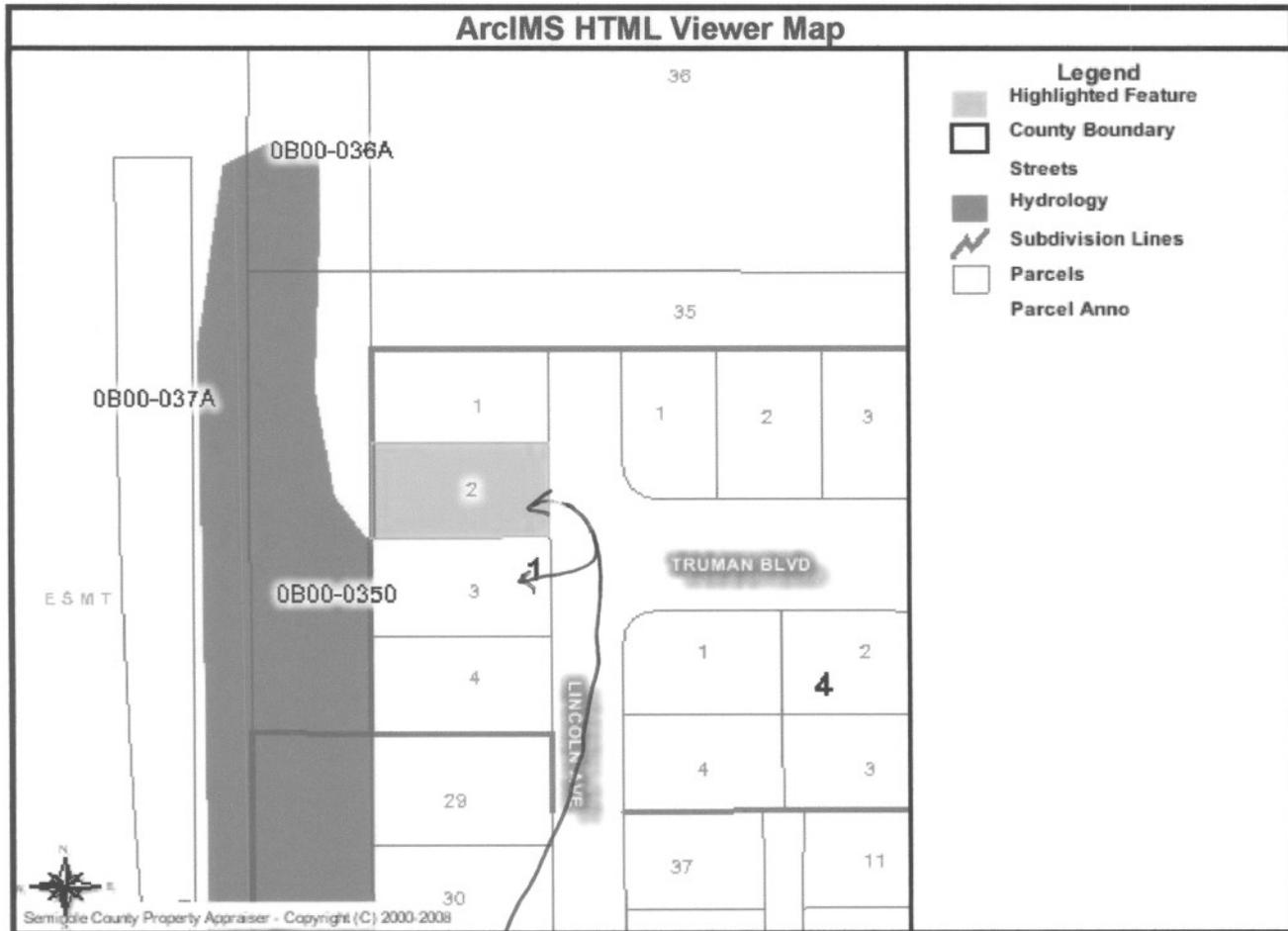
ATTACHMENTS:

1. Location Map-Purchase Agreements-Lincoln Heights Subdivision
2. Purchase Agreement-Mackeyroy-Lincoln Heights Subdivision
3. Purchase Agreement-Williams-Lincoln Heights Subdivision

Additionally Reviewed By:

- Budget Review (Lisa Spriggs, Timothy Jecks)
- County Attorney Review (Matthew Minter)

LOCATION MAP



Subject Parcels

Document Prepared By:
Warren Lewis, Right-of-Way Agent
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

PURCHASE AGREEMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS AGREEMENT is made and entered into this ____ day of _____, 2009, by and between Marvin Mackeyroy, a single person, whose address is 1800 Lincoln Avenue, Sanford, Florida, 32771, hereinafter referred to as "OWNER" and **Seminole County**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY."

WITNESSETH:

The COUNTY requires an exclusive drainage easement over the hereinafter described property to replace stormwater structures in Lincoln Heights.

OWNER hereby agrees to sell and COUNTY hereby agrees to buy an exclusive drainage easement over the following property subject to the following terms and conditions:

I. LEGAL DESCRIPTION

See Legal Description and Sketch of Description attached hereto as Exhibits "A-1" & "A-2".

II. OWNER agrees to sell and convey an exclusive drainage easement over the above described property, free of liens and encumbrances, unto COUNTY for the sum of \$1600.00.

III. CONDITIONS

- (a) COUNTY shall pay to owner the sum of \$1600.00 after the instruments required to complete the above purchase and sale have been properly executed and delivered to COUNTY.
- (b) OWNER agrees to remove all encumbrances existing upon the easement area prior to closing.
- (c) OWNER covenants that there are no hazardous wastes or other forms of environmental contamination located in or upon the easement area being acquired by the COUNTY.
- (d) In the event that COUNTY subsequently abandons this project after execution of this agreement, but before closing, this agreement shall be null and void.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in their respective names for the purposes herein expressed on the day and year first above written.

Witnesses:

(Sign):

Print Name:

(Sign):

Print Name:

Warren Lewis
WARREN LEWIS
Robert Warren
Robert Warren

Marvin Mackeyroy
Marvin Mackeyroy
Date: 12-1-09

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

MARYANNE MORSE, Clerk to the
Board of County Commissioners
of Seminole County, Florida

Bob Dallari, Chairman

Date: _____

For the use and reliance of Seminole
County only. Approved as to form and
legal sufficiency.

County Attorney

SCHEDULE "A"

DESCRIPTION :

A portion of Lot 2, LINCOLN HEIGHTS SECTION TWO, BLOCK 1, as recorded in Plat Book 14, Page 45, Public Records of Seminole County, Florida, being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 2; thence North 89°46'05" West, along the South Line of said Lot 2, a distance of 102.35 feet, to the Southwest corner of said Lot 2; thence North 00°02'01" East, along the West line of said Lot 2, a distance of 6.50 feet, to a point on a line being 6.50 feet North of and parallel with aforesaid South line of Lot 2; thence South 89°46'05" East, a distance of 102.33 feet, along said line to the East line of said Lot 2 also being the West right of way line of Lincoln Avenue, a 50 foot wide right of way, per aforementioned Plat; thence South 00°08'33" East, along said East line, a distance of 6.50 feet to the POINT OF BEGINNING.

Containing: 665 square feet, more or less.

SURVEYORS NOTES:

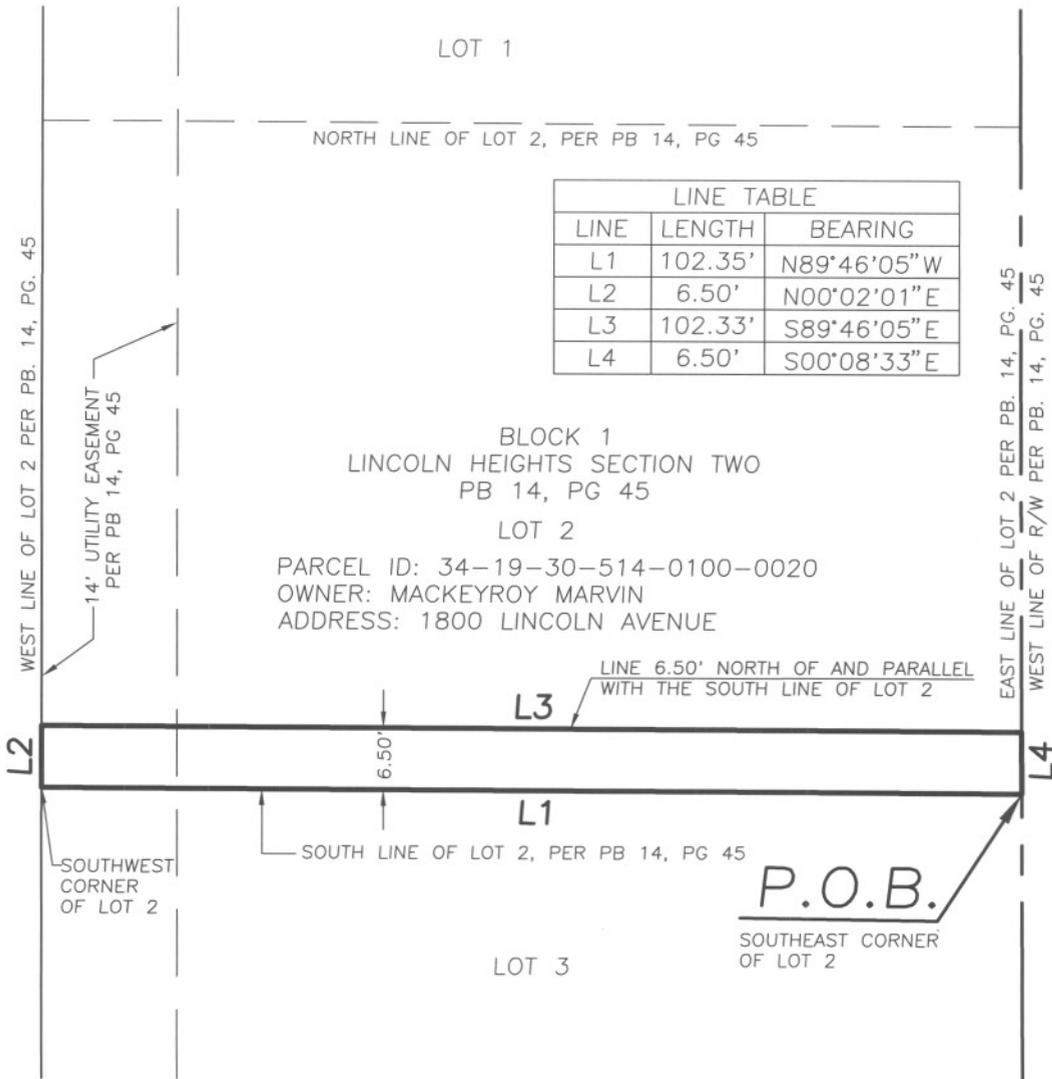
1. Bearings shown hereon are based on the existing South right of way line of Lincoln Avenue being South 00°08'33" East assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

DESCRIPTION	Date: 06/03/2009 MV		CERT. NO. LB2108 53060005
	Job No.: 53060	Scale: 1"=20'	 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>
CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

EXHIBIT "A-1"

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	102.35'	N89°46'05"W
L2	6.50'	N00°02'01"E
L3	102.33'	S89°46'05"E
L4	6.50'	S00°08'33"E



1" = 20'

LINCOLN AVENUE
50' R/W
PER PB 14, PG 45

LEGEND :

- L1 = LINE NUMBER
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- ID = IDENTIFICATION

NOTE:

NOT VALID WITHOUT SHEET 1.
THIS IS NOT A SURVEY.



SOUTHEASTERN SURVEYING & MAPPING CORP.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 53060005
Job No. 53060
Date: 06/03/2009
SHEET 2 OF 2
See Sheet 1 for Description

EXHIBIT "A-2"

Document Prepared By:
Warren Lewis, Right-of-Way Agent
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

PURCHASE AGREEMENT

STATE OF FLORIDA
COUNTY OF SEMINOLE

THIS AGREEMENT is made and entered into this ____ day of _____, 2009, by and between Tayuwanna Williams, a married person, whose address is 1802 Lincoln Avenue Sanford, Florida, 32771, hereinafter referred to as "OWNER" and **Seminole County**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida 32771, hereinafter referred to as "COUNTY."

WITNESSETH:

The COUNTY requires an exclusive drainage easement over the hereinafter described property to replace existing stormwater structures in Lincoln Heights.

OWNER hereby agrees to sell and COUNTY hereby agrees to buy an exclusive drainage easement over the following property subject to the following terms and conditions:

I. LEGAL DESCRIPTION

See Legal Description and Sketch of Description attached hereto as Exhibits "A-1" & "A-2".

- II.** OWNER agrees to sell and convey an exclusive drainage easement over the above described property, free of liens and encumbrances, unto COUNTY for the sum of \$1860.00.

III. CONDITIONS

- (a) COUNTY shall pay to owner the sum of \$1860.00 after the instruments required to complete the above purchase and sale have been properly executed and delivered to COUNTY.
- (b) OWNER agrees to remove all encumbrances existing upon the easement area prior to closing.
- (c) OWNER covenants that there are no hazardous wastes or other forms of environmental contamination located in or upon the easement area being acquired by the COUNTY.
- (d) In the event that COUNTY subsequently abandons this project after execution of this agreement, but before closing, this agreement shall be null and void.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement in their respective names for the purposes herein expressed on the day and year first above written.

Witnesses:

(Sign): *Warren Lewis*

Print Name: WARREN LEWIS

(Sign): *Robert J. Warten*

Print Name: ROBERT J. WARTEN

Tayuwanna Williams

Tayuwanna Williams

Date: 11/27/09

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA**

**MARYANNE MORSE, Clerk to the
Board of County Commissioners
of Seminole County, Florida**

Bob Dallari, Chairman

Date: _____

For the use and reliance of Seminole
County only. Approved as to form and
legal sufficiency.

County Attorney

SCHEDULE "A"

DESCRIPTION :

A portion of Lot 3, LINCOLN HEIGHTS SECTION TWO, BLOCK 1, as recorded in Plat Book 14, Page 45, Public Records of Seminole County, Florida, being more particularly described as follows:

BEGINNING at the Northeast corner of said Lot 3; thence, South 00°08'33" East, along the East line of said Lot 3 also being the West right of way line of Lincoln Avenue, a 50 foot wide right of way, per aforementioned Plat, a distance of 8.50 feet, to a point on a line being 8.50 feet South of and parallel with said North line of Lot 3; thence North 89°46'05" West, a distance of 102.38 feet, along said line to a point on the West line of said Lot 3; thence North 00°02'01" East, along said West line, a distance of 8.50 feet, to the Northwest corner of said Lot 3; thence South 89°46'05" East, along aforementioned North line of Lot 3, a distance of 102.35 feet to the POINT OF BEGINNING.

Containing: 870 square feet, more or less.

SURVEYORS NOTES:

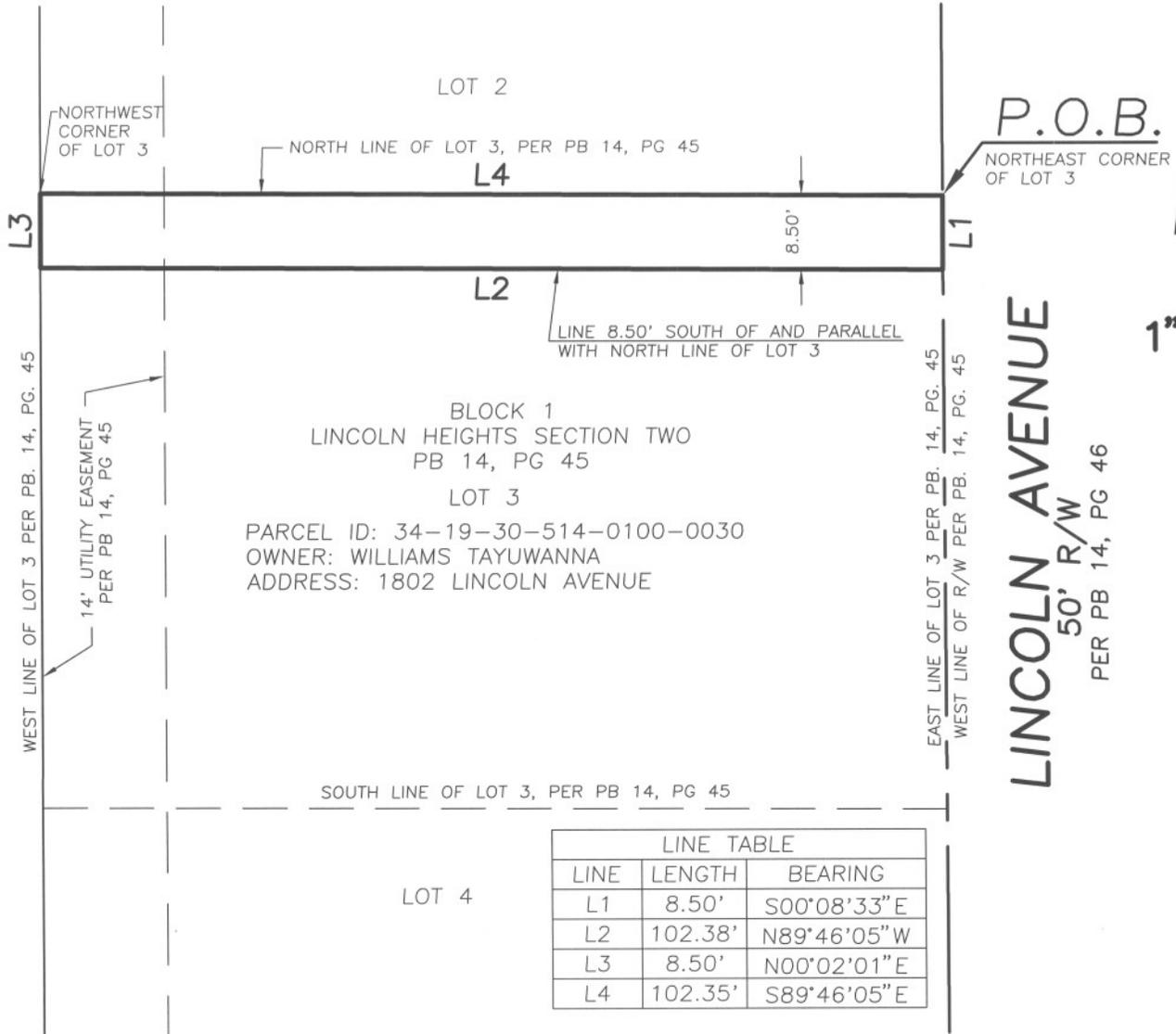
1. Bearings shown hereon are based on the existing South right of way line of Lincoln Avenue being South 00°08'33" East assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct to the best of my knowledge and belief as recently drawn under my direction and that it meets the Minimum Technical Standards for Land Surveying CH. 61G17-6 requirements.
3. Not valid without the signature and raised seal of a Florida Licensed Surveyor and Mapper.

NOT VALID WITHOUT SHEET 2

<p>DESCRIPTION</p> <p>FOR</p> <p>Camp, Dresser & Mckee, Inc.</p>	Date: 06/03/2009 MV		CERT. NO. LB2108	53060006
	Job No.: 53060	Scale: 1"=20'	 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>	
	CH. 61G17-6, Florida Administrative Code requires that a legal description drawing bear the notation that THIS IS NOT A SURVEY.			
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH				

EXHIBIT "A-1"

SKETCH OF DESCRIPTION



BLOCK 1
 LINCOLN HEIGHTS SECTION TWO
 PB 14, PG 45
 LOT 3
 PARCEL ID: 34-19-30-514-0100-0030
 OWNER: WILLIAMS TAYUWANNA
 ADDRESS: 1802 LINCOLN AVENUE

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.50'	S00°08'33"E
L2	102.38'	N89°46'05"W
L3	8.50'	N00°02'01"E
L4	102.35'	S89°46'05"E

LEGEND :

- L1 = LINE NUMBER
- P.O.B. = POINT OF BEGINNING
- P.B. = PLAT BOOK
- PG. = PAGE
- R/W = RIGHT OF WAY
- ID = IDENTIFICATION

NOTE:

NOT VALID WITHOUT SHEET 1.
THIS IS NOT A SURVEY.

Drawing No. 53060006
 Job No. 53060
 Date: 06/03/2009
 SHEET 2 OF 2
 See Sheet 1 for Description



SOUTHEASTERN SURVEYING & MAPPING CORP.
 6500 All American Boulevard
 Orlando, Florida 32810-4350
 (407)292-8580 fax(407)292-0141
 Cert. No. LB-2108
 email: info@southeasternsurveying.com

EXHIBIT "A-2"