

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** Adoption of a Resolution and Authorization for the Chairman to Execute a County Deed Conveying Property (Parcels 100 and 101.1R) necessary for the State Road 417 - International Parkway Ramp Project to the Florida Department of Transportation

**DEPARTMENT:** Public Works

**DIVISION:** Engineering

**AUTHORIZED BY:** Gary Johnson

**CONTACT:** Brett Blackadar, P.E.

**EXT:** 5702

**MOTION/RECOMMENDATION:**

Adopt a Resolution and authorize the Chairman to execute a County Deed conveying property (Parcels 100 and 101.1R) necessary for the State Road 417- International Parkway Ramp Project to the Florida Department of Transportation.

District 5 Brenda Carey

Jerry McCollum

**BACKGROUND:**

The attached County Deed transfers ownership of the property now owned by Seminole County described as Parcels 100 and 101.1R, Section No. 77470, to the Florida Department of Transportation (FDOT). This property is necessary for the State Road 417 - International Parkway Ramp Project that is to be constructed by the Florida Department of Transportation (FDOT).

**STAFF RECOMMENDATION:**

Staff recommends the Board adopt the Resolution and authorize the Chairman to execute a County Deed conveying property (Parcels 100 and 101.1R) necessary for the State Road 417- International Parkway Ramp Project to the Florida Department of Transportation.

**ATTACHMENTS:**

1. Location Map - SR 417-International Parkway Ramp
2. Resolution - County Deed -SR 417-International Parkway Ramp
3. County Deed-Parcels 100 & 101.1R-SR 417-International Parkway Ramp

<p><b>Additionally Reviewed By:</b></p> <p>■ County Attorney Review ( Matthew Minter )</p>
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**RESOLUTION**

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON THE 26th DAY OF JANUARY, 2010.**

**WHEREAS**, the State of Florida Department of Transportation proposes to construct or improve State Road No. 417, Section No. 77470, F.P. No. 415587-1, in Seminole County, Florida; and

**WHEREAS**, it is necessary that certain lands now owned by Seminole County be acquired by the State of Florida Department of Transportation; and

**WHEREAS**, the necessary lands are identified by the Florida Department of Transportation as Parcel Numbers 100 and 101.1R, Section No. 77470; and

**WHEREAS**, said property is not needed for County purposes; and

**WHEREAS**, the State of Florida Department of Transportation has made application to said County to execute and deliver to the State of Florida Department of Transportation a County Deed in favor of the State of Florida Department of Transportation, conveying all right, title and interests that the County has in and to said lands required for transportation purposes, and said request having been duly considered.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Seminole County, Florida that the application of the State of Florida Department of Transportation for a County Deed is for transportations purposes, is not needed for County purposes; that the deed in favor of the State of Florida Department of Transportation conveying all right, title and interests of Seminole County in and to said lands identified as Parcel Numbers 100 and 101.1R, has been drawn and executed by this Board of County Commissioners.

**ADOPTED THIS 26<sup>TH</sup> DAY OF JANUARY, 2010.**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

\_\_\_\_\_  
**MARYANNE MORSE, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.**

\_\_\_\_\_  
**Bob Dallari, Chairman**

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

**COUNTY DEED**

Parcel No. 100/101.1R  
Section 77470  
State Road No. 417  
County of Seminole, Florida

**THIS DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_ 2010, by **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 the GRANTOR, and the **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is 719 South Woodland Boulevard, Deland, Florida, 32720, hereinafter referred to as the GRANTEE or F.D.O.T.

**W I T N E S S E T H:**

**THAT GRANTOR**, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby grant, bargain, and sell to GRANTEE, its heirs and assigns forever, the following described land lying and being in the County of Seminole, State of Florida, to-wit:

See Legal Descriptions attached hereto as Exhibit "A"

**GRANTOR**, in accordance with Section 270.11, Florida Statutes, releases its interest in, and title in and to all the phosphate, minerals and metals that are or may be in, on, or under the above described land and all the petroleum that is or may be in, on, or under the above described land with the privilege to mine and develop the same, the GRANTEE having petitioned for said release. The reason justifying such release is that GRANTEE is an agency of the State of Florida, which state therefore loses no rights by such release.

**IN WITNESS WHEREOF**, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

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**Bob Dallari, Chairman**

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**MARYANNE MORSE, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.**

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

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County Attorney

EXHIBIT "A"

Parcel Nos. 100/101.1R  
Section 77470  
F.P. NO. 415587-1

PARCEL NO. 100

SECTION 77470  
FP No. 415587-1

A portion of the Northeast 1/4 of Section 31, Township 19 South, Range 30 East, Seminole County, Florida lying West of State Road 400 (I-4) and East of International Parkway.

DESCRIBED AS FOLLOWS:

That portion of railroad Right of Way, shown on the Atlantic Coast Line Railroad Company Right of Way and Track Map v.3bFLA/2 and described in Official Records Book 1774, Page 1361 of the Public Records of Seminole County, Florida; lying West of State Road 400 (I-4), as shown on Florida Department of Transportation Right of Way Map, Section 77160-2441, on file at the Florida Department of Transportation District Five Office, Survey and Mapping Section, De Land, Florida and lying East of International Parkway as shown on Seminole County Right of Way map for Grant Line Road / Katie Street, prepared under the direction of James M. Joiner, PLS, and dated October 1, 1991.

Containing 3.219 acres, more or less.

AND

PARCEL NO. 101

SECTION 77470  
FP No. 415587-1

THAT PART OF:

That portion of the Northeast ¼ of Section 31, Township 19 South, Range 30 East, Seminole County, Florida lying South of the former SCL Railroad Right of Way, West of State Road No. 400 (I-4) and East of International Parkway.

Being a portion of the lands described in Official Records Book 5600, Page 1667 of the Public Records of Seminole County, Florida.

DESCRIBED AS FOLLOWS:

Commence at a 5/8 inch Iron Rod without identification marking the Southwest corner of the Northeast ¼ of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 417, Section 77470, F.P No. 415587-1 on file at the Florida Department of Transportation District Five Office, Survey and Mapping Section, DeLand, Florida; thence North 89°36'00" East along the South line thereof a distance of 141.24 feet to a point on the existing East right of way line for International Parkway, as shown on said Right of Way Map, said point being on a non-tangent curve concave Northwesterly, having a radius of 1502.39 feet; thence departing said South line, from a tangent bearing of North 39°34'39" East run Northeasterly 447.65 feet, along said East right of way and along the arc of said curve with a chord bearing of North 31°02'30" East through a central angle of 17°04'18" for the Point of Beginning; thence continuing Northeasterly 123.56 feet along the arc of said curve, concave Northwesterly having a radius of 1502.39 feet, through a central angle of 4°42'44", to the point of tangency; thence North 17°47'37" East along said East right of way line a distance of 151.10 feet to the intersection with the South right of way line of the former SCL Railroad Right of Way, as shown on said Right of Way Map; thence departing said East right of way line for International Parkway North 85°39'14" East along said South right of way line a distance of 683.41 feet to a point on the West line of the Moses E. Levy Grant Line; thence continue North 85°39'14" East along said South right of way line a distance of 677.82 feet to a point on the existing Northerly limited access right of way line for State Road No. 400 (I-4), as shown on said Right of Way Map, said point being on a non-tangent curve concave Southeasterly, having a radius of 647.31 feet; thence departing said South right of way line, from a tangent bearing of South 41°34'58" West run Southwesterly 148.39 feet along said Northerly limited access right of way line and along the arc of said curve with a chord bearing of South 35°00'56" West through a central angle of 13°08'03" to the beginning of a non-tangent curve, concave Northerly, having a radius of 1196.00 feet; thence departing said Northerly limited access right of way line, from a tangent bearing of South 76°06'13" West run Westerly 428.29 feet along the arc of said curve with a chord bearing of South 86°21'45" West through a central angle of 20°31'03" to a point of tangency; thence North 83°22'43" West a distance of 240.00 feet to a point of curvature of a curve concave Southerly, having a radius of 2192.64 feet; thence run Westerly 419.71 feet along the arc of said curve with a chord bearing of North 88°51'45" West through a central angle of 10°58'03" to the point of tangency; thence South 85°39'14" West a distance of 186.21 feet; thence South 40°39'35" West a distance of 13.03 feet to a point being 6.00 feet Easterly of the aforesaid East right of way line of International Parkway, as measured by perpendicular measurement; thence run the following two courses being 6.00 feet Easterly of and parallel with said East right of way line of International Parkway, as measured by perpendicular and radial measurement South 17°47'37" West a distance of 118.22 feet to a point of curvature of a curve concave Northwesterly, having a radius of 1508.39 feet; thence run Southwesterly 124.06 feet along the arc of said curve with a chord bearing of South 20°08'59" West through a central angle of 4°42'44" to the end of said curve; thence North 67°29'39" West a distance of 6.00 feet to the Point of Beginning.

Together with all rights of ingress, egress, light, air and view between the above described property and the property from which the above described property was severed as a result of the prior conveyance into grantor of the above described property.

Containing 2.291 acres, more or less.

AND

Reserving to the Grantor a 25 foot Utility easement described as follows:

UTILITY EASEMENT

SECTION 77470  
FP No. 415587-1

THAT PART OF:

That portion of the Northeast 1/4 of Section 31, Township 19 South, Range 30 East, Seminole County, Florida lying West of State Road No. 400 (I-4) and East of International Parkway.

Being a portion of the lands described in Official Records Book 5600, Page 1667 of the Public Records of Seminole County, Florida.

And

Being a portion of the lands described in Official Records Book 1774, Page 1361 of the Public Records of Seminole County, Florida.

DESCRIBED AS FOLLOWS:

Commence at a 5/8 inch Iron Rod without identification marking the Southwest corner of the Northeast 1/4 of Section 31, Township 19 South, Range 30 East, Seminole County, Florida, as shown on the Florida Department of Transportation Right of Way Map for State Road 417, Section 77470, F.P No. 415587-1 on file at the Florida Department of Transportation District Five Office, Survey and Mapping Section, Deland, Florida; thence North 89°36'00" East along the South line thereof a distance of 141.24 feet to a point on the existing East right of way line for International Parkway, as shown on said Right of Way Map, said point being on a non-tangent curve concave Northwesterly, having a radius of 1502.39 feet; thence departing said South line, from a tangent bearing of North 39°34'39" East run Northeasterly 571.21 feet, along said East right of way and along the arc of said curve with a chord bearing of North 28°41'08" East through a central angle of 21°47'02", to the point of tangency; thence North 17°47'37" East along said East right of way line a distance of 125.73 feet to the Point of Beginning; thence continuing North 17°47'37" East along said East right of way line a distance of 32.08 feet; thence departing said East right of way line for International Parkway South 82°20'46" East for a distance of 22.68 feet; thence North 85°39'14" East

for a distance of 163.88 feet to a point of curvature of a curve concave Southerly, having a radius of 2217.64 feet; thence run Easterly 424.49 feet along the arc of said curve with a chord bearing of South 88°51'45" East through a central angle of 10°58'03" to the point of tangency; thence South 83°22'43" East a distance of 240.00 feet to a point of curvature of a curve concave Northerly, having a radius of 1171.00 feet; thence run Easterly 443.63 feet along the arc of said curve with a chord bearing of North 85°46'05" East through a central angle of 21°42'23" to a point on the existing Northerly limited access right of way line for State Road No. 400 (I-4), as shown on said Right of Way Map, said point being on a non-tangent curve concave Southeasterly, having a radius of 647.31 feet; thence from a tangent bearing of South 31°33'02" West run Southwesterly 35.05 feet along said Northerly limited access right of way line and along the arc of said curve with a chord bearing of South 29°59'58" West through a central angle of 03°06'08" to the beginning of a non-tangent curve, concave Northerly, having a radius of 1196.00 feet; thence departing said Northerly limited access right of way line, from a tangent bearing of South 76°06'13" West run Westerly 428.29 feet along the arc of said curve with a chord bearing of South 86°21'45" West through a central angle of 20°31'03" to a point of tangency; thence North 83°22'43" West a distance of 240.00 feet to a point of curvature of a curve concave Southerly, having a radius of 2192.64 feet; thence run Westerly 419.71 feet along the arc of said curve with a chord bearing of North 88°51'45" West through a central angle of 10°58'03" to the point of tangency; thence South 85°39'14" West a distance of 198.15 feet to the aforesaid East right of way line of International Parkway and the Point of Beginning.

Containing 0.742 acres, more or less.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same together with the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to the said grantee forever.

Reserving to the grantor an easement for the construction, operation and maintenance of a sanitary sewer force main, over, upon and through the property described above, provided that grantor's operation and maintenance activities shall be in accordance with grantee's Utility Accommodation Manual adopted as part of Rule Chapter 14-46, Florida Administrative Code.