

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Approval of a Purchase Agreement for Right-of-Way Needed for Construction and Maintenance of a Sidewalk Adjacent to Greenwood Boulevard

DEPARTMENT: Public Works

DIVISION: Engineering

AUTHORIZED BY: Gary Johnson

CONTACT: Warren Lewis

EXT: 5658

MOTION/RECOMMENDATION:

Approve and authorize the Chairman to execute a Purchase Agreement between Hidden Village Condominium Association, Inc., and Seminole County for property needed to construct and maintain a sidewalk adjacent to Greenwood Boulevard. Capital Improvement Project Number 00192907.

District 4 Carlton D. Henley

Jerry McCollum

BACKGROUND:

This Purchase Agreement between Hidden Village Condominium Association, Inc., and Seminole County is for property necessary to construct and maintain a sidewalk adjacent to Greenwood Boulevard at Hidden Village Condominiums. Capital Improvement Project Number 00192907. The owner agrees to sell and convey said property by Warranty Deed, free of liens and encumbrances, to Seminole County for \$14,395.00. This dollar amount was based on an opinion of value that was prepared for Hidden Village Condominium Association by a State-certified appraiser and reviewed and found reasonable by Engineering Division staff. Funds for this purchase are available in Account Number 077541.560610.

STAFF RECOMMENDATION:

Staff recommends that the Board approve and authorize the Chairman to execute a Purchase Agreement between Hidden Village Condominium Association, Inc., and Seminole County for property needed to construct and maintain a sidewalk adjacent to Greenwood Boulevard. Capital Improvement Project Number 00192907.

ATTACHMENTS:

1. Location Map
2. Purchase Agreement - Hidden Village Condominium Association, Inc.

Additionally Reviewed By:

- Budget Review (Fredrik Coulter, Lisa Spriggs)
- County Attorney Review (Matthew Minter)

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 17 day of June, 2009, by and between **Hidden Village Condominium Association, Inc.**, A Florida Corporation, whose address is 2180 W. S.R. 434, Suite 5000, Longwood, Fl 32779, 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:

WHEREAS, the COUNTY requires the hereinafter described property for COUNTY purposes as right-of-way for construction and maintenance of a sidewalk in Seminole County.

NOW THEREFORE, for and in consideration of the mutual covenants and conditions herein contained OWNER hereby agrees to sell and COUNTY hereby agrees to buy the following property subject to the following terms and conditions.

I. LEGAL DESCRIPTION

See attached Sketch of Description as Exhibit "A-1" and Legal Description as Exhibit "A-2"

Property Appraiser's Parent Parcel Identification No.:
18-20--30-506-0C00-0000

II. PURCHASE PRICE

OWNER agrees to sell and convey the above described property by Warranty Deed, free of liens and encumbrances, unto COUNTY for the sum of \$14,395.00.

III. CONDITIONS

- (A) COUNTY shall pay to owner the sum of \$14,395.00, less prorated taxes, after the instruments required to complete the above purchase and sale have been properly executed and delivered to COUNTY.

- (B) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, this Agreement shall be null and void.
- (C) The OWNER covenants that Owner does not know of, and has no reason to know of, any hazardous wastes or other forms of environmental contamination located in, on or upon the property being acquired by the COUNTY.

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.

ATTEST:

(Sign) 
 Print Name: RONALD L MASON

(Sign) 
 Print Name: CORNELL ARTERBURY

HIDDEN VILLAGE CONDOMINIUM
 ASSOCIATION, INC.


 By: Ronald Prevost

Title: PRESIDENT

Date: 6/17/09

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: _____

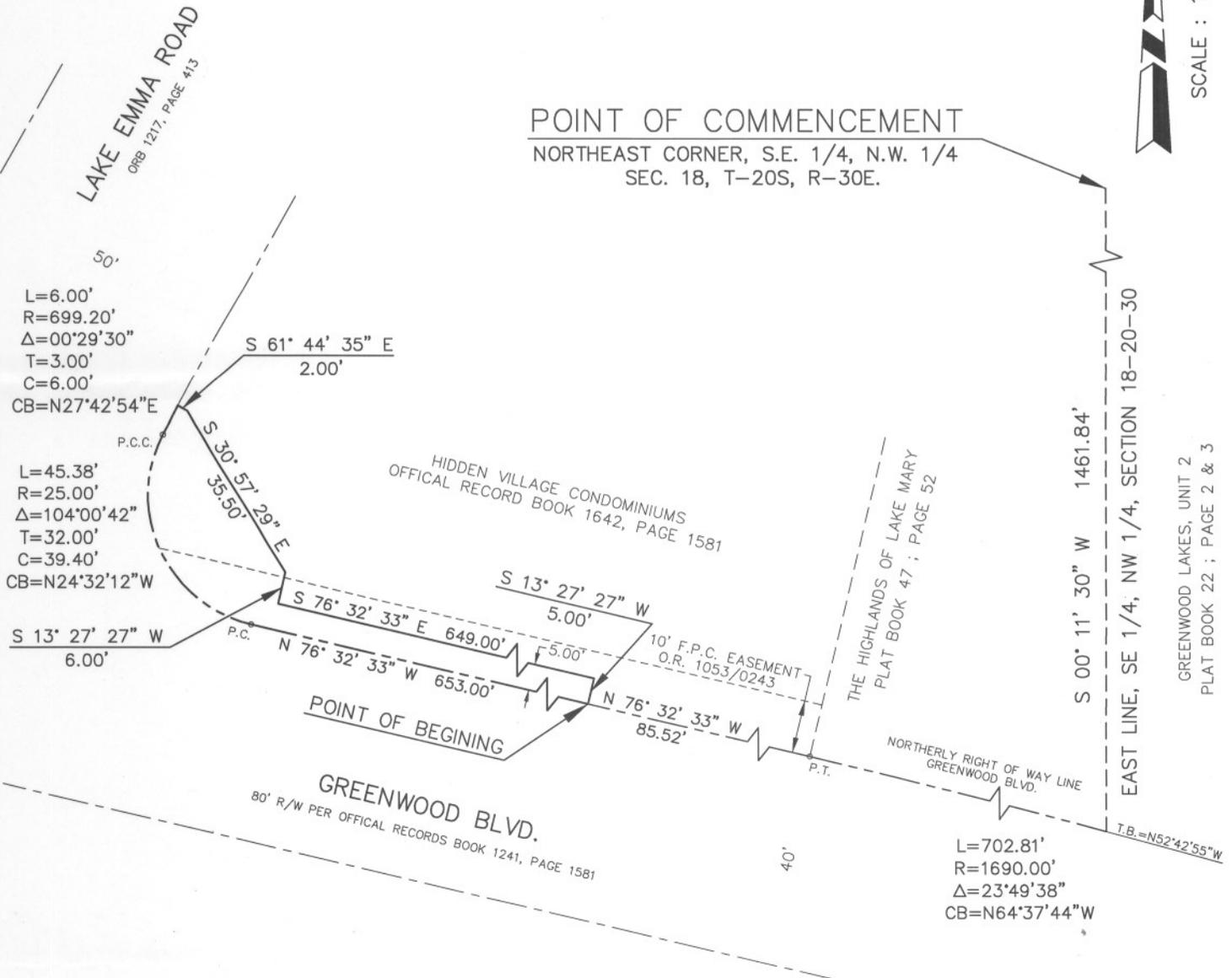
For the use and reliance of
 Seminole County only.
 Approved as to form and
 Legal Sufficiency

 County Attorney

SKETCH OF DESCRIPTION

SCALE : 1" = 30'

POINT OF COMMENCEMENT
 NORTHEAST CORNER, S.E. 1/4, N.W. 1/4
 SEC. 18, T-20S, R-30E.



SHEET 1 OF 2

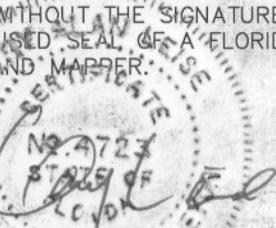
SEMINOLE COUNTY

ENGINEERING DIVISION
 SURVEY SECTION
 520 W. LAKE MARY BLVD.
 SANFORD, FLORIDA 32773
 (407) 665-5647

LEGEND

- | | |
|--------------------------------|----------------------------------|
| Δ - CENTRAL ANGLE (DELTA) | PB - PLAT BOOK |
| CB - CHORD BEARING | PG - PAGE (S) |
| L - ARC LENGTH | ORB - OFFICAL RECORDS BOOK |
| C - CHORD | SEC - SECTION - TOWNSHIP - RANGE |
| ○ - SET IRON PIN OR PIPE | PCL - PARCEL |
| ◦ - FOUND IRON PIN OR PIPE | PC - POINT OF CURVATURE |
| □ - SET CONCRETE MONUMENT | PT - POINT OF TANGENCY |
| ■ - FOUND CONCRETE MONUMENT | PI - POINT OF INTERSECTION |
| P.O.B. - POINT OF BEGINNING | PCC - POINT OF COMPOUND CURVE |
| P.O.C. - POINT OF COMMENCEMENT | PRC - POINT OF REVERSE CURVE |
| P.O.T. - POINT OF TERMANATION | M - MEASURED |
| R/W - RIGHT OF WAY | P - PLAT |
| D - DEED | F - FIELD |
| C/L - CENTERLINE | C - CALCULATED |
| UTIL - UTILITY | P/L - PROPERTY LINE |
| R - RADIUS | ESMT - EASEMENT |

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

BY: 
 GARY A. LEISE P.L.S. FLA. CERT.# 4723

FIELD DATE: N/A SCALE: 1"=30'
 DATE: 01/22/09 DRAWN BY: DLA
 JOB NAME: 09-003 CHECKED BY: G.L.

EXHIBIT "A-1"

LEGAL DESCRIPTION

A PORTION OF THE COMMON ELEMENTS OF HIDDEN VILLAGE CONDOMINIUMS, AS RECORDED IN OFFICAL RECORD BOOK 1642 PAGES 1581, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY FLORIDA.

BEING MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 18, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA; THENCE RUN S00°11'30"W ALONG THE EAST LINE OF SAID NORTHWEST 1/4 AND ALONG THE WEST BOUNDARY OF GREENWOOD LAKES, UNIT 2, AS RECORDED IN PLAT BOOK 22, PAGES 2 AND 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA A DISTANCE OF 1461.84 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF GREENWOOD BLVD. AS RECORDED IN OFFICIAL RECORDS BOOK 1241, PAGE 1581, OF SAID SEMINOLE COUNTY PUBLIC RECORDS, AND A POINT ON A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1690.00 FEET, THENCE FROM A CHORD BEARING OF N64°37'44"W RUN NORTHWESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 23°49'38", A DISTANCE OF 702.81' FEET TO THE POINT OF TANGENCY; THENCE CONTINUE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE N76°32'33"W, A DISTANCE OF 85.52 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE N76°32'33"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 653.00 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE FROM A CHORD BEARING N24°32'12"W RUN NORTHWESERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 104°00'42", A DISTANCE OF 45.38 FEET, TO A POINT OF COMPOUND CURVATURE OF A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 699.20 FEET, SAID POINT BEING ON THE EASTERLY RIGHT-OF-WAY LINE OF LAKE EMMA ROAD AS RECORDED IN OFFICAL RECORDS BOOK 1217, PAGE 413, OF SAID SEMINOLE COUNTY PUBLIC RECORDS; THENCE FROM A CHORD BEARING OF N27°42'54"E RUN NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 00°29'30", A DISTANCE OF 6.00 FEET; THENCE LEAVING SAID RIGHT-OF-WAY LINE RUN S61°44'35"E, A DISTANCE OF 2.00 FEET; THENCE RUN S30°57'29"E, A DISTANCE OF 35.50 FEET; THENCE RUN S13°27'27"W, A DISTANCE OF 6.00 FEET; THENCE RUN S76°32'33"E, A DISTANCE OF 649.00 FEET; THENCE RUN S13°27'27"W, A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 3,841.94 SQUARE FEET, MORE OR LESS.

SHEET 2 OF 2

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

BEARINGS BASED ON :

WEST BOUNDARY LINE OF "GREENWOOD LAKES -
UNIT 2" AS RECORDED IN PB 22 ; PG 2 & 3
HAVING A BEARING OF S00°11'30"W.

REVISIONS

NO.	DATE	BY	DESCRIPTION	REQUESTED BY:

JOB NAME: 09-003	FIELD DATE: N/A	DATE: 01/22/09	SCALE: 1"=30'	DRAWN BY: D.L.A.	CHECKED BY: G.L.
------------------	-----------------	----------------	---------------	------------------	------------------

EXHIBIT "A-2"