

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Utility Easement from CHRISCOR, LLC to Seminole County

DEPARTMENT: Environmental Services **DIVISION:** Planning, Engineering & Inspections

AUTHORIZED BY: *Robert G. Adolphe* **CONTACT:** *Hugh P. Sipes* **EXT.** 2117
Robert G. Adolphe, P.E., Director Hugh P. Sipes, Sr. Engineer

Agenda Date <u>3-9-04</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/> Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>
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MOTION/RECOMMENDATION:

Adopt utility easement from CHRISCOR, LLC – District 1

BACKGROUND:

The easement is parallel to and contiguous with the County's utility and access easement to the Village of Remington Lift Station from S.R. 434 (Alafaya Trail). The easement will provide additional area for ingress/egress to the station and driveway connection to S.R. 434.

Reviewed by: Co Atty: <u><i>R. D. Smith</i></u> 224-04 DFS: <u>N/A</u> Other: <u>N/A</u> DCM: <u><i>[Signature]</i></u> CM: <u><i>[Signature]</i></u> File No. <u>CESP01</u>
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UTILITY EASEMENT

THIS UTILITY EASEMENT is made and entered into this ____ day of _____, 20____, by and between **CHRISCOR, LLC**, a limited liability company organized and existing under the laws of the State of Florida, whose address is 650 Appleton Place, Oviedo, Florida 32765, hereinafter referred to as the "GRANTOR," 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 the "GRANTEE".

W I T N E S S E T H:

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, GRANTOR does hereby grant and convey to the GRANTEE and its assigns, an exclusive easement and right-of-way for utility purposes, with full authority to enter upon, excavate, construct and maintain, as the GRANTEE and its assigns may deem necessary, water pipes, sewer pipes, mains and any other utility facilities and appurtenances over, under, upon and through the following described lands situate in the County of Seminole, State of Florida, to-wit:

THAT PORTION OF THE SOUTH 778.19 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27, TOWNSHIP 21 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 27; THENCE RUN N00°00'00"E ALONG THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 27 A DISTANCE OF 778.19 FEET TO A POINT ON THE

NORTH LINE OF THE SOUTH 778.19 FEET OF SAID SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 SECTION 27; THENCE RUN S89°49'19"E ALONG SAID NORTH LINE A DISTANCE OF 1272.89 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 434 (ALAFAYA

This instrument prepared by: Susan E. Dietrich
Assistant County Attorney
Seminole County Services Building
1101 East First Street
Sanford, Florida 32771

TRAIL); THENCE RUN S00°01'34"E ALONG SAID RIGHT-OF WAY LINE A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S00°01'34"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 10.00 FEET; THENCE RUN N89°49'19"W ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE AFORESAID NORTH LINE OF THE SOUTH 778.19 FEET A DISTANCE OF 140.04 FEET; THENCE RUN S00°10'41"W A DISTANCE OF 55.00 FEET; THENCE RUN N89°49'19"W A DISTANCE OF 10.00 FEET; THENCE RUN N00°10'41"E A DISTANCE OF 65.00 FEET TO A POINT ON A LINE 20.00 FEET SOUTH OF AND PARALLEL TO THE AFORESAID NORTH LINE OF THE SOUTH 778.19 FEET; THENCE RUN S89°49'19"E ALONG SAID PARALLEL LINE A DISTANCE OF 150.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2050 SQUARE FEET MORE OR LESS.

PARCEL IDENTIFICATION NO. 27-21-31-300-032B-0000

TO HAVE AND TO HOLD said easement and right-of-way unto said GRANTEE and its assigns forever.

THE GRANTEE and its assigns shall have the right to clear, keep clear and remove from said right-of-way all trees, undergrowth, and other obstructions that may interfere with location, excavation, operation or maintenance of the utilities or any facilities installed thereon by the GRANTEE and its assigns, and the GRANTOR, its successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on the said right-of-way that may interfere with the location, excavation, operation or maintenance of the utilities, or any facilities installed thereon. Notwithstanding the issuance of any permit to construct a fence or other structure, the GRANTOR recognizes and consents to the right of the GRANTEE or an authorized utility company if applicable, to remove the fence or other structure from the easement area without compensation or reimbursement to the GRANTOR if the fence or other structure is deemed to impede the purpose or utility of the easement.

GRANTOR does hereby covenant with the GRANTEE, that it is lawfully seized and possessed of the real estate above described, that it has a good and lawful right to convey the said easement and that it is free from all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set its hand and seal the day and year first above written.

ATTEST:

CHRISCOR, LLC

Milana L. Patterson
Secretary

By: Neil A. Patterson
President

CORPORATE SEAL

Date: 2/20/04

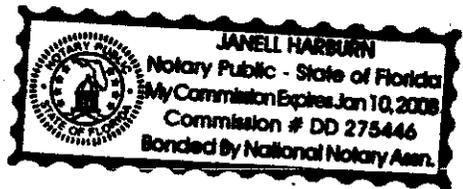
STATE OF FLORIDA)
)
COUNTY OF)

I HEREBY CERTIFY that, on this 20th day of Feb, 2004, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Neil A. Patterson and Milana L. Patterson, as President and Secretary, respectively, of Chriscor, LLC, a limited liability company organized and existing under the laws of the State of Florida, who are personally known to me or who have produced _____ as identification and that they did take an oath. They acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.

[NOTARY SEAL]

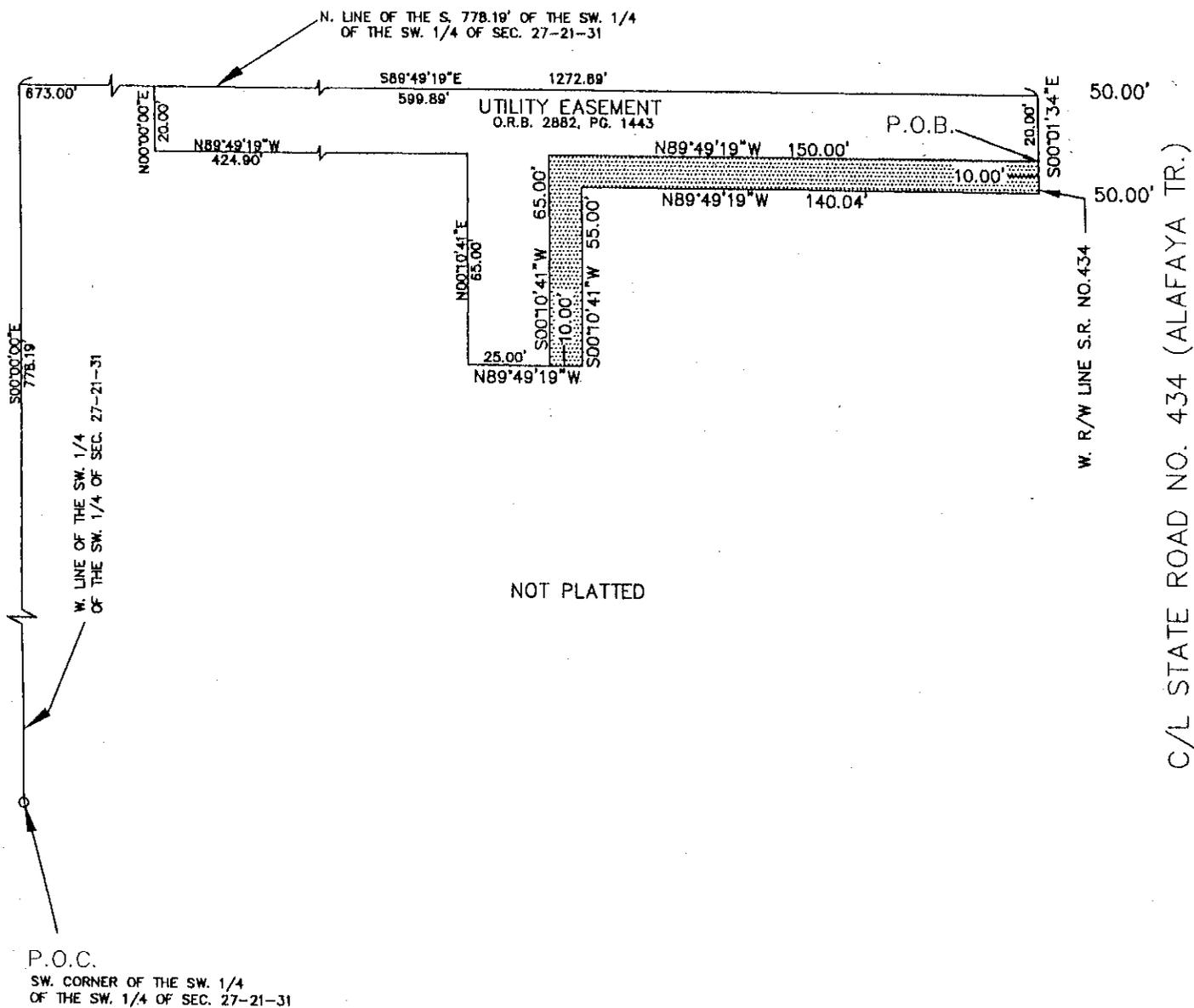
Janelle Harburn
Notary Public signature

SED/lpk
2/17/04
chriscor-ue



SKETCH OF DESCRIPTION

NOT PLATTED



SEMINOLE COUNTY

ENGINEERING DEPARTMENT
SURVEY SECTION
520 W. LAKE MARY BLVD.
SANFORD, FLORIDA 32773
(407)323-2500 EXT.5647

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

BY:

Gary A. Leise

GARY A. LEISE F.L.S. FLA. CERT.# 4723

LEGEND

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

FIELD DATE: N/A

DATE: 02/05/04

JOB NAME: 04-004

SCALE: 1"=50'

DRAWN BY: L.W.

CHECKED BY: