

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution Authorizing Exchange of Property between Seminole County and Norman K. Mims and Gayle Mims relating to the Lockhart-Smith Canal Drainage Project

DEPARTMENT: Public Works **DIVISION:** Road Operations & Stormwater

AUTHORIZED BY: W. Gary Johnson **CONTACT:** Mark E. Flomerfelt **EXT.** 5710
W. Gary Johnson, P.E. Mark E. Flomerfelt, P.E. Manager
Director, Dept. Public Works Road Operations and Stormwater

Agenda Date 3/23/04 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Adopt Resolution authorizing the Chairman to execute the Exchange of Property Agreement relating to the Lockhart-Smith Canal Drainage Project.

BACKGROUND:

The Lockhart-Smith Canal is a historic drainage system in northwest Seminole County, which was constructed in 1930. The Lockhart-Smith Canal Drainage Project will focus on the segment north of I-4 to the St. Johns River. The system has not been maintained for approximately 50 years because there are no dedicated easements. On November 12, 2002, the Board of County Commissioners authorized staff to go forward with the project. This project will reconstruct the channel, stabilize the banks, and reduce potential for flooding as well as provide access for regular maintenance to the canal.

Mr. Mims is the owner of a 5 acre parcel of land, through which the Lockhart-Smith Canal traverses at the beginning of the project. Seminole County is the owner of a 5 acre parcel directly south of Mr. Mims' property. Mr. Mims is willing to convey to Seminole County the canal and that portion of his parcel lying to the east of the canal (1.13 acres), in exchange for an equivalent area (1.13 acres) of the adjacent parcel owned by the County. This would provide Seminole County with the much needed area to access both sides of the canal, at the beginning of the project. This exchange provides substantial savings to the County by avoiding costs associated with eminent domain land acquisition and attorneys' fees.

District 5 - Commissioner McLain
Attachment: Resolution

Reviewed by:
Co Atty: LV
DFS: W. Sp...
Other: _____
DCM: [Signature]
CM: [Signature]

File No. CPWS02

RESOLUTION NO. 2004-R-____

SEMINOLE COUNTY, FLORIDA

THE FOLLOWING RESOLUTION WAS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, AT ITS REGULARLY SCHEDULED MEETING OF _____, 2004.

WHEREAS, *Section 125, Florida Statutes*, authorizes the exchange of real property interests by counties in accordance with certain procedures, and with the advertising requirement of *Section 125.37, Florida Statutes*, having been met,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA THAT:

The Board of County Commissioners of Seminole County, Florida, hereby implements the noticed exchange of real property with Norman K. Mims and Gayle Mims, his wife, who desire to grant and covey and Seminole County desires to accept the releases, covenants and agreements relating to the Lockhart-Smith Canal Drainage System Improvement Project, property as set forth in the "Agreement for Exchange of Land and Property Rights", attached as Exhibit "A" hereto, which is incorporated herein by this reference thereto as if fully set forth herein verbatim which agreement and Warranty Deed, attached as Exhibit "B", the Board of County Commissioners of Seminole County, Florida, adopts as its own in exchange for a County Deed, attached hereto as Exhibit "C", by Seminole County to Norman K. Mims and Gayle Mims, his wife.

BE IT FURTHER RESOLVED that the Chairman of the Board of County Commissioners of Seminole County, Florida, is authorized to execute the County Deed relating to property that is described in Exhibit "B" hereto.

ADOPTED this ____ day of _____, 2004.

ATTEST:

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

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

By: _____
DARYL G. McLAIN, Chairman

Date: _____

For the use and reliance
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2004, regular meeting

County Attorney

LMV/la
01/13/04
Attachments:
Exhibit A - Agreement
Exhibit B - Warranty Deed
Exhibit C - County Deed

**SEMINOLE COUNTY / NORMAN K. MIMS AND GAYLE MIMS
AGREEMENT FOR EXCHANGE OF LAND**

THIS AGREEMENT is made and entered into this 9TH day of FEBRUARY, 2004, by and between NORMAN K. MIMS and GAYLE MIMS, his wife, whose address is 755 Oregon Avenue, Lake Monroe, Florida 32747, hereinafter referred to as "OWNERS", 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, *Section 125.37, Florida Statutes*, authorizes the exchange of real property owned by the COUNTY when it is not needed for COUNTY purposes for other real property which the COUNTY may desire to acquire for COUNTY purposes; and

WHEREAS, the COUNTY owns in fee simple, as recorded in Official Records Book 04405, Page 0208, Public Records of Seminole County, Florida, the property described as follows:

SEE EXHIBIT "A"

Property Appraiser's Parcel Identification Number 16-19-30-5AB-0200-0010;
and

WHEREAS, OWNER owns in fee simple, as recorded in Official Records Book 1416, Page 0567, Public Records of Seminole County, Florida, the property described as follows:

SEE EXHIBIT "B"

Property Appraiser's Parcel Identification Number 16-19-30-5AB-0200-0020;
and

WHEREAS, COUNTY desires to exchange property no longer needed for COUNTY purposes, for OWNERS property, which the COUNTY needs for the Lockhart-Smith Canal drainage project.

NOW, THEREFORE, in consideration of the mutual covenants contained herein and for other good and valuable consideration provided by each party hereto, the parties agree as follows:

1. The COUNTY intends to convey by County Deed to OWNERS, its interest in the property described as Exhibit "A".

2. OWNERS agree to convey by general Warranty Deed to COUNTY, in exchange for the above described, the property described as Exhibit "B".

3. COUNTY, as required by *Section 125.37, Florida Statutes*, shall publish the terms and conditions of this exchange of property once a week for at least two weeks, in a newspaper of general circulation published in Seminole County.

4. To effectuate the exchange of these properties the Board of County Commissioners of Seminole County, Florida, must adopt a resolution authorizing the exchange. This Agreement shall not be binding upon the COUNTY until and unless the authorizing resolution is adopted by the Board of County Commissioners of Seminole County, Florida and all other legal prerequisites for the exchange are accomplished.

5. COUNTY hereby agrees to pay for the publication of the notice of the terms and conditions of the exchange of properties. COUNTY also agrees to pay for title insurance to be issued on the property being conveyed to OWNERS, for the cost of recording the deed conveying title from OWNERS to COUNTY, and for its own attorneys' fees.

6. ~~COUNTY~~ ^{at} ~~OWNERS~~ ^{Kenneth} hereby agree to pay for title insurance to be issued on the property being conveyed to COUNTY, as well as for the recording of the deed conveying title from COUNTY to OWNERS, any documentary stamps necessary on such instruments, and for their own attorneys' fees.

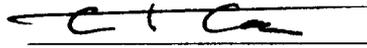
IN WITNESS WHEREOF, the parties hereto have caused these presents to be executed in their respective names on the date first above written.

WITNESSES:



(Signature)

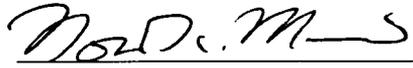
MICHAEL F. GARCIA
(Printed Name)



(Signature)

Christopher T. Carson
(Printed Name)

OWNERS:



NORMAN K. MIMS



GAYLE MIMS

ADDRESS: 755 Oregon Avenue
Lake Monroe, Florida 32747

ATTEST:

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

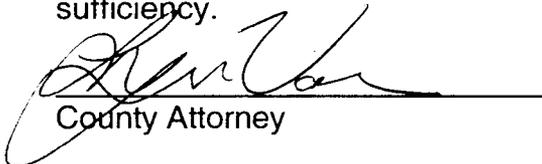
MARYANNE MORSE
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
DARYL McLAIN, Chairman

Date: _____

For the use and reliance
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2004, regular meeting



County Attorney

LMV/la
01/14/04

- Attachments:
Exhibit A - Legal Description – County's property
Exhibit B - Legal Description - Owner's property

SCHEDULE "A"

Description :

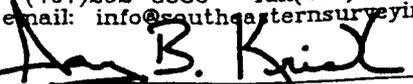
A portion of Lot 1, Block 2, Map of Sanford Farms as recorded in Plat Book 1, Pages 127, 128 and 128 1/2, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the Southwest corner of said Block 2, thence N 00°04'17" E along the West line of said Block 2, said line also being the centerline of South Oregon Street, a distance of 359.34 feet to a point on the North line of said Lot 1, Block 2; thence S 89°58'07" E along the North line of said Lot 1 a distance of 15.00 feet to the Point of Beginning, said point being on the East right-of-way line of South Oregon Street; thence continue S 89°58'07" E along said North line a distance of 629.56 feet to a point that is 50.00 feet from, measured at a right angle to, the East line of said Lot 1, Block 2; thence S 24°56'47" W along a line that is 50.00 feet West of and parallel with said East line a distance of 88.97 feet to a point that is 80.69 feet from, measured at a right angle to, said North line; thence N 89°58'07" W along a line that is 80.69 feet South of and parallel with said North line a distance of 592.14 feet to a point on said East right-of-way line; thence N 00°04'17" E along said East right-of-way line, said line being 15.00 feet East of and parallel with the West line of said Block 2, a distance of 80.69 feet to the Point of Beginning.

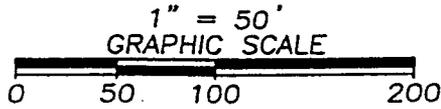
Containing 49,290 square feet (1.13 acres more or less).

SURVEYORS NOTES:

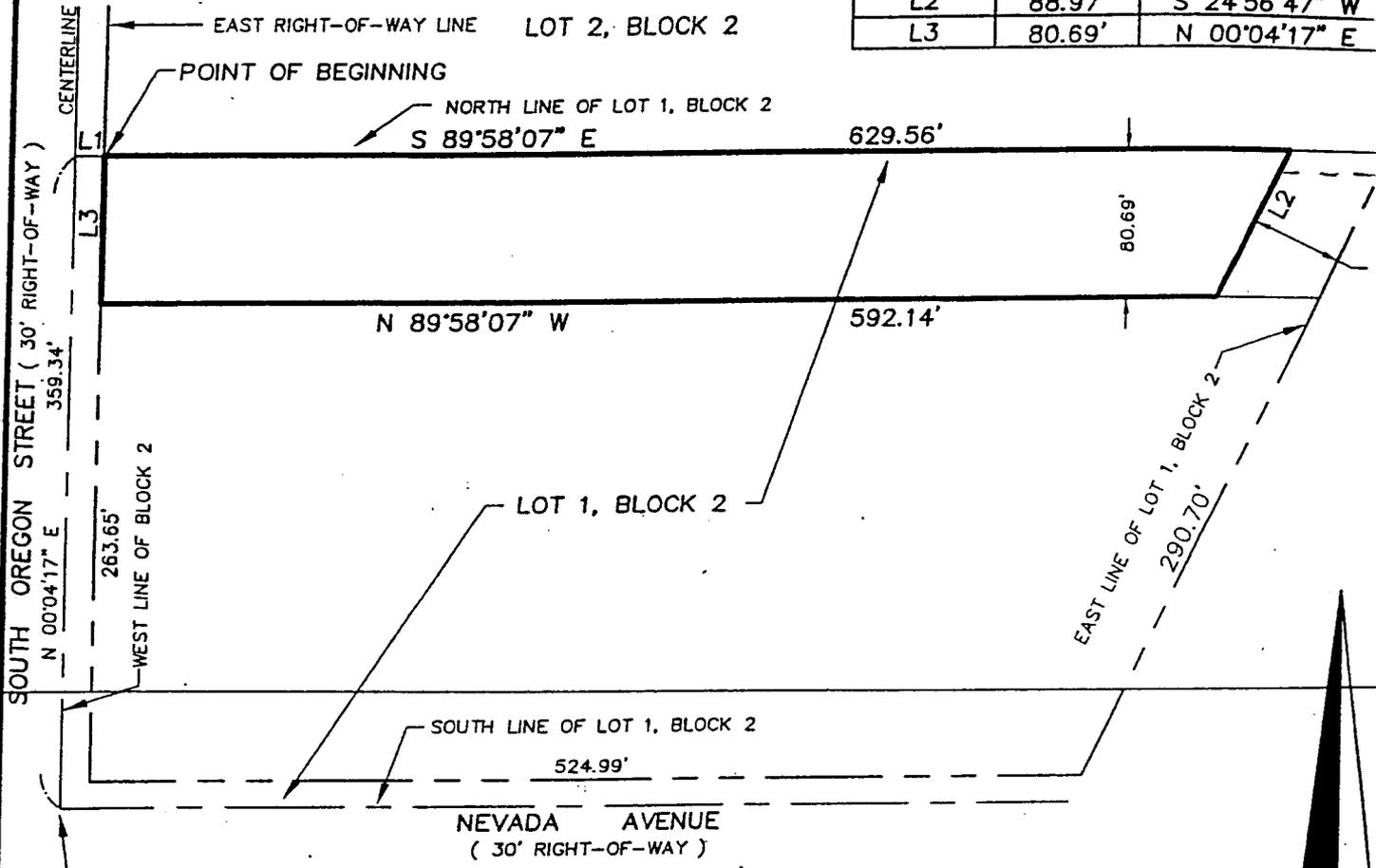
1. Bearings as shown hereon are based on the West line of Block 2, Map of Sanford Farms, Plat Book 1, Pages 127, 128 & 128 1/2, Public Records of Seminole County, Florida, being N 00°04'17" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct 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 original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION FOR SEMINOLE COUNTY EXHIBIT A	Date: 12/04/2003 KR		CERT. NO. LB2108 48126  SOUTHEASTERN SURVEYING & MAPPING CO 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southesternsurveying.com  GARY B. KRICK
	Job No.: 48126	Scale: 1" = 100'	
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			

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S 89°58'07" E
L2	88.97'	S 24°56'47" W
L3	80.69'	N 00°04'17" E



POINT OF COMMENCEMENT
SOUTHWEST CORNER OF BLOCK 2, MAP OF
SANFORD FARMS, PLAT BOOK 1, PAGES
127, 128 & 128 1/2, PUBLIC RECORDS OF
SEMINOLE COUNTY, FLORIDA

LEGEND :
L1 = LINE NUMBER



SOUTHEASTERN SURVEYING & MAPPING CO.
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108

Drawing No. 48126031
Job No. 48126
Date: 12/04/2003

SCHEDULE "A"

DESCRIPTION:

A portion of Lot 2, Less the West 10 feet for road, Block 2, MAP SANFORD FARMS, according to the plat thereof as recorded in Plat Book 1, Page 127, 128 and 128 1/2, Public Records of Seminole County, Florida, more particularly described as follows:

Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 634.34 feet; thence South 89°58'07" East, 481.88 feet along the North line of said Lot 2 to the Point of Beginning; thence continue South 89°58'07" East, 345.36 feet along said North line to a point on the East line of said Lot 2; thence South 24°56'47" West, 303.22 feet along said East line to the Southeast corner of said Lot 2; thence North 89°58'07" West, 55.13 feet along the South line of said Lot 2; thence North 24°56'47" East, 49.49 feet; thence North 39°50'28" West, 174.69 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1050.00 feet and a central angle of 6°31'56"; thence Northwesterly along the arc of said curve, 119.71 feet (chord bearing and distance between said points being, North 36°34'30" West, 119.65 feet) to the Point of Beginning.

Containing 49,286 square feet (1.131 acres, more or less.)

SURVEYORS NOTES

1. Bearings shown hereon are based on the centerline of South Oregon Street, being N. 0°04'17" E., per the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A
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. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

<p>DESCRIPTION</p> <p>FOR</p> <p>Seminole County</p> <p>EXHIBIT B</p>	Date: 3-20-2003 EO		<p>CERT. NO. LB2108 48126001</p>  <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 email info@southeasternsurveying.com</p> <p><i>Gary B. Krick</i> GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245</p>
	Job No.: 48126001	Scale: 1" = 100'	
	CH. 61G17-6, Florida Administrative Code requires that a description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

P.O.C.
SW CORNER BLOCK 2,
PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET

30' R/W

N 00°04'17" E 634.34'

SOUTH R/W LINE

WEST LINE BLOCK 2

15.00'

10.00'



SCALE: 1"=100'

SOUTH LINE LOT 2

NORTH LINE LOT 2

LOT 2 BLOCK 2
SANFORD FARMS
P.B. 1, PG 127

LOT 1
BLOCK 2

OWNER: NORMAN K. & GAYLE MIMS
PARCEL ID: 16-19-30-5AB-0200-0020

LOT 3
BLOCK 2

NEVADA AVENUE
30' R/W

481.88'
S 89°58'07" E

L = 119.71'
R = 1050.00'
Δ = 6°31'56"
CB = N36°34'30" W
CH = 119.65'

P.O.B.

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CL = CENTERLINE
- PB = PLAT BOOK
- PG = PAGE(S)

N89°58'07" W
55.13'

N39°50'28" W
174.69'

345.36'
S89°58'07" E

SE CORNER
LOT 2

"L1"
N24°56'47" E
49.49'

S24°56'47" W
303.22'

EAST LINE
LOT 2



SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1867
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126002
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

WARRANTY DEED

THIS AGREEMENT is made and entered into this _____ day of _____, 2004, by and between NORMAN K. MIMS and GAYLE MIMS, his wife, whose address is 755 Oregon Avenue, Lake Monroe, Florida 32747, hereinafter referred to 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.

WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

SEE EXHIBIT "A"

Property Appraiser's Parcel Identification Number 16-19-30-5AB-0200-0020

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

IN ADDITION to all other common law covenants, this deed contains the covenant of further assurances.

TO HAVE AND TO HOLD the same in fee simple forever.

EXHIBIT B

SCHEDULE "A"

DESCRIPTION:

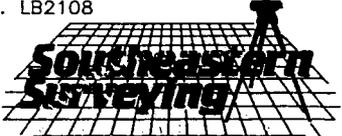
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Commence at the Southwest corner of Block 2 of said plat, also being the center of Section 20, Township 19 South, Range 30 East, thence North 00°04'17" East along the West line of said Block 2, also being the centerline of South Oregon Street, 634.34 feet; thence South 89°58'07" East, 481.88 feet along the North line of said Lot 2 to the Point of Beginning; thence continue South 89°58'07" East, 345.36 feet along said North line to a point on the East line of said Lot 2; thence South 24°56'47" West, 303.22 feet along said East line to the Southeast corner of said Lot 2; thence North 89°58'07" West, 55.13 feet along the South line of said Lot 2; thence North 24°56'47" East, 49.49 feet; thence North 39°50'28" West, 174.69 feet to the point of curvature of a curve concave Northeasterly, having a radius of 1050.00 feet and a central angle of 6°31'56"; thence Northwesterly along the arc of said curve, 119.71 feet (chord bearing and distance between said points being, North 36°34'30" West, 119.65 feet) to the Point of Beginning.

Containing 49,286 square feet (1.131 acres, more or less.)

SURVEYORS NOTES

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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. Vertical information shown hereon refers to 4"x4" Concrete Monument with Seminole County disk stamped 3050801 located ± 30' North of the centerline of the intersection of Canal Street and Missouri Avenue (Elevation=7.414)
4. Topography shown hereon was extracted from a digital file of a topographic survey prepared by Tinklepaugh Surveying Services, Inc. dated 5-1-01 and verified by a field reconnaissance by Southeastern Surveying & Mapping Corporation dated 3-20-2003.
5. This description is based on information shown on the map of Lockhart-Smith Canal, prepared by Tinklepaugh Surveying Services, Inc., dated: 5/01/01, File No. SX6822-A.

<p>DESCRIPTION</p> <p>FOR</p> <p>Seminole County</p> <p>EXHIBIT A</p>	Date: 3-20-2003 EO		CERT. NO. LB2108 48126001
	Job No.: 48126001	Scale: 1" = 100'	 <p>SOUTHEASTERN SURVEYING & MAPPING CORP. 324 North Orlando Avenue Maitland, Florida 32751 (407)647-8898 fax(407)647-1667 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 description drawing bear the notation that THIS IS NOT A SURVEY.		
SHEET 1 OF 2 SEE SHEET 2 FOR SKETCH			

SKETCH OF DESCRIPTION

P.O.C.
SW CORNER BLOCK 2,
PB 1, PG 127
CENTER OF SECTION
20-19-30

SOUTH OREGON STREET

30' R/W

N 00°04'17" E 634.34'

SOUTH R/W LINE

WEST LINE BLOCK 2

15.00'

10.00'



SCALE: 1"=100'

NORTH LINE LOT 2

471.88'

S 89°58'07" E 481.88'

LOT 2 BLOCK 2
SANFORD FARMS
P.B. 1, PG 127

LOT 1
BLOCK 2

OWNER: NORMAN K. & GAYLE MIMS
PARCEL ID: 16-19-30-5AB-0200-0020

LOT 3
BLOCK 2

NEVADA AVENUE

30' R/W

639.87'

L = 119.71'
R = 1050.00'
Δ = 6°31'56"
CB = N36°34'30"W
CH = 119.65'

P.O.B.

N89°58'07"W
55.13'

N39°50'28"W
174.69'

LOCKHART-SMITH CANAL
TOP OF BANK
TOE OF SLOPE
TOP OF BANK

S89°58'07"E 345.36'

ABBREVIATIONS:

- R/W = RIGHT-OF-WAY
- L = LENGTH OF CURVE
- R = RADIUS
- Δ = CENTRAL ANGLE
- CB = CHORD BEARING
- CH = CHORD DISTANCE
- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- CL = CENTERLINE
- PB = PLAT BOOK
- PG = PAGE(S)

SE CORNER LOT 2

"L1"
N24°56'47"E
49.49'

S24°56'47"W
303.22'

EAST LINE LOT 2



SOUTHEASTERN SURVEYING & MAPPING CORP.
324 North Orlando Avenue
Maitland, Florida 32751-4702
(407)647-8898 fax(407)647-1887
Cert. No. LB-2108
email: info@southeasternsurveying.com

Drawing No. 48126002
Job No. 48126
Date: 3-20-03
SHEET 2 OF 2
See Sheet 1 for Description

COUNTY DEED

THIS DEED is made this _____ day of _____, 2004, 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 NORMAN K. MIMS and GAYLE MIMS, his wife, referred to as the GRANTEE, whose address is 755 Oregon Avenue, Lake Monroe, Florida 32747.

WITNESSETH:

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

SEE EXHIBIT "A"

Property Appraiser's Parcel Identification No. 16-19-30-5AB-0200-0010

GRANTOR, in accordance with *Section 270.11, Florida Statutes*, elects not to retain and reserve any interest in or title to phosphate, mineral, metals, or petroleum that is or may be in, on or under the above-described land.

REMAINDER OF PAGE LEFT BLANK INTENTIONALLY

EXHIBIT C

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

ATTEST:

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

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

By: _____
DARYL McLAIN, Chairman

Date: _____

For the use and reliance
Seminole County only. Ap-
proved as to form and legal
sufficiency.

As authorized for execution by the Board
of County Commissioners at its _____,
2004, regular meeting

County Attorney

Attachment
Exhibit A - Legal Description

SCHEDULE "A"

Description :

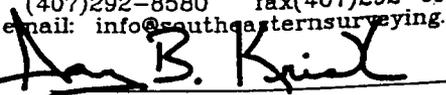
A portion of Lot 1, Block 2, Map of Sanford Farms as recorded in Plat Book 1, Pages 127, 128 and 128 1/2, Public Records of Seminole County, Florida, being more particularly described as follows :

Commence at the Southwest corner of said Block 2, thence N 00°04'17" E along the West line of said Block 2, said line also being the centerline of South Oregon Street, a distance of 359.34 feet to a point on the North line of said Lot 1, Block 2; thence S 89°58'07" E along the North line of said Lot 1 a distance of 15.00 feet to the Point of Beginning, said point being on the East right-of-way line of said South Oregon Street; thence continue S 89°58'07" E along said North line a distance of 629.56 feet to a point that is 50.00 feet from, measured at a right angle to, the East line of said Lot 1, Block 2; thence S 24°56'47" W along a line that is 50.00 feet West of and parallel with said East line a distance of 88.97 feet to a point that is 80.69 feet from, measured at a right angle to, said North line; thence N 89°58'07" W along a line that is 80.69 feet South of and parallel with said North line a distance of 592.14 feet to a point on said East right-of-way line; thence N 00°04'17" E along said East right-of-way line, said line being 15.00 feet East of and parallel with the West line of said Block 2, a distance of 80.69 feet to the Point of Beginning.

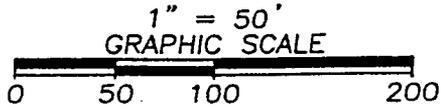
Containing 49,290 square feet (1.13 acres more or less).

SURVEYORS NOTES:

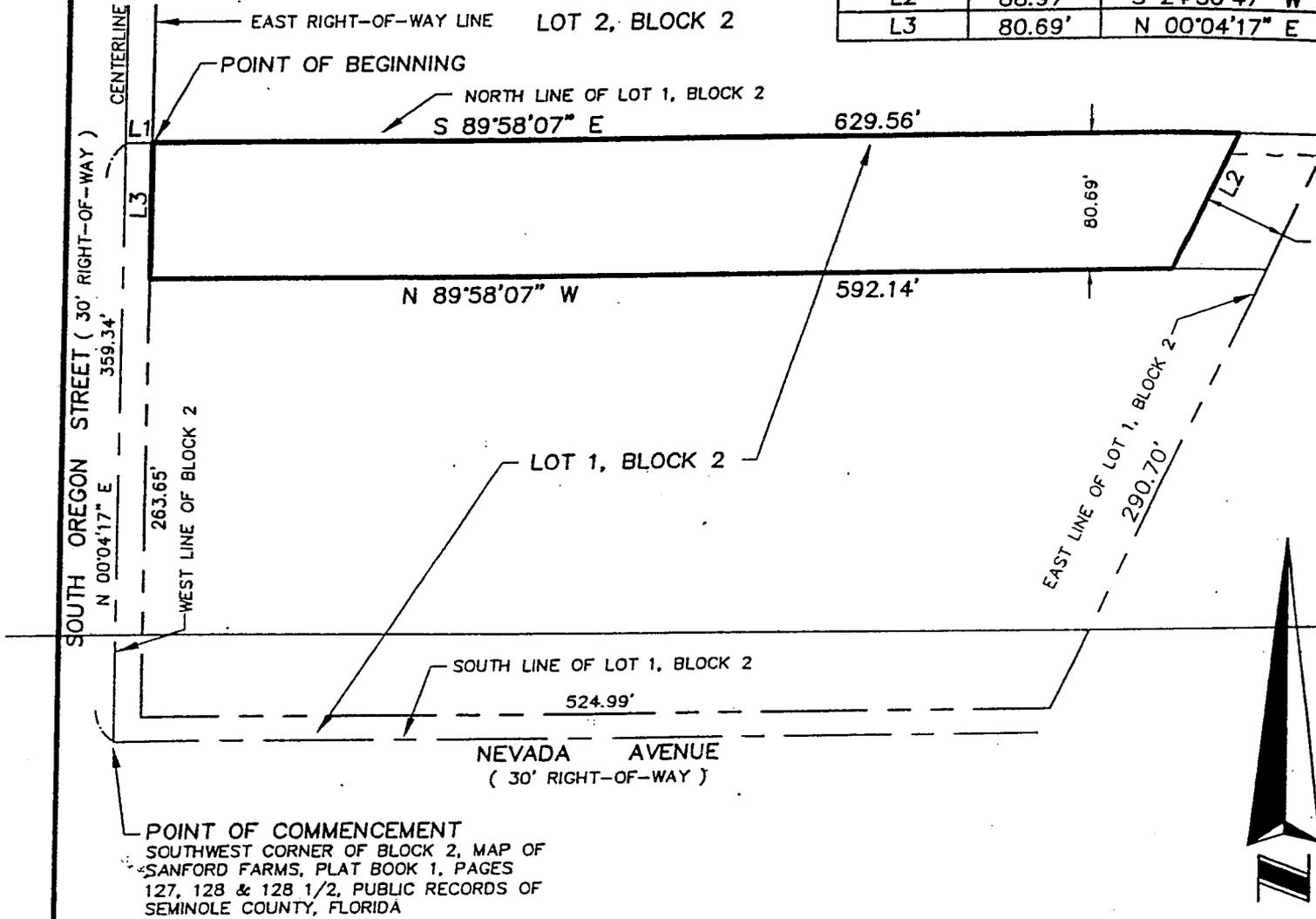
1. Bearings as shown hereon are based on the West line of Block 2, Map of Sanford Farms, Plat Book 1, Pages 127, 128 & 128 1/2, Public Records of Seminole County, Florida, being N 00°04'17" E, assumed.
2. I hereby certify that the "Sketch of Description" of the above described property is true and correct 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 original signature and raised seal of a Florida licensed surveyor and mapper.

DESCRIPTION	Date: 12/04/2003 KR	CERT. NO. LB2108 481260
FOR SEMINOLE COUNTY	Job No.: 48126 Scale: 1" = 100'	 SOUTHEASTERN SURVEYING & MAPPING CORP. 6500 All American Boulevard Orlando, Florida 32810-4350 (407)292-8580 fax(407)292-0141 email: info@southeasternsurveying.com  GARY B. KRICK REGISTERED LAND SURVEYOR NO. 4245
EXHIBIT A	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	

SKETCH OF DESCRIPTION



LINE TABLE		
LINE	LENGTH	BEARING
L1	15.00'	S 89°58'07" E
L2	88.97'	S 24°56'47" W
L3	80.69'	N 00°04'17" E



LEGEND :

L1 = LINE NUMBER

Drawing No. 48126031
Job No. 48126
Date: 12/04/2003



SOUTHEASTERN SURVEYING & MAPPING CO
6500 All American Boulevard
Orlando, Florida 32810-4350
(407)292-8580 fax(407)292-0141
Cert. No. LB-2108