



CCAO 4

**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Robert A. McMillan, County Attorney

FROM: Stephen P. Lee, Deputy County Attorney
Ext. 5736

CONCUR: Pam Hastings Administrative Manager/Public Works Department

DATE: March 13, 2003

SUBJECT: CSX Transportation, Inc.
Parcel 202
ELMB IIB

This Memorandum requests the Board's authorization to close the purchase of Parcel Number 202 from CSX Transportation, Inc. by payment to CSX in the amount of \$10,078.00 and acceptance of a quit claim deed from CSX.

I PROPERTY

This is a fee simple acquisition of approximately 0.25 acres (11,198 square feet) which is a sliver portion of an abandoned railroad right of way. A sketch is attached as Exhibit A.

II AUTHORITY TO ACQUIRE

The BCC adopted Resolution No. 2003-R-47, on February 11, 2003, authorizing the acquisition of this property and finding that the East Lake Mary Boulevard, Phase IIB Project is necessary, serves a public purpose and is in the best interest of the citizens of Seminole County.

III APPRAISED VALUES

The County agreed with CSX to the purchase price of \$10,078.00 without necessity for a formal appraisal by either the County or CSX. This value is not out of line when compared to amounts paid for other parcels in the area, particularly when no additional costs or fees are incurred.

IV COST AVOIDANCE

By this settlement, the County avoids additional costs for appraisals and attorneys fees.

V RECOMMENDATION

County staff recommends that the BCC approve this purchase, authorize issuance of a check in the amount of \$10,078.00 and acceptance and recording of the quit claim deed from CSX.

SPL/la
Attachment
Parcel Sketch
Quit Claim Deed

P:\Users\Casl01\Agenda\BCC Memo (CSX Parcel 202).doc

 - PROPOSED SALE AREA
(0.26 ac. +/-)

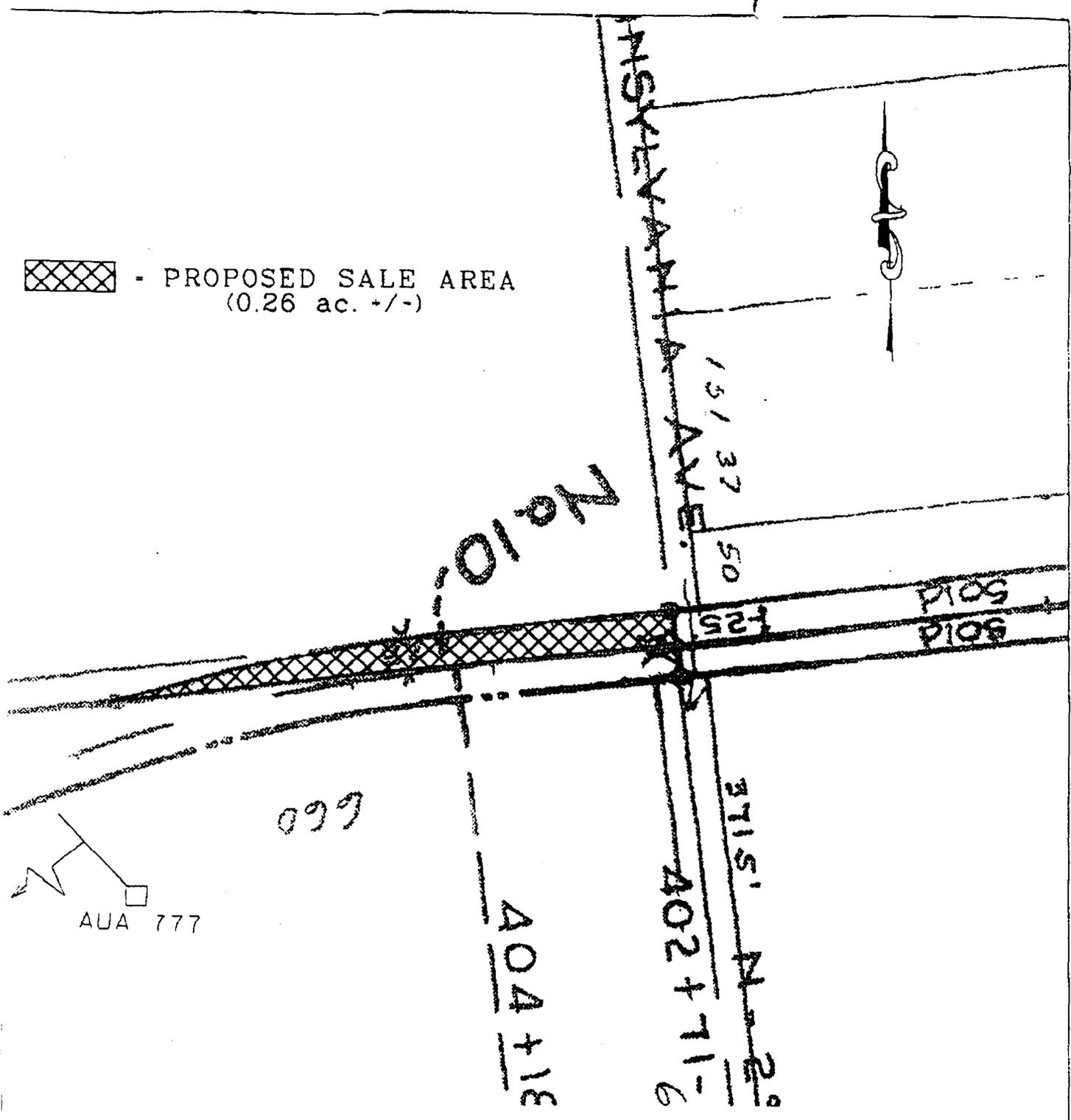


EXHIBIT "A"

CSX REAL PROPERTY

PROPOSED SALE TO
SEMINOLE COUNTY

City: Sanford
County: seminole
State: Florida
Pips: 12117
Pin: 0098
Site ID:

Drawing No.: R02584
VAL: V3cFL/4
GIS: 02023
Scale: 1" = 100'
Date: 06/07/02
Drawn By: R&B



File: s:\pin\FL12\F117\ 117-0098\seminolcco.dgn

QUITCLAIM DEED

THIS QUITCLAIM DEED, made this 8th day of August, 2002, between CSX TRANSPORTATION, INC., a Virginia corporation, whose mailing address is 500 Water Street, Jacksonville, Florida 32202, and whose Tax Identification Number(s) is/are _____ hereinafter called "Grantor", and SEMINOLE COUNTY, whose mailing address is 520 West Lake Mary Boulevard, Suite 200, Sanford, FL 32773-7424, hereinafter called "Grantee", WITNESSETH:

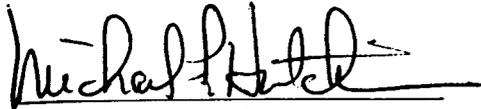
(Wherever used herein, the terms "Grantor" and "Grantee" may be construed in the singular or plural as the context may require or admit, and for purposes of exceptions, reservations and/or covenants, shall include the heirs, legal representatives and assigns of individuals or the successors and assigns of corporations.)

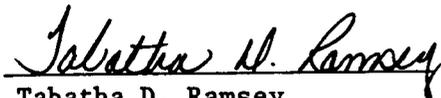
THAT Grantor, for and in consideration of the sum of TEN THOUSAND SEVENTY EIGHT AND NO/100 DOLLARS (\$10,078.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby RELEASE, REMISE and forever QUITCLAIM unto Grantee, its successors and assigns, all right, title and interest of Grantor, if any, in and to that certain tract or parcel of land situate, lying and being at Sanford, County of Seminole, State of Florida, and having a Tax Parcel Identification Number of _____, hereinafter designated "the Premises," more particularly described in Exhibit A, attached hereto and incorporated herein, and containing 0.257 acres, more or less.

TO HAVE AND TO HOLD the Premises, and all the estate, right, title, lien, interest and claim whatsoever of Grantor therein, either in law or equity, and all improvements thereon and appurtenances thereto, unto the proper use, benefit and enjoyment of Grantee, Grantee's heirs and assigns or successors and assigns, forever.

IN WITNESS WHEREOF, CSX TRANSPORTATION, INC., pursuant to due corporate authority, has caused its name to be signed hereto by its officers hereunto duly authorized and its corporate seal, duly attested, to be hereunto affixed.

Signed, sealed and delivered
in the presence of:


Michael F. Hutchins

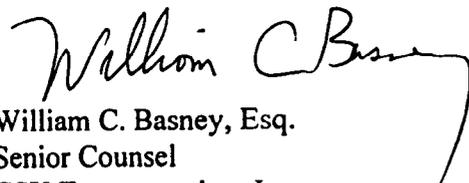

Tabatha D. Ramsey

CSX TRANSPORTATION, INC.:

By: 
Print Name: Frederick J. Favorite
Print Title: Senior Vice President

Attest:  (SEAL)
Secretary
Print Name: RACHEL E. GEIERSBACH

This instrument prepared by
or under the direction of:


William C. Basney, Esq.
Senior Counsel
CSX Transportation, Inc.
500 Water Street
Jacksonville, Florida 32202

RETURN TO: Seminole County
520 West Lake Mary Boulevard, Suite 200
Sanford, FL 32773-7424