



**COUNTY ATTORNEY'S OFFICE
MEMORANDUM**

TO: Board of County Commissioners

THROUGH: Stephen P. Lee, Deputy County Attorney *[Signature]*

FROM: Henry M. Brown, Assistant County Attorney *HMB*
Ext. 5736

DATE: April 25, 2003

SUBJECT: I-4/46A Interchange Replacement County Deeds

This Memorandum requests approval by the Board of County Commissioners (BCC) and execution by the Chairman of five (5) replacement County Deeds relating to the I-4/46A interchange project.

I BACKGROUND

In 1996, to move the construction of the I-4/46A interchange project forward, the County agreed to acquire the necessary property in the Northwest quadrant. Parcel Nos. 102, 107, 110, 113, and 114 were needed and were to be conveyed by the County to FDOT following acquisition.

In 1998, County Deeds to FDOT reserving back to the County utility easements were approved by the FDOT. The BCC approved the County Deeds and conveyances were made. The I-4/46A interchange was constructed and is presently in use.

II THE NEED FOR REPLACEMENT DEEDS

Recently, FDOT contacted County staff to advise that the 1998 County Deeds were never recorded nor certified to the Federal Transportation authorities. The deeds approved by FDOT and conveyed by the County contained utility easement reservations to the County. This is commonly done where County roads intersect state road or city streets. However, these five (5) County Deeds related to Limited Access Right-of-Way at the expressway. The FDOT has now advised that the Federal Transportation regulations do not allow utility reservations within Limited Access Right-of-Way. Thus, the five (5) replacement County Deeds convey the same property; however, the utility reservations have been deleted.

III PRESENT UTILITY STATUS

The County's Water and Sewer Division has been contacted. No County utility lines have been installed in the land area and none are planned. Further, because of utility hanger concerns on the expressway bridge, it is unlikely that utility crossings would ever be made.

IV RECOMMENDATION

County staff recommends that the BCC approve the five (5) replacement County Deeds and authorize the Chairman to execute them.

HMB\dre

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COUNTY DEED
CR-46A/I-4 INTERCHANGE
SEMINOLE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2003, 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 Florida Department of Transportation, a Department of Florida State Government, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720, hereinafter referred to as the GRANTEE.

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, and its assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

PARCEL NO. 114

SECTION 77160-2436

THAT PART OF:

"THE WEST 330 FEET OF THE SOUTH 825 FEET OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD 46-A." (SAID PROPERTY BEING THE SAME LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1962, PAGE 1973, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

"THE WEST 330 FEET OF THE EAST 990 FEET OF THE SOUTH 825 FEET OF THE SW 1/4 OF THE SE 1/4 (LESS ROAD), SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA." (SAID PROPERTY BEING THE SAME LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1963, PAGE 644, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

THIS INSTRUMENT PREPARED BY:
HENRY M. BROWN
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

"THE EAST 330 FEET OF THE WEST 660 FEET OF THE SOUTH 825 FEET OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LESS THE SOUTH 25 FEET FOR COUNTY ROAD 46-A." (SAID PROPERTY BEING THE SAME LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1963, PAGE 648, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST RUN SOUTH 89°49'35" EAST ALONG THE BASELINE OF SURVEY OF COUNTY ROAD 46-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2436, FOR A DISTANCE OF 2967.99 FEET; THENCE NORTH 00°10'25" EAST 25.00 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°10'25" EAST ALONG SAID RIGHT OF WAY LINE 25.00 FEET; THENCE SOUTH 89°49'35" EAST ALONG SAID RIGHT OF WAY LINE 34.28 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°09'31" WEST ALONG SAID WEST LINE 45.75 FEET TO A POINT BEING 95.75 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY OF COUNTY ROAD 46-A, SAID POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 165.47 FEET TO A POINT HEREINAFTER REFERRED TO AS POINT "B"; THENCE CONTINUE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 494.64 FEET TO THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°13'59" EAST ALONG SAID WEST LINE 70.75 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A; THENCE SOUTH 89°49'35" EAST ALONG SAID RIGHT OF WAY LINE 625.61 FEET TO THE POINT OF BEGINNING.

THE LANDS DESCRIBED HEREIN CONTAIN 1.052 ACRES, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY ALONG THAT LINE DESCRIBED ABOVE LYING BETWEEN POINTS "A" AND "B".

PARCEL I.D. NUMBERS: 31-19-30-300-0220-0000 AND 31-19-30-300-022A-0000

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 G. McLAIN, Chairman
Date: _____

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

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting.

County Attorney

COUNTY DEED
CR-46A/I-4 INTERCHANGE
SEMINOLE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2003, 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 Florida Department of Transportation, a Department of Florida State Government, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720, hereinafter referred to as the GRANTEE.

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, and its assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

PARCEL NO. 113

SECTION 77160-2436

THAT PART OF:

"PARCEL NO. 1 - BEGINNING AT A POINT 15 CHAINS NORTH OF THE SE CORNER OF THE SW 1/4 OF THE SE 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, THENCE RUN WEST 10 CHAINS, THENCE RUN SOUTH 15 CHAINS, THENCE RUN EAST 198 FEET, THENCE RUN NORTH 540 FEET, THENCE RUN EAST TO THE EAST LINE OF THE SW 1/4 OF THE SE 1/4 OF SAID SECTION, THENCE RUN NORTH TO THE POINT OF BEGINNING, LESS RIGHT OF WAY FOR STATE ROAD {NOW KNOWN AS COUNTY ROAD 46A}. CONTAINING 9 ACRES, MORE OR LESS." (SAID PARCEL BEING A PORTION OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 1775, PAGE 1474, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST RUN SOUTH 89°49'35" EAST ALONG THE BASELINE OF SURVEY OF COUNTY ROAD 46-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2436, FOR A DISTANCE OF 2967.99 FEET; THENCE NORTH 00°10'25" EAST 25.00 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A; THENCE

THIS INSTRUMENT PREPARED BY:
HENRY M. BROWN
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

CONTINUE NORTH 00°10'25" EAST ALONG SAID RIGHT OF WAY LINE 25.00 FEET; THENCE SOUTH 89°49'35" EAST ALONG SAID RIGHT OF WAY LINE 34.28 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31 AND THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 89°49'35" EAST 198.00 FEET TO THE WEST LINE OF THE EAST 462.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE NORTH 00°09'31" WEST ALONG SAID WEST LINE OF THE EAST 462.00 FEET A DISTANCE OF 53.75 FEET TO A POINT BEING 103.75 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY OF COUNTY ROAD 46-A; THENCE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 38.91 FEET; THENCE SOUTH 00°10'25" WEST 8.00 FEET TO A POINT BEING 95.75 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY OF COUNTY ROAD 46-A; THENCE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 159.04 FEET TO THE WEST LINE OF THE EAST 660.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°09'31" EAST ALONG SAID WEST LINE OF THE EAST 660.00 FEET A DISTANCE OF 45.75 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A AND THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 9370 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

PARCEL I.D. NUMBER: 19-30-31-300-0290-0000

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 G. McLAIN, Chairman

Date: _____

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

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting.

County Attorney

COUNTY DEED
CR-46A/I-4 INTERCHANGE
SEMINOLE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2003, 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 Florida Department of Transportation, a Department of Florida State Government, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720, hereinafter referred to as the GRANTEE.

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 GRANTEE, the receipt of which is hereby acknowledged, does hereby grant, bargain and sell to GRANTEE and its assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

PARCEL NO. 110

SECTION 77160-2436

THAT PART OF:

THE WEST 400.00 FEET OF THE EAST 462.00 FEET OF THE SOUTH 540.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, EXCEPT THE WEST 145.00 FEET OF THE EAST 207.00 FEET OF THE SOUTH 360.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31, AND EXCEPT EXISTING ROAD RIGHT OF WAY FOR COUNTY ROAD 46-A. (SAID PROPERTY BEING A PORTION OF THOSE LANDS AS RECORDED IN DEED BOOK 138, PAGE 437, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

DESCRIBED AS FOLLOWS:

THIS INSTRUMENT PREPARED BY:
HENRY M. BROWN
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST RUN SOUTH 89°49'35" EAST ALONG THE BASELINE OF SURVEY OF COUNTY ROAD 46-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 77160-2436, FOR A DISTANCE OF 3292.99 FEET; THENCE NORTH 00°10'25" EAST 50.00 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°10'25" EAST ALONG SAID RIGHT OF WAY LINE 20.00 FEET; THENCE NORTH 86°28'17" EAST ALONG SAID RIGHT OF WAY LINE 162.45 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE NORTH 00°09'31" WEST ALONG SAID EASTERLY LINE 23.26 FEET TO A POINT BEING 103.75 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY OF COUNTY ROAD 46-A; THENCE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 255.00 FEET TO THE WEST LINE OF THE EAST 462.00 FEET OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 31; THENCE SOUTH 00°09'31" EAST ALONG SAID WEST LINE OF THE EAST 462.00 FEET A DISTANCE OF 53.75 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A; THENCE SOUTH 89°49'35" EAST ALONG SAID RIGHT OF WAY LINE 92.72 FEET TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 9612 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

PARCEL I.D. NUMBER: 31-19-30-300-0240-0000

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 G. McLAIN, Chairman

Date: _____

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

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting.

County Attorney

HMB\dre
04\23\03

**COUNTY DEED
CR-46A/I-4 INTERCHANGE
SEMINOLE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION**

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2003, 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 Florida Department of Transportation, a Department of Florida State Government, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720, hereinafter referred to as the GRANTEE.

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, and its assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

PARCEL NO. 107

SECTION 77160-2436

ALL THAT PART OF:

BEGINNING 62 FEET WEST OF THE SOUTHEAST CORNER OF THE SOUTHWEST QUARTER (SW ¼) OF THE SOUTHEAST QUARTER (SE ¼), RUN NORTH 360 FEET, WEST 145 FEET, SOUTH 360 FEET, EAST 145 FEET TO POINT OF BEGINNING, LESS AND EXCEPT ROAD RIGHT-OF-WAY. ALL BEING IN SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA.” (SAID PROPERTY BEING THE SAME LANDS AS RECORDED IN OFFICIAL RECORDS BOOK 2040, PAGE 1305, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.);

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THIS INSTRUMENT PREPARED BY:
HENRY M. BROWN
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 31, TOWNSHIP 19 SOUTH, RANGE 30 EAST RUN SOUTH 89°49'35" EAST ALONG THE BASELINE OF SURVEY OF COUNTY ROAD 46-A, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 77160-2436, FOR A DISTANCE OF 3602.08 FEET; THENCE NORTH 00°10'25" EAST 60.00 FEET TO THE NORTHERLY EXISTING RIGHT-OF-WAY LINE OF COUNTY ROAD 46-A; THENCE CONTINUE NORTH 00°10'25" EAST ALONG SAID RIGHT-OF-WAY LINE 30.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE SOUTH 86°28'17" WEST 2.05 FEET TO THE EASTERLY LINE OF THE ABOVE DESCRIBED PARCEL AND THE POINT OF BEGINNING; THENCE NORTH 00°09'31" WEST ALONG SAID EASTERLY LINE 13.88 FEET TO A POINT BEING 103.75 FEET NORTHERLY OF, AS MEASURED PERPENDICULAR TO, SAID BASELINE OF SURVEY OF COUNTY ROAD 46-A; THENCE NORTH 89°49'35" WEST, PARALLEL WITH SAID BASELINE OF SURVEY, 145.00 FEET TO THE WESTERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE SOUTH 00°09'31" EAST ALONG SAID WESTERLY LINE 23.26 FEET TO THE NORTHERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 46-A; THENCE NORTH 86°28'17" EAST ALONG SAID RIGHT OF WAY LINE 145.25 FEET TO THE POINT OF BEGINNING.

THE LANDS HEREIN DESCRIBED CONTAIN 2693 SQUARE FEET, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

PARCEL I.D. NUMBER: 19-30-31-300-0250-0000

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 G. McLAIN, Chairman

Date: _____

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

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting.

County Attorney

HMB\dre
04\24\03

COUNTY DEED
CR-46A/I-4 INTERCHANGE
SEMINOLE COUNTY TO FLORIDA DEPARTMENT OF TRANSPORTATION

COUNTY OF SEMINOLE, FLORIDA

THIS DEED is made this ____ day of _____, 2003, 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 Florida Department of Transportation, a Department of Florida State Government, whose address is 719 South Woodland Boulevard, DeLand, Florida 32720, hereinafter referred to as the GRANTEE.

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, and its assigns forever, the following described land lying and being in Seminole County, Florida, to-wit:

PARCEL NO. 102

SECTION 77160-2436

THAT PORTION OF:

THAT PART OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, SEMINOLE COUNTY, FLORIDA, LYING NORTH OF THE SANFORD GRANT LINE AND EAST OF S.R. 400 (INTERSTATE NO. 4) LESS RIGHTS-OF-WAY OF COUNTY ROAD 46A ON THE NORTH, AND RINEHART ROAD ON THE EAST;

LYING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND:

FROM THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 20 SOUTH, RANGE 30 EAST, RUN THENCE SOUTH 89°48'29" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST 1/4 A DISTANCE OF 2,320.71 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 400 (I-4); THENCE NORTH 24°03'25" EAST ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1,667.15 FEET CALCULATED (1668.65 FEET RECORD) TO THE POINT OF BEGINNING; THENCE LEAVING SAID RIGHT-OF-WAY LINE, NORTH 27°03'25" EAST A DISTANCE OF 298.19 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 797.97 FEET AND A CHORD BEARING OF NORTH 45°05'44" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 36°04'38", A DISTANCE OF 502.45 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°08'03" EAST A DISTANCE OF 447.74 FEET TO THE POINT OF CURVATURE

THIS INSTRUMENT PREPARED BY:
HENRY M. BROWN
ASSISTANT COUNTY ATTORNEY
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-5736

OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 389.70 FEET AND A CHORD BEARING OF NORTH 31°59'32" EAST; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 62°17'02" A DISTANCE OF 423.63 FEET TO THE POINT OF TANGENCY; THENCE NORTH 00°51'01" EAST A DISTANCE OF 236.47 FEET; THENCE SOUTH 89°49'35" EAST A DISTANCE OF 364.57 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF RINEHART ROAD; THENCE NORTH 00°00'45" EAST ALONG THE WESTERLY RIGHT-OF-WAY LINE OF RINEHART ROAD A DISTANCE OF 70.00 FEET TO THE SOUTHERLY RIGHT-OF-WAY LINE OF C.R. 46A (PAOLA ROAD); THENCE NORTH 89°49'35" WEST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF C.R. 46A (PAOLA ROAD) A DISTANCE OF 404.00 FEET; THENCE CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, SOUTH 87°25'39" WEST A DISTANCE OF 417.43 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF S.R. 400 (I-4); THENCE SOUTH 24°03'25" WEST ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,584.03 FEET TO THE POINT OF BEGINNING.

(SAID LANDS BEING THE SAME PROPERTY AS DESCRIBED IN OFFICIAL RECORDS BOOK 2734, PAGE 1102, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.)

CONTAINING 11.039 ACRES, MORE OR LESS.

TOGETHER WITH ALL RIGHTS OF INGRESS, EGRESS, LIGHT, AIR AND VIEW BETWEEN THE GRANTOR'S REMAINING PROPERTY AND ANY FACILITY CONSTRUCTED ON THE ABOVE DESCRIBED PROPERTY.

PARCEL I.D. NUMBER: 06-20-30-300-005A-0000-0-7

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 G. McLAIN, Chairman

Date: _____

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

As authorized for execution by the Board
of County Commissioners at its _____,
2003, regular meeting.

County Attorney

HMB\dre
04\24\03

P:\USERS\CADE01\MY DOCUMENTS\INSTRUMENTS\COUNTY DEED I-4 AT 46A PARCEL 102.DOC