

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: Resolution to accept land for public purposes

DEPARTMENT: Planning and Development **DIVISION:** Development Review

AUTHORIZED BY: Dan Matthys **CONTACT:** Tom Radzai **EXT.** 7342

Agenda Date 10/11/05 **Regular** **Consent** **Work Session** **Briefing**
Public Hearing – 1:30 **Public Hearing – 7:00**

MOTION/RECOMMENDATION:

Adopt and authorize the chairman to execute a Resolution to accept the Warranty Deed and cancel property taxes for land donated as right-of-way on County Road 46A from NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON.

District 5 – Commissioner Carey (Tom Radzai, Senior Engineer)

BACKGROUND:

The property owners, NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON, are developing a BP Amoco gas station and convenience store, located at the southwest corner of County Road 46A and US 17-92 in Sanford, Florida. Seminole County Engineering has a plan to install a right turn lane on CR 46A at US 17-92. Additional right of way is needed to accommodate the proposed right turn lane. The property owners, NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON have agreed to donate land to Seminole County for the additional right-of-way on County Road 46A.

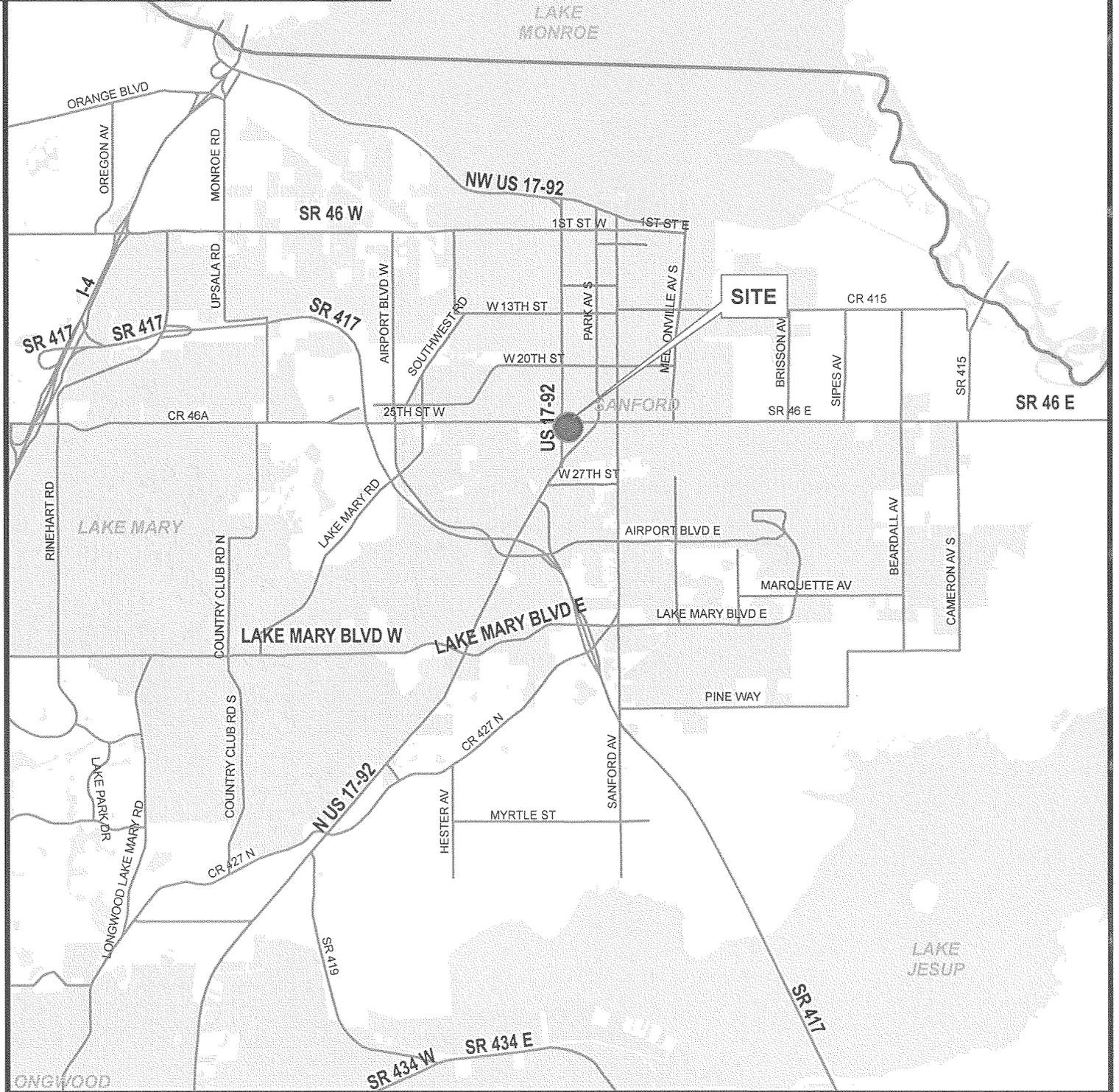
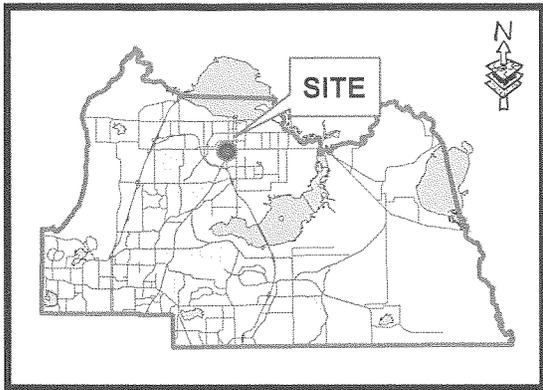
The attached resolution accepts the right-of-way and cancels the ad valorem taxes on the donated properties. The taxes cancelled for year 2005 are estimated to be \$129.73.

STAFF RECOMMENDS :

Adopt and authorize the chairman to execute a Resolution to accept the Warranty Deed and cancel property taxes for land donated as right-of-way on County Road 46A from NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON.

Attachments: Location map
Resolution
Warranty Deeds
Estimate of Real Property Assessments

Reviewed by: RR
Co Atty: RR
DFS: _____
Other: _____
DCM: RR
CM: RR
File No. cpdd 03



RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON 11th DAY OF October, 2005 .

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that there is a necessity for future improvements to property, located in Section 01, Township 20 South, Range 30 East, Seminole County, Florida; and

WHEREAS, the implementation of the future roadway improvements will require right-of-way not now owned by the County of Seminole; and

NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON, have indicated their willingness to donate to Seminole County the required right-of-way, as evidenced by executed Warranty Deed for RIGHT-OF-WAY, attached hereto; and

WHEREAS, Section 196.28, Florida Statutes, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road purposes.

NOW, THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County hereby accepts this Warranty Deed for Right-of-way executed May 11th, 2005, conveying to Seminole County the land described in EXHIBIT "A", attached hereto.

BE IT FURTHER RESOLVED that all ad valorem taxes either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in EXHIBIT "A" are hereby cancelled and discharged.

BE IT FURTHER RESOLVED that said Warranty Deed be recorded in the Official Records of Seminole County, Florida.

BE IT FURTHER RESOLVED that certified copies of this Resolution shall be provided by the Clerk to the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

ADOPTED THIS 11th DAY OF October, 2005 .

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

ATTEST:

CARLTON D. HENLEY, CHAIRMAN

**MARYANNE MORSE, Clerk to the Board of
County Commissioners in and for Seminole
County, Florida.**

TAX PARCEL ID's # 01-20-30-504-0900-0060

**Prepared by: Tracy N. Phelps
Development Review Division
Date: 09-01-05**

EXHIBIT A

This Instrument Prepared by:
Kimberly M. Romano
Seminole County Attorney's Office
1101 E. 1st Street
Sanford, FL 32771

WARRANTY DEED

THIS WARRANTY DEED is made this 11th day of MAY, 2005, between NOEL J. WOODSON, SLOAN W. CARR, and DENNIS M. WOODSON, II SUCCESSOR CO-TRUSTEES OF TRUST B UNDER LAST WILL AND TESTAMENT OF WESLEY S. WOODSON DATED MAY 3, 1972 whose address is 2923 Cove Trail, Winter Park, FL, 32789 hereinafter called the "GRANTORS" 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 called the "GRANTEE":

That the GRANTORS, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTORS in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto the GRANTEE, its heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See Exhibit "A," attached hereto and incorporated herein.

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

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

AND the GRANTORS hereby covenant with said GRANTEE that they are lawfully seized of said land in fee simple; that they have good right and lawful authority to sell and convey said land; that they hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances.

IN WITNESS WHEREOF, GRANTORS have hereunto set their hands and seals the day and year first above written.

WITNESSES:

Phillip Stark
(Signature)

PHILLIP STARK
(Printed Name)

Brandy Foster
(Signature)

Brandy L Foster
(Printed Name)

Catherine M. Hyland
(Signature)

CATHERINE M HYLAND
(Printed Name)

Sylvia Armandaric
(Signature)

Sylvia Armandaric
(Printed Name)

Phillip Stark
(Signature)

PHILLIP STARK
(Printed Name)

Brandy Foster
(Signature)

Brandy L Foster
(Printed Name)

Noel J. Woodson, Co-TRUSTEE (SEAL)

NOEL J. WOODSON, as co-trustee of Trust B under the Last Will and Testament of Wesley S. Woodson dated May 3, 1972

Sloan W. Carr (SEAL)

SLOAN W. CARR, as co-trustee of Trust B under the Last Will and Testament of Wesley Woodson S. dated May 3, 1972

Dennis M. Woodson, II, Co-TRUSTEE (SEAL)

DENNIS M. WOODSON, II, as co-trustee of Trust B under the Last Will and Testament of Wesley S. Woodson dated May 3, 1972

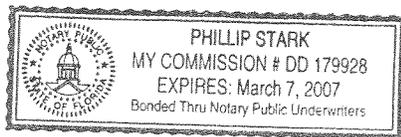
STATE OF FLORIDA
COUNTY OF ORANGE.

The foregoing instrument was acknowledged before me this 11th day of MAY, 2005, by NOEL J. WOODSON, who is personally known to me or who produced

FL DRIVER'S LICENSE as identification and who did (did not) take an oath.

Phillip Stark
Print Name: PHILLIP STARK

Notary Public, in and for the County and State Aforementioned



STATE OF NEW MEXICO
COUNTY OF Sandoval

The foregoing instrument was acknowledged before me this 14th
day of April, 2005, by SLOAN W. CARR, who is personally known
to _____ me _____ or _____ who _____ produced

_____ as identification and who did (did not)
take an oath.

Marie H Knowles
Print Name: Marie H. Knowles
Notary Public, in and for the
County and State Aforementioned

STATE OF FLORIDA
COUNTY OF ORANGE

The foregoing instrument was acknowledged before me this 11th
day of MAY, 2005, by DENNIS M. WOODSON, II who is personally
known _____ to _____ me _____ or _____ who _____ produced

FL DRIVER'S LICENSE
_____ as identification and who did (did not)
take an oath.

Phillip Stark
Print Name: PHILLIP STARK
Notary Public, in and for the
County and State Aforementioned

Attachment:
Exhibit "A" - Legal Description
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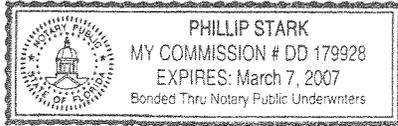


EXHIBIT A
LEGAL DESCRIPTION

PARCEL NUMBER 1

The South 15.00 feet of Lot 5, and all of Lots 6, 7, 8, 9, 9A, 10, and the East Half (E1/2) of Lot 11, and the South 20.00 feet of the East Half (E1/2) of Lot 34 and the South 20.00 feet of Lot 35, Block 9, Dreamworld, according to the plat thereof as recorded in Plat Book 3, Pages 90 and 91, of the Public Records of Seminole County, Florida. And from the Northeast corner of Lot 6, Block 9, Dreamworld, according to the plat thereof as recorded in Plat Book 3, Pages 90 and 91, of the Public Records of Seminole County, Florida; Run thence East 17.00 feet to the point of beginning; Thence run South 125.00 feet; Thence run West 17.00 feet; Thence run North 140.00 feet; Thence run East 17.00 feet; Thence run South 15.00 feet to the point of beginning. And that portion of that certain North-South alley at the Northwest corner of Sarita Street and French Avenue, further described as that alley lying West of the South 15.00 feet of Lot 5 and all of Lots 6 through 9-A, and East of Lot 10, and the South 10.00 feet of Lot 35, Block 9, Dreamworld, according to the plat thereof as recorded in Plat Book 3, Pages 90 and 91, of the Public Records of Seminole County, Florida.

PARCEL NUMBER 2

Beginning at the point of intersection of the South right-of-way line of Geneva Avenue with the West right-of-way of French Avenue (U.S. Highway 17-92, State Road 15 and 600); Thence run South 120 feet along the West right-of-way line of French Avenue; Thence run West 112.00 feet; Thence run North 10.00 feet; Thence run West 90.00 feet; Thence run North 110.00 feet, to the South right-of-way line of Geneva Avenue; Thence along the South right-of-way line of Geneva Avenue East 202.00 feet to the point of beginning. Being Lots 1 to 4, and the North 10.00 feet of Lot 5, Block 9, Dreamworld, according to the plat thereof as recorded in Plat Book 3, Pages 90 and 91, of the Public Records of Seminole County, Florida, a tract 17.00 feet by 120.00 feet immediately East of said Lots 1 to 4 and the North 10.00 feet of Lot 5, and that certain 15.00 foot unnamed alley on the West side of said Lots 1 to 4 and the North 10.00 feet of Lot 5, inclusive, and the East Half (E1/2) of Lot 34, Less the South 20.00 feet and Lot 35, less the South 20.00 feet, Block 9, said Plat of Dreamworld.

DESCRIPTION

A parcel of land lying in Section 1, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Begin at the Northwest corner of the East ½ of lot 34, Block 9, Dreamworld, per the plat thereof as recorded in Plat Book 3, Page 90 and 91, Public Records of Seminole County, Florida; thence North 88° 39' 45" East along the North line of said of said Block "9" and its Easterly projection, said line also being the South Right-of-Way of Geneva Street, for a distance 190.65 feet; thence departing said line, South 01° 15' 30" East for a distance of 5.00 feet; thence South 88° 39' 45" West for a distance of 190.64 feet to a point on the West line of the East ½ of said lot 34; thence North 01° 21' 24" West along said line for a distance of 5.00 feet to the **POINT OF BEGINNING**.

Contains 953.23 square feet or 0.0219 acres more or less.

T04-E86.GRW

Prepared by:

Tinklepaugh Surveying Services, Inc.
379 West Michigan Street
Suite 208
Orlando, Florida 32806
(407) 422-0957

This description and the accompanying sketch or sketches has been prepared in accordance with the Standards set forth in Chapter 61G17, F.A.C., pursuant to Chapters 177 and 472, Florida Statutes. Unless it bears the signature and the original raised seal of a Florida licensed surveyor and mapper this drawing, sketch, plat or map is for informational purposes only and is not valid.

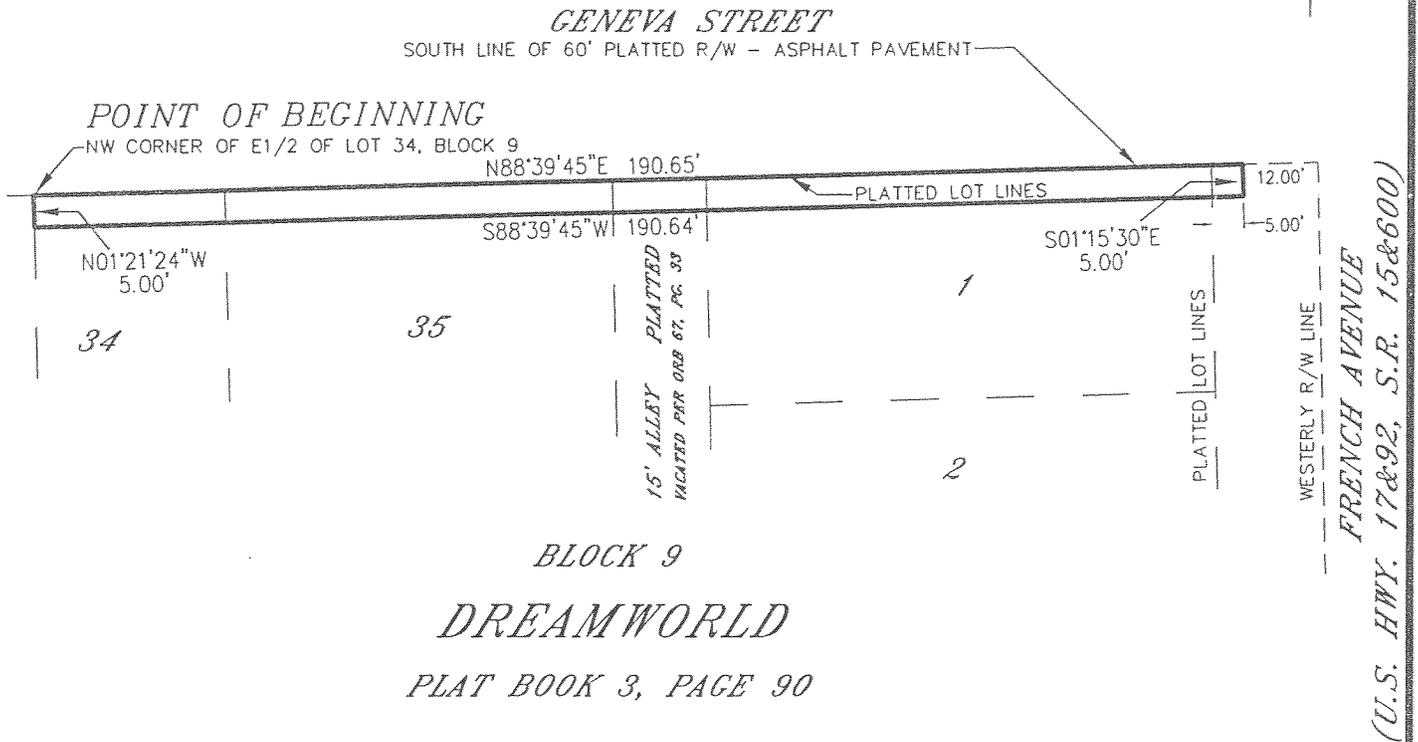

ARTHUR W. TUCKER, P.L.S #4381
Date: 11-12-04

ATTACHMENT "A"

SKETCH OF DESCRIPTION

-- NOT A SURVEY --

- 1.) BEARINGS ARE BASED ON THE CENTERLINE OF HIGHWAY 17 & 92 AS BEING S 01°15'30" E.
- 2.) SKETCH PREPARED WITHOUT BENEFIT OF ABSTRACT OF TITLE AND IS SUBJECT TO EASEMENTS AND MATTERS OF RECORD.
- 3.) THIS IS NOT A BOUNDARY SURVEY



LEGEND:

- N.T. = NON-TANGENT
- N.R. = NON-RADIAL
- O.R.B. = OFFICIAL RECORDS BOOK
- P.B. = PLAT BOOK
- P.C. = POINT OF CURVATURE
- P.C.C. = POINT OF COMPOUND CURVATURE
- PG. = PAGE
- P.R.C. = POINT OF REVERSE CURVATURE
- P.T. = POINT OF TANGENCY
- T.B. = TANGENT BEARING

Tinklepaugh

SURVEYING SERVICES, INC.

379 W. Michigan Street, Suite 208 • Orlando, Florida 32806

Tele. No. (407) 422-0957 Fax No. (407) 422-6915
LICENSED BUSINESS No. 3778

DESCRIPTION

A parcel of land lying in Section 1, Township 20 South, Range 30 East, Seminole County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Lot 1, Block 9, Dreamworld, per the plat thereof as recorded in Plat Book 3, Pages 90 and 91, Public Records of Seminole County, Florida; thence run North $88^{\circ}39'45''$ East along the Easterly extension of the North line of said Lot 1 for a distance of 5.00 feet; thence South $01^{\circ}15'30''$ East along a line 12.00 feet West of and parallel to the Westerly Right-of-Way line of French Avenue (US Highway 17 & 92, State Road 15 & 600) for a distance of 5.00 feet to the **POINT OF BEGINNING**; thence continue South $01^{\circ}15'30''$ East for a distance of 25.00 feet; thence North $46^{\circ}17'53''$ West for a distance of 35.33 feet; thence North $88^{\circ}39'46''$ East for a distance of 25.00 feet to the **POINT OF BEGINNING**.

Contains 312.50 square feet or 0.007 acres more or less.

T04-F20

Prepared by:

Tinklepaugh Surveying Services, Inc.
379 West Michigan Street
Suite 208
Orlando, Florida 32806
(407) 422-0957

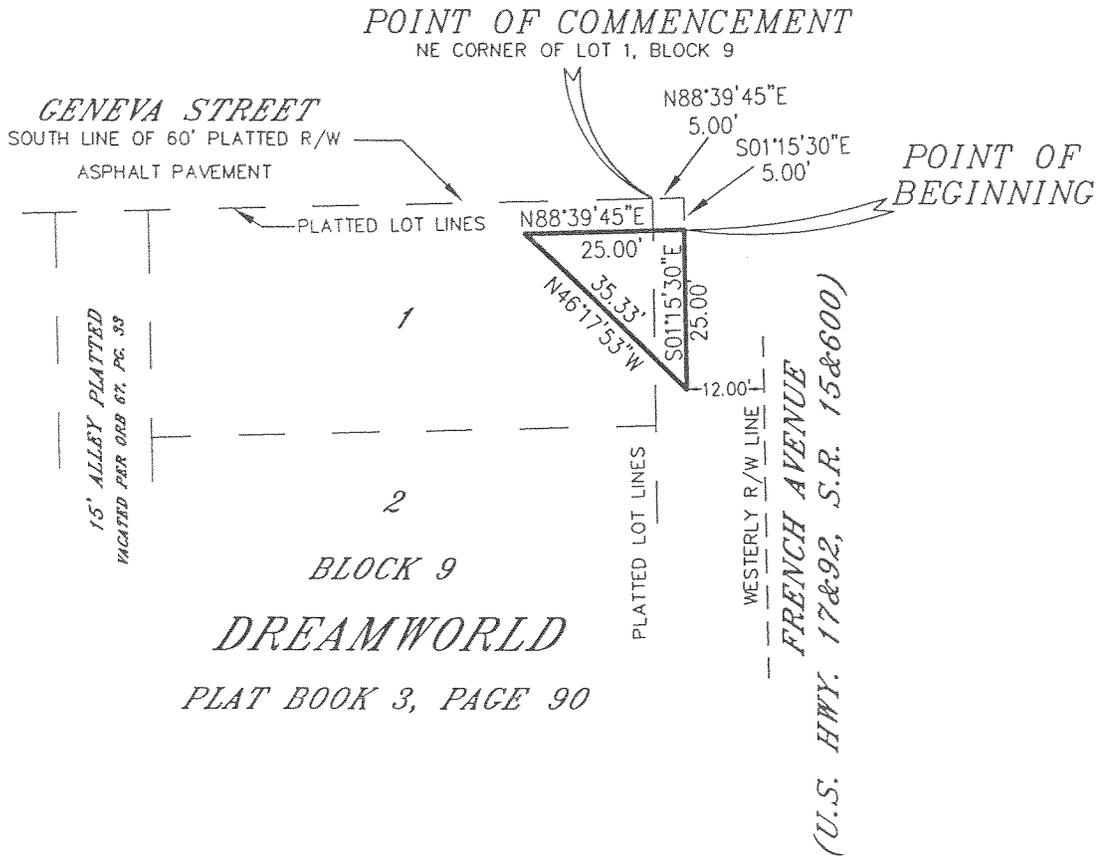
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ARTHUR W. TUCKER, P.L.S #4381
Date: 11-22-04

SKETCH OF DESCRIPTION

-- NOT A SURVEY --

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LICENSED BUSINESS No. 3778

SEMINOLE COUNTY PROPERTY APPRAISER
1101 E FIRST STREET
SANFORD, FL 32771
407-665-7523

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES

DATE: 09/01/2005
PARCEL: 01 - 20 - 30 - 504 - 0900 - 0010
PAD: 2500 S FRENCH AVE

OWNER: WOODSON NOEL J & CARR SLOAN &
ADDRESS: WOODSON DENNIS M II CO-TR
2923 COVE TRL
WINTER PARK FL 32789 1159

LEGAL DESCRIPTION:

ALL OF LOTS 1 THRU 10 & 9A & 35 & LOTS 11 & 34 E OF VACD ALLEY & VACD ST & VACD ALLEY ADJ (LESS RD) BLK 9 DREAMWOLD PB 3 PG 90

NOTE: This is an estimate based on information provided by requestor and other data available in this office. This estimate DOES NOT reflect non-ad valorem or special assessments and taxes. For information regarding County non-ad valorem or special assessments and taxes contact the Office of Management and Budget at (407) 665-7176.

Contact the city of SANFORD for city non-ad valorem or special assessments and taxes.

ASSESSMENT RECORDS INDICATE PARCEL WAS IMPROVED AS OF JANUARY 1, 2005.

JUST VALUE	6,330
EXEMPTED AMOUNT	0
TAXABLE VALUE	6,330
MILLAGE RATE	20.495
*** ESTIMATED TAXES	129.73

* Millages and exempt totals used are based on latest certified amounts.

*** This estimate represents the most current value and is subject to change.

DAVID JOHNSON

Initialed by person authorized to release this information

This estimate is good through: 10/01/2005.

Estimate is for a portion of the above legal description containing 1266 sq ft