

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: RESOLUTION – WARRANTY DEED

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

AUTHORIZED BY: *W. Gary Johnson* **CONTACT:** Jerry McCollum, P.E. EXT. 5651
W. Gary Johnson, P.E., Director

Agenda Date <u>11/09/04</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"/>	

MOTION/RECOMMENDATION:

Adopt Resolution accepting a Warranty Deed (Stratford Homes, Inc. to Seminole County) for property necessary to improve the public access to the Seminole Wekiva Trail.

District 5 – Commissioner McLain (Jerry McCollum, P.E.)

BACKGROUND:

Stratford Homes, Inc. has indicated its willingness to grant and convey to Seminole County the necessary property to facilitate the design and construction of a new trailhead facility to be located at the intersection of Markham Woods Road and Long Pond Road as evidenced by the attached Warranty Deed. In appreciation for the donation of this property, a plaque or sign will be erected on-site dedicating the trailhead to the memory of Bob and Mary Jane Jones.

Attachments: Resolution / Warranty Deed

Reviewed by:	<u><i>HMB</i></u>
Co Atty:	<u><i>HMB</i></u>
DFS:	_____
Other:	_____
DCM:	<u><i>[Signature]</i></u>
CM:	<u><i>[Signature]</i></u>
File No.	<u>CPWE01</u>

RESOLUTION

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE
REGULAR MEETING OF THE BOARD OF COUNTY
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON
THE _____ DAY OF _____ A.D., 2004.**

WHEREAS, the Seminole County Board of County Commissioners desire to improve public access to the Seminole Wekiva Trail located in Section 23, Township 20 South, Range 29 East, in Seminole County, Florida; and

WHEREAS, the board previously authorized county staff to proceed with activities to facilitate the design and construction of a new trailhead to be located at the intersection of Markham Woods Road and Long Pond Road; and

WHEREAS, this new trailhead facility will benefit the citizens of Seminole County by providing additional access to the Seminole Wekiva Trail; and

WHEREAS, the implementation of the needed improvements will require land not previously owned by Seminole County; and

WHEREAS, Mr. Thomas G. Jones, as President of Stratford Homes, Inc., has donated the land necessary for the construction of this trailhead as evidenced by the executed Warranty Deed accompanying this resolution; and

WHEREAS, county staff has filed said Warranty Deed in the Official Records of Seminole County in Official Record Book 5485 at pages 1077 thru 1080; and

WHEREAS, the Jones Family request that a plaque or sign be erected on site dedicating the trailhead "to the memory of Bob and Mary Jane Jones"; 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 or other public purposes.

NOW THEREFORE, BE IT RESOLVED that the Board of County Commissioners of Seminole County, Florida, hereby accepts that Warranty Deed executed by the aforementioned property owner and recorded in Official Record Book 5485, Pages 1077 thru 1080, of the Public Records of Seminole County, Florida conveying to Seminole County the land described therein.

BE IT FURTHER RESOLVED that a plaque or sign shall be erected and maintained in perpetuity commemorating this donation by the Jones Family "to the memory of Bob and Mary Jane Jones".

BE IT FURTHER RESOLVED that this Board of County Commissioners would like to commend the Jones Family for their generous donation to the citizens of Seminole County.

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 the above referended Deed are hereby canceled and discharged.

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 _____ DAY OF _____ A.D., 2004.

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

ATTEST:

Daryl G. McLain, Chairman

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

Prepared under the direction of:
Charles F. Barcus
Program Manager/Right-of-Way
10-21-2004

MARYANNE MORSE, CLERK OF CIRCUIT COURT
SEMINOLE COUNTY
BK 05485 PGS 1077-1080
CLERK'S # 2004160372
RECORDED 10/15/2004 02:47:44 PM
RECORDING FEES 35.50
RECORDED BY t holden

Document Prepared By:
Warren Lewis, Senior Coordinator
Right-of-Way Section
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

Legal Description Approved By:
Steve L. Wessels, P.L.S.
County Surveyor
Seminole County Engineering Division
520 W. Lake Mary Blvd., Suite 200
Sanford, Florida 32773

WARRANTY DEED

THIS WARRANTY DEED is made this 12 day of 08, 2004 between STRATFORD HOMES, INC., A Florida Corporation, whose address is 415 Woodstead Circle, Longwood, Florida, 32779, hereinafter called 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 called 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, to GRANTOR 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, it's 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 Sketch of Description and Legal Description attached hereto as Exhibits "A-1" & "A-2"

Property Appraiser's Parent Parcel Identification No's:
23-20-29-300-0020-0000 & 23-20-29-300-005E-0000

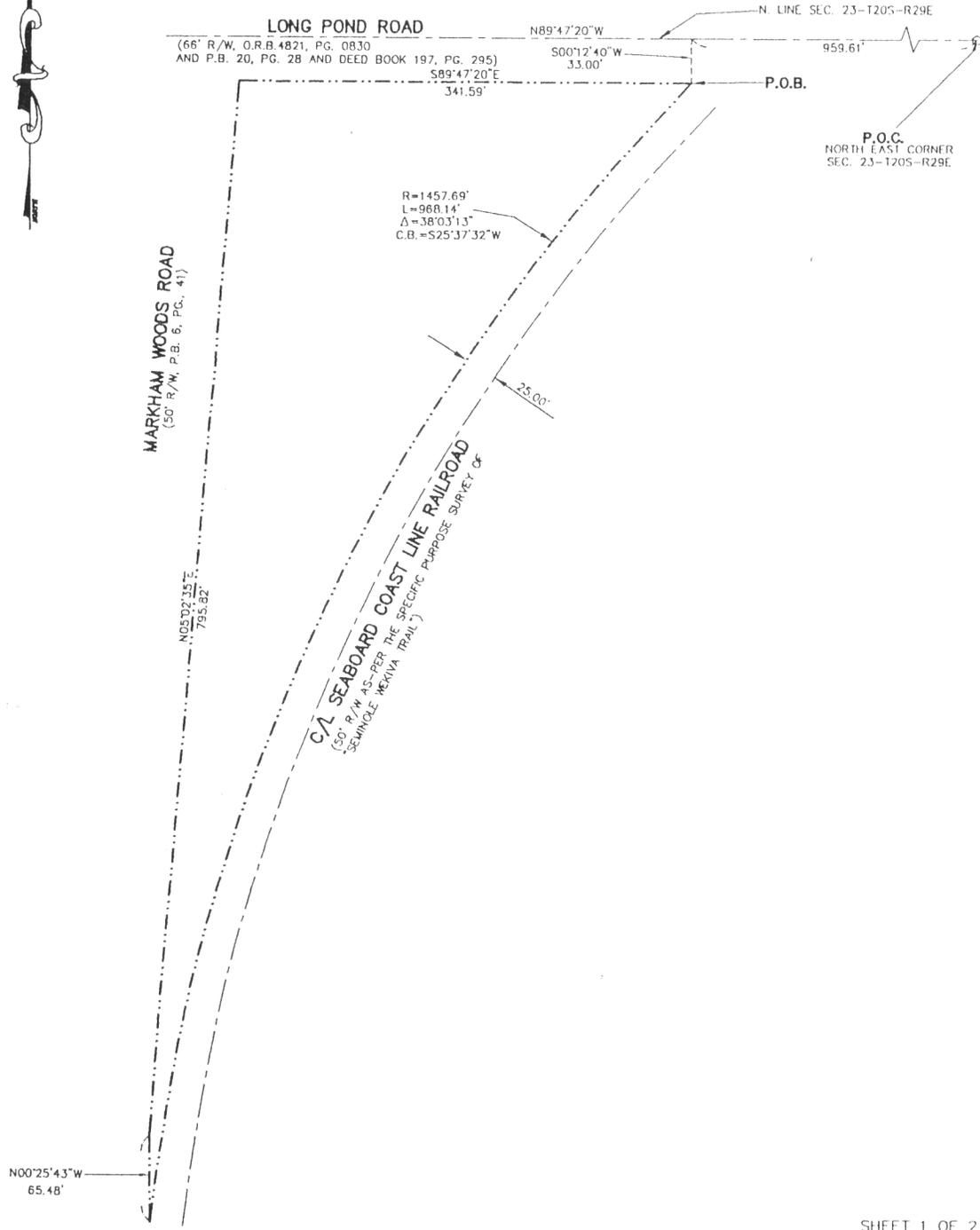
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

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

AND the GRANTOR hereby covenants 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. Together with all other common law covenants of title, this conveyance includes the covenant of further assurances.

RETURN TO SANDY MCCANN
RETURN TO SANDY MCCANN

SKETCH OF DESCRIPTION



SHEET 1 OF 2

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, P.L.S. FLA. CERT. # 4723

LEGEND

Δ 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: 7/19/04
 DATE: 7/27/04
 JOB NAME: 04-039

SCALE: 1"=100'
 DRAWN BY: L.W.
 CHECKED BY:

LEGAL DESCRIPTION

THAT PORTION OF THE NORTHEAST $\frac{1}{4}$ OF THE NORTHEAST $\frac{1}{4}$ OF SECTION 23, TOWNSHIP 20 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA, AS RECORDED IN OFFICIAL RECORDS BOOK 4821, PAGE 0830, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 23; THENCE RUN N89°47'20"W ALONG THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 959.61 FEET; THENCE DEPARTING SAID SECTION LINE RUN S00°12'40"W TO A POINT 33.00 FEET SOUTH OF AND PERPENDICULAR TO SAID SECTION LINE SAID POINT BEING AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF THE SEABOARD COAST LINE RAILROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF LONG POND ROAD AND THE POINT OF BEGINNING, SAID POINT BEING ON A NON-TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 1457.69 FEET; THENCE FROM A CHORD BEARING OF S25°37'32"W RUN SOUTHERLY ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 38°03'13" A DISTANCE OF 968.14 FEET TO A POINT AT THE INTERSECTION OF SAID WESTERLY RIGHT-OF-WAY LINE AND THE EASTERLY RIGHT-OF-WAY LINE OF MARKHAM WOODS ROAD; THENCE RUN N00°25'43"W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 65.48 FEET; THENCE CONTINUE ALONG SAID EASTERLY RIGHT-OF-WAY LINE N05°02'35"E A DISTANCE OF 795.82 FEET TO A POINT AT THE INTERSECTION OF SAID EASTERLY RIGHT-OF-WAY LINE OF MARKHAM WOODS ROAD AND THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID LONG POND ROAD; THENCE RUN S89°47'20"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE SAID LINE BEING 33.00 FEET SOUTH OF AND PARALELL TO THE NORTH LINE OF SAID SECTION 23 A DISTANCE OF 341.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.26 ACRES MORE OR LESS.

SHEET 2 OF 2

SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

LEGEND

BEARINGS BASED ON :

THE NORTH LINE OF SECTION 23, TOWNSHIP 20 SOUTH,

RANGE 29 EAST AS BEING S89°47'20"E

REVISIONS

NO.	DATE	BY	REVISIONS	REQUESTED BY:
1				
2				
3				
4				

JOB NAME: 04-039	FIELD DATE: 07/19/04	DATE: 07/27/04	SCALE: 1"=100'	DRAWN BY: L.W.	CHECKED BY:
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EXHIBIT "A-2"