

**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 <u>11/15/05</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 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 Kennel Avenue and Narcissus Road from HARVEST TIME INTERNATIONAL INC.

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

BACKGROUND:

The property owner, HARVEST TIME INTERNATIONAL INC., is developing a Warehouse/Office/Distribution Center, located at the southeast corner of Kennel Road and Narcissus Avenue in Sanford, Florida. To access the site the developers are required to pave Kennel Road to County standards from State Road 46 to Narcissus Avenue. Both Kennel Road and Narcissus Avenue have existing 30' of right-of-way. Additional right-of-way is needed to construct Kennel Road to meet County standards. The property owner, HARVEST TIME INTERNATIONAL INC., has agreed to donate land to Seminole County for the additional right-of-way on Kennel Road and Narcissus Avenue.

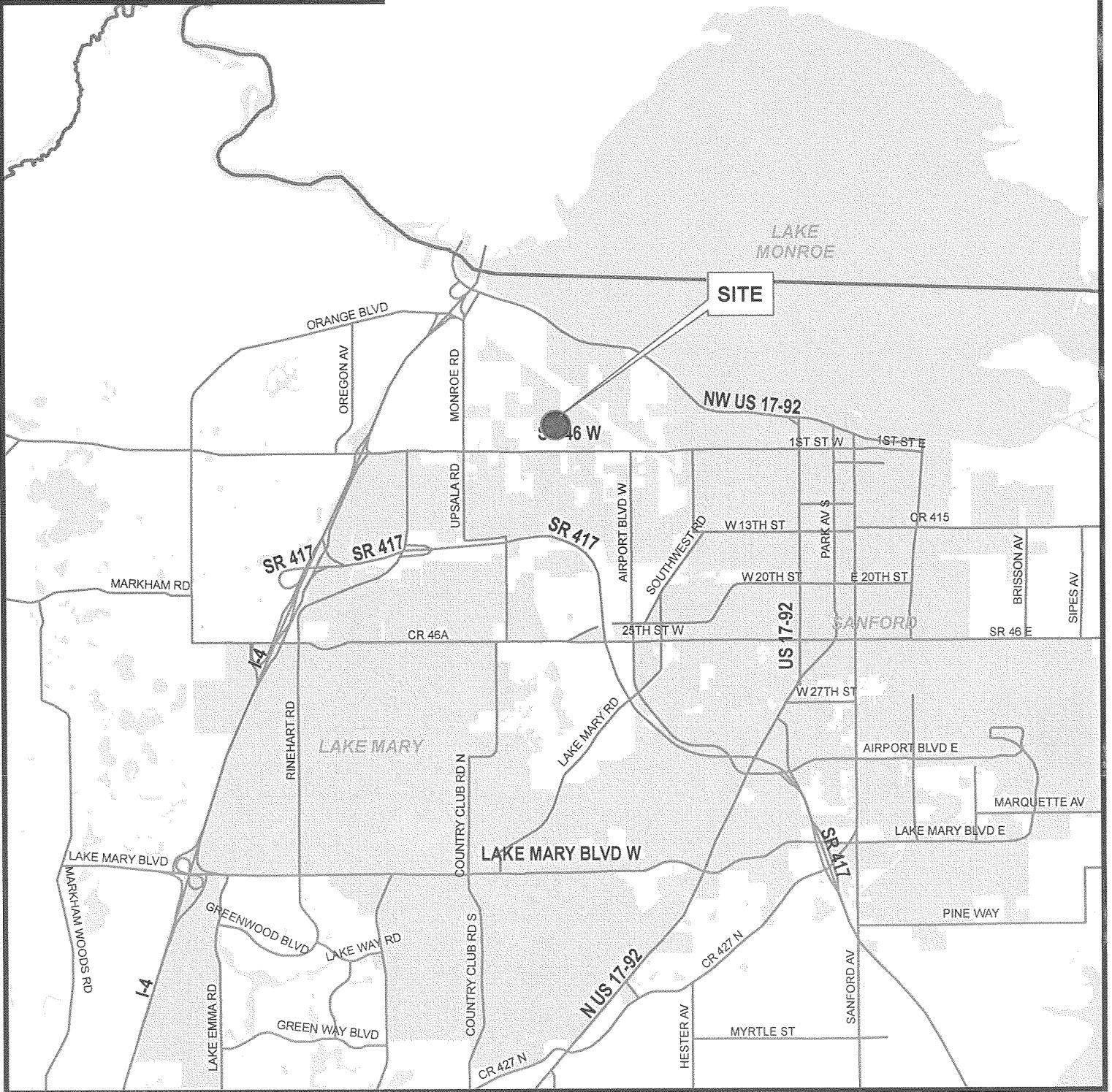
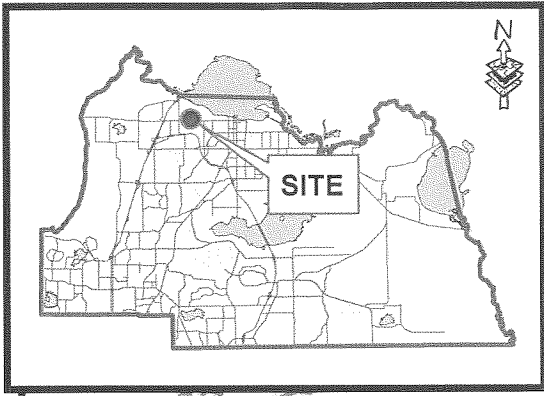
The attached resolution accepts the right-of-way and cancels the ad valorem taxes on the donated properties. The taxes cancelled for year 2005 are estimated to be \$1,017.01.

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 Kennel Road and Narcissus Avenue from HARVEST TIME INTERNATIONAL INC.

- Attachments: Location map
Resolution
Warranty Deed
Estimate of Real Property Assessments

Reviewed by: <u>[Signature]</u> Co Atty: <u>[Signature]</u> DFS: <u>[Signature]</u> Other: <u>[Signature]</u> DCM: <u>[Signature]</u> CM: <u>[Signature]</u> File No. <u>cpdd 01</u>
--



RESOLUTION

THE FOLLOWING RESOLUTION WAS ADOPTED AT THE REGULAR MEETING OF THE BOARD OF COUNTY COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON 15th DAY OF November, 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 22, Township 19 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

HARVEST TIME INTERNATIONAL INC., has indicated it's 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 July 28th, 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 15th DAY OF November, 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 # 22-19-30-5AD-0000-0350

**Prepared by: Tracy N. Phelps
Development Review Division
Date: 10-17-05**

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

WARRANTY DEED

THIS WARRANTY DEED is made this 28th day of July, 2005, between **HARVEST TIME INTERNATIONAL, INC.**, whose address is 131 Maritime Drive, Sanford, Florida, 32771, 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":

That the GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) 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, 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 GRANTOR 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, GRANTOR has hereunto set their hands and seals the day and year first above written.

ATTEST:

GRANTOR:

HARVEST TIME INTERNATIONAL, INC.

Mary H. Murphy
MARY H. MURPHY
Vice President

By: John Murphy
JOHN MURPHY, President

(Corporate Seal)

STATE OF Florida,

COUNTY OF Sevinole

I HEREBY CERTIFY that, on this 28th day of July, 2005, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared **JOHN MURPHY**, President and **MARY H. MURPHY**, Vice President, as Officers of Harvest Time International, Inc., a corporation organized under the laws of the State of Florida, who are personally known to me or who have produced known as identification. They have acknowledged before me that they executed the foregoing instrument as such officers in the name and on behalf of the corporation, and that they also affixed thereto the official seal of the corporation.



Kelly Davidson
My Commission DD354148
Expires October 25, 2008

Kelly Davidson
Print Name: Kelly Davidson
Notary Public, in and for the County
and State Aforementioned

Attachment:

Exhibit "A" - Legal Description

P:\Users\kromano\MYDOCS\MISC\Warranty deed(harvest time intl).doc

EXHIBIT A

(Attach Legal Description)

SKETCH OF DESCRIPTION

DESCRIPTION
RIGHT OF WAY

LEGAL DESCRIPTION:

THE WEST 30 FEET OF LOT 36 AND THE NORTH 20 FEET OF LOTS 35 AND 36, THE FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1 AT PAGE 129 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 36, ALSO BEING A POINT ON THE EAST RIGHT-OF-WAY LINE OF KENNEL AVENUE, RUN N 00°02'08" W ALONG SAID LINE, A DISTANCE OF 780.00 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF NARCISSUS ROAD; THENCE RUN S 89°57'05" E ALONG SAID RIGHT-OF-WAY LINE, A DISTANCE OF 560.81 FEET TO THE WEST LINE OF LOT 34; THENCE RUN S 00°02'05" W ALONG SAID LINE, A DISTANCE OF 20.00 FEET; THENCE RUN N 89°57'05" W ALONG A LINE PARALLEL WITH AND 20.00 FEET SOUTH OF SAID RIGHT-OF-WAY LINE OF NARCISSUS ROAD, A DISTANCE OF 530.79 FEET; THENCE RUN S 00°02'08" E ALONG A LINE PARALLEL WITH AND 30.00 FEET EAST OF AFORESAID EAST RIGHT-OF-WAY LINE OF KENNEL AVENUE, A DISTANCE OF 760.00 FEET TO A POINT ON THE NORTH LINE OF LOT 37; THENCE RUN N 89°58'46" W ALONG SAID NORTH LINE, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING.

SURVEYOR'S NOTES:

- 1.) BEARINGS ARE BASED ON THE SOUTH RIGHT OF WAY LINE OF NARCISSUS ROAD, AS MONUMENTED, ASSUMED TO BE S89°57'05"E.
- 2.) THIS DRAWING REPRESENTS A SKETCH OF DESCRIPTION AND IS NOT A BOUNDARY SURVEY.
- 3.) PROPERTY SHOWN HEREON IS BASED UPON A BOUNDARY SURVEY OF A PORTION OF LOTS 35 AND 36 FLORIDA LAND AND COLONIZATION COMPANY'S CELERY PLANTATION BY ROCKETT AND ASSOCIATES.

SURVEYOR'S CERTIFICATE

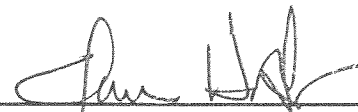
I HEREBY CERTIFY THAT THIS SKETCH AND DESCRIPTION IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THAT IT CONFORMS WITH THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

ROCKETT & ASSOCIATES, INC. LB 3461


5/12/05

DATE SIGNED

SHEET 1 OF 2



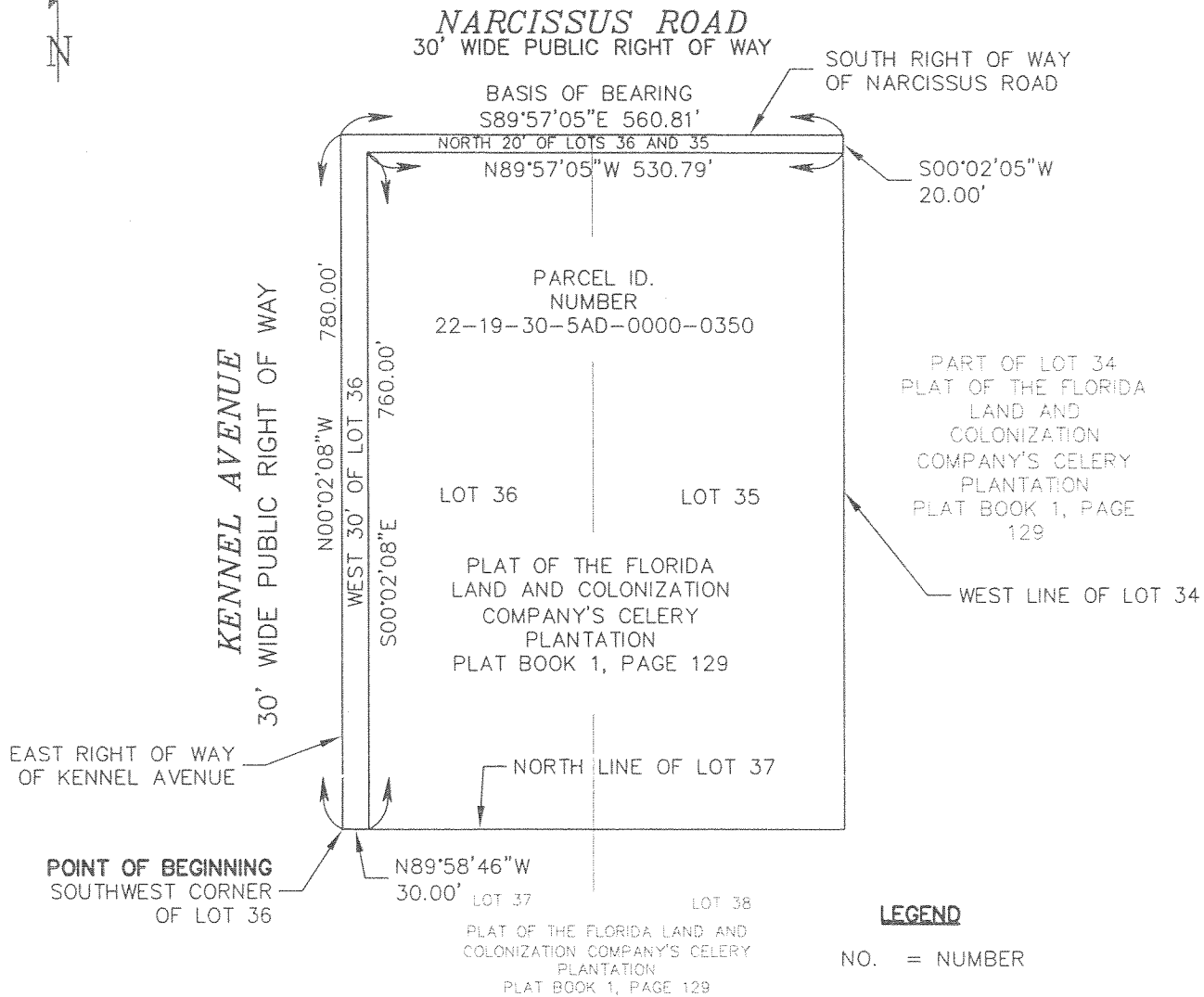
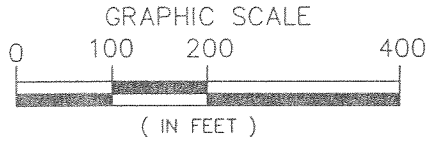
GLENN HRENKO, P.S.M. #5777
STATE OF FLORIDA

JOB NO.:	23743.001	REVISION	DATE	 ROCKETT & ASSOCIATES CONSULTING / CIVIL ENGINEERS & SURVEYORS 1685 Lee Road, Winter Park, Florida 32789 (407) 894-3804 FAX (407) 894-3805 Certificate of Authorization LB 3461 www.rockettengineering.com
COUNTY:	ORANGE			
DATE:	05/12/05			
DRAWN BY:	BJP	SECTION 27, TOWNSHIP 19S, RANGE 30E		
CHECKED BY:	GH	FILE NAME: N20W30 L35-36 S&D.DWG		

SKETCH OF DESCRIPTION

DESCRIPTION
RIGHT OF WAY

SCALE 1" = 200'
N



LEGEND

- NO. = NUMBER
- LB = LICENSE
- ID. = IDENTIFICATION
- P.S.M. = PROFESSIONAL SURVEYOR AND MAPPER

SHEET 2 OF 2

JOB NO.:	23743.001	REVISION	DATE
COUNTY:	ORANGE		
DATE:	05/12/05		
DRAWN BY:	BJP	SECTION 27, TOWNSHIP 19S, RANGE 30E	
CHECKED BY:	GH	FILE NAME: N20W30 L35-36 S&D.DWG	

R&A
ROCKETT & ASSOCIATES
 CONSULTING / CIVIL ENGINEERS & SURVEYORS
 1685 Lee Road, Winter Park, Florida 32789
 (407) 894-3804 FAX (407) 894-3805
 Certificate of Authorization LB 3461
 www.rockettingeering.com

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

ESTIMATE OF REAL PROPERTY ASSESSMENT AND AD VALOREM TAXES

DATE: 10/17/2005
PARCEL: 22 - 19 - 30 - 5AD- 0000 - 0350
PAD: 3531 NARCISSUS

OWNER: HARVEST TIME INTERNATIONAL INC
ADDRESS: 131 MARITIME DR
SANFORD FL 32771

LEGAL DESCRIPTION:

LEG LOTS 35 + 36 FLA LAND + COL COS CELERY PLANTATION PB 1 PG 129

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	50,965
EXEMPTED AMOUNT	0
TAXABLE VALUE	50,965
MILLAGE RATE	19.955
*** ESTIMATED TAXES	1,017.01

* 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: 11/16/2005.

Estimate is for a portion of the above described property, R/W taking of Narcissus Raod and Kennel Avenue.