

PURCHASE AGREEMENT

Multiple Parcels

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into by and between THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 400 E. Lake Mary Boulevard, Sanford, Florida 32773, in this Agreement referred to as “OWNER,” and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this Agreement referred to as “COUNTY.”

WITNESSETH:

WHEREAS, COUNTY requires the property described below for the Midway Drainage Improvement Project in Seminole County;

NOW, THEREFORE, for and in consideration of the mutual covenants and conditions contained in this Agreement, OWNER agrees to sell, and COUNTY agrees to purchase the following property upon the following terms and conditions:



I. LEGAL DESCRIPTIONS

(a) Property interests to be acquired by COUNTY:

See Parcel 902 as described and depicted on the attached Exhibit “1”
for Fee Simple legal description and sketch; and

See Parcel 872 as described and depicted on the attached Exhibit “2”
for Fee Simple legal description and sketch

(Collectively, the “Fee Property”)

See Parcel 903 as described and depicted on the attached Exhibit “3”
for Drainage Easement legal description and sketch
(The “Easement Property”)

The Fee Property and the Easement Property are collectively referred to as the “Property”

Parcel I. D. Number: 33-19-31-300-1220-0000

(b) Property interests to be acquired by OWNER:

See Parcel 902 as described and depicted on the attached Exhibit “1”
for Drainage Easement legal description and sketch

See parcel as described and depicted on the instrument attached as
Exhibit “4” for Utility Easement to which the legal description and sketch
are attached

Parcel I. D. Number: 33-19-31-300-1220-0000

II. CONVEYANCE AND PURCHASE PRICE

(a) For the above referenced project, OWNER shall sell and convey the Fee Property by separate special warranty deed for each parcel and the Easement Property by non-exclusive drainage easement, conditioned on the Property being free of liens and encumbrances, to COUNTY for the sum of THREE HUNDRED ONE THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$301,500.00). This amount includes all compensation due as a result of this acquisition to OWNER for any reason and for any account whatsoever, including all damages, compensation, attorney fees, expert fees, and other costs of any nature whatsoever, and for any other claim or account whatsoever that are due to OWNER as a result of this acquisition.

(b) If OWNER is unable to convey the Property free of liens and encumbrances, then this Agreement will terminate and COUNTY will have the right to bring an eminent domain case to acquire the Property and resolve the liens and encumbrances through this case.

(c) As part of this Agreement, COUNTY is making concurrent conveyances to OWNER as described in Item IV(a) below.

(d) The special warranty deed to COUNTY for Parcel 902 will be in the form of Exhibit “5” attached to this Agreement.

(e) The special warranty deed to COUNTY for Parcel 872 will be in the form of Exhibit “6” attached to this Agreement.

(f) The drainage easement to COUNTY for Parcel 903 will be in the form of Exhibit “7” attached to this Agreement.

(g) COUNTY is responsible for the following closing costs: recording fees for all instruments to be recorded as specified in this Agreement, title search fee, premium for the title insurance policy issued to COUNTY by a title insurance company of COUNTY’s choice and cost to prepare and all expenses to record instruments necessary to provide title unto COUNTY, free and clear of all liens and encumbrances.

(h) OWNER is responsible for OWNER's own attorney's fees and costs, if any, not included in Item II.(a) above and OWNER's share of the pro-rata property taxes outstanding, up to and including the date of closing. COUNTY's closing agent will withhold these costs and pro-rata real estate taxes for which OWNER is responsible, if any, from the proceeds of this sale and pay them to the proper authority on behalf of OWNER.

(i) OWNER covenants that there are no real estate commissions due any licensed real estate broker for this conveyance. OWNER shall defend COUNTY against any claims for such commissions and pay any valid claims made by any such broker.

(j) OWNER and COUNTY stipulate this purchase is being made between two government entities and therefore the conveyances described in Item II.(a) above and IV.(a) below are not subject to documentary stamps taxes pursuant to Rules 12B-4.014(10), Florida Administrative Code (2024).

III. COUNTY'S CONDITIONS

(a) COUNTY shall pay to OWNER the sum as described in Item II.(a), above, upon the proper execution and delivery of all the instruments required to complete the above purchase and sale to the designated closing agent. COUNTY shall determine a single closing date for all of the conveyances described in this Agreement within a reasonable time after all pre-closing conditions under this Agreement have been completed, but not more than one (1) year from the date of this Agreement. OWNER agrees to close within fourteen (14) days of notice by COUNTY or COUNTY's closing agent that a closing is ready to occur.

(b) Subject to Item III(c) below, OWNER shall vacate and surrender possession of the Property upon the date of delivery of the instruments and closing of this Agreement, subject to the terms of this Agreement.

(c) OWNER shall remove any improvements located on the Fee Property which OWNER intends to retain prior to Closing, or such improvements will be deemed abandoned.

(d) OWNER will convey the Property to COUNTY, AS-IS, with all faults. COUNTY acknowledges and agrees that: (i) COUNTY is accepting the Property in its "AS-IS" condition and based upon COUNTY's own inspection, investigation and evaluation; (ii) neither the OWNER nor any agent of the OWNER has made any representation or warranty, express or implied, concerning the Property which has induced County to execute this Agreement, except as contained in this Agreement; and (iii) any other representations and warranties are expressly disclaimed by OWNER.

(e) The instrument of conveyance to be utilized at closing must include the covenant of further assurances, in addition to containing all other common law covenants through the use of a special warranty deed or easement, respectively.

(f) If OWNER owns the Property to be conveyed in any representative capacity, OWNER shall fully comply with the disclosure and other requirements of Section 286.23, Florida

Statutes (2024), as this statute provides on the effective date of this Agreement and to the extent this statute is applicable.

(g) Upon forty-eight (48) hours' notice to OWNER, COUNTY has the right, prior to closing: (1) to perform any and all environmental studies and tests to determine the existence of environmental or hazardous contamination on the Property, in its soil or in the underlying water table or (2) to enter upon the Property with COUNTY's employees, contractors and other personnel to inspect and conduct testing upon the Property. If COUNTY determines, either through these studies, testing or other means that the Property contains any hazardous waste or materials or environmental contamination, or has been used as a hazardous waste or chemical storage facility or dumpsite or as a garbage dump or landfill site, COUNTY may elect to cancel this Agreement and have all sums paid under it by COUNTY to OWNER, if any, returned to COUNTY.

(h) In the event that COUNTY subsequently abandons this project after execution of this Agreement, but before closing, COUNTY shall notify OWNER and this Agreement will terminate.

(i) COUNTY is solely responsible for all of COUNTY's activities conducted on the Property. OWNER is not to be considered an agent or employee of COUNTY for any reason whatsoever on account of this Agreement.

(j) OWNER states that OWNER has not engaged in any action that would create a conflict of interest in the performance of OWNER's obligations under this Agreement with COUNTY that would violate or cause others to violate the provisions of Part III, Chapter 112, Florida Statutes (2024), as this statute may be amended from time to time, relating to ethics in government.

(k) This Agreement contains the entire agreement between OWNER and COUNTY and all other representations, negotiations and agreements, written and oral, with respect to the subject matter of this Agreement are superseded by this Agreement and are of no force and effect. This Agreement may be amended and modified only by an instrument in writing executed by all parties to this Agreement.

(l) This Agreement is not assignable.

(m) This Agreement will be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Agreement is the Eighteenth Judicial Circuit Court in Seminole County.

(n) The effective date of this Agreement will be the date when the last party has properly executed this Agreement as determined by the date set forth immediately below the respective signatures of the parties.

IV. OWNER'S CONDITIONS

(a) To allow OWNER to drain from its adjacent property, COUNTY shall grant OWNER a non-exclusive drainage easement into the drainage facilities to be constructed on Parcel

902 in the form as attached as Exhibit “8” to this Agreement. COUNTY shall also grant OWNER a non-exclusive utility easement in the form as attached as Exhibit “4” to this Agreement for the continued maintenance and operation of OWNER’s lift station located on the Easement Property.

(b) With respect to the Property and all areas immediately adjacent to the Property on the Property, COUNTY shall construct its drainage improvements in substantial conformity with the Construction Plans for the Midway Drainage Improvement Project CIP No. 01907077, a copy of which is attached to and incorporated in this Agreement by reference as Exhibit “9” (the “Plans”). If COUNTY changes the use of the Property to be in non-conformity with the Plans or if COUNTY otherwise does not substantially comply with the Plans, then OWNER will have the same remedies as would have been afforded to OWNER had the case been resolved by verdict with the Plans having been made a part of the record at trial. *Central & Southern Florida Flood Control District v. Wye River Farms, Inc.*, 297 So.2d 323 (Fla. 4th DCA 1974); cert. denied 310 So.2d 745 (Fla. 1975) (when plans and specification for construction of a public project are in evidence, the condemnor is bound by them and the issues as to damages are framed by them).

(c) COUNTY, at its expense, shall maintain all facilities that it constructs on the Property.

(d) As part of the construction project, COUNTY shall fill in and eliminate the dry retention pond on the Northwest corner area of Parcel 902.

(e) OWNER shall retain and COUNTY will not acquire the lift station located on the corner clip of the Northwest corner area of Parcel 902. However, COUNTY shall relocate the force main along the west side of Parcel 902 as shown in the Plans.

(f) COUNTY shall remove the sidewalk located in Parcel 872, construct and place an underground drainage pipe in Parcel 872, and replace the sidewalk in Parcel 872, all as shown on the Plans.

(g) The Plans include accommodating drainage from OWNER’s adjacent remaining property.

(h) After construction, each party shall maintain and pay the costs associated with the maintenance of the drainage facilities located on its respective property.

[Balance of this page intentionally blank; signatory page continues on page 6.]

IN WITNESS WHEREOF, the parties have made and executed this Agreement for the purposes stated above.

ATTEST:

THE SCHOOL BOARD OF SEMINOLE
COUNTY, FLORIDA

Signature

By: _____
ABBY SANCHEZ, Chairman

Print Name

Date

Signature

Print Name

[Balance of this page intentionally blank; signatory page continues on Page 5]



BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

ATTEST:

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
JAY ZEMBOWER Chairman

Date: _____

For the use and reliance of
Seminole County only.

As authorized for execution by the Board of
County Commissioners at its _____,
202___, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney



Attachment:

- Exhibit "1" – Legal Description and Sketch
- Exhibit "2" – Legal Description and Sketch
- Exhibit "3" – Legal Description and Sketch
- Exhibit "4" – Utility Easement to OWNER
- Exhibit "5" – Special Warranty Deed to COUNTY
- Exhibit "6" – Special Warranty Deed to COUNTY
- Exhibit "7" – Drainage Easement to COUNTY
- Exhibit "8" – Drainage Easement to OWNER
- Exhibit "9" – Construction Plans

DGS/sfa
7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Purchase Agreement - Drainage Easement - SCSB rev4.docx

EXHIBIT "1"

Legal Description

That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of the southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of the southeast 1/4 of the southwest 1/4; thence along said south line N.89°53'12"E., a distance of 44.29 to the Point of Beginning; thence continue N.89°53'12"E., along the south line of the aforementioned north 120 feet, a distance of 289.48 feet to the east line of the east 2/5 of the west 5/8 of the north 1/2 of the south 1/2 of the aforementioned southwest 1/4; thence along said east line S.00°31'08"E., a distance of 541.15 feet to the south line of the north 1/2 of the southeast 1/4 of the southwest 1/4; thence along said south line S.89°53'20"W., a distance of 164.90 feet; thence N.00°00'00"E., a distance of 124.721 feet; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 256.18 feet; thence S.90°00'00"W., a distance of 90.76 feet; thence N.00°00'00"E., a distance of 76.45 feet; thence N.89°53'12"E., a distance of 25.00 feet; thence N.00°00'00"E., a distance of 30.00 feet to the Point of Beginning.

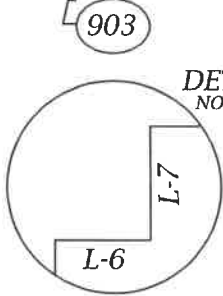
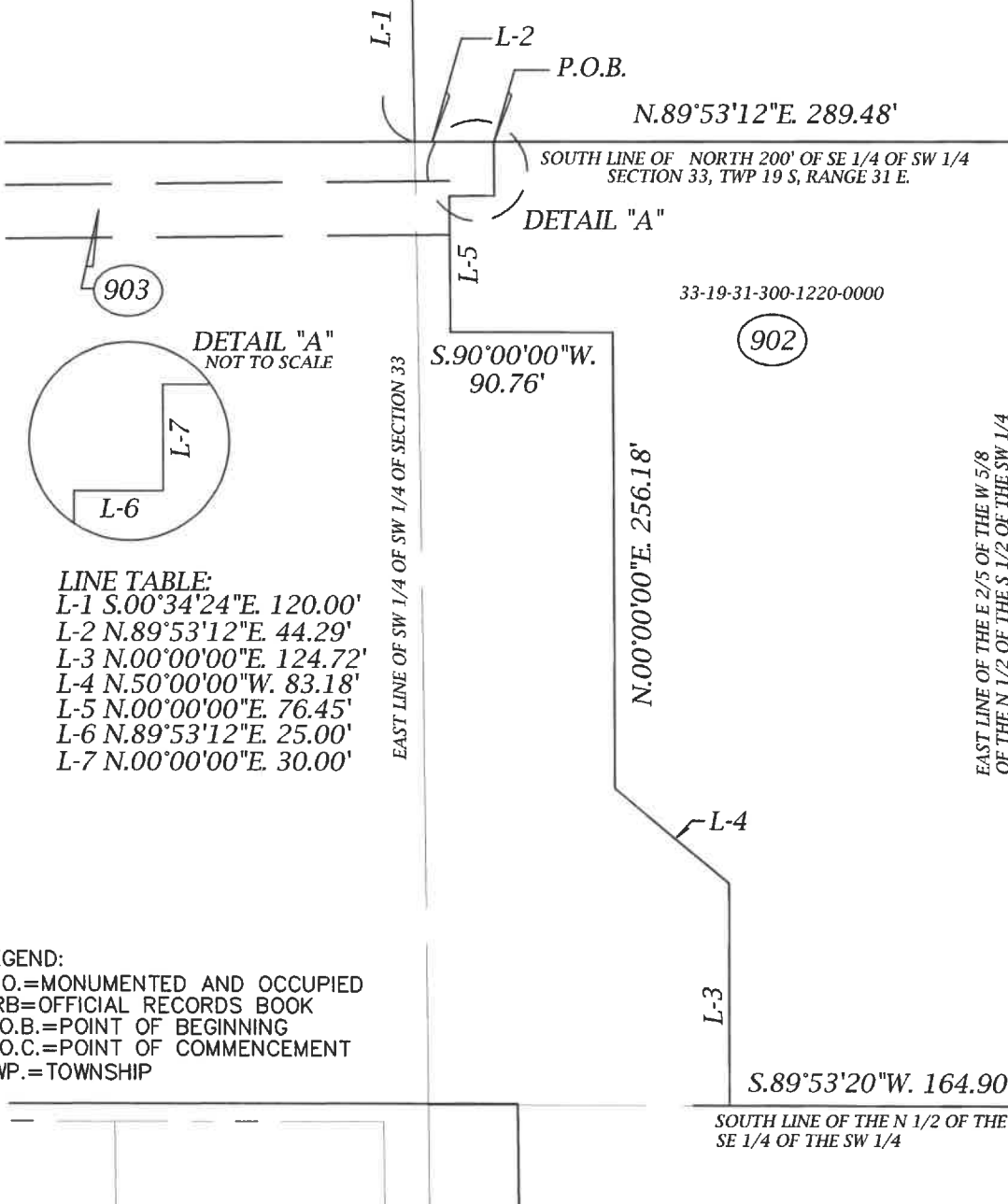
Said parcel contains 2.793 acres more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

Scale 1" = 100'



LINE TABLE:

L-1	S.00°34'24"E.	120.00'
L-2	N.89°53'12"E.	44.29'
L-3	N.00°00'00"E.	124.72'
L-4	N.50°00'00"W.	83.18'
L-5	N.00°00'00"E.	76.45'
L-6	N.89°53'12"E.	25.00'
L-7	N.00°00'00"E.	30.00'

LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

902

903

S.89°53'20"W. 164.90'

SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4

SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
 - THIS IS NOT A SURVEY UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

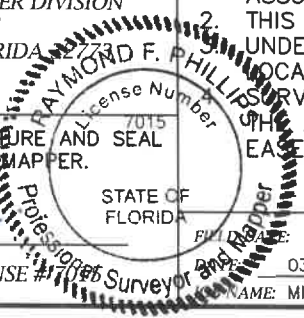
SHEET 2 OF 2

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:  STATE OF FLORIDA



PROFESSIONAL SURVEYOR AND MAPPER
FIRM NAME: n/a
DATE: 03/17/2023
PROJECT NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

EXHIBIT "2"

Legal Description

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of said southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of said southwest 1/4 of the southwest 1/4; thence along said south line S.89°53'12"W., a distance of 333.77 feet to the east right of way line of Jitway, also known as the east line of the west 3/4 of said southwest 1/4 of the southwest 1/4; thence along said east line S.00°37'40"E., a distance of 54.34 feet to the Point of Beginning; thence leaving said east right of way line, N.89°28'09"E., a distance of 15.92 feet; thence S.01°56'48"E., a distance of 125.62 feet; thence S.50°18'13"W., a distance of 8.71 feet; thence S.00°37'45"E., a distance of 163.52 feet; thence S.89°59'19"W., a distance of 12.00 feet to the aforementioned east right of way line of Jitway as platted; thence along said east right of way line N.00°37'40"W., a distance of 294.43 feet to the Point of Beginning.

Said parcel contains 4,226 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

SOUTH LINE OF NORTH 200' OF SW 1/4 OF SW 1/4
S.89°53'12"W. 333.77'

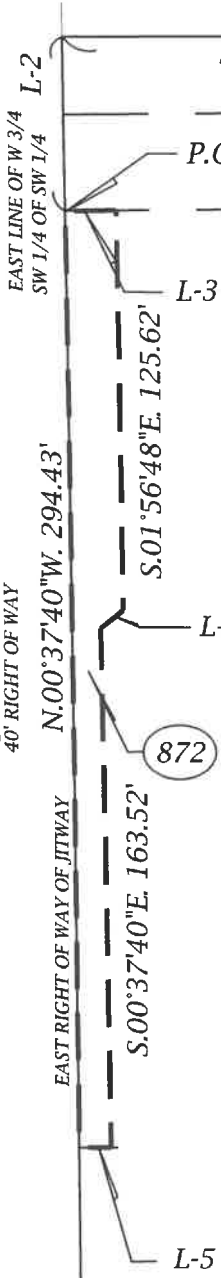
Scale 1" = 60'

LINE TABLE:

L-1	S.00°34'24"E. 120.00'
L-2	S.00°37'40"E. 54.34'
L-3	N.89°28'09"E. 15.92'
L-4	S.50°48'13"W. 8.71'
L-5	S.89°59'19"W. 12.00'

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MIDWAY
40' RIGHT OF WAY



33-19-31-300-1220-0000

EAST LINE OF SW 1/4 OF SW 1/4 OF SECTION 33



LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32779
407-665-5647

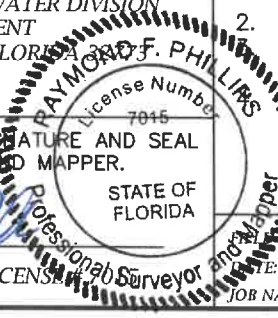
SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
 - THIS IS NOT A SURVEY UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 



DATE: n/a
DATE: 10/05/2023
JOB NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

RAYMOND F. PHILLIPS P.S.M. FL. LICENSED SURVEYOR AND MAPPER

EXHIBIT "3"

Legal Description

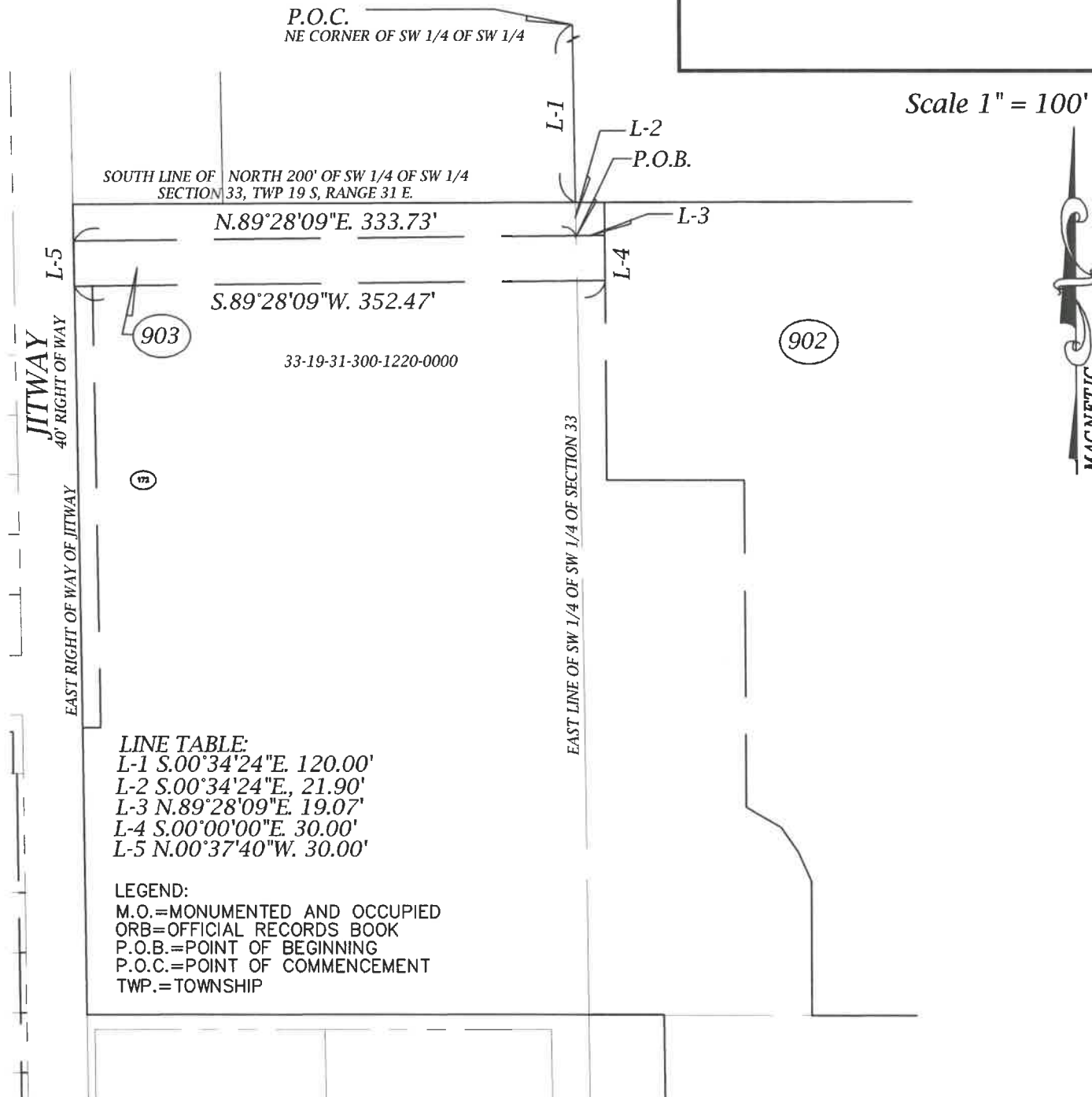
That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of said southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of said southwest 1/4 of the southwest 1/4; thence continue S.00°34'24"E., a distance of 19.29 feet; to the Point of Beginning; thence N.89°28'09"E., a distance of 19.07 feet; thence S.00°00'00"E., a distance of 30.00 feet; thence S.89°28'09"W., a distance of 352.47 feet to the east right of way line of Jitway; thence along said east right of way, N.00°37'40"W., a distance of 30.00 feet; thence N.89°28'09"E., a distance of 333.73 feet to the Point of Beginning.

Said parcel contains 10,579.10 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION



LINE TABLE:
 L-1 S.00°34'24"E. 120.00'
 L-2 S.00°34'24"E. 21.90'
 L-3 N.89°28'09"E. 19.07'
 L-4 S.00°00'00"E. 30.00'
 L-5 N.00°37'40"W. 30.00'

LEGEND:
 M.O.=MONUMENTED AND OCCUPIED
 ORB=OFFICIAL RECORDS BOOK
 P.O.B.=POINT OF BEGINNING
 P.O.C.=POINT OF COMMENCEMENT
 TWP.=TOWNSHIP

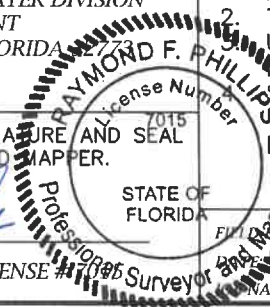
SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
- THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
 PUBLIC WORKS DEPARTMENT
 149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
 407-665-5647



NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: *[Signature]*
 RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #7015

FL 11015 n/a
 03/17/2023
 NAME: MIDWAY DRAINAGE

SCALE: 1"=100'
 DRAWN BY: RFP
 CHECKED BY: RP

EXHIBIT "4"

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

UTILITY EASEMENT

THIS UTILITY EASEMENT is made and entered into this ____ day of _____, 20____, by and between SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTOR," and THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773, in this instrument referred to as "GRANTEE."

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and its assigns, a non-exclusive easement and right-of-way for access and utility purposes, with full authority to enter upon, excavate, construct and maintain, as GRANTEE and its assigns may deem necessary, a sanitary force main, water pipes, sewer pipes, mains, and any other utility facilities and appurtenances over, under, upon, and through the following-described lands situate in the County of Seminole, State of Florida:

See attached Exhibit "A" for legal description and sketch (the "Easement Property")

Property Identification No.: 33-19-31-300-1220-0000

TO HAVE AND TO HOLD the Easement Property unto GRANTEE and its assigns forever.

THIS EASEMENT includes the right of GRANTEE to maintain and operate its existing lift station, including access and utility services in connection with the lift station, and GRANTEE's construction and subsequent operation and maintenance of the sanitary force main system that GRANTEE intends to and is authorized to construct on the Easement Property, including facilities to connect with utility services for the operation of such systems. This Easement also includes a non-exclusive right of access to the facilities maintained on the Easement Property for maintenance, operation and connection to utilities.

GRANTEE and its assigns have the right to clear, keep clear and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the utilities or any facilities installed on or under the Easement Property by GRANTEE and its assigns. GRANTOR and GRANTOR's successors and assigns, agree not to build, construct or create, or permit others to build, construct or create any buildings or other structures on or under the Easement Property that may interfere with the location, excavation, operation or maintenance of the utilities, or any facilities installed on or under the Easement Property.

GRANTEE, in performing any work in the Easement Property as described in this Utility Easement, shall use every reasonable precaution to limit the disturbance of the existing ground or improvements within the Easement Property. Following any such work, GRANTEE shall restore the natural ground and improvements within the Easement Property as close as possible to the condition prior to such work.

GRANTOR hereby covenants with the GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has a good and lawful right to convey the Easement Property, and that it is free from all encumbrances.

IN WITNESS WHEREOF, the GRANTOR has hereunto set GRANTOR's hand and seal, the day and year first above written.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

By: _____
JAY ZEMBOWER, Chairman

Date: _____

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County of Commissioners at its
_____, 20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:
Exhibit A – Legal Description

DGS/sfa
07/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Utility Easement - SC to SCSB.docx

EXHIBIT "A"

Legal Description

That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of the southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of the southeast 1/4 of the southwest 1/4; thence along said south line N.89°53'12"E., a distance of 44.29; Thence S.00°00'00"W., a distance of 13.80 feet to the Point of Beginning; thence N.90°00'00"E., a distance of 80.76 feet; thence S.00°00'00"W., a distance of 341.88 feet; thence S.50°00'00"E., a distance of 83.18; thence S.00°00'00"W., a distance of 131.69 feet to the south line of the N 1/2 of the SE 1/4 of the SW 1/4 of said Section 33; thence along said line S.89°53'12"W., a distance of 15.00 feet; thence leaving said line N.00°00'00"E., a distance of 124.72; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 333.88 feet; thence S.90°00'00"W., a distance of 65.76 feet; thence N.00°00'00"E., a distance of 15.00 feet to the Point of Beginning.

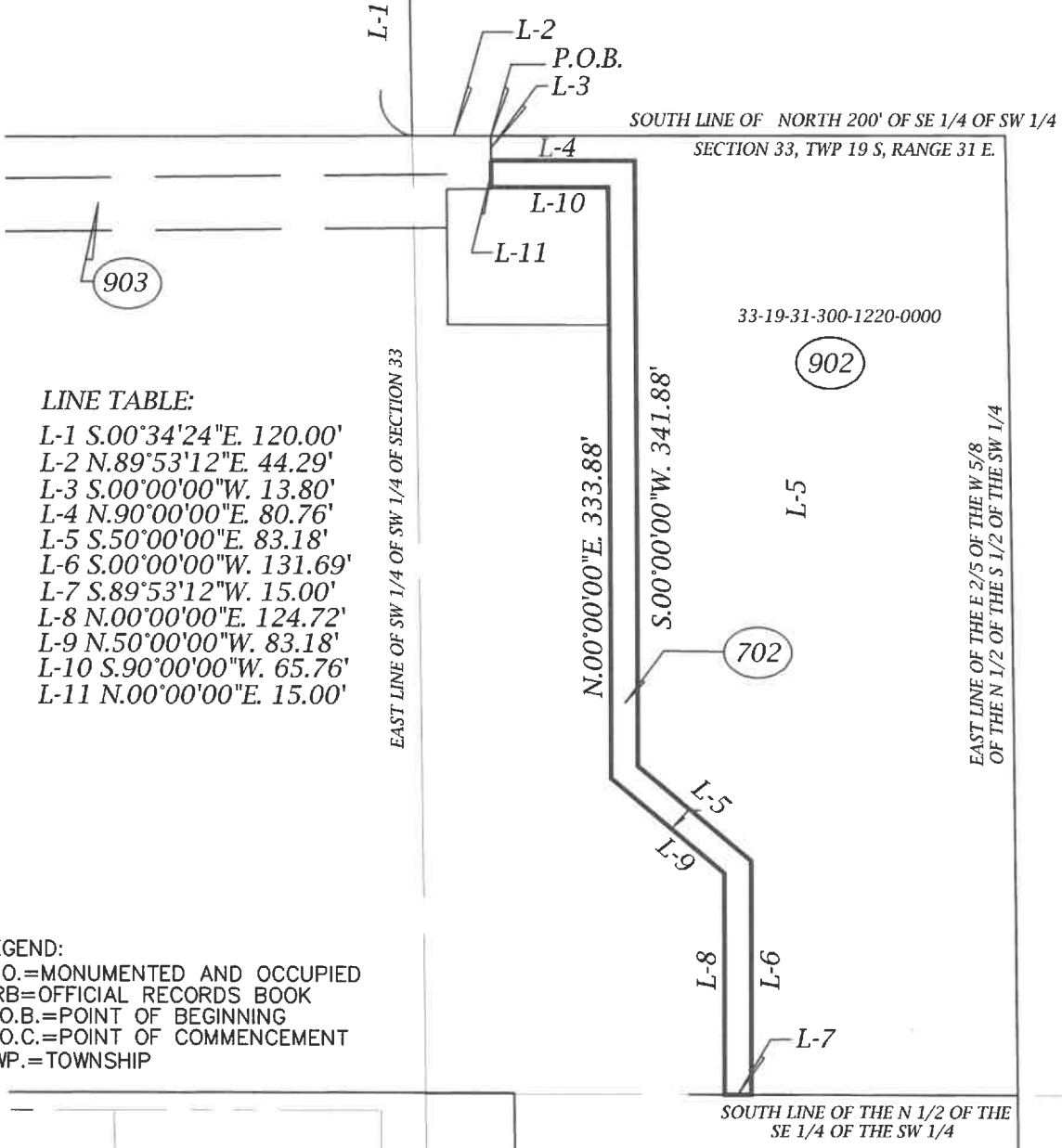
Said parcel contains 9338 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

Scale 1" = 100'



LINE TABLE:

- L-1 S.00°34'24"E. 120.00'
- L-2 N.89°53'12"E. 44.29'
- L-3 S.00°00'00"W. 13.80'
- L-4 N.90°00'00"E. 80.76'
- L-5 S.50°00'00"E. 83.18'
- L-6 S.00°00'00"W. 131.69'
- L-7 S.89°53'12"W. 15.00'
- L-8 N.00°00'00"E. 124.72'
- L-9 N.50°00'00"W. 83.18'
- L-10 S.90°00'00"W. 65.76'
- L-11 N.00°00'00"E. 15.00'

LEGEND:

- M.O.=MONUMENTED AND OCCUPIED
- ORB=OFFICIAL RECORDS BOOK
- P.O.B.=POINT OF BEGINNING
- P.O.C.=POINT OF COMMENCEMENT
- TWP.=TOWNSHIP

33-19-31-300-1220-0000

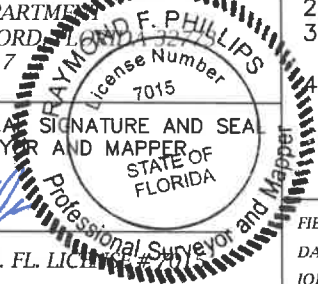
SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FL 32779
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BY:

RAYMOND F. PHILLIPS P.S.M. FL. LIC. # 32779



SURVEYOR'S NOTES

1. BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
 2. THIS IS NOT A SURVEY
 3. UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

FIELD DATE: n/a
DATE: 05/30/2024
JOB NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

EXHIBIT "5"

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 2024, between THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773, in this instrument referred to as "GRANTOR," and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTEE."

WITNESSETH:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency are hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto GRANTEE, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See attached Exhibits "A" for legal descriptions and sketches (the "Property").

Parcel I.D. Number: 33-19-31-300-1220-0000

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

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

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple; that GRANTOR has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under GRANTOR, but no other person.

GRANTOR, in accordance with Section 270.11, Florida Statutes (2024), releases GRANTOR's interest in, and title in and to all the phosphate, minerals, and metals that are or may be in, on or under the Property with the privilege to mine and develop the Property, GRANTEE having petitioned for this release. The reasons justifying such release is that the Property is too small to have practical value for mining, it is unknown whether any valuable minerals exist on the Property, the Property is not in a location conducive to mining operations of any kind, and without full mineral rights, GRANTEE would have great difficulty obtaining financing for the Property.

IN WITNESS WHEREOF, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

ATTEST:

THE SCHOOL BOARD OF
SEMINOLE COUNTY, FLORIDA

SERITA D. BEAMON, Superintendent

By: _____
ABBY SANCHEZ, Chairman

Date: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE



The foregoing instrument was executed and acknowledged before me this ____ day of _____, 2024, by _____, as Chairman and _____, as Superintendent of the School Board of Seminole County, Florida, who are personally known to me or who have produced _____ as identification.

Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

Attachment:
Exhibit "A"– Legal description and sketch – Parel 902

DGS\sfa
7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Special Warranty Deed - SCSB to SC rev.1.docx

EXHIBIT "A"

Legal Description

That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of the southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of the southeast 1/4 of the southwest 1/4; thence along said south line N.89°53'12"E., a distance of 44.29 to the Point of Beginning; thence continue N.89°53'12"E., along the south line of the aforementioned north 120 feet, a distance of 289.48 feet to the east line of the east 2/5 of the west 5/8 of the north 1/2 of the south 1/2 of the aforementioned southwest 1/4; thence along said east line S.00°31'08"E., a distance of 541.15 feet to the south line of the north 1/2 of the southeast 1/4 of the southwest 1/4; thence along said south line S.89°53'20"W., a distance of 164.90 feet; thence N.00°00'00"E., a distance of 124.721 feet; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 256.18 feet; thence S.90°00'00"W., a distance of 90.76 feet; thence N.00°00'00"E., a distance of 76.45 feet; thence N.89°53'12"E., a distance of 25.00 feet; thence N.00°00'00"E., a distance of 30.00 feet to the Point of Beginning.

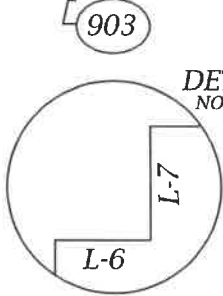
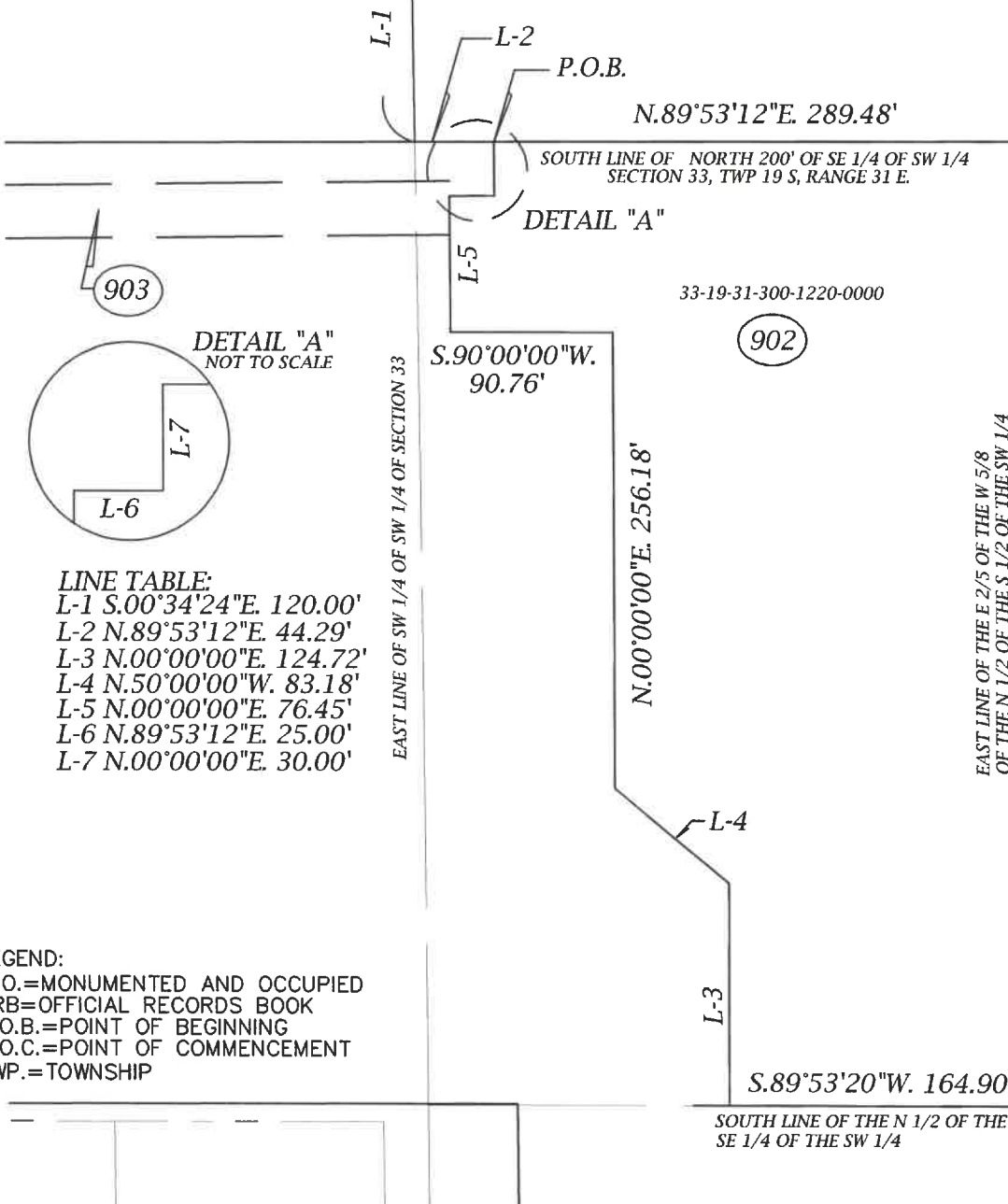
Said parcel contains 2.793 acres more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

Scale 1" = 100'



LINE TABLE:

L-1	S.00°34'24\"E.	120.00'
L-2	N.89°53'12\"E.	44.29'
L-3	N.00°00'00\"E.	124.72'
L-4	N.50°00'00\"W.	83.18'
L-5	N.00°00'00\"E.	76.45'
L-6	N.89°53'12\"E.	25.00'
L-7	N.00°00'00\"E.	30.00'

LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

902

903

S.89°53'20\"W. 164.90'

SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4

SURVEYOR'S NOTES


- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06\"E.
 - THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

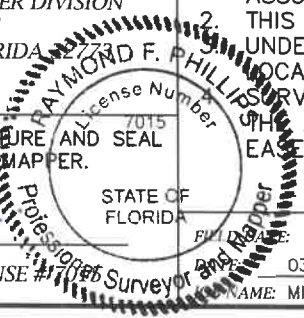
SHEET 2 OF 2

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY: 
RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #17015



DATE: n/a
03/17/2023
NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

EXHIBIT "6"

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

SPECIAL WARRANTY DEED FOR RIGHT-OF-WAY

THIS SPECIAL WARRANTY DEED is made this ____ day of _____, 202____, between **THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773, hereinafter referred to as "GRANTOR," and **SEMINOLE COUNTY**, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, referred to as the "GRANTEE."

W I T N E S S E T H:

GRANTOR, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency are hereby acknowledged by these presents does grant, bargain, sell, release, convey and confirm unto GRANTEE, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See attached Exhibits "A" for legal descriptions and sketches (the "Property").

Parcel I.D. Number: 33-19-31-300-1220-0000

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

TO HAVE AND TO HOLD the Property in fee simple forever with the understanding that GRANTEE shall place the Property in the County Road System for public right-of-way. The Property may be used for any purpose relating to right-of-way or for items customarily located in right-of-way, including but not limited to road pavement, sidewalks, recreational trails, drainage structures and features, utilities (including but not limited to telephone lines, coaxial cable, fiber optic cable, electrical lines, sewer lines, potable water lines, traffic signals, traffic signal poles and any appurtenances to the foregoing and items for any other public utility purposes), and for any other public use structure consistent with the use of the Property as public right-of-way.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized of the Property in fee simple; that GRANTOR has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend it against the lawful claims of all persons claiming by, through, or under GRANTOR, but no other person.

GRANTOR, in accordance with Section 270.11, Florida Statutes (2024), releases GRANTOR's interest in, and title in and to all the phosphate, minerals, and metals that are or may be in, on or under the Property with the privilege to mine and develop the Property, GRANTEE having petitioned for this release. The reasons justifying such release is that the Property is too small to have practical value for mining, it is unknown whether any valuable minerals exist on the Property, the Property is not in a location conducive to mining operations of any kind, and without full mineral rights, GRANTEE would have great difficulty obtaining financing for the Property.

IN WITNESS WHEREOF, GRANTOR sets GRANTOR's hand and seal the day and year first above written.

ATTEST:

THE SCHOOL BOARD OF
SEMINOLE COUNTY, FLORIDA

SERITA D. BEAMON, Superintendent

By: _____
ABBY SANCHEZ, Chairman

Date: _____

STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was executed and acknowledged before me this ____ day of _____, 2024, by _____, as Chairman and _____, as Superintendent of the School Board of Seminole County, Florida, who are personally known to me or who have produced _____ as identification.

Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

Attachment:

Exhibit "A"– Legal description and sketch – Parcel 872

DGS\sfa
7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Special Warranty Deed for Right-of-Way - SCSB to SC rev2.docx

EXHIBIT "A"

Legal Description

That portion of the Southwest 1/4 of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of said southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of said southwest 1/4 of the southwest 1/4; thence along said south line S.89°53'12"W., a distance of 333.77 feet to the east right of way line of Jitway, also known as the east line of the west 3/4 of said southwest 1/4 of the southwest 1/4; thence along said east line S.00°37'40"E., a distance of 54.34 feet to the Point of Beginning; thence leaving said east right of way line, N.89°28'09"E., a distance of 15.92 feet; thence S.01°56'48"E., a distance of 125.62 feet; thence S.50°18'13"W., a distance of 8.71 feet; thence S.00°37'45"E., a distance of 163.52 feet; thence S.89°59'19"W., a distance of 12.00 feet to the aforementioned east right of way line of Jitway as platted; thence along said east right of way line N.00°37'40"W., a distance of 294.43 feet to the Point of Beginning.

Said parcel contains 4,226 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

SOUTH LINE OF NORTH 200' OF SW 1/4 OF SW 1/4
S.89°53'12"W. 333.77'

Scale 1" = 60'

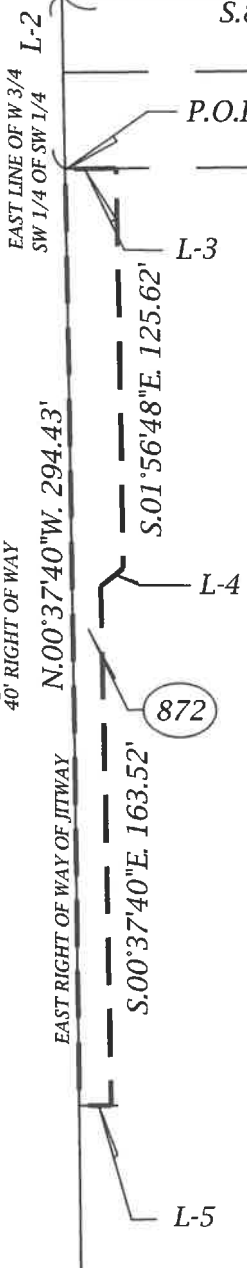
LINE TABLE:

L-1	S.00°34'24"E. 120.00'
L-2	S.00°37'40"E. 54.34'
L-3	N.89°28'09"E. 15.92'
L-4	S.50°48'13"W. 8.71'
L-5	S.89°59'19"W. 12.00'



T:\Survey\Phillips\Midway Drainage\base\pp1.dwg

MIDWAY
40' RIGHT OF WAY



33-19-31-300-1220-0000

EAST LINE OF SW 1/4 OF SW 1/4 OF SECTION 33

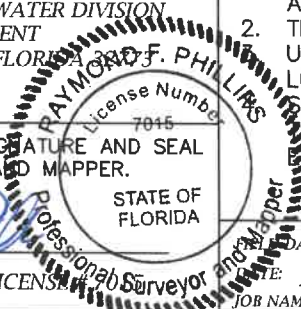
LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32779
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:  STATE OF FLORIDA



SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
- THIS IS NOT A SURVEY UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.

SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

DATE: n/a
DATE: 10/05/2023
JOB NAME: MIDWAY DRAINAGE

SCALE: 1"=60'

DRAWN BY: RFP

CHECKED BY: RP

EXHIBIT "7"

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this ____ day of _____, 20 ____, by and between THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773, in this instrument referred to as "GRANTOR," and SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTEE."

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and GRANTEE's assigns, a non-exclusive, perpetual, and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as GRANTEE and GRANTEE's assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation, or disposal areas or any combination of these items, together with appurtenant drainage structures, over, under, upon, and through the following described lands situated in the County of Seminole, State of Florida,

See attached Exhibit "A" for legal description and sketch (the "Easement Property")

Parent Parcel Identification No.: 33-19-31-300-1220-0000

TO HAVE AND TO HOLD this easement unto GRANTEE and GRANTEE's assigns forever.

GRANTEE and GRANTEE's assigns have the right to clear, keep clear, and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the drainage or any structures installed on the Easement Property by GRANTEE and GRANTEE's assigns. GRANTOR and GRANTOR's successors and assigns shall not build, construct, or create, or permit others to build, construct, or

create any buildings or other structures on the Easement Property that may interfere with the location, excavation, operation, or maintenance of the drainage or any structures installed in the Easement Property. Notwithstanding the foregoing, GRANTOR and GRANTEE acknowledge that GRANTOR maintains a lift station on the Easement Property that GRANTOR will continue to use, and GRANTEE shall not unreasonably interfere with GRANTOR's continued use and operation of that lift station and its associated improvements.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has a good and lawful right to convey this easement, and that it is free from all encumbrances.

IN WITNESS WHEREOF, GRANTOR has set GRANTOR's hand and seal, the day and first above written.

ATTEST:

THE SCHOOL BOARD OF
SEMINOLE COUNTY, FLORIDA

SERITA D. BEAMON, Superintendent

By: _____
AMY SANCHEZ, Chairman

Date: _____



STATE OF FLORIDA
COUNTY OF SEMINOLE

The foregoing instrument was executed and acknowledged before me this ____ day of _____, 2024, by AMY SANCHEZ, as Chairman and _____, as Superintendent of the School Board of Seminole County, Florida, who are personally known to me or who have produced _____ as identification.

Print Name _____
Notary Public in and for the County
and State Aforementioned
My commission expires: _____

Attachment:

Exhibit "A" – Legal description and sketch – Parcel 903

DGS/sfa

7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Drainage Easement - SCSB rev2.docx

EXHIBIT "A"

Legal Description

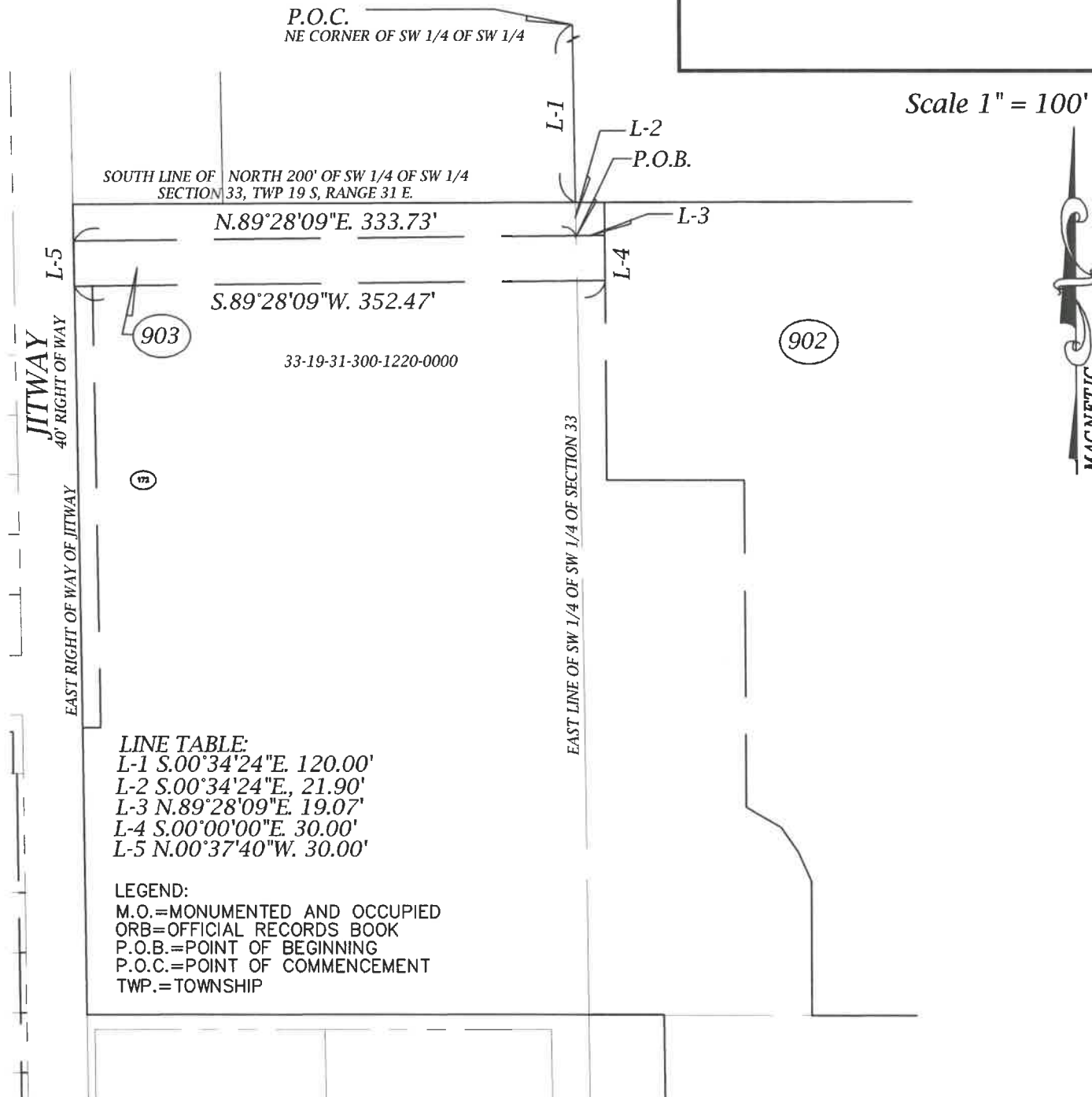
That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of said southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of said southwest 1/4 of the southwest 1/4; thence continue S.00°34'24"E., a distance of 19.29 feet; to the Point of Beginning; thence N.89°28'09"E., a distance of 19.07 feet; thence S.00°00'00"E., a distance of 30.00 feet; thence S.89°28'09"W., a distance of 352.47 feet to the east right of way line of Jitway; thence along said east right of way, N.00°37'40"W., a distance of 30.00 feet; thence N.89°28'09"E., a distance of 333.73 feet to the Point of Beginning.

Said parcel contains 10,579.10 square feet more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION



SEMINOLE COUNTY

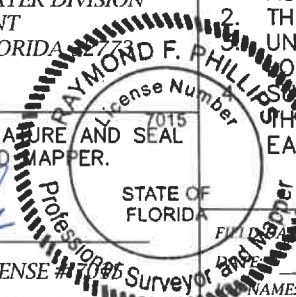
SURVEY SECTION OF ROADS-STORMWATER DIVISION
 PUBLIC WORKS DEPARTMENT
 149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
 407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

BY:

Raymond F. Phillips

RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #10067



SURVEYOR'S NOTES

- BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
- THIS IS NOT A SURVEY
- UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

SHEET 2 OF 2

SCALE: 1"=100'

DRAWN BY: RFP

CHECKED BY: RP

FL 1101 n/a

03/17/2023

NAME: MIDWAY DRAINAGE

EXHIBIT "8"

THIS INSTRUMENT PREPARED BY:
DAVID G. SHIELDS
DEPUTY COUNTY ATTORNEY
1101 EAST 1ST STREET
SANFORD, FL 32771
(407) 665-7238

DRAINAGE EASEMENT

THIS DRAINAGE EASEMENT is made and entered into this ____ day of _____, 20____, by and between SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTOR," and, THE SCHOOL BOARD OF SEMINOLE COUNTY, FLORIDA, a political subdivision of the State of Florida, whose principal address is 400 East Lake Mary Boulevard, Sanford, Florida 32773 in this instrument referred to as "GRANTEE."

WITNESSETH:

FOR AND IN CONSIDERATION OF the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GRANTOR hereby grants and conveys to GRANTEE and GRANTEE's assigns, an exclusive, perpetual, and permanent easement and right-of-way for drainage purposes, with full authority to enter upon, excavate, construct, and maintain, as GRANTEE and GRANTEE's assigns may deem necessary, a drainage system consisting of pipes, ditches, detention, percolation, or disposal areas or any combination of these items, together with appurtenant drainage structures, over, under, upon, and through the following described lands situated in the County of Seminole, State of Florida,

See attached Exhibit "A" for legal description and sketch (the "Easement Property")

Parent Parcel Identification No.: 33-19-31-300-1220-0000

TO HAVE AND TO HOLD this easement and right-of-way unto GRANTEE and GRANTEE's assigns forever.

THIS DRAINAGE EASEMENT includes for GRANTEE a perpetual, non-exclusive stormwater drainage easement for the purpose of conveying stormwater from GRANTEE's adjacent property through, upon and within all surface and subsurface drainage facilities, including, without limitation, inlets, manholes, pipes and other structures to a to-be-constructed stormwater pond and related drainage facilities to be located on the Property. GRANTOR will be responsible for initially constructing, installing, inspecting, operating, maintaining, repairing and replacing the portion of the

surface water management system and the stormwater management system on GRANTOR's adjacent property and for the continued maintenance of such system at its cost after construction; and

GRANTEE and GRANTEE's assigns have the right to clear, keep clear, and remove from the Easement Property all trees, undergrowth, and other obstructions that may interfere with the location, excavation, operation or maintenance of the drainage or any structures installed on the Easement Property by GRANTEE and GRANTEE's assigns. GRANTOR and GRANTOR's successors and assigns shall not build, construct, or create, or permit others to build, construct, or create any buildings or other structures on the Easement Property that may interfere with the location, excavation, operation, or maintenance of the drainage or any structures installed in the Easement Property.

GRANTOR hereby covenants with GRANTEE that GRANTOR is lawfully seized and possessed of the Easement Property, that GRANTOR has a good and lawful right to convey this easement, and that it is free from all encumbrances.

IN WITNESS WHEREOF, GRANTOR has set GRANTOR's hand and seal, the day and first above written.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY, FLORIDA



By: _____

JAY ZEMBOWER, Chairman

GRANT MALOY
Clerk to the Board of
County Commissioners of
Seminole County, Florida.

Date: _____

For the use and reliance
Seminole County only.

As authorized for execution by the Board of
County of Commissioners at its
_____, 20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

Attachment:

Exhibit "A" – Legal description and sketch – Parcel 902

DGS/sfa

7/17/2024

T:\Users\Legal Secretary CSB\Public Works\Acquisitions\2024\Midway Drainage Improvement Project\Seminole County School Board\Drainage Easement - County to SCSB rev.1.docx

EXHIBIT "A"

Legal Description

That portion of the Southwest 1/4 of Section 33, Township 19 South, Range 31 East, Florida further described as follows:

Commencing at the northeast corner of the southwest 1/4 of the southwest 1/4. Thence along the east line of said southwest 1/4 of the southwest 1/4, S.00°34'24"E., a distance of 120.00 feet to the south line of the north 120 feet of the southeast 1/4 of the southwest 1/4; thence along said south line N.89°53'12"E., a distance of 44.29 to the Point of Beginning; thence continue N.89°53'12"E., along the south line of the aforementioned north 120 feet, a distance of 289.48 feet to the east line of the east 2/5 of the west 5/8 of the north 1/2 of the south 1/2 of the aforementioned southwest 1/4; thence along said east line S.00°31'08"E., a distance of 541.15 feet to the south line of the north 1/2 of the southeast 1/4 of the southwest 1/4; thence along said south line S.89°53'20"W., a distance of 164.90 feet; thence N.00°00'00"E., a distance of 124.721 feet; thence N.50°00'00"W., a distance of 83.18 feet; thence N.00°00'00"E., a distance of 256.18 feet; thence S.90°00'00"W., a distance of 90.76 feet; thence N.00°00'00"E., a distance of 76.45 feet; thence N.89°53'12"E., a distance of 25.00 feet; thence N.00°00'00"E., a distance of 30.00 feet to the Point of Beginning.

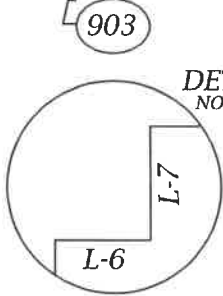
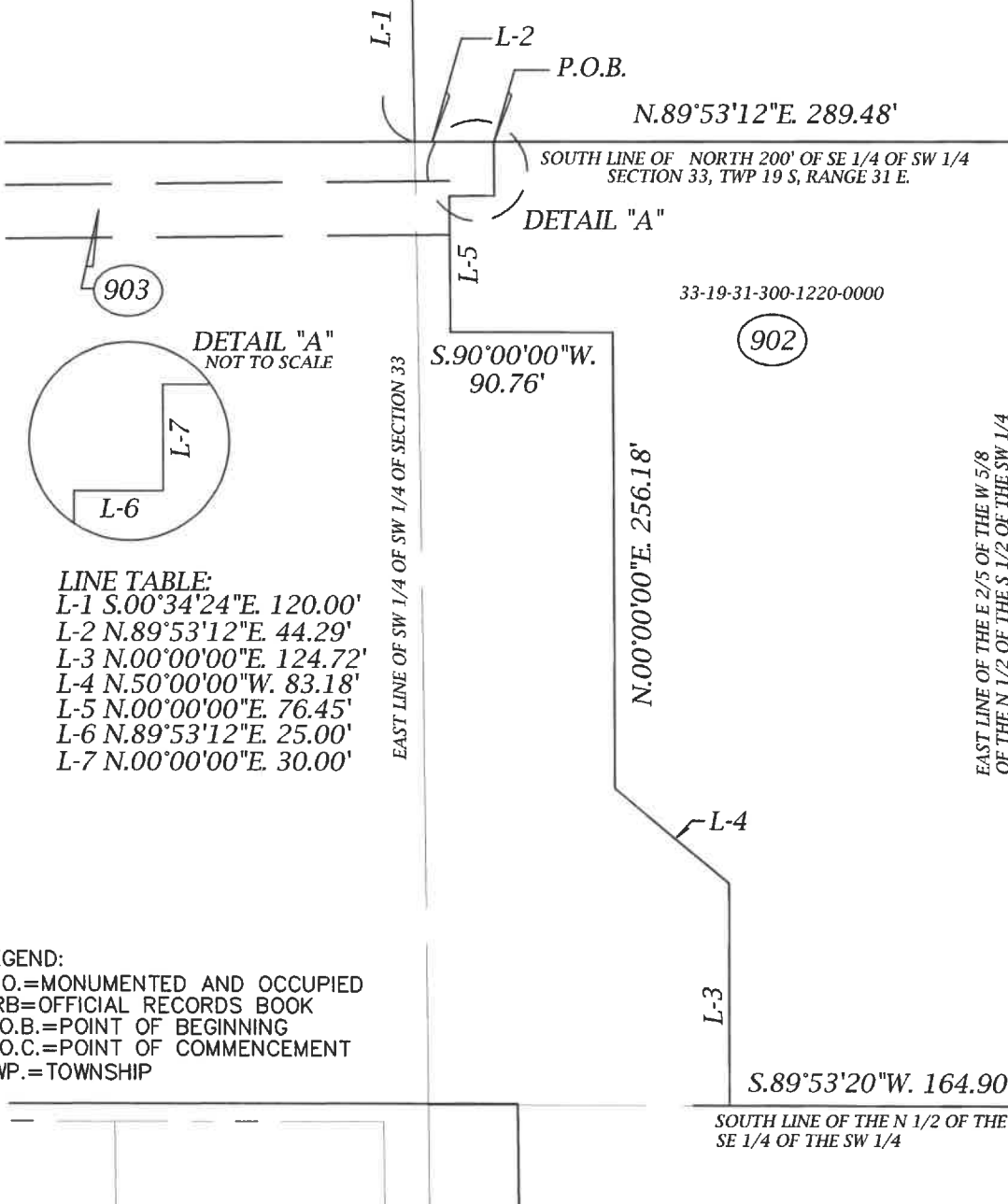
Said parcel contains 2.793 acres more or less.

The parcel may be subject to easements, covenants, or restrictions of record if any.

SKETCH OF DESCRIPTION

P.O.C.
NE CORNER OF SW 1/4 OF SW 1/4
SECTION 33, TWP 19 S, RANGE 31 E.

Scale 1" = 100'



LINE TABLE:

L-1	S.00°34'24"E.	120.00'
L-2	N.89°53'12"E.	44.29'
L-3	N.00°00'00"E.	124.72'
L-4	N.50°00'00"W.	83.18'
L-5	N.00°00'00"E.	76.45'
L-6	N.89°53'12"E.	25.00'
L-7	N.00°00'00"E.	30.00'

LEGEND:
M.O.=MONUMENTED AND OCCUPIED
ORB=OFFICIAL RECORDS BOOK
P.O.B.=POINT OF BEGINNING
P.O.C.=POINT OF COMMENCEMENT
TWP.=TOWNSHIP

902

903

S.89°53'20"W. 164.90'

SOUTH LINE OF THE N 1/2 OF THE SE 1/4 OF THE SW 1/4

SURVEYOR'S NOTES


1. BEARINGS BASED ON THE NORTH LINE OF THE PLAT OF MIDWAY AS RECORDED IN PLAT BOOK 1 PAGE 41, WHICH IS ASSUMED TO BEAR N.89°58'06"E.
 2. THIS IS NOT A SURVEY UNDERGROUND UTILITIES AND OR IMPROVEMENTS ARE NOT LOCATED.
- THE SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESRICTIONS OF RECORD IF ANY.

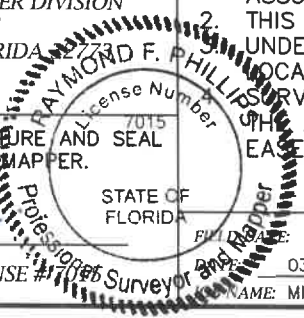
SHEET 2 OF 2

SEMINOLE COUNTY

SURVEY SECTION OF ROADS-STORMWATER DIVISION
PUBLIC WORKS DEPARTMENT
149 BUSH LOOP BLVD. SANFORD, FLORIDA 32773
407-665-5647

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

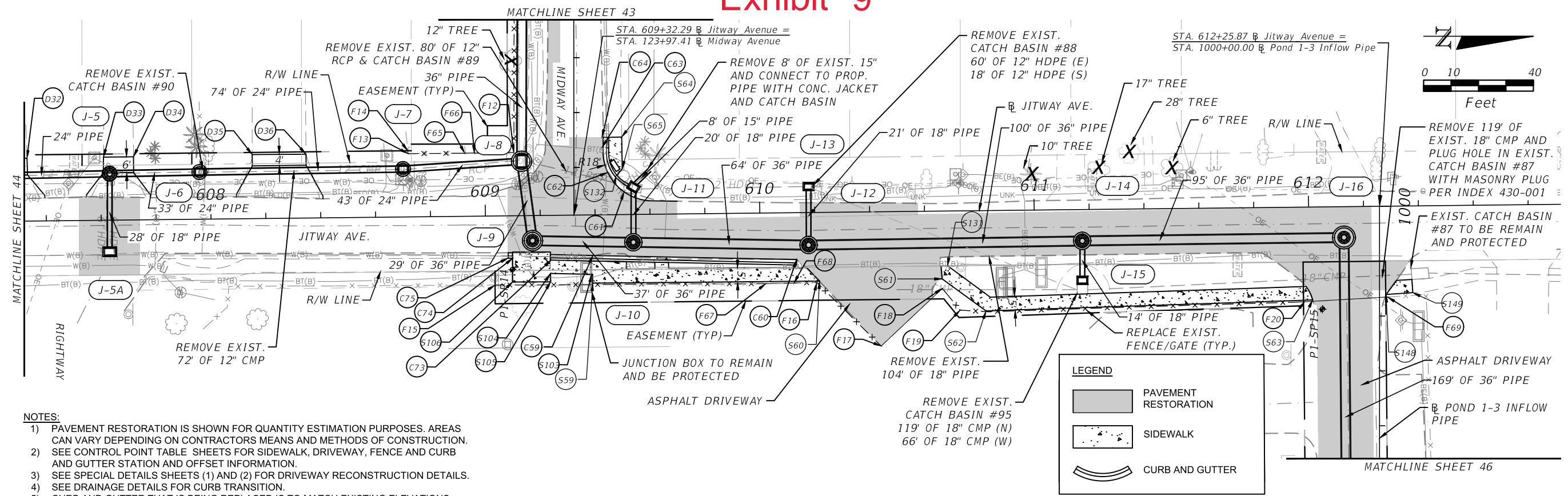
BY: 
RAYMOND F. PHILLIPS P.S.M. FL. LICENSE #17015



PROFESSIONAL SURVEYOR AND MAPPER
FIRM NAME: n/a
DATE: 03/17/2023
PROJECT NAME: MIDWAY DRAINAGE

SCALE: 1"=60'
DRAWN BY: RFP
CHECKED BY: RP

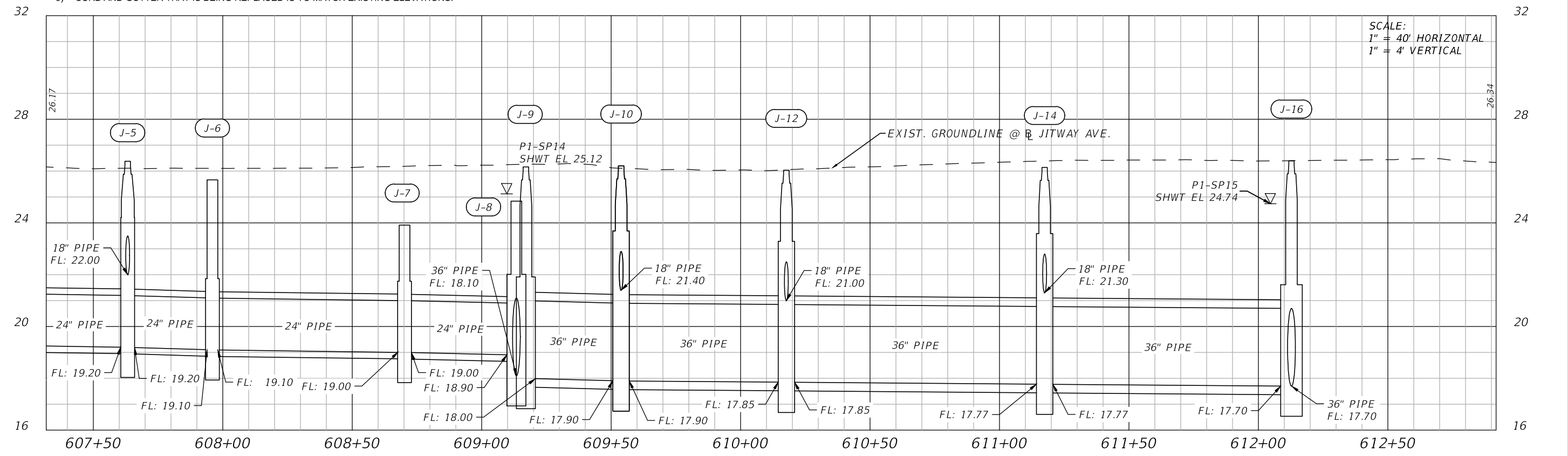
Exhibit "9"



- NOTES:**
- 1) PAVEMENT RESTORATION IS SHOWN FOR QUANTITY ESTIMATION PURPOSES. AREAS CAN VARY DEPENDING ON CONTRACTORS MEANS AND METHODS OF CONSTRUCTION.
 - 2) SEE CONTROL POINT TABLE SHEETS FOR SIDEWALK, DRIVEWAY, FENCE AND CURB AND GUTTER STATION AND OFFSET INFORMATION.
 - 3) SEE SPECIAL DETAILS SHEETS (1) AND (2) FOR DRIVEWAY RECONSTRUCTION DETAILS.
 - 4) SEE DRAINAGE DETAILS FOR CURB TRANSITION.
 - 5) CURB AND GUTTER THAT IS BEING REPLACED IS TO MATCH EXISTING ELEVATIONS.

LEGEND

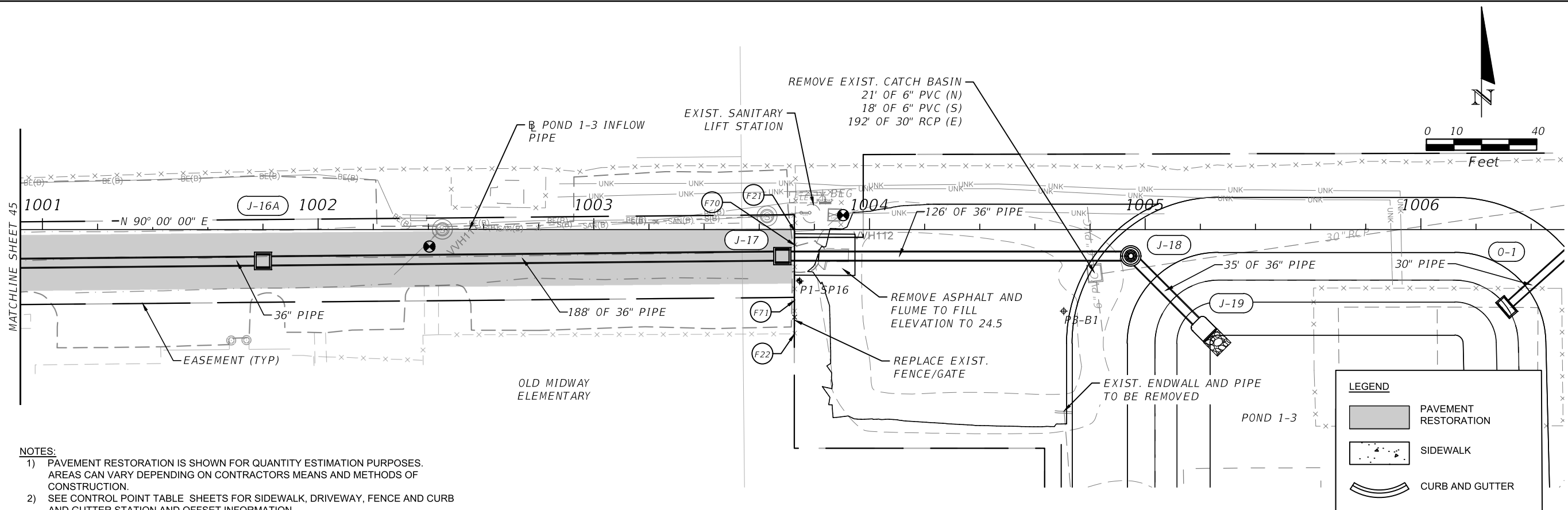
- PAVEMENT RESTORATION
- SIDEWALK
- CURB AND GUTTER



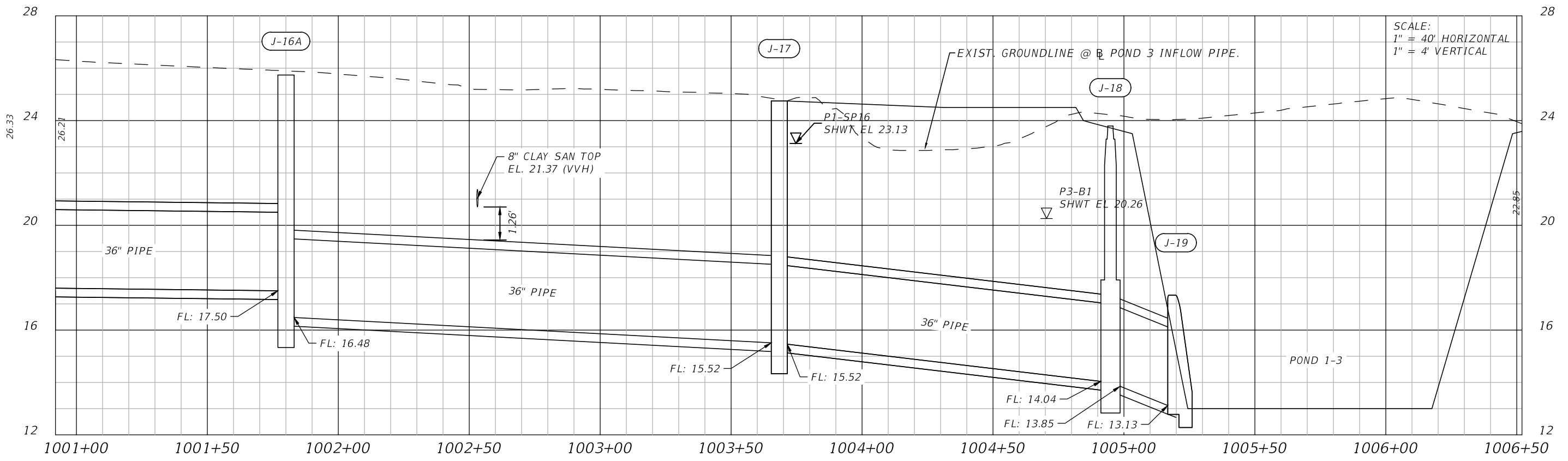
JITWAY AVENUE

REVISIONS				PROFESSIONAL OF RECORD: ANGEL M. RIVERA-LOPEZ, P.E. # 74275 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		PLAN & PROFILE 6	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.		45
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077		

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



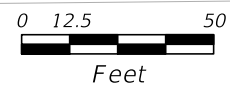
- NOTES:
- 1) PAVEMENT RESTORATION IS SHOWN FOR QUANTITY ESTIMATION PURPOSES. AREAS CAN VARY DEPENDING ON CONTRACTORS MEANS AND METHODS OF CONSTRUCTION.
 - 2) SEE CONTROL POINT TABLE SHEETS FOR SIDEWALK, DRIVEWAY, FENCE AND CURB AND GUTTER STATION AND OFFSET INFORMATION.
 - 3) CURB AND GUTTER THAT IS BEING REPLACED IS TO MATCH EXISTING ELEVATIONS.



POND 3 INFLOW PIPE

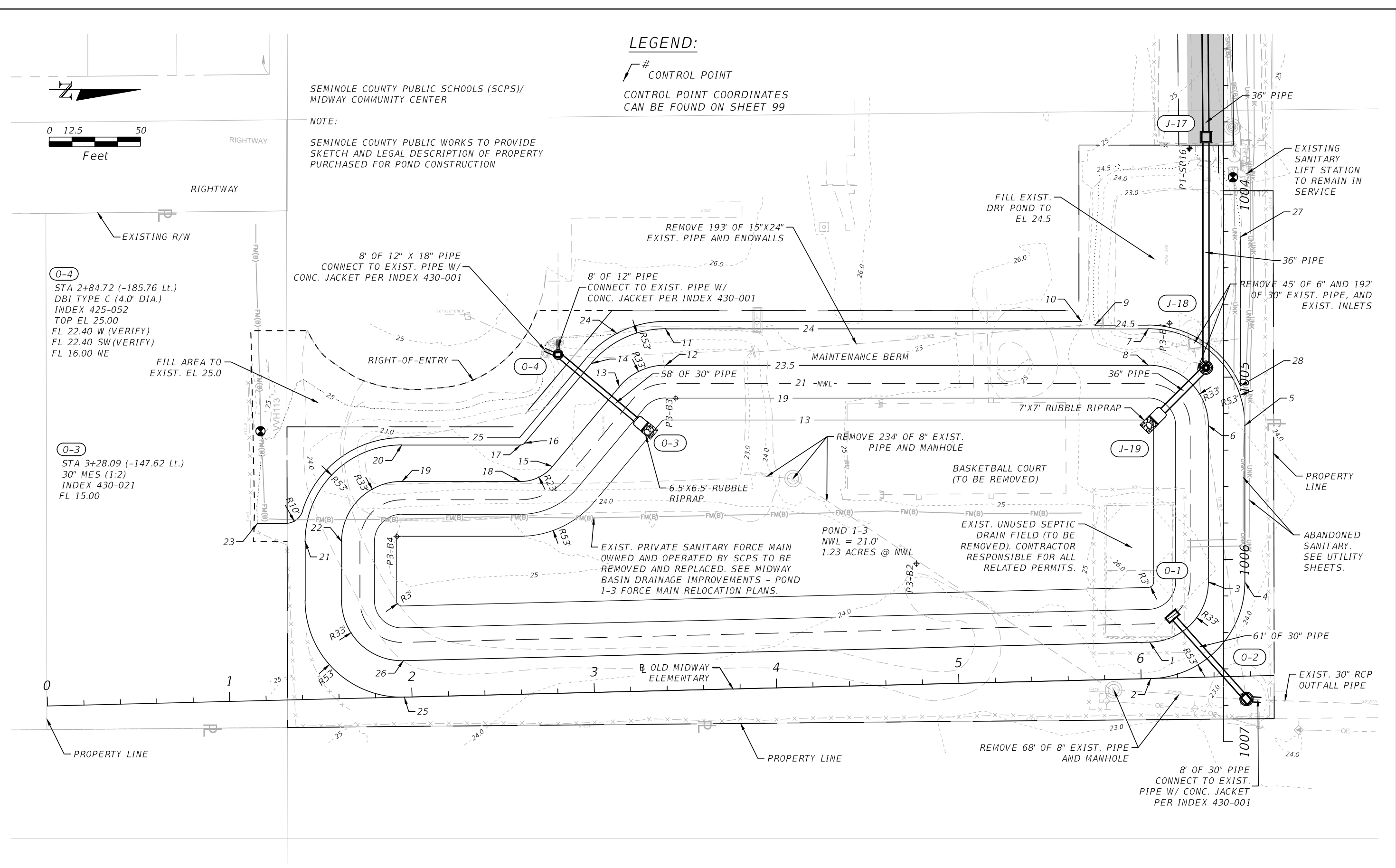
REVISIONS				PROFESSIONAL OF RECORD: ANGEL M. RIVERA-LOPEZ, P.E. # 74275 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		SHEET NO. 46
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.	
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077	PLAN & PROFILE 7

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LEGEND:
 # CONTROL POINT
 CONTROL POINT COORDINATES CAN BE FOUND ON SHEET 99

SEMINOLE COUNTY PUBLIC SCHOOLS (SCPS)/
 MIDWAY COMMUNITY CENTER
 NOTE:
 SEMINOLE COUNTY PUBLIC WORKS TO PROVIDE
 SKETCH AND LEGAL DESCRIPTION OF PROPERTY
 PURCHASED FOR POND CONSTRUCTION



REVISIONS				PROFESSIONAL OF RECORD: CHRISTOPHER L. THOMPSON, P.E.# 62505 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		POND 1-3 DETAILS (1)	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.		
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077		

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SEMINOLE COUNTY
ENGINEERING DIVISION

Exhibit "9" continued

COMPONENTS OF CONTRACT PLANS SET

POND 1-3 FORCE MAIN
RELOCATION PLANS

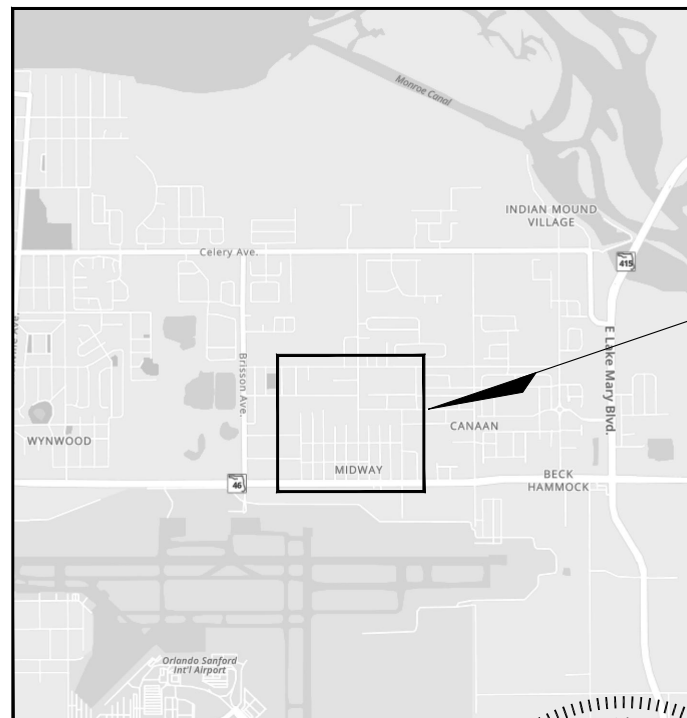
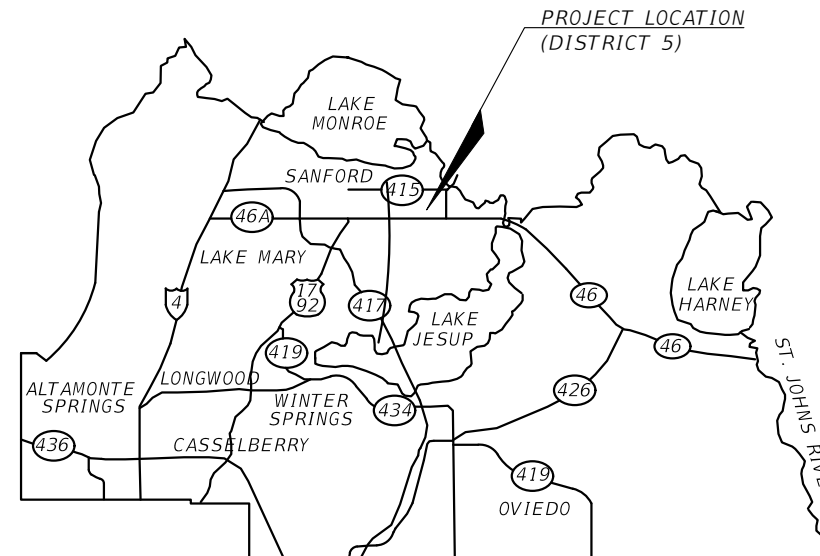
CONTRACT PLANS



MIDWAY BASIN DRAINAGE IMPROVEMENTS -
POND 1-3 FORCE MAIN RELOCATION PLANS

Sheet List Table

Sheet Number	Sheet Title
FM-1	COVER SHEET
FM-2	SUMMARY OF PAY ITEMS
FM-3	GENERAL NOTES
FM-4	OVERALL PLAN SHEET
FM-5	PLAN & PROFILE SHEET
FM-6	PLAN & PROFILE SHEET
FM-7 - FM-9	STANDARD DETAILS



PLANS PREPARED BY:
ATKINS
482 SOUTH KELLER ROAD
ORLANDO, FLORIDA 32810
(407)647-7275

NOTE: THE SCALE OF THESE PLANS MAY
HAVE CHANGED DUE TO REPRODUCTION

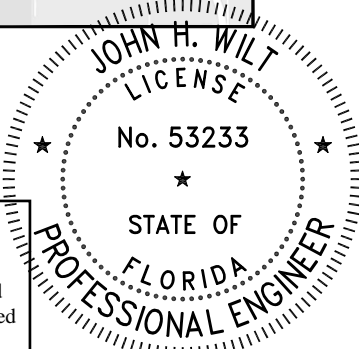
BOARD OF COUNTY COMMISSIONERS

- | | |
|-----------------|-----------------------|
| BOB DALLARI | DISTRICT 1 |
| JAY ZEMBOWER | DISTRICT 2 CHAIRMAN |
| LEE CONSTANTINE | DISTRICT 3 |
| AMY LOCKHART | DISTRICT 4 |
| ANDRIA HERR | DISTRICT 5 VICE-CHAIR |

DARREN GRAY, COUNTY MANAGER

This item has been digitally signed and sealed by
John H. Wilt, PE on the date adjacent to the seal.

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on any electronic copies.



FORCE MAIN RELOCATION PLANS
ENGINEER OF RECORD: JOHN H. WILT, PE
P.E. NO.: 53233
COUNTY PROJECT MANAGER: JEFF SLOMAN, PE
PUBLIC WORKS DIRECTOR: JEAN JREIJ, P.E.

REVISIONS				PROFESSIONAL OF RECORD: JOHN H. WILT, P.E.# 53233 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		COVER SHEET FOR: POND 1-3 FORCE MAIN RELOCATION	SHEET NO. FM-1
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.		
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077		

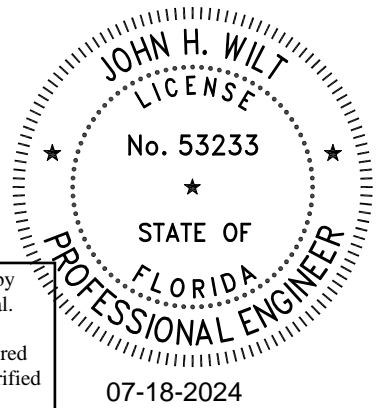
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Summary of Pay Items				
Item Number	Item Description	Unit	Qty.	
			Plan	Final
0101-1	MOBILIZATION	LS	1	
1050-31-002	UTILITY PIPE, REMOVE & DISPOSE, 2"-4.9"	LF	681	
1050-31-204	UTILITY PIPE- POLY VINYL CHLORIDE, FURNISH & INSTALL, WATER/SEWER, 4"	LF	565	

PAY ITEM NOTES:
 1. PAY ITEMS IN THIS PLAN SET ARE LIMITED TO REMOVAL AND RELOCATION OF THE FORCE MAIN. SEE OTHER PLANS FOR STORMWATER MANAGEMENT SYSTEM IMPROVEMENTS.
 2. PAY ITEM 1050-31-204 INCLUDES ALL FITTINGS AND JOINT RESTRAINTS. AS-BUILT SURVEY AND ALL TESTING NECESSARY TO COMPLETE THE FORCE MAIN RELOCATION AND ACCEPTANCE BY THE CITY AND FDEP.

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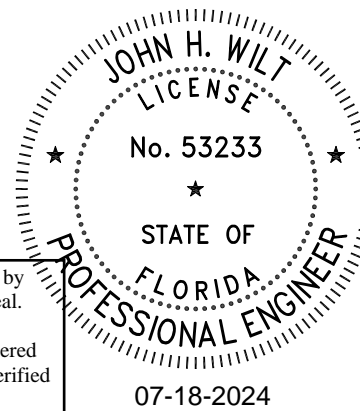
REVISIONS				PROFESSIONAL OF RECORD: JOHN H. WILT, P.E.# 53233 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		SUMMARY OF PAY ITEMS	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.		FM-2
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077		

GENERAL NOTES:

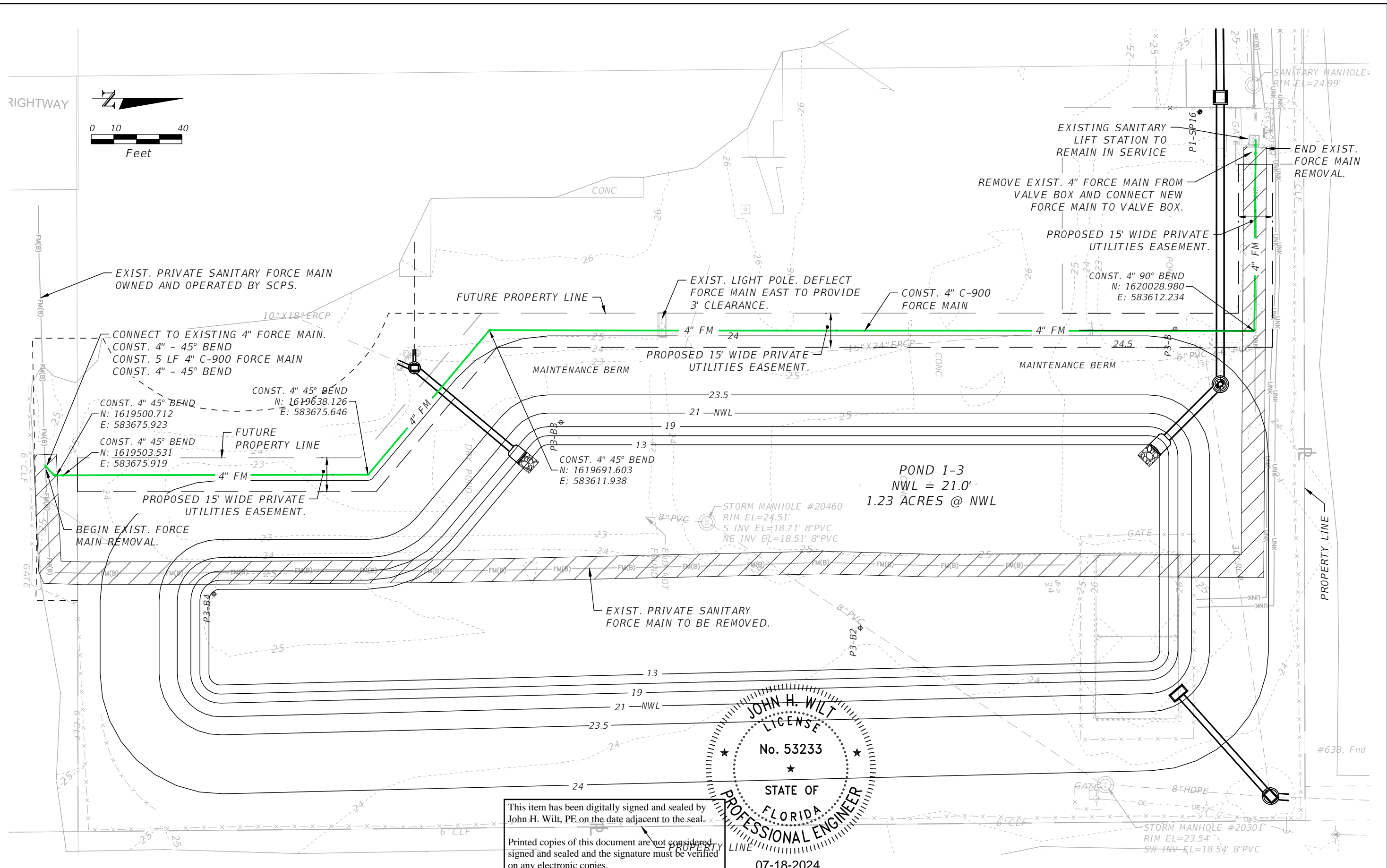
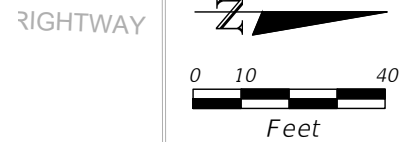
1. ALL SANITARY FORCE MAIN MATERIALS, EXECUTION, CONSTRUCTION, TESTING AND INSPECTION SHALL BE IN ACCORDANCE WITH 52-604 F.A.C. FDEP AND CITY OF SANFORD TECHNICAL SPECIFICATIONS AND STANDARDS FOR WASTEWATER COLLECTION SYSTEMS. THE UTILITY CONTRACTOR SHALL OBTAIN A COPY OF THESE REGULATIONS AND SPECIFICATIONS FOR USE ON THE PROJECT FOR THE UTILITY CONSTRUCTION.
2. THE CONTRACTOR SHALL COORDINATE OUT OF SERVICE SCHEDULES WITH THE OWNER TO AVOID SERVICE IMPACTS.
3. FORCE MAIN PIPE SHALL BE AWWA C900 DR18 COLOR-CODED GREEN FOR IDENTIFICATION. PROVIDE JOINT RESTRAINTS FOR ALL JOINTS.
4. THE CONTRACTOR SHALL SUBMIT SHOP DRAWINGS TO THE ENGINEER FOR ALL MATERIALS USED IN THE PROJECT.
5. THE CONTRACTOR IS RESPONSIBLE FOR FIELD VERIFYING THE LOCATION, SIZE, TYPE AND CRITICAL ELEVATIONS OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION, INCLUDING CONNECTIONS TO THE EXISTING FORCEMAIN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY CONFLICTS WITH THE PROPOSED IMPROVEMENTS PRIOR TO CONSTRUCTION.
6. THE CONTRACTOR SHALL COORDINATE PRE-CONSTRUCTION AND INSPECTION REQUIREMENTS WITH THE CITY OF SANFORD PRIOR TO CONSTRUCTION. THE UTILITY AND ENGINEER SHALL BE NOTIFIED 48 HOURS IN ADVANCE PRIOR TO ALL PRE-CONSTRUCTION MEETINGS, CONNECTIONS, TESTING AND FINAL INSPECTION.
7. SEPARATION BETWEEN NEW SANITARY FORCE MAIN AND EXSTING UTILITIES SHALL COMPLY WITH CITY OF SANFORD SPECIFICATIONS AND FAC 62-555, EXCEPT THAT FAC 62-604.400 (SEE UTILITY PIPE MINIMUM SEPARATION REQUIREMENTS).
8. ALL EXCAVATIONS SHALL CONFORM TO THE REQUIREMENTS OF THE TRENCH SAFETY ACT.
9. THE CONTRACTOR SHALL COORDINATE WITH SURVEY CREW TO PROVIDE ACCESS TO THE CONSTRUCTED FORCE MAIN PRIOR TO BACKFILL TO RECORD THE LOCATION AND ELEVATIONS OF THE FORCE MAIN AND ALL UTILITIES CROSSING THE NEW FORCE MAIN OR LOCATED WITHIN 10 FEET.
10. THE CONTRACTOR SHALL PROVIDE ENGINEER, UTILITY AND OWNER WITH AN AS-BUILT SURVEY OF THE FORCE MAIN SYSTEM INFORMATION FROM A REGISTERED SURVEYOR, AT NO ADDITIONAL COST TO THE OWNER. THE AS-BUILT SURVEY SHALL COMPLY WITH THE CITY OF SANFORD UTILITIES REQUIREMENTS. THE AS-BUILT SURVEY SHALL BE IN PDF AND AUTOCAD FORMAT. THE AS-BUILT INFORMATION IS DUE 7 DAYS PRIOR TO THE PRE-FINAL INSPECTION.
11. PRIOR TO PLACING INTO SERVICE THE FORCE MAIN SHALL BE PRESSURE TESTED IN ACCORDANCE WITH CITY OF SANFORD UTILITY MANUAL APPENDIX A PIPE PRESSURE TEST PROCEDURE FOR PVC. THE PRESSURE TEST SHALL BE WITNESSED BY THE CITY INSPECTOR WITH COPIES PROVIDED TO THE ENGINEER AND OWNER.

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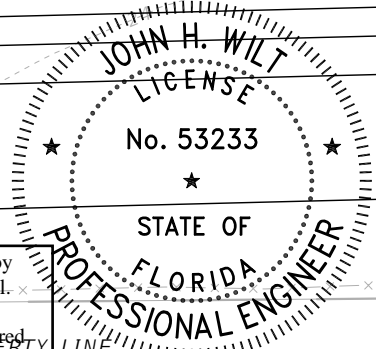


REVISIONS				PROFESSIONAL OF RECORD: JOHN H. WILT, P.E.# 53233 ATKINS NORTH AMERICA, INC. 482 SOUTH KELLER ROAD ORLANDO, FL 32810 CERTIFICATION OF AUTHORIZATION NO. 24	SEMINOLE COUNTY ENGINEERING DIVISION		POND 1-3 FORCE MAIN RELOCATION NOTES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION		ROAD	COUNTY CIP NO.		FM-3
					MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077		



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07-18-2024

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROFESSIONAL OF RECORD:
 JOHN H. WILT, P.E.# 53233
 ATKINS NORTH AMERICA, INC.
 482 SOUTH KELLER ROAD
 ORLANDO, FL 32810
 CERTIFICATION OF AUTHORIZATION NO. 24

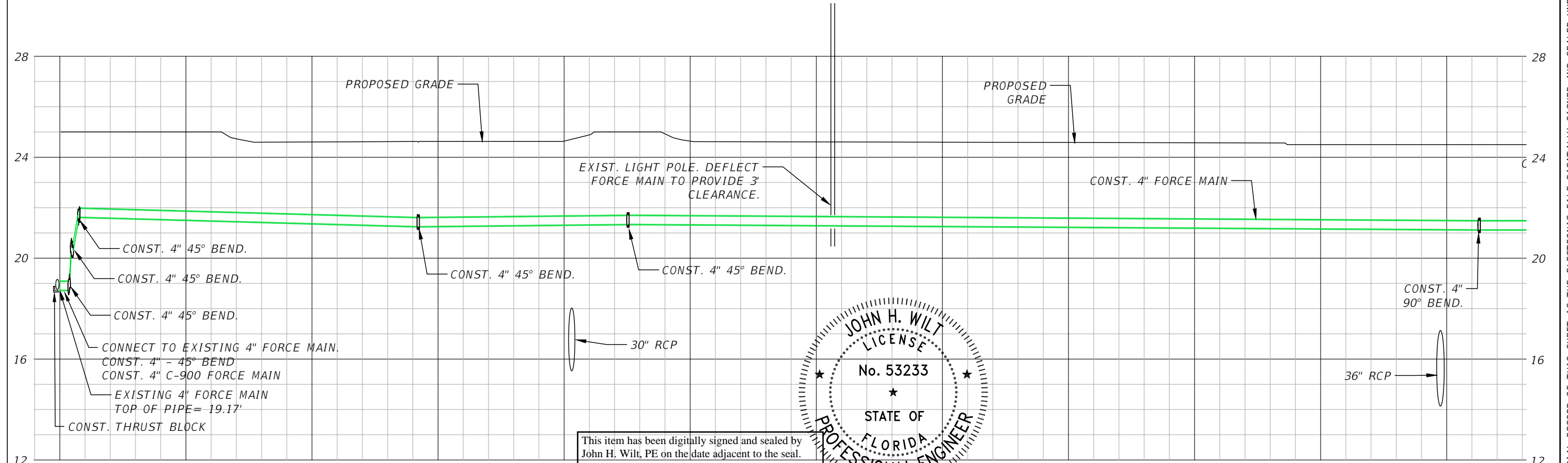
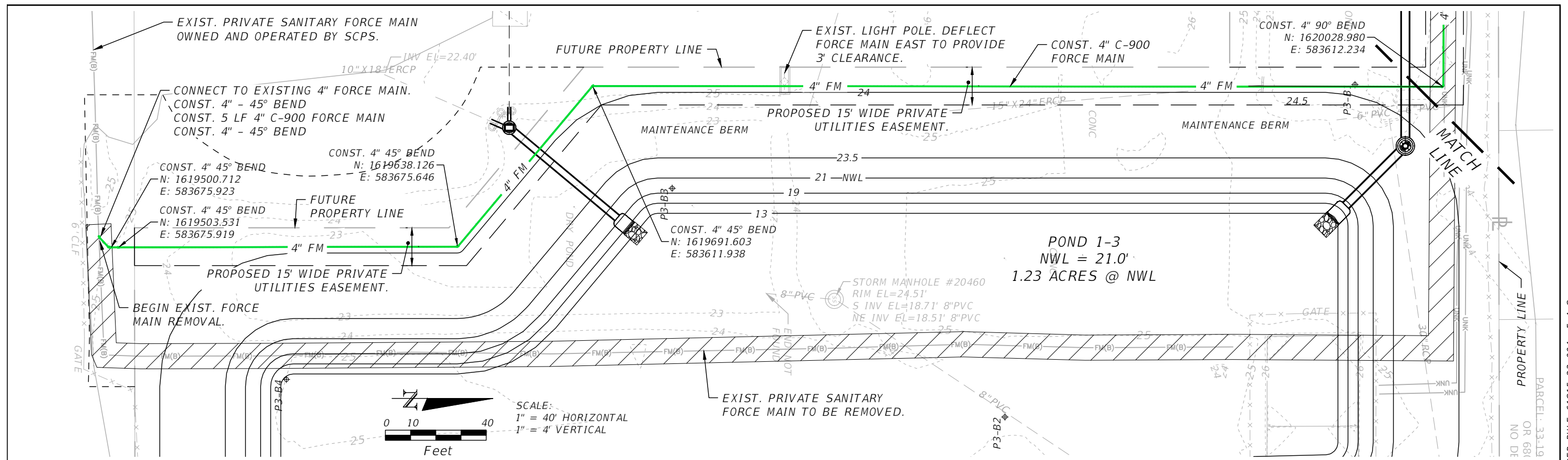
SEMINOLE COUNTY
ENGINEERING DIVISION

ROAD	COUNTY CIP NO.
MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077

POND 1-3 FORCE MAIN
RELOCATION PLAN

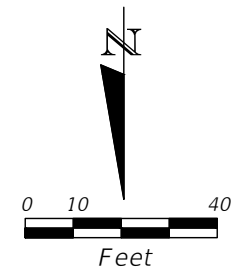
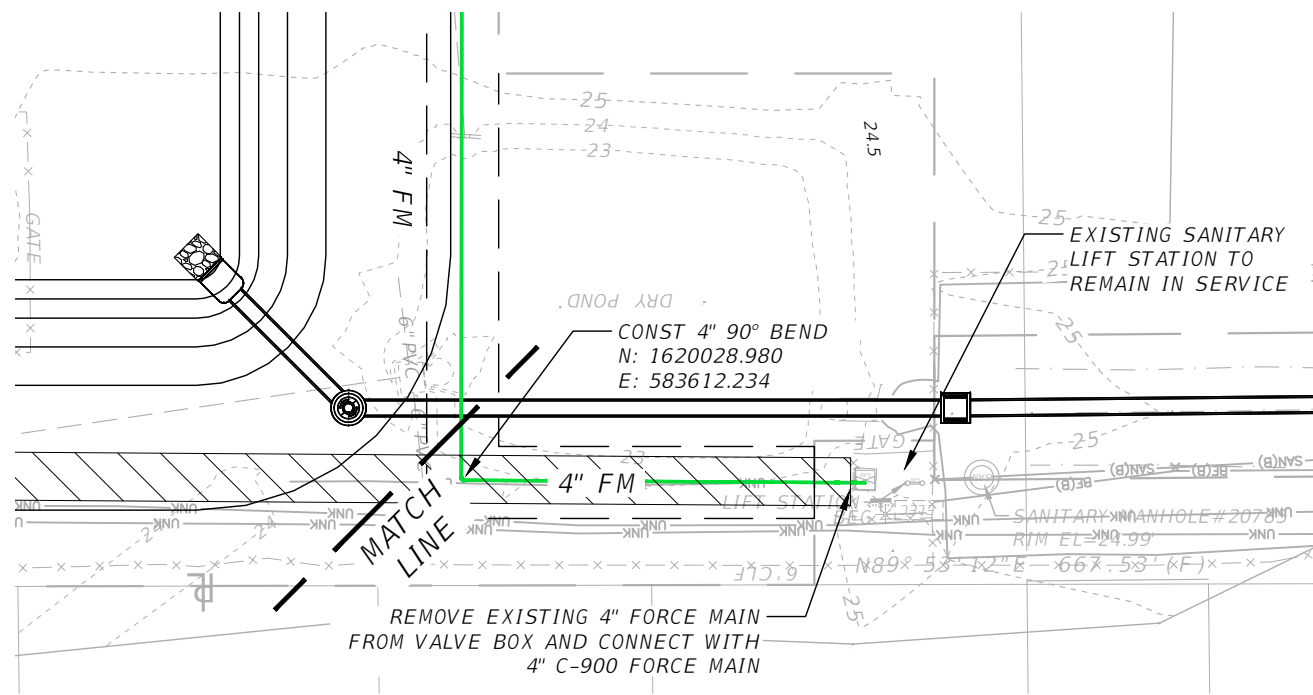
SHEET NO.
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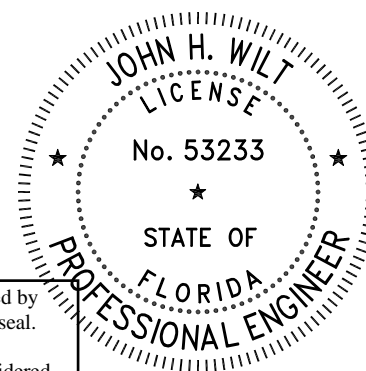
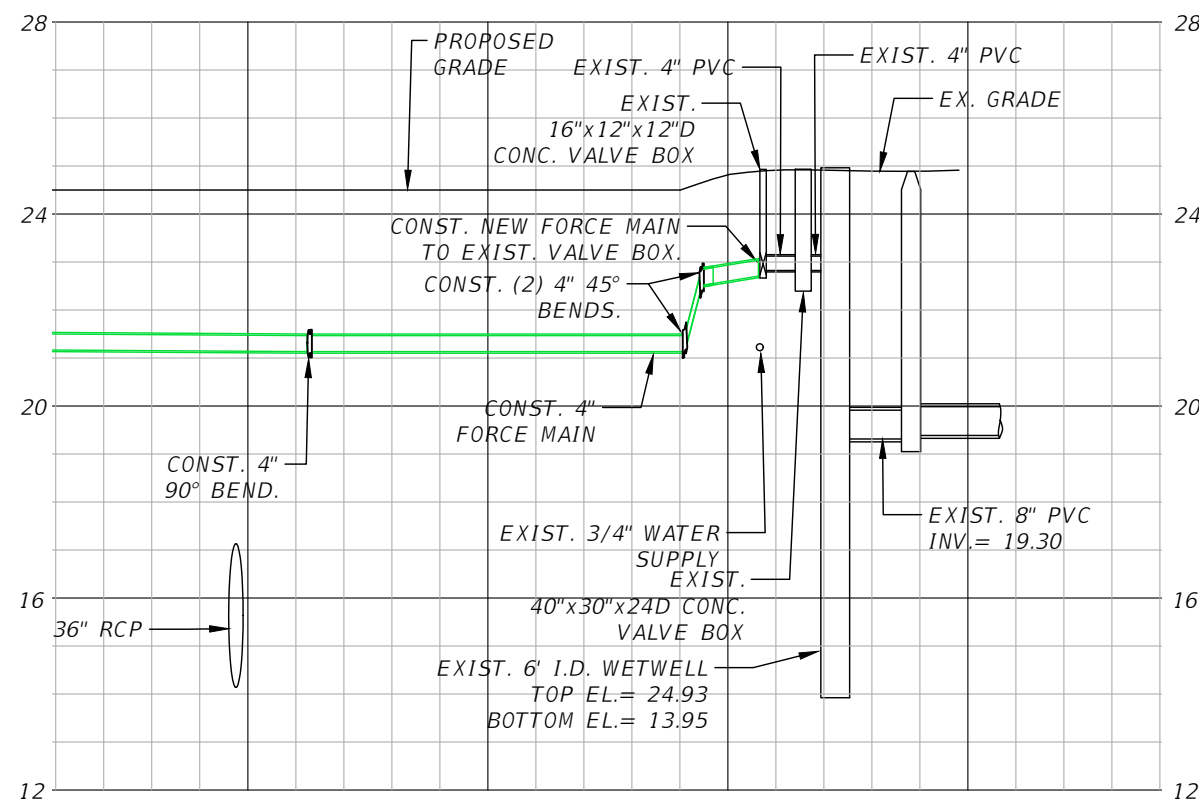


REVISIONS		PROFESSIONAL OF RECORD:		SEMINOLE COUNTY ENGINEERING DIVISION		SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD	COUNTY CIP NO.	
				MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077	FM-5

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SCALE:
 1" = 40' HORIZONTAL
 1" = 4' VERTICAL



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07-18-2024

REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

PROFESSIONAL OF RECORD:
 JOHN H. WILT, P.E.# 53233
 ATKINS NORTH AMERICA, INC.
 482 SOUTH KELLER ROAD
 ORLANDO, FL 32810
 CERTIFICATION OF AUTHORIZATION NO. 24

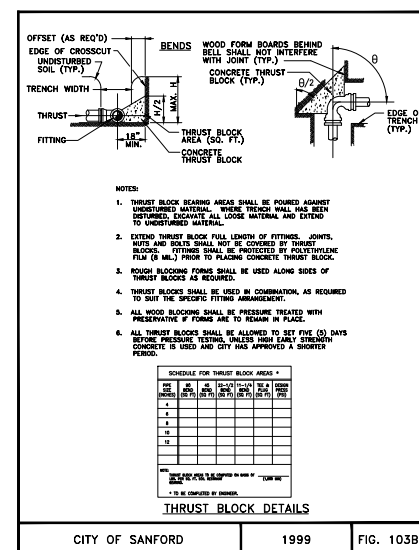
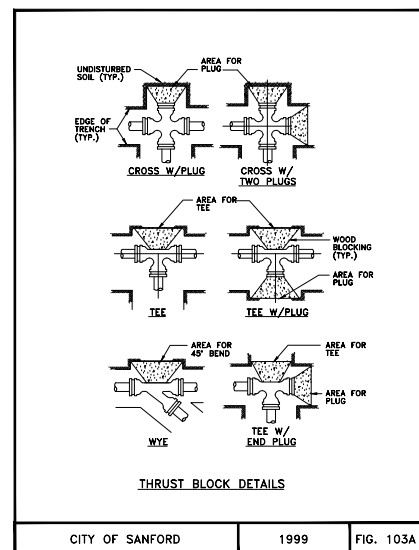
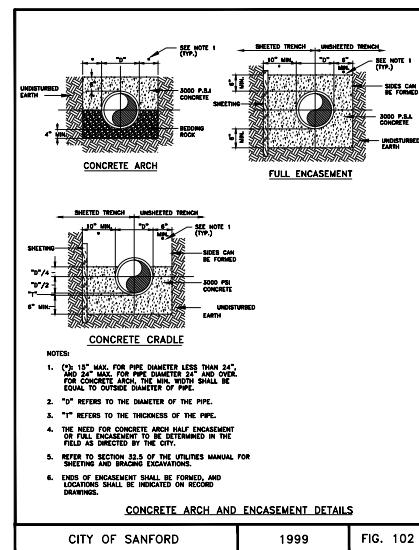
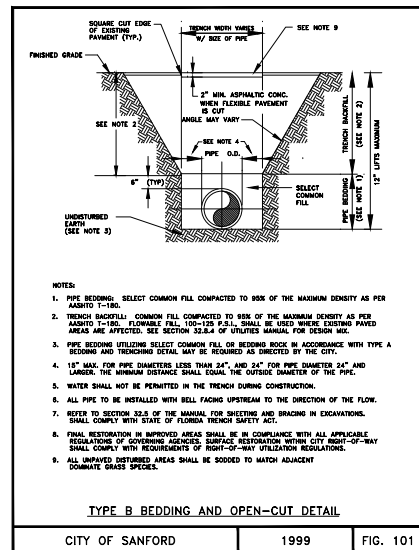
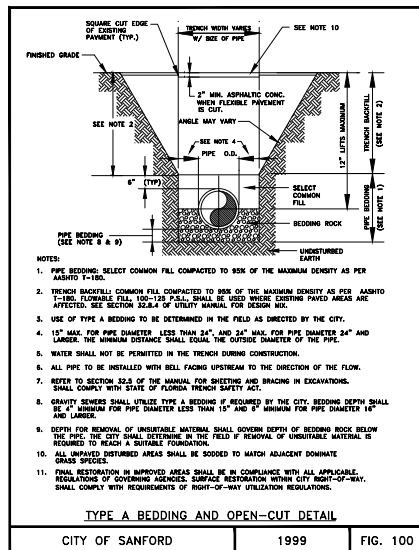
**SEMINOLE COUNTY
 ENGINEERING DIVISION**

ROAD	COUNTY CIP NO.
MIDWAY BASIN DRAINAGE IMPROVEMENTS	01907077

**POND 1-3 FORCE MAIN
 RELOCATION PLAN & PROFILE**

SHEET NO.
 FM-6

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RESTRAINED PIPE TABLE (DIP)

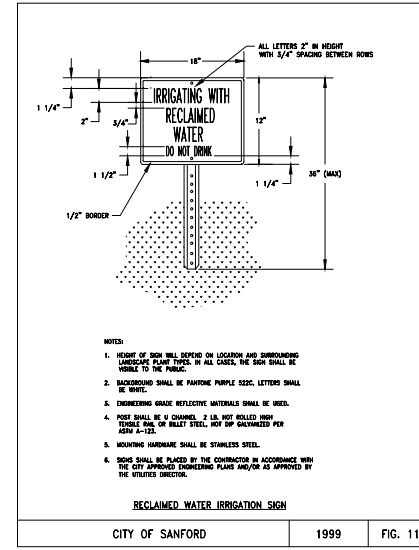
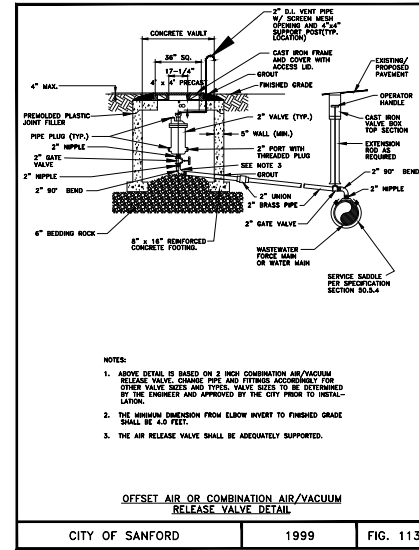
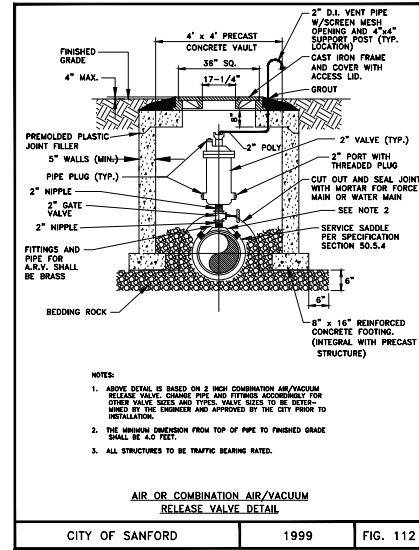
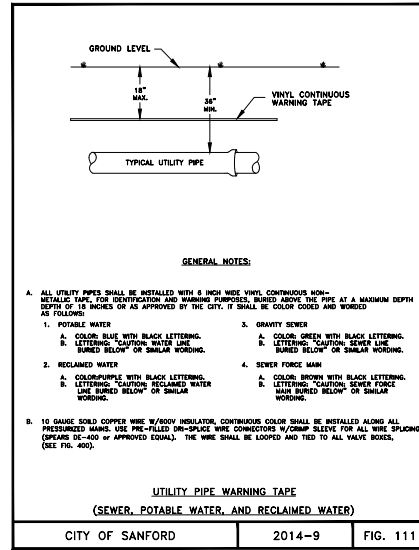
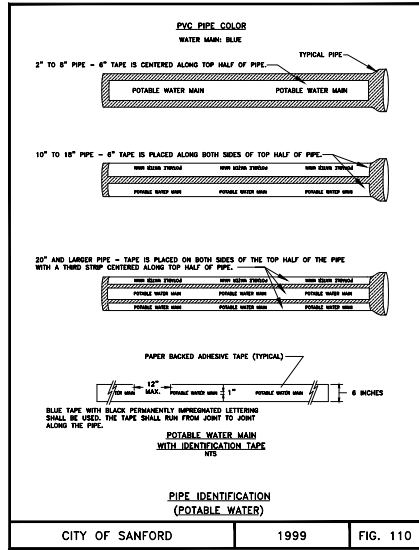
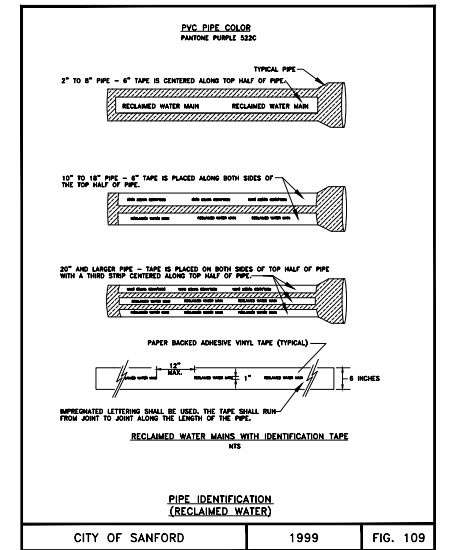
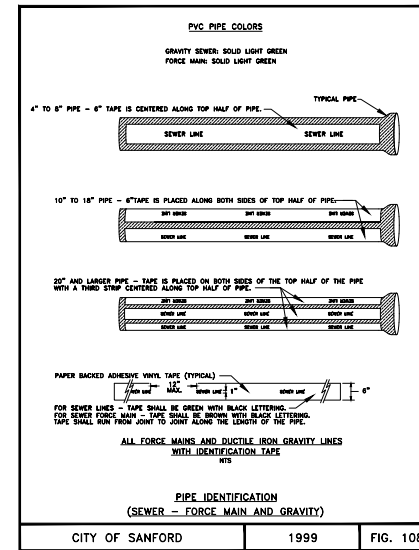
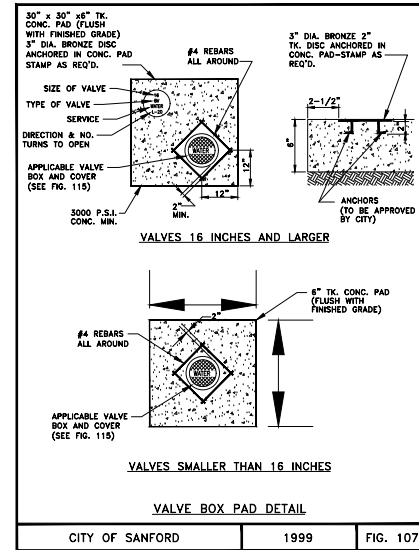
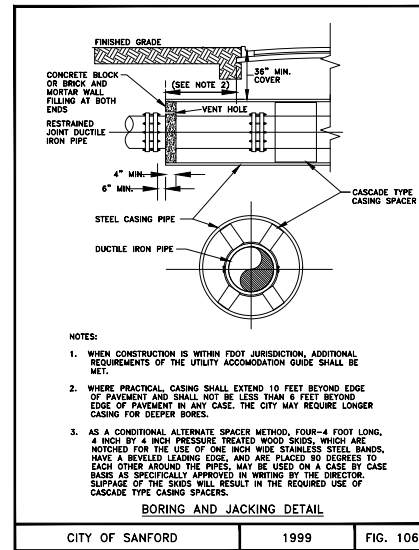
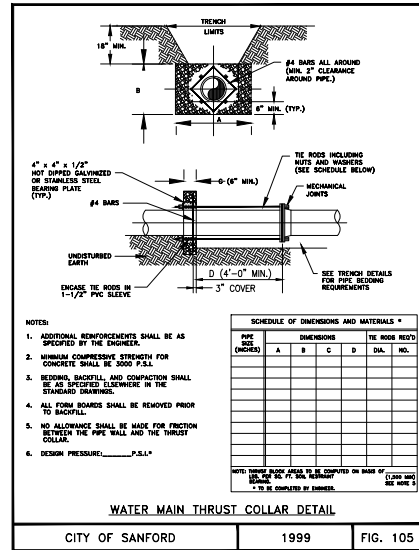
DIP: CL350	PIPE SIZE								
	4"	6"	8"	10"	12"	14"	16"	20"	24"
90° BEND	22	29	37	44	52	65			
45° BEND	10	12	15	18	21	27			
22-1/2° BEND	5	6	7	9	10	13			
11-1/4° BEND	3	3	4	4	5	6			
PLUG OR BRANCH OF TEE	45	60	44	94	109	140			

CITY OF SANFORD 1999 FIG. 104B

RESTRAINED PIPE TABLE (PVC-HDPE)

PVC-C90/90S	PIPE SIZE							
	4"	6"	8"	10"	14"	16"	18"	24"
90° BEND	33	44	56	66	78	98		
45° BEND	15	18	23	27	32	41		
22-1/2° BEND	8	9	11	14	15	9		
11-1/4° BEND	5	5	6	6	8	9		
PLUG OR BRANCH OF TEE	68	90	66	141	164	210		

CITY OF SANFORD 1999 FIG. 104A

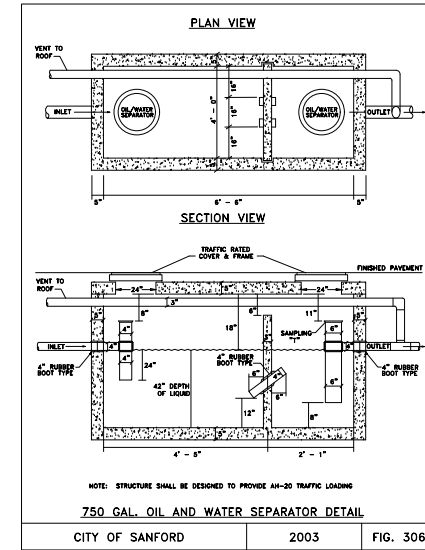
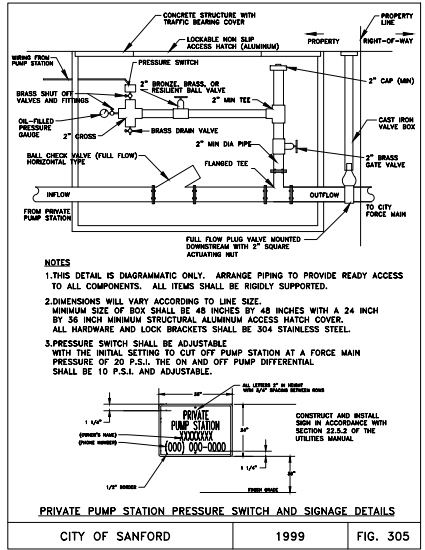
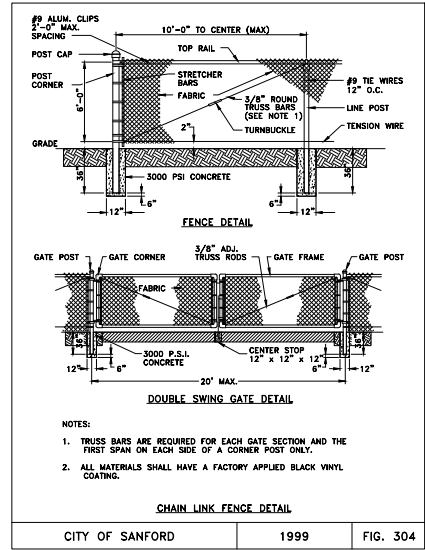
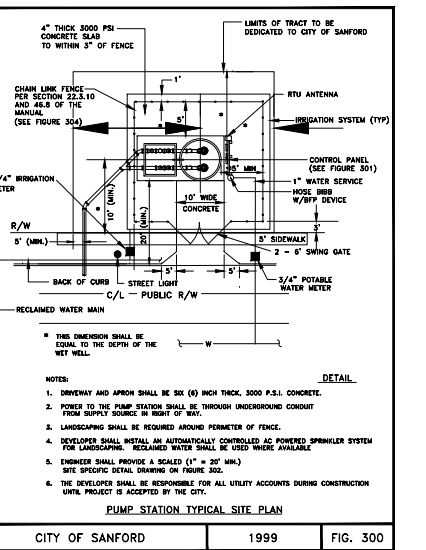
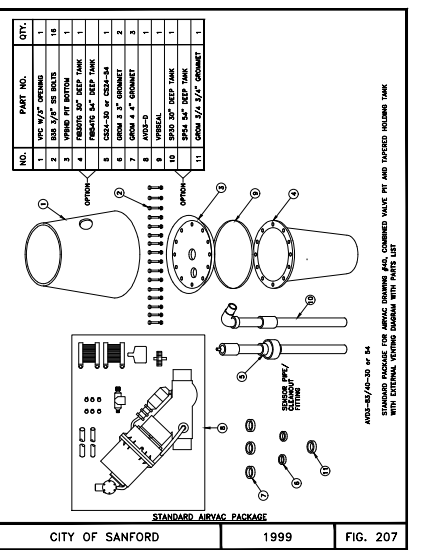
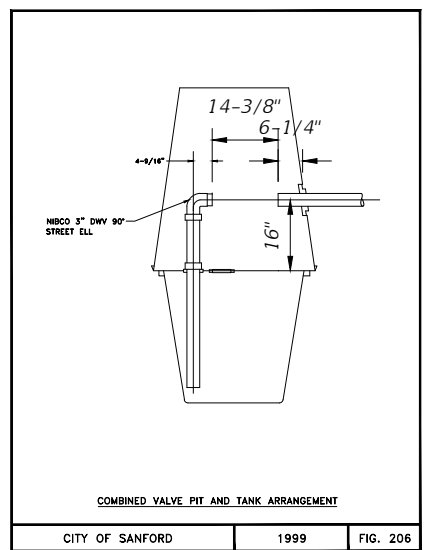
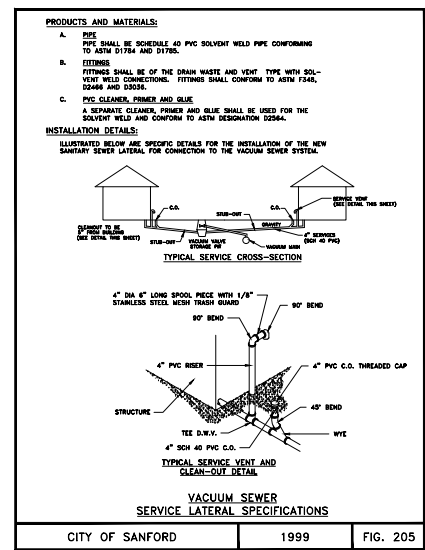
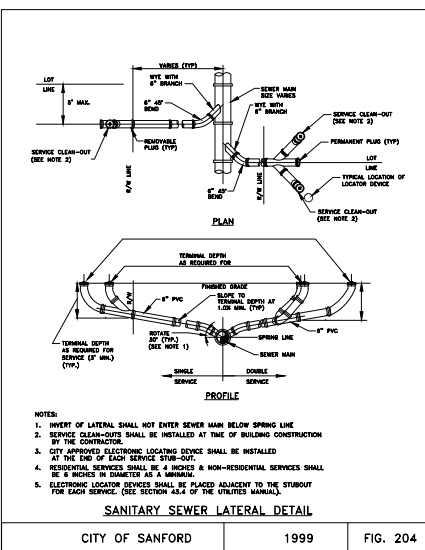
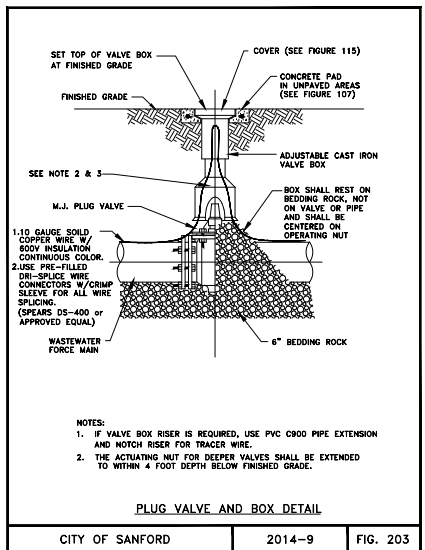
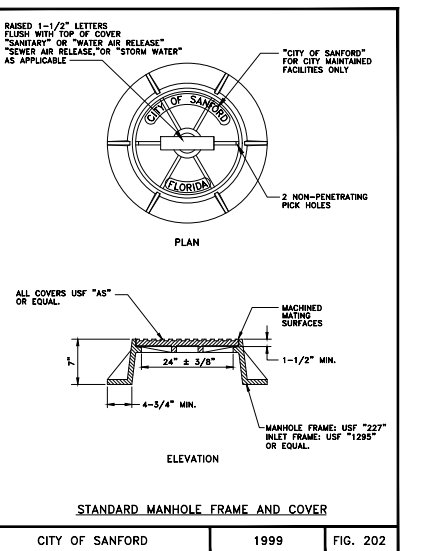
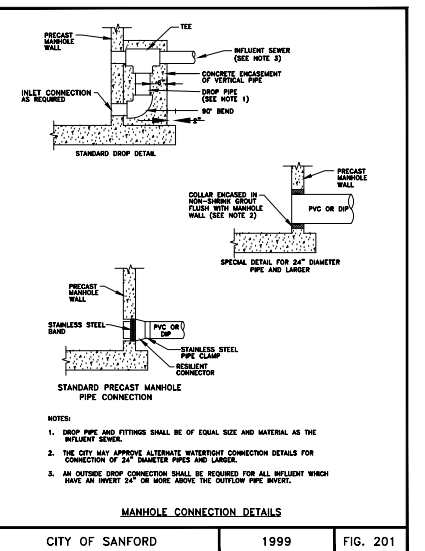
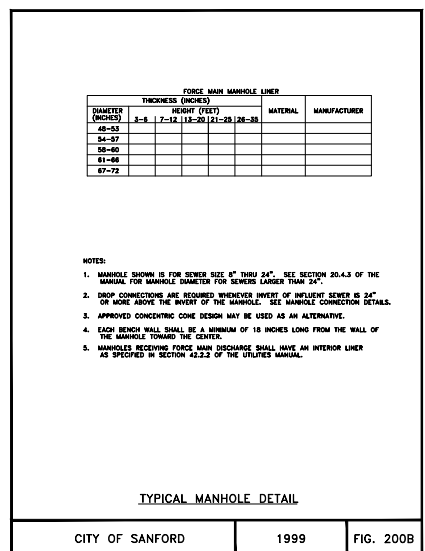
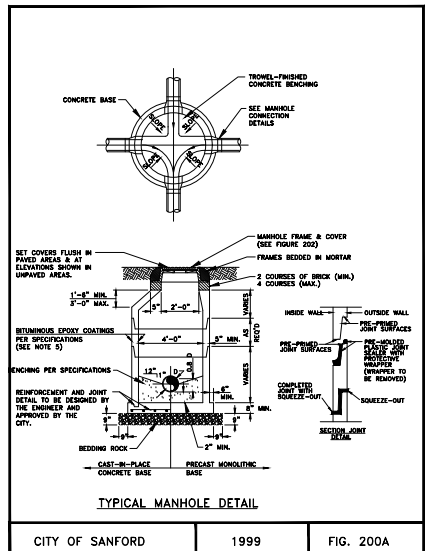
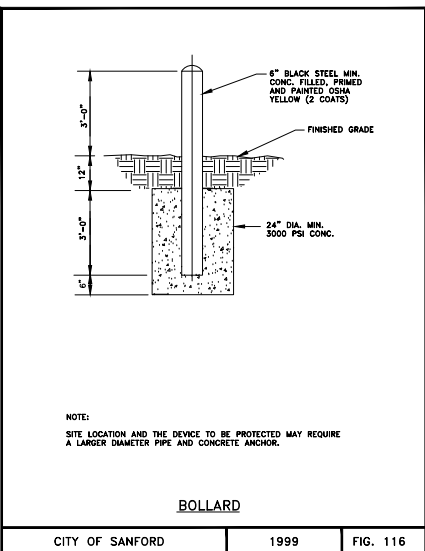
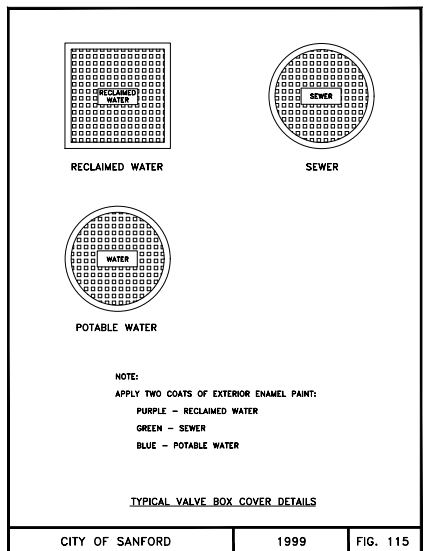


CITY OF SANFORD UTILITY STANDARD DETAILS DATE 1999 APPROVED M. CRUMPTON PE DET001

REVISIONS		PROFESSIONAL OF RECORD:		SEMINOLE COUNTY ENGINEERING DIVISION		POND 1-3 FORCE MAIN RELOCATION STANDARD DETAILS		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION	ROAD COUNTY CIP NO.		MIDWAY BASIN DRAINAGE IMPROVEMENTS 01907077		FM-7	

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CAUTION

MODIFICATION OF THESE DETAILS BY NON-CITY OF SANFORD PERSONNEL, OTHER THAN THE FILLING IN OF BLANK INFORMATION LOCATIONS, SHALL RESULT IN THE WITHDRAWAL OF THE UTILITIES DEPARTMENT'S APPROVAL OF THE SUBJECT ENGINEERING PLANS.

CITY OF SANFORD UTILITY STANDARD DETAILS DATE 1999 APPROVED M. CRUMPTON PE DET002

REVISIONS	
DATE	DESCRIPTION

PROFESSIONAL OF RECORD:
JOHN H. WILT, P.E.# 53233
ATKINS NORTH AMERICA, INC.
482 SOUTH KELLER ROAD
ORLANDO, FL 32810
CERTIFICATION OF AUTHORIZATION NO. 24

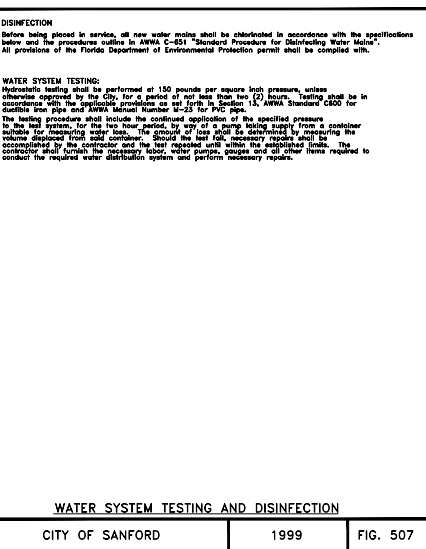
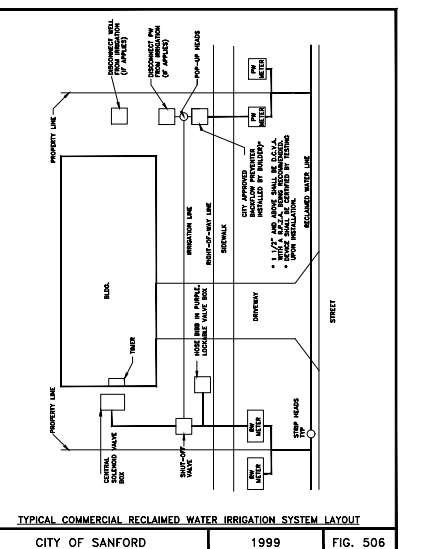
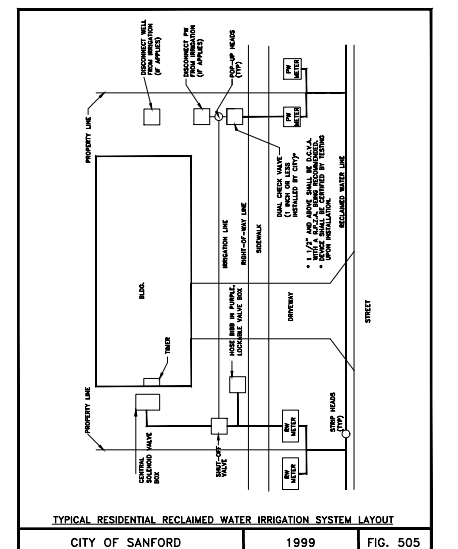
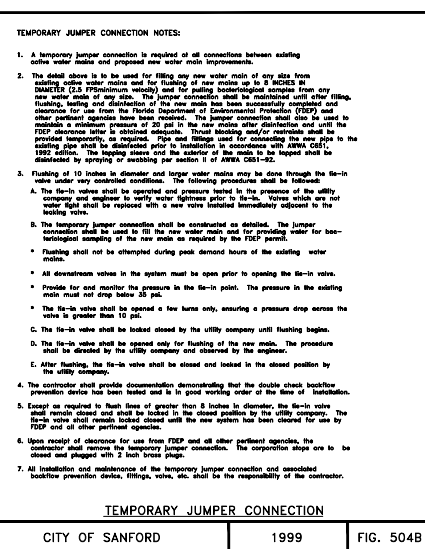
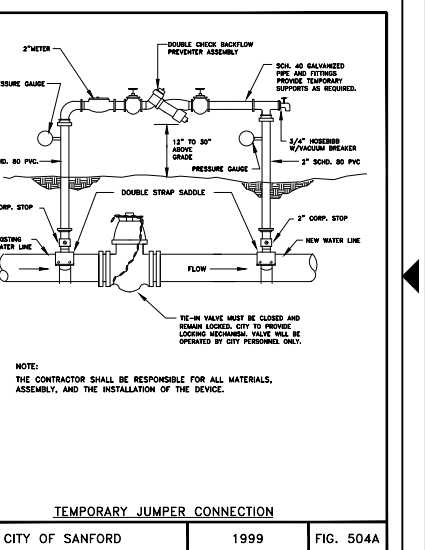
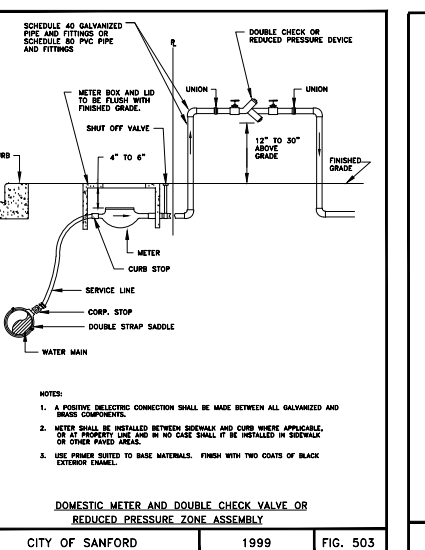
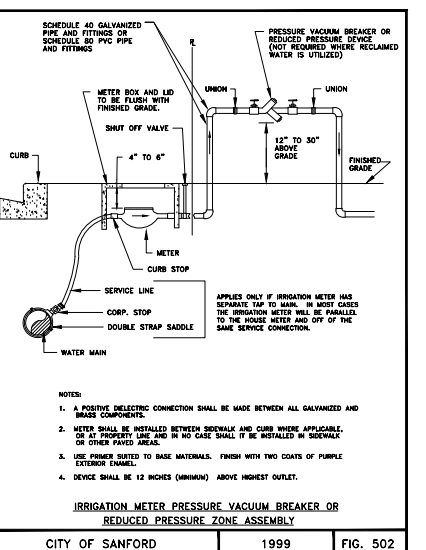
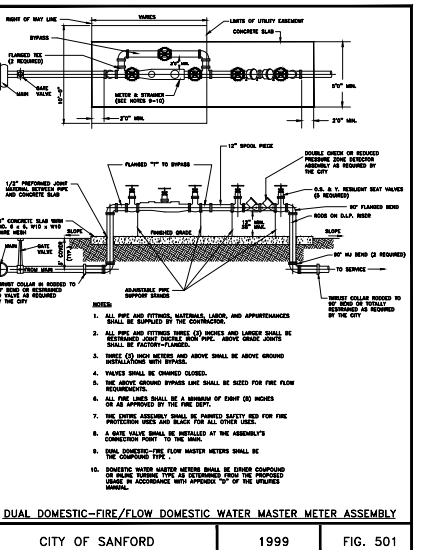
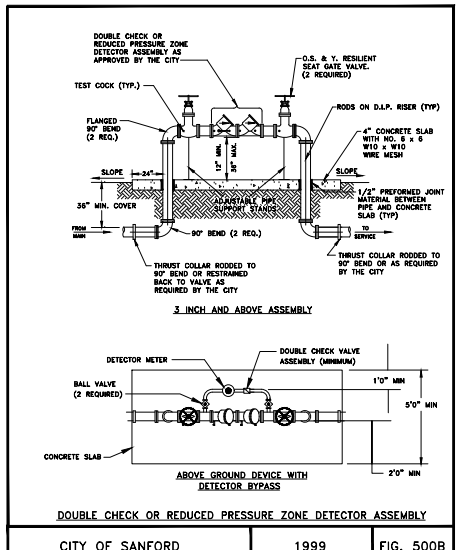
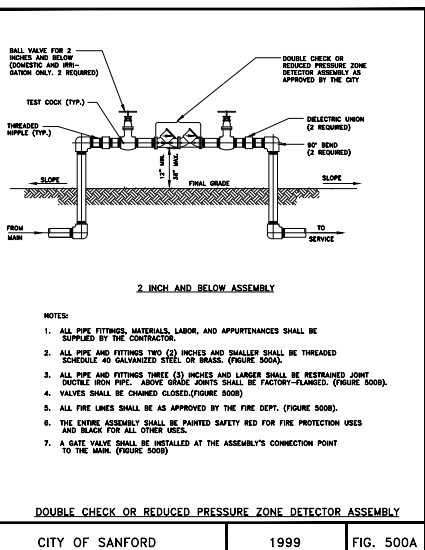
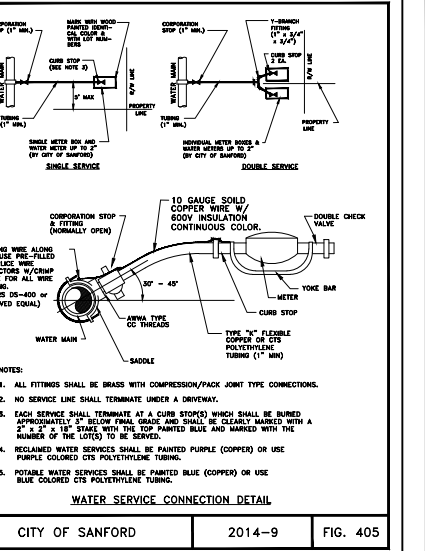
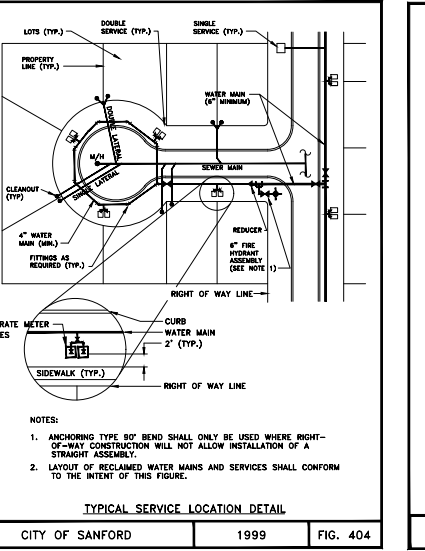
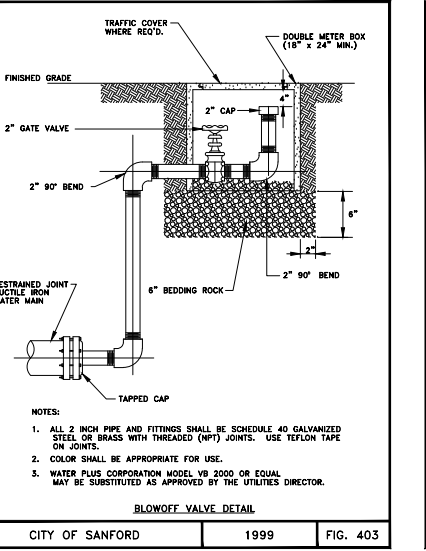
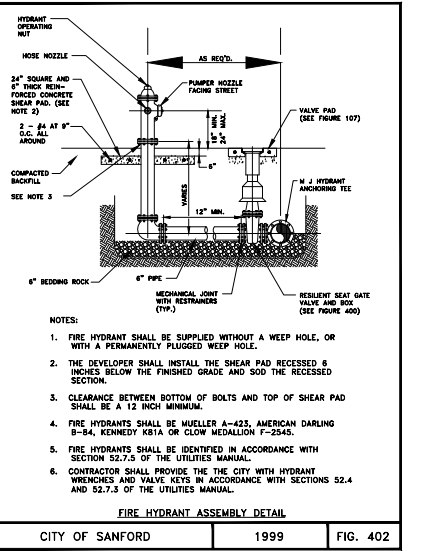
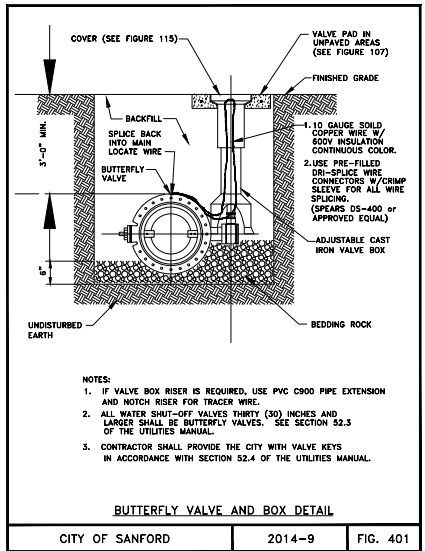
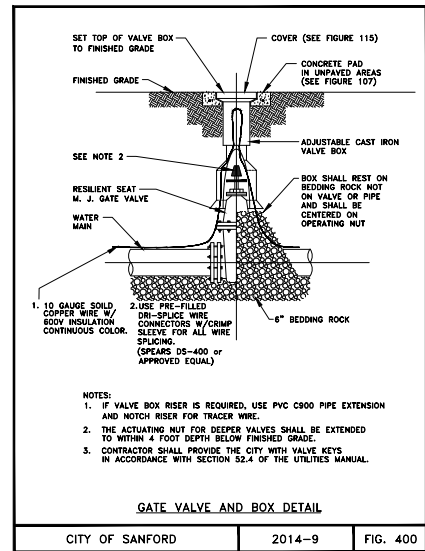
SEMINOLE COUNTY ENGINEERING DIVISION

ROAD COUNTY CIP NO.
MIDWAY BASIN DRAINAGE IMPROVEMENTS 01907077

POND 1-3 FORCE MAIN RELOCATION STANDARD DETAILS

SHEET NO. FM-8

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REVISIONS		PROFESSIONAL OF RECORD:		SEMINOLE COUNTY ENGINEERING DIVISION		ROAD COUNTY CIP NO.		POND 1-3 FORCE MAIN RELOCATION STANDARD DETAILS		SHEET NO.	
DATE	DESCRIPTION	DATE	DESCRIPTION	JOHN H. WILT, P.E.# 53233		MIDWAY BASIN DRAINAGE IMPROVEMENTS		01907077		FM-9	
				ATKINS NORTH AMERICA, INC.							
				482 SOUTH KELLER ROAD							
				ORLANDO, FL 32810							
				CERTIFICATION OF AUTHORIZATION NO. 24							
				18/07/2024							
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