

**PURCHASE AGREEMENT
DRAINAGE EASEMENT**

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

THIS AGREEMENT is made and entered into by and between KKNC PROPERTIES, LLC, a Florida limited liability company, whose address 3601 Celery Avenue, Sanford, Florida 32771, 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 a drainage easement 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 a drainage easement on the following property upon the following terms and conditions:

I. LEGAL DESCRIPTION

See attached Exhibit A for legal description and sketch (the “Property”).

Parcel I. D. Number: 33-19-31-300-0130-0000

II. CONVEYANCE AND PURCHASE PRICE

(a) OWNER shall sell and convey an easement on the Property for the above referenced project by Drainage Easement, free of liens and encumbrances, to COUNTY for the sum of TWO HUNDRED SIXTY-THREE THOUSAND ONE HUNDRED TWENTY AND NO/100 DOLLARS (\$263,120.00). 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) COUNTY is responsible for the following closing costs: recording fee for Drainage Easement, 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.

(c) 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, if any, 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.

(d) 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.

(e) OWNER and COUNTY stipulate this purchase is being made under the threat of condemnation and therefore the conveyance and Drainage Easement described in Item II.(a) above is not subject to documentary stamps taxes pursuant to Rules 12B-4.014(13) and 12B-4.013(4), Florida Administrative Code (2024).

III. 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 closing date within a reasonable time after all pre-closing conditions under this Agreement have been completed. OWNER agrees to close within seven (7) 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.

(c) Any and all encroachments existing upon the Property, other than those improvements included in the purchase price, must be removed by OWNER at the expense of OWNER prior to closing.

(d) OWNER warrants that there are no facts known to OWNER materially affecting the value of the Property that are not readily observable by COUNTY or that have not been disclosed to COUNTY.

(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 drainage easement.

(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, this Agreement will be null and void.

(i) In the event that difficulties arise as to clearing title sufficient to complete a closing of this Purchase Agreement or difficulties occur in the issuance of a title insurance commitment that is acceptable to COUNTY, this Agreement will survive the filing of any eminent domain action by COUNTY and will serve as a joint stipulation regarding all issues of valuation, attorney fees (except for apportionment proceedings, if any), costs and expert fees in any condemnation proceeding initiated by COUNTY relating to the Property. In accordance with any request made by COUNTY, OWNER shall execute any and all instruments, pleadings, documents, and agreements upon litigation reflecting the full settlement as set forth in this Agreement. OWNER shall not oppose COUNTY's condemnation proceedings in any way. OWNER, however, may assert OWNER's rights against other claimants in apportionment proceedings.

(j) OWNER shall indemnify and save COUNTY harmless from and against all liability, claims for damages, and suits for any injury to any person or persons, or damages to any property of any kind whatsoever arising out of or in any way connected to OWNER's representations or performance under this Agreement or in any act or omission by OWNER in any manner related to this Agreement.

(k) 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.

(l) 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.

(m) 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.

(n) This Agreement is not assignable.

(o) 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.

(p) 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.

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

WITNESSES:

KKNC PROPERTIES, LLC

Debra Dean

Signature

Debra Dean

Print Name

Mira Siwoshi

Signature

[Signature]

Print Name

By: [Signature]

Print Name

Its: RANDY BRYANT

7-3-24

Date



[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 _____,
20____, regular meeting.

Approved as to form and
legal sufficiency.

County Attorney

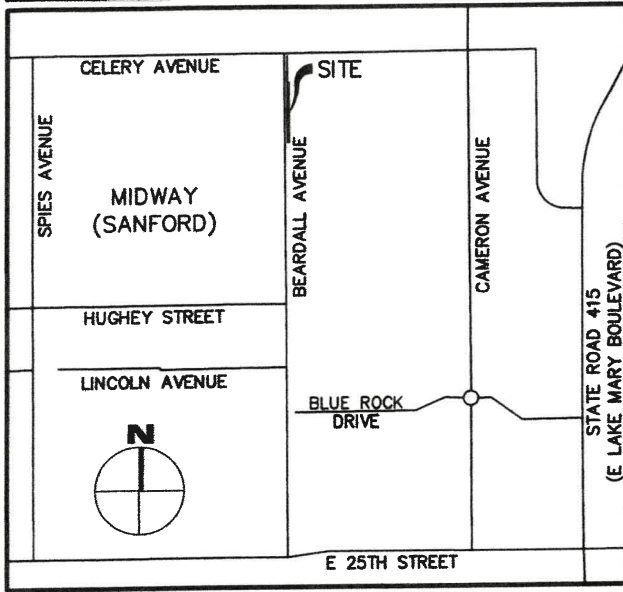
Attachment:
Exhibit A – Legal Description and Sketch



SKETCH & DESCRIPTION
 PARCEL ID NO. 33-19-31-300-0130-0000
 EASEMENT NO. 849
 KEY SHEET, LEGEND, & SURVEYOR'S NOTES

Exhibit "A"

VICINITY MAP: NOT TO SCALE



SURVEYOR'S NOTES:

1. THIS SKETCH AND DESCRIPTION IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.
2. THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OR AN ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO THIS DOCUMENT BY OTHER THAN THE SIGNING PARTY IS PROHIBITED.
3. THE BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 2011 ADJUSTMENT, DERIVING A BEARING OF NORTH 89°35'37" EAST ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA.
4. DATA SHOWN HEREON WAS COMPILED FROM OTHER INSTRUMENTS PROVIDED TO L&S DIVERSIFIED BY THE CLIENT AND DOES NOT CONSTITUTE A FIELD SURVEY AS SUCH.
5. NO PROPERTY CORNERS WERE SET OR FOUND AS PART OF THIS SKETCH AND DESCRIPTION.
6. THIS SKETCH AND DESCRIPTION CANNOT BE RELIED UPON BY PERSONS OR ENTITIES OTHER THAN THE PERSONS OR ENTITIES CERTIFIED TO HEREON.
7. ADDITIONS OR DELETIONS TO THIS SKETCH AND DESCRIPTION BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
8. THE DESCRIPTION OF THE SUBJECT PROPERTY FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GORES, GAPS, OVERLAPS, OR HIATUS.

SYMBOLS & ABBREVIATION LEGEND:

- = CHANGE IN DIRECTION
- ### = EASEMENT ID
- E = EAST/EASTING
- L# = LINE TAG
- LB = LICENSED BUSINESS
- LS = LICENSED SURVEYOR
- N = NORTH/NORTHING
- PB = PLAT BOOK
- PG(S) = PAGE(S)
- R/W = RIGHT OF WAY

SHEET KEY:

- SHEET 1 OF 3 - KEY SHEET, LEGEND, & SURVEYOR'S NOTES
- SHEET 2 OF 3 - LEGAL DESCRIPTION
- SHEET 3 OF 3 - SKETCH OF DESCRIPTION

SHEET 1 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

CERTIFIED TO:

- 1.
- 2.
- 3.
- 4.

**MIDWAY DRAINAGE IMPROVEMENT
 PARCEL 33-19-31-300-0130-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.18
SURVEY BY	N/A	REVIEWED BY	S.MANOR
SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
1	02/08/23	BS	SC COMMENTS
2	03/09/23	AAN	ADDED EASEMENT ID
3	04/18/23	AAN	UPDATED LEGAL DESCRIPTION
4	07/05/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 5J-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
 by Sherry Manor
 Date: 2023.09.20
 10:32:01 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
 THIS SKETCH AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ABOVE



**L & S
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Professional Surveyors and Mappers

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 PHONE 407.681.3836 | FAX 407.681.6541
 WWW.LSSURVEYOR.COM | INFO@LSSURVEYOR.COM

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LEGAL DESCRIPTION

PARCEL ID NO. 33-19-31-300-0130-0000
EASEMENT NO. 849

A TRACT OF LAND IN SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST, SEMINOLE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 19 SOUTH, RANGE 31 EAST; THENCE RUN SOUTH 00°21'57" EAST ALONG THE WEST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 33, AND ALONG THE CENTERLINE OF BEARDALL AVENUE, AS SHOWN ON THE MAINTENANCE MAP THEREOF, RECORDED IN MAP BOOK 6, PAGE 188, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, A DISTANCE OF 20.00 FEET; THENCE DEPARTING SAID WEST LINE AND CENTERLINE, RUN NORTH 89°35'37" EAST, A DISTANCE OF 32.06 FEET TO THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SAID BEARDALL AVENUE AND THE NORTHERLY LINE OF THE PROPERTY DESCRIBED IN ORB 9426, PG 472 OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE RUN NORTH 89°35'37" EAST, A DISTANCE OF 7.22 FEET; THENCE DEPARTING SAID NORTH LINE, RUN SOUTH 00°03'20" WEST, A DISTANCE OF 57.01 FEET; THENCE RUN SOUTH 00°22'41" WEST, A DISTANCE OF 80.71 FEET; THENCE RUN SOUTH 00°02'37" EAST, A DISTANCE OF 74.12 FEET; THENCE RUN SOUTH 00°31'09" EAST, A DISTANCE OF 75.68 FEET; THENCE RUN NORTH 89°38'03" EAST, A DISTANCE OF 12.40 FEET; THENCE RUN SOUTH 00°21'57" EAST, A DISTANCE OF 630.95 FEET TO A POINT ON THE SOUTH LINE OF SAID PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 9426, PAGE 472, SAID LINE ALSO BEING THE NORTH LINE OF THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 10151, PAGE 1698, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA; THENCE RUN SOUTH 89°44'25" WEST ALONG SAID SOUTH LINE AND SAID NORTH LINE, A DISTANCE OF 20.10 FEET TO THE INTERSECTION OF THE SOUTH LINE OF THE PROPERTY DESCRIBED IN ORB 9426, PG 472 AND THE EAST RIGHT OF WAY LINE OF BEARDALL AVENUE; THENCE DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, RUN THE FOLLOWING ELEVEN (11) COURSES ALONG THE AFORESAID EAST RIGHT OF WAY LINE OF BEARDALL AVENUE: (1) RUN NORTH 00°50'08" WEST, A DISTANCE OF 109.54 FEET; (2) THENCE RUN NORTH 00°26'35" WEST, A DISTANCE OF 138.39 FEET; (3) THENCE RUN NORTH 00°20'17" WEST, A DISTANCE OF 103.56 FEET; (4) THENCE RUN NORTH 00°32'46" WEST, A DISTANCE OF 120.18 FEET; (5) THENCE RUN NORTH 00°15'35" WEST, A DISTANCE OF 119.62 FEET; (6) THENCE RUN NORTH 00°31'09" WEST, A DISTANCE OF 115.31 FEET; (7) THENCE RUN NORTH 00°02'37" WEST, A DISTANCE OF 74.19 FEET; (8) THENCE RUN NORTH 00°22'41" EAST, A DISTANCE OF 80.72 FEET; (9) THENCE RUN NORTH 00°03'20" EAST, A DISTANCE OF 44.10 FEET; (10) THENCE RUN NORTH 33°19'50" EAST, A DISTANCE OF 3.39 FEET; (11) THENCE RUN NORTH 00°24'23" WEST, A DISTANCE OF 10.00 FEET TO THE POINT TO BEGINNING.

SAID LANDS CONTAINING 0.365 ACRES (15,898 SQUARE FEET) MORE OR LESS.

SHEET 2 OF 3
SEE SHEET 3 FOR SKETCH

CERTIFIED TO:
1. _____
2. _____
3. _____
4. _____

**MIDWAY DRAINAGE IMPROVEMENT
PARCEL 33-19-31-300-0130-0000**

PROJECT No.	220014	DRAWN DATE	2023.JAN.18
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SURVEY DATE	N/A	APPROVED BY	S.MANOR
DRAWN BY	A.ACEVEDO	CLIENT FILE No.	N/A

No.	DATE	BY	DESCRIPTION
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2	03/09/23	AAN	ADDED EASEMENT ID
3	04/18/23	AAN	UPDATED LEGAL DESCRIPTION
4	07/05/23	AAN	UPDATED LEGAL DESCRIPTION

SURVEYOR'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SURVEY REPRESENTED HEREON IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF. IT HAS BEEN PREPARED IN ACCORDANCE WITH THE STANDARDS SET FORTH IN CHAPTER 51-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO CHAPTERS 177 AND 472 OF THE FLORIDA STATUTES. THIS SURVEY MAP AND/OR REPORT IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OR THE ELECTRONIC SIGNATURE IN COMPLIANCE WITH F.A.C. 51-17.062(3) OF THE SIGNING SURVEYOR AND MAPPER.



Digitally signed
by Sherry Manor
Date: 2023.09.20
10:32:29 -04'00'

SHERRY LEE MANOR, PSM - LS# 6961
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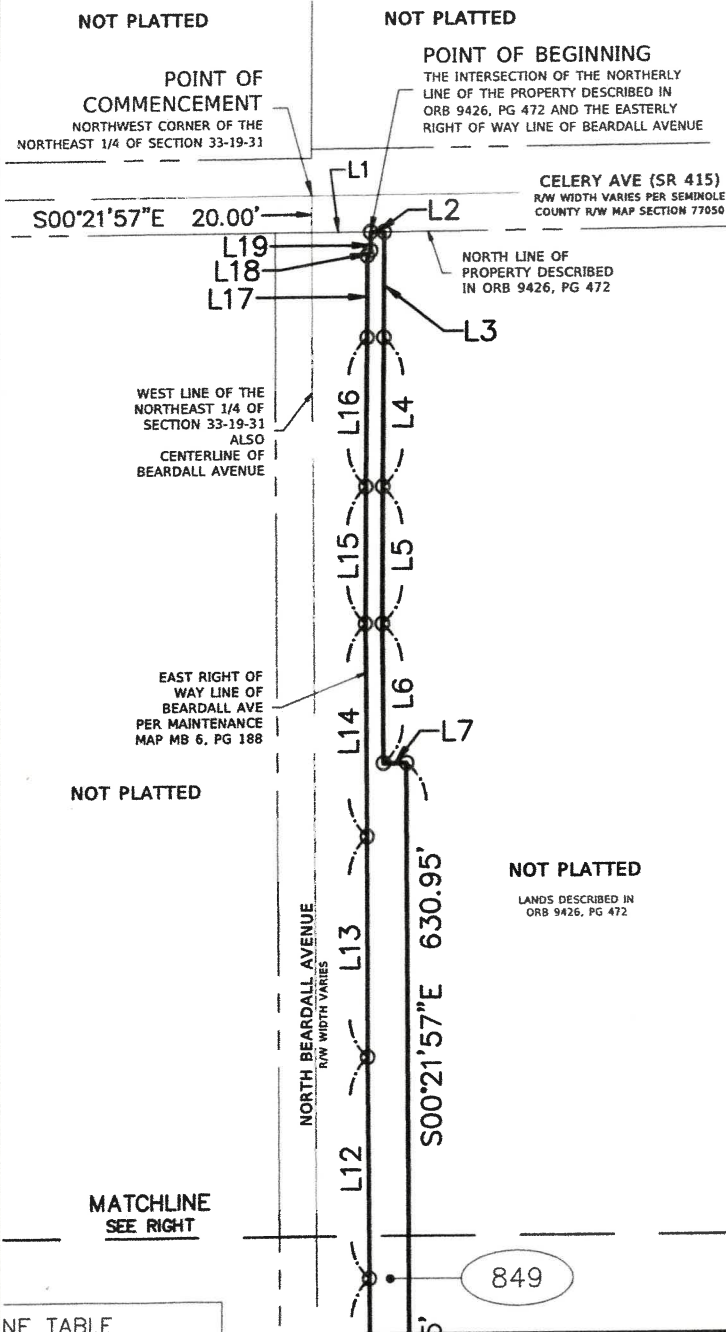
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SKETCH OF DESCRIPTION
 PARCEL ID NO. 33-19-31-300-0130-0000
 EASEMENT NO. 849

SHEET 3 OF 3
 SEE SHEET 2 FOR LEGAL DESCRIPTION

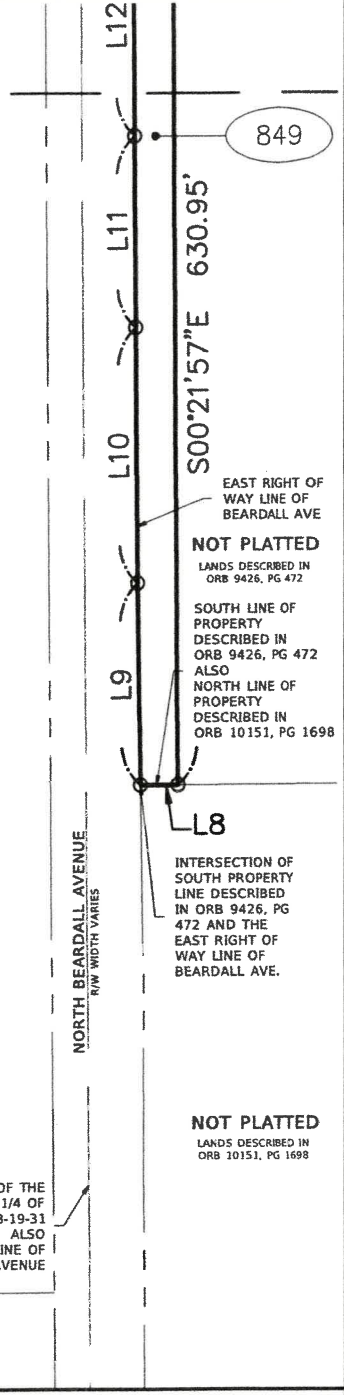


SCALE: 1" = 100'



MATCHLINE SEE LEFT

LINE NO.	BEARING	LENGTH
L1	N89°35'37"E	32.06
L2	N89°35'37"E	7.22
L3	S00°03'20"W	57.01
L4	S00°22'41"W	80.71
L5	S00°02'37"E	74.12
L6	S00°31'09"E	75.68
L7	N89°38'03"E	12.40
L8	S89°44'25"W	20.10
L9	N00°50'08"W	109.54
L10	N00°26'35"W	138.39
L11	N00°20'17"W	103.56
L12	N00°32'46"W	120.18
L13	N00°15'35"W	119.62
L14	N00°31'09"W	115.31
L15	N00°02'37"W	74.19
L16	N00°22'41"E	80.72
L17	N00°03'20"E	44.10
L18	N33°19'50"E	3.39
L19	N00°24'23"W	10.00



CERTIFIED TO:

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MIDWAY DRAINAGE IMPROVEMENT
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 by Sherry Manor
 Date: 2023.09.20
 10:32:46 -04'00'

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