




June 18, 2012

MEMORANDUM

TO: District Board of Trustees
FROM: Jim Murdaugh, President 
SUBJECT: City of Tallahassee Request for Utility Easement

Item Description

This item requests Board of Trustees approval for a permanent easement to the City of Tallahassee at the Main Campus for utility improvements.

Overview and Background

The City of Tallahassee has requested a sewer and water utility easement along a portion of the west boundary of the TCC campus in order to enlarge the existing substation and to connect new utility lines. Since Board action is required to "purchase, own, convey, sell, lease, trade, and encumber real property," the City's request is brought forward with this item. The proposed path of the easement is adjacent to an existing easement, and will not hinder the current expansion plans of the College.

Past Actions by the Board

The Board has approved all transactions of real property in the past.

Funding/Financial Implications

None.

Staff Resource

Teresa Smith

Recommended Action

Approve the City of Tallahassee request for a permanent easement for utility improvements.

THIS INSTRUMENT PREPARED BY:
Adrienne Bellflower, Real Estate Agent
City of Tallahassee/City Hall
Property Management Division, Box A-15
300 S. Adams Street, 4th Floor
Tallahassee, Florida 32301
(850) 891-8711
Parcel ID: 213225 000 0200, 0210, 0230, 0240,
0250, 0260 and 213220 403 0000

Leave blank for official recording.

WATER AND SEWER UTILITY EASEMENT

THIS EASEMENT, granted this _____ day of _____, 2012, by and between **DISTRICT BOARD OF TRUSTEES, TALLAHASSEE COMMUNITY COLLEGE, FLORIDA**, whose mailing address is 444 Appleyard Drive, Tallahassee, Florida 32304-2895 hereinafter called "GRANTOR" and the **CITY OF TALLAHASSEE**, a municipal corporation created and existing under the laws of the State of Florida, whose mailing address is 300 South Adams Street, Tallahassee, Florida 32301, hereinafter called "GRANTEE".

WITNESSETH

That GRANTOR, for and in consideration of the sum of ten dollars (\$10.00), and other good and valuable consideration paid, the receipt and sufficiency of which is hereby acknowledged, by these presents does grant, bargain, sell and convey to GRANTEE, its successors and assigns, in perpetuity, an easement for water and sewer utility purposes, in, across, under and through the following described parcel, piece, or strip of land, situate, lying, and being in the County of Leon, State of Florida, hereinafter "Easement Parcel" to-wit:

**SEE COMPOSITE EXHIBIT "A" ATTACHED HERETO
AND BY THIS REFERENCE MADE A PART HEREOF**

including the right to carry in said easement the underground water and sewer utility lines, of any type, including, but not limited to, equipment and appurtenances of any other person, or water and sewer utility company as authorized by the GRANTEE.

It is understood and agreed by and between the GRANTOR and the said GRANTEE that the underground water and sewer utility lines and equipment of the GRANTEE, installed or located, or to be installed or located in, across, under and through the parcel or strip of land hereinabove described, shall at all times be and remain the absolute property of the GRANTEE, its successors, and assigns, and subject to its complete dominion and control, and the right is hereby granted to the said GRANTEE, its successors, and assigns, and its agents and employees, to enter upon said parcel or strip of land hereinabove described for the purpose of excavating, inspecting, installing, repairing and/or removing said water and sewer utility lines and equipment therefrom. The GRANTOR will not construct any permanent improvements on the said property without the written permission from

Water and Sewer Utility Easement

Leave blank for official recording.

the GRANTEE. GRANTEE will restore the ground to its natural condition after installation of or any maintenance work on said water and sewer utility lines and equipment.

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

*Signed, sealed and delivered
in the presence of:*

District Board of Trustees,
Tallahassee Community College, Florida

1st Witness Signature

By: _____

As Its:

Print 1st Name

2nd Witness Signature

Print 2nd Name

STATE OF _____

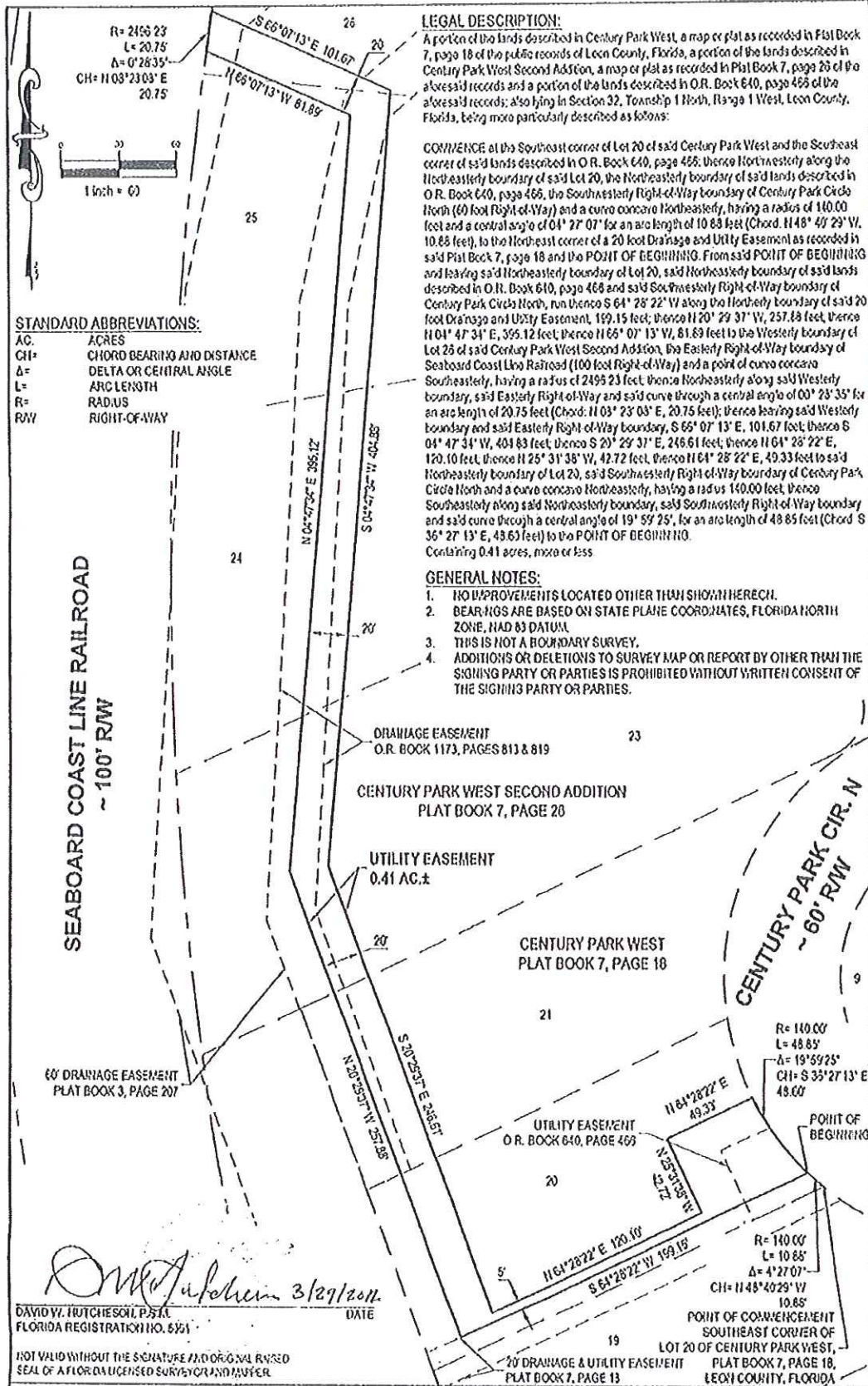
COUNTY OF _____

THE FOREGOING instrument was acknowledged before me this ____ day of _____, 2012 by _____, as its _____ of the District Board of Trustees, Tallahassee Community College, Florida who is personally known to me or who has produced _____ (type of identification) as identification, and who did (did not) take an oath.

NOTARY PUBLIC State of Florida at Large

Print Notary Name

My Commission Expires:



LEGAL DESCRIPTION:
 A portion of the lands described in Century Park West, a map or plat as recorded in Plat Book 7, page 18 of the public records of Leon County, Florida, a portion of the lands described in Century Park West Second Addition, a map or plat as recorded in Plat Book 7, page 20 of the aforesaid records and a portion of the lands described in O.R. Book 640, page 466 of the aforesaid records; also lying in Section 32, Township 1 North, Range 1 West, Leon County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Lot 20 of said Century Park West and the Southeast corner of said lands described in O.R. Book 640, page 466; thence Northerly along the Northeastly boundary of said Lot 20, the Northeastly boundary of said lands described in O.R. Book 640, page 466, the Southeastly Right-of-Way boundary of Century Park Circle North (60 foot Right-of-Way) and a curve concave Northeasterly, having a radius of 110.00 feet and a central angle of $04^{\circ} 27' 07''$ for an arc length of 10.88 feet (Chord: $1148^{\circ} 49' 29''$ W, 10.88 feet), to the Northeast corner of a 20 foot Drainage and Utility Easement as recorded in said Plat Book 7, page 18 and the **POINT OF BEGINNING**. From said **POINT OF BEGINNING** and leaving said Northeastly boundary of Lot 20, said Northeastly boundary of said lands described in O.R. Book 640, page 466 and said Southeastly Right-of-Way boundary of Century Park Circle North, run thence $S 64^{\circ} 28' 22''$ W along the Northerly boundary of said 20 foot Drainage and Utility Easement, 169.15 feet; thence $N 20^{\circ} 29' 31''$ W, 257.88 feet; thence $N 04^{\circ} 47' 34''$ E, 395.12 feet; thence $N 65^{\circ} 07' 13''$ W, 81.69 feet to the Westerly boundary of Lot 25 of said Century Park West Second Addition, the Easterly Right-of-Way boundary of Seaboard Coast Line Railroad (100 foot Right-of-Way) and a point of curve concave Southeasterly, having a radius of 2495.23 feet; thence Northeasterly along said Westerly boundary, said Easterly Right-of-Way and said curve through a central angle of $00^{\circ} 23' 35''$ for an arc length of 20.75 feet (Chord: $1103^{\circ} 23' 03''$ E, 20.75 feet); thence leaving said Westerly boundary and said Easterly Right-of-Way boundary, $S 65^{\circ} 07' 13''$ E, 101.67 feet; thence $S 04^{\circ} 47' 34''$ W, 404.83 feet; thence $S 20^{\circ} 29' 31''$ E, 246.61 feet; thence $N 64^{\circ} 28' 22''$ E, 120.10 feet; thence $N 25^{\circ} 31' 35''$ W, 42.72 feet; thence $N 64^{\circ} 28' 22''$ E, 49.33 feet to said Northeasterly boundary of Lot 20, said Southeastly Right-of-Way boundary of Century Park Circle North and a curve concave Northeasterly, having a radius of 140.00 feet, thence Southeasterly along said Northeasterly boundary, said Southeastly Right-of-Way boundary and said curve through a central angle of $19^{\circ} 59' 25''$, for an arc length of 48.85 feet (Chord $S 36^{\circ} 27' 13''$ E, 48.85 feet) to the **POINT OF BEGINNING**.
 Containing 0.41 acres, more or less

STANDARD ABBREVIATIONS:
 AC= ACRES
 CH= CHORD BEARING AND DISTANCE
 Δ = DELTA OR CENTRAL ANGLE
 L= ARC LENGTH
 R= RADIUS
 RW= RIGHT-OF-WAY

- GENERAL NOTES:**
1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREON.
 2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
 3. THIS IS NOT A BOUNDARY SURVEY.
 4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DAVID W. HUTCHESON, P.S.M.
 FLORIDA REGISTRATION NO. 5351

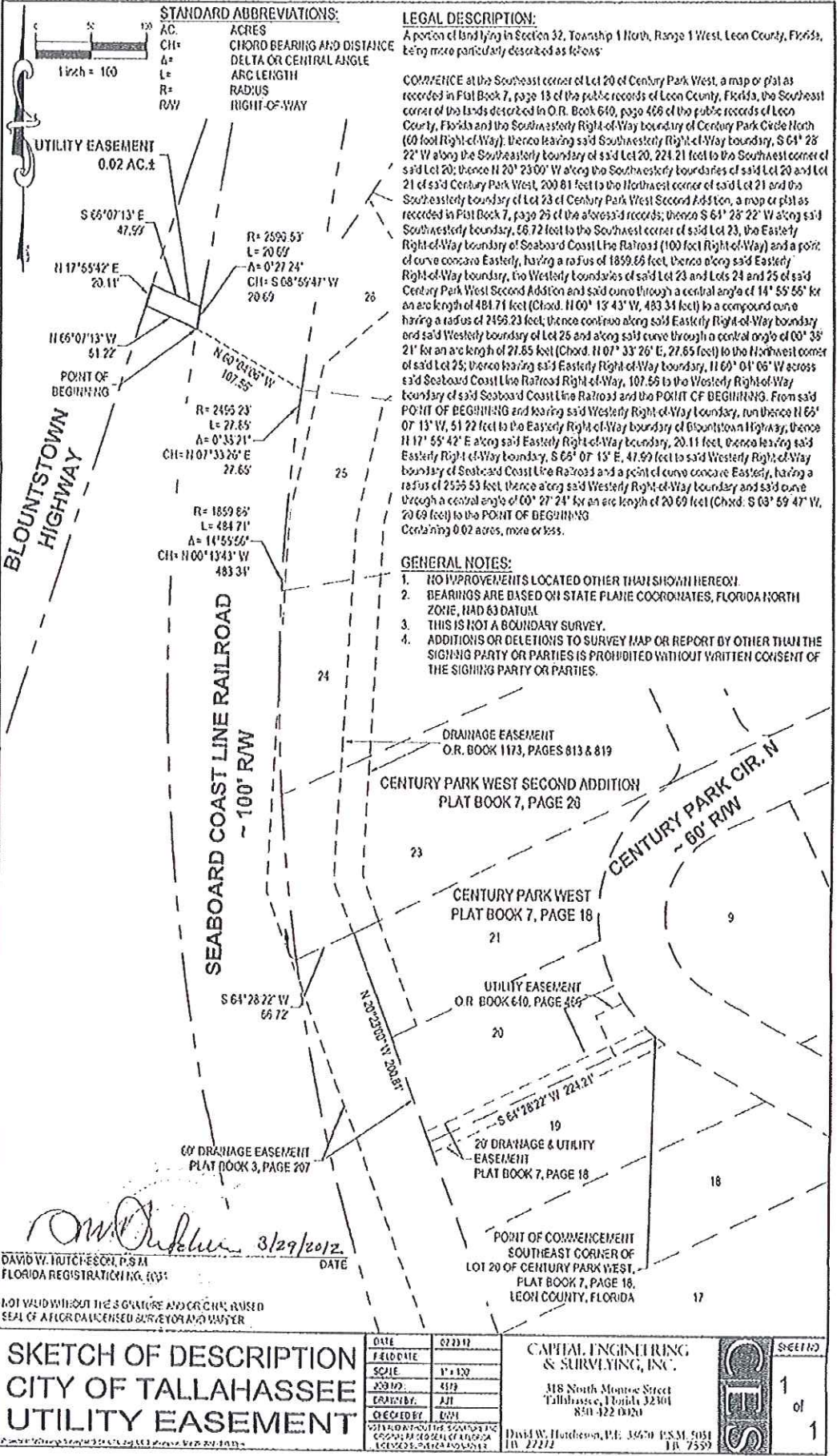
NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RINGS
 SEAL OF A FLORIDA LICENSED SURVEYOR OR AN OFFICER

**SKETCH OF DESCRIPTION
 CITY OF TALLAHASSEE
 UTILITY EASEMENT**

DATE:	02/23/12
FIELD DATE:	
SCALE:	1" = 60'
ASSIST:	4813
GRABBY:	JRH
CHECKED BY:	DWH
<small>STATION NUMBER, THE CENTERLINE AND CURVE DATA SHALL BE RECORDED IN THE PUBLIC RECORDS, WHERE APPLICABLE.</small>	

**CAPITAL ENGINEERING
 & SURVEYING, INC.**
 318 North Monroe Street
 Tallahassee, Florida 32301
 850 422 0020
 David W. Hutchison, P.E. 38570 P.S.M. 5015
 11/27/22

CES
 1 of 1
 SHEET NO.



STANDARD ABBREVIATIONS:

- AC. ACRES
- CH+ CHORD BEARING AND DISTANCE
- Δ° DELTA OR CENTRAL ANGLE
- L= ARC LENGTH
- R= RADIUS
- R/W RIGHT-OF-WAY

LEGAL DESCRIPTION:

A portion of land lying in Section 32, Township 1 North, Range 1 West, Leon County, Florida, being more particularly described as follows:

COMMENCE at the Southeast corner of Lot 20 of Century Park West, a map or plat as recorded in Plat Book 7, page 18 of the public records of Leon County, Florida, the Southeast corner of the lands described in O.R. Book 640, page 466 of the public records of Leon County, Florida and the Southeast Right-of-Way boundary of Century Park Circle North (60 foot Right-of-Way); thence leaving said Southeast Right-of-Way boundary, S 64° 28' 22" W along the Southeast boundary of said Lot 20, 224.21 feet to the Southeast corner of said Lot 20; thence N 20° 23' 00" W along the Southeast boundary of said Lot 20 and Lot 21 of said Century Park West, 200.81 feet to the Northeast corner of said Lot 21 and the Southeast boundary of Lot 23 of Century Park West Second Addition, a map or plat as recorded in Plat Book 7, page 25 of the aforesaid records; thence S 64° 28' 22" W along said Southeast boundary, 66.72 feet to the Southwest corner of said Lot 23, the Eastern Right-of-Way boundary of Seaboard Coast Line Railroad (100 foot Right-of-Way) and a point of curve concave Easterly, having a radius of 1859.66 feet, thence along said Eastern Right-of-Way boundary, the Westerly boundaries of said Lot 23 and Lots 24 and 25 of said Century Park West Second Addition and said curve through a central angle of 14° 55' 56" for an arc length of 481.71 feet (Chord: N 60° 13' 43" W, 483.34 feet) to a compound curve having a radius of 2456.23 feet, thence continue along said Eastern Right-of-Way boundary and said Westerly boundary of Lot 25 and along said curve through a central angle of 60° 35' 21" for an arc length of 21.65 feet (Chord: N 07° 33' 26" E, 27.65 feet) to the Northwest corner of said Lot 25; thence leaving said Eastern Right-of-Way boundary, N 60° 01' 06" W across said Seaboard Coast Line Railroad Right-of-Way, 107.56 to the Westerly Right-of-Way boundary of said Seaboard Coast Line Railroad and the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Westerly Right-of-Way boundary, run thence N 60° 07' 13" W, 51.22 feet to the Eastern Right-of-Way boundary of Blountstown Highway, thence N 17° 55' 42" E along said Eastern Right-of-Way boundary, 20.11 feet, thence leaving said Eastern Right-of-Way boundary, S 65° 07' 13" E, 47.99 feet to said Westerly Right-of-Way boundary of Seaboard Coast Line Railroad and a point of curve concave Easterly, having a radius of 2555.53 feet, thence along said Westerly Right-of-Way boundary and said curve through a central angle of 60° 27' 24" for an arc length of 20.69 feet (Chord: S 63° 59' 47" W, 20.69 feet) to the POINT OF BEGINNING. Containing 0.02 acres, more or less.

GENERAL NOTES:

1. NO IMPROVEMENTS LOCATED OTHER THAN SHOWN HEREOIN.
2. BEARINGS ARE BASED ON STATE PLANE COORDINATES, FLORIDA NORTH ZONE, NAD 83 DATUM.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ADDITIONS OR DELETIONS TO SURVEY MAP OR REPORT BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

DAVID W. HUTCHESON, P.S.M.
 FLORIDA REGISTRATION NO. 6037
 DATE 3/29/2012
 NOT VALID WITHOUT THE SIGNATURE AND ORIGIN, RUSED SEAL OF A FLORIDA LICENSED SURVEYOR AND MASTER

SKETCH OF DESCRIPTION
CITY OF TALLAHASSEE
UTILITY EASEMENT

DATE	02/23/12
FIELDDATE	
SCALE	1" = 120'
ASS'DP.	4319
DRAWNBY	AJI
CHECKEDBY	DMH
APPROVEDBY	
CREATED	02/23/12
MODIFIED	

CAPITAL ENGINEERING & SURVEYING, INC.
 418 North Monroe Street
 Tallahassee, Florida 32304
 850-422-0020
 David W. Hutchison, P.E. 3670 P.S.M. 5051
 TR 7559



SHEET 1 of 1