




November 19, 2012

MEMORANDUM

TO: District Board of Trustees
FROM: Jim Murdaugh, President 
SUBJECT: Access Easement for Carleton Sheffield Property

Item Description

The purpose of this item is to authorize the College President to execute an Access Easement for the Carleton Sheffield property adjacent to the Florida Public Safety Institute.

Overview and Background

As part of the Department of Corrections (DOC) project at the Florida Public Safety Institute (FPSI), the DOC provided a new access road from the Blue Star Highway to the new DOC facility. During the permitting process for the new access road, the Department of Transportation (DOT) determined that the existing driveway entrances at Mr. Sheffield's property at 26254 Blue Star Highway were too close to the new access road.

The DOT mandated that a new driveway be installed from the Sheffield property to the DOC access road and required that the existing driveways directly abutting the Blue Star Highway be removed. A non-exclusive Access Easement is required to provide the Sheffield property access across TCC land from the new access road.

Mr. Sheffield has placed ownership of the property in the name of one of his businesses, The Waldorf Liquors Inc. Therefore, the Grantee of the Easement is the name of the corporation rather than Mr. Sheffield.

Past Actions by the Board

The District Board of Trustees has previously authorized non-exclusive easements for the new access road from Blue Star Highway to the DOC facility, and utility easements from the existing PTLEA campus to the new facility.

Funding/Financial Implications

None

Staff Resource

Teresa Smith

Recommended Action

Authorize the College President to execute an Access Easement for the Carleton Sheffield property, under the name The Waldorf Liquors Inc., adjacent to the Florida Public Safety Institute.

EASEMENT

THIS INSTRUMENT, made this ____ day of November, 2012, between the District Board of Trustees of Tallahassee Community College, whose address is 444 Appleyard Drive, Tallahassee, Florida 32304, ("Grantor") and The Waldorf Liquors Inc., 3 South Slappy Street, Quincy, Florida 32351, ("Grantee").

WITNESSETH:

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration paid by the Grantee does hereby give and grant unto the Grantee, it's heirs and assigns, a non-exclusive perpetual easement, to enter upon, use and utilize, for the purpose of ingress and egress, the following described land situate, lying and being in Gadsden County, Florida, to-wit:

A 40 foot wide easement lying in Section 23, Township 01 North, Range 03 West, said easement being fully described in Attachment "A" to this easement:

The purpose of this easement is to grant and convey to the Grantee, it's heirs, assigns, and grantees, a perpetual non-exclusive easement for ingress and egress over the above referenced property with will allow access to Grantee's property identified in the Warranty Deed recorded in O.R. Book 677, page 253, Official Records of Gadsden County, Florida

GRANTOR:

WITNESSES AS TO GRANTOR:

(1st Witness-Signature)

(1st Witness-Printed Name)

(2nd Witness-Signature)

(2nd Witness-Printed Name)

Signature

Printed Name

Title

For Grantor, the District Board of
Trustees of Tallahassee Community
College

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was sworn to and acknowledged before me on this ____
day of November, 2012, by _____ who is [] is known to me
or [] produced _____ as identification.

[Notary Seal}

Notary Public

GRANTEE:

WITNESSES AS TO GRANTEE:

Carlton Sheffield

On behalf of: The Waldorf Liquors, Inc.

(1st Witness-Signature)

(1st Witness-Printed Name)

(2nd Witness-Signature)

(2nd Witness-Printed Name)

STATE OF FLORIDA
COUNTY OF _____

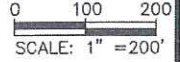
The foregoing instrument was sworn to and acknowledged before me on this ____ day of November, 2012, by _____ who is [] is known to me or [] produced _____ as identification.

[Notary Seal}

Notary Public

EXHIBIT A

SKETCH OF LEGAL DESCRIPTION FOR GEORGE & ASSOCIATES, CONSULTING ENGINEERS, INC.
AND LOCATED IN SECTION 23, TOWNSHIP 02 NORTH, RANGE 03 WEST, GADSDEN COUNTY, FLORIDA



PARENT TRACT

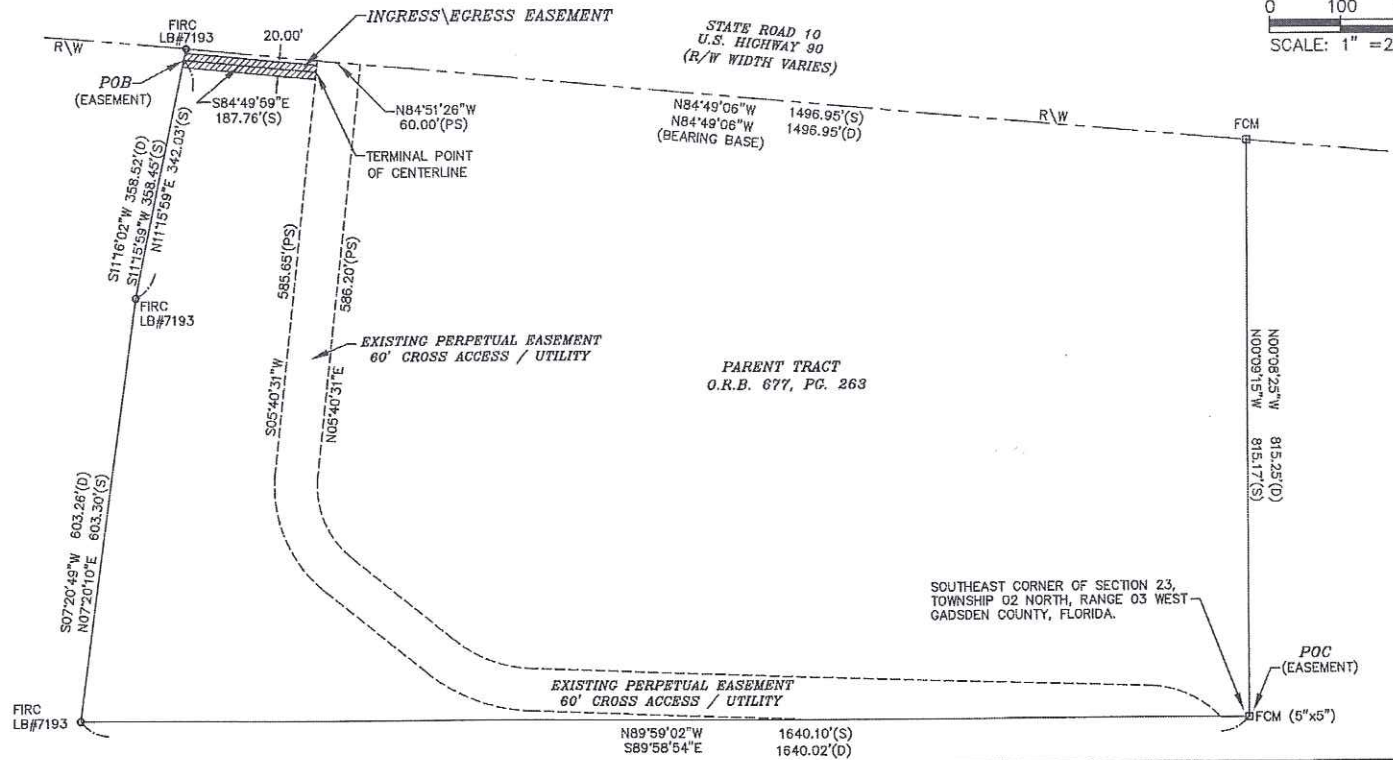
LEGAL DESCRIPTION: AS RECORDED IN OFFICIAL RECORD BOOK 677, PAGE 263, FOUND IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 23, TOWNSHIP 2 NORTH, RANGE 3 WEST, THENCE RUN NORTH 00 DEGREES 23 MINUTES 00 SECONDS WEST 1411.5 FEET TO A POINT ON THE CENTERLINE OF STATE ROAD 10 (US HIGHWAY 90), THENCE RUN ALONG SAID CENTERLINE SOUTH 84 DEGREES 49 MINUTES 06 SECONDS EAST 3666.40 FEET, THENCE LEAVING SAID CENTERLINE RUN SOUTH 05 DEGREES 10 MINUTES 54 SECONDS WEST 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 10 (US HIGHWAY 90) AND THE POINT OF BEGINNING THENCE FROM SAID POINT RUN SOUTH 11 DEGREES 16 MINUTES 02 SECONDS WEST 358.52 FEET, THENCE RUN SOUTH 07 DEGREES 20 MINUTES 49 SECONDS WEST 603.26 FEET TO A POINT ON THE SOUTH LINE OF SECTION 23, THENCE RUN ALONG SAID SECTION LINE SOUTH 89 DEGREES 58 MINUTES 54 SECONDS EAST 1640.02 FEET TO THE SOUTHEAST CORNER OF SECTION 23, THENCE RUN ALONG SAID SECTION LINE NORTH 00 DEGREES 08 MINUTES 25 SECONDS WEST 815.25 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD 10 (US HIGHWAY 90) THENCE RUN ALONG SAID RIGHT OF WAY NORTH 84 DEGREES 49 MINUTES 06 SECONDS WEST 1496.95 FEET TO POINT OF BEGINNING.

INGRESS\EGRESS EASEMENT

LEGAL DESCRIPTION: A 20 FOOT WIDE INGRESS\EGRESS EASEMENT, ON & ACROSS THAT CERTAIN TRACT OF LAND RECORDED IN OFFICIAL RECORD BOOK 677 PAGE 263 FOUND IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, BEING 10 FEET EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE.

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 23, TOWNSHIP 02 NORTH, RANGE 03 WEST, GADSDEN COUNTY, FLORIDA, THENCE ALONG THE SOUTH LINE OF SECTION 23, NORTH 89 DEGREES 59 MINUTES 02 SECONDS WEST 1640.10 FEET TO THE WESTERN BOUNDARY LINE DESCRIBED IN OFFICIAL RECORD BOOK 677 PAGE 263 FOUND IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, THENCE ALONG SAID WESTERN BOUNDARY LINE NORTH 7 DEGREES 20 MINUTES 10 SECONDS EAST 603.30 FEET, THENCE NORTH 11 DEGREES 15 MINUTES 59 SECONDS EAST 342.03 FEET TO THE CENTERLINE POINT OF A 20 FOOT INGRESS\EGRESS EASEMENT SAID POINT ALSO BEING THE POINT OF BEGINNING, THENCE LEAVING SAID WESTERN BOUNDARY LINE AND ALONG SAID EASEMENT CENTERLINE SOUTH 84 DEGREES 49 MINUTES 59 SECONDS EAST 187.76 FEET TO THE WEST BOUNDARY LINE OF AN EXISTING 60 FOOT CROSS ACCESS\UTILITY PERPETUAL EASEMENT, SAID POINT ALSO BEING THE TERMINAL POINT OF THE DESCRIBED CENTERLINE.



LEGEND	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
(S)	SURVEY MEASUREMENT
(D)	DEED MEASUREMENT
(PS)	PREVIOUS SURVEY
O.R.B.	OFFICIAL RECORD BOOK
PG	PAGE OF OFFICIAL RECORD BOOK
✓	BROKEN SCALE
FIRC	FOUND 5/8" IRON ROD/CAP
FCM	FOUND CONCRETE MONUMENT

SURVEYORS NOTES AND REPORT:		
REPORT OF SKETCH		
BEARINGS FOR THIS SKETCH ARE BASED ON A BEARING OF N84°49'06"W WHICH IS THE SOUTHERN RIGHT OF WAY BOUNDARY LINE FOR STATE ROAD 10, PER THE LEGAL DESCRIPTION RECORDED IN OFFICIAL RECORD BOOK 677 PAGE 263 FOUND IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.		
THIS IS NOT A BOUNDARY SURVEY		
DRAWN BY G.G.W.	SKETCH DATE 7/31/12	SHEET NO. 1 OF 1

CERTIFICATE OF AUTHORIZATION LB 6808

CORNERSTONE
LAND SURVEYING, INC.

2937 KERRY FOREST PARKWAY
TALLAHASSEE, FLORIDA 32309

PHONE: 850-668-7330
FAX: 850-894-9693

CERTIFICATION

IN MY OPINION THIS IS A TRUE REPRESENTATION OF THE PROPERTY SHOWN HEREON, AND THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

RICHARD W. PHILLIPS
PROFESSIONAL SURVEYOR AND MAPPER NO. 5557