

**RESOLUTION NO. R15-\_\_\_**

**(Parcel 103)**

**RESOLUTION AUTHORIZING LEON COUNTY, FLORIDA TO EXERCISE EMINENT DOMAIN POWER TO ACQUIRE CERTAIN PROPERTY INTERESTS IN LEON COUNTY, FLORIDA, TO CONSTRUCT, OPERATE, AND MAINTAIN EXPANSIONS, IMPROVEMENTS AND/OR OTHER ALTERATIONS CONCERNING THE OLD BAINBRIDGE AT PULLEN ROAD INTERSECTION IMPROVEMENT PROJECT, WITH RESPECT TO PARCEL 103.**

**WHEREAS**, Leon County, Florida (the “County”) is a charter county and political subdivision of the State of Florida; and

**WHEREAS**, pursuant to Chapter 127, Florida Statutes, the Board of County Commissioners (the “Board”) is authorized to exercise the power of eminent domain, including the eminent domain power granted to the Department of Transportation by Section 337.27(1), Florida Statutes, the transportation corridor protection provisions of Section 337.273, Florida Statutes, and the right of entry onto property pursuant to Section 337.274, Florida Statutes; and

**WHEREAS**, in order to reduce the number of traffic crashes in and around the intersection of Old Bainbridge Road at Pullen Road, and to otherwise address the safe and efficient movement of vehicular and pedestrian traffic through the area, the Board approved the Old Bainbridge at Pullen Road Intersection Improvement Project (the “Project”); and

**WHEREAS**, the Project will improve all traffic movements through the Old Bainbridge at Pullen Road intersection and will enhance the safety for vehicles and pedestrians by calming the traffic through the intersection and reducing congestion during peak traffic hours; and

**WHEREAS**, it is in the public interest and for the public benefit to provide safe and efficient roadways and intersections which protect the health, welfare, and safety of the general public by reducing the number of traffic crashes and the congestion of traffic during peak hours; and

**WHEREAS**, the County and its consultants have considered and weighed many factors, including but not limited to the availability of an alternate alignments, long-range planning, safety considerations, environmental factors, and costs; and

**WHEREAS**, the County has insufficient interests in real property in the Old Bainbridge at Pullen Road area to construct the Project; and

**WHEREAS**, the estates and interests in the real property described herein are reasonably necessary to adequately accommodate the planned improvements, expansions, and/or alterations concerning the Project; and

**WHEREAS**, the County and its consultants have prepared property descriptions and surveys which sufficiently describe and identify the property and interests reasonably necessary to be acquired from the property owner for the public purpose of constructing the Project; and

**WHEREAS**, a fee simple interest in the portion of the real property, which portion is identified in the map of description attached hereto as "Exhibit A," hereinafter referred to as Parcel 103, is reasonably necessary to construct the Project; and

**WHEREAS**, the County's consultants indicate it is reasonably probable that the County will obtain all necessary approvals for the Project from the appropriate governmental entities, including those charged with protecting the natural resources; and

**WHEREAS**, the County's consultants indicate that condemnation of a fee simple interest in Parcel 103 will not result in irreparable harm to natural resources or the environment in the unlikely event that such approvals for this Project are not obtained from the appropriate governmental entities charged with protecting the natural resources; and

**WHEREAS**, the County has otherwise satisfied all applicable conditions precedent; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Leon County, Florida, as follows:

1. The Board hereby determines that the construction of the Old Bainbridge at Pullen Road Intersection Improvement Project represents a valid County public purpose.
2. Acquiring a fee simple interest in the real property identified as Parcel 103 as depicted in "Exhibit A" is reasonably necessary for the County public purpose of constructing the Old Bainbridge at Pullen Road Intersection Improvement Project.
3. The County Attorney, in cooperation with the County Administrator and his designated staff, is authorized and directed to institute such negotiations, eminent domain proceedings pursuant to Chapters 73 and/or 74, Florida Statutes, and other collateral proceedings, so as to allow the County to take title and possession of a fee simple interest in the real property identified as Parcel 103 as depicted in "Exhibit A."

4. This Resolution shall become effective upon being adopted and executed.

**DONE AND ADOPTED** by the Board of County Commissioners of Leon County, Florida, on this the 8th day of December, 2015.

LEON COUNTY, FLORIDA

By: \_\_\_\_\_  
Bill Proctor, Chairman  
Board of County Commissioners

ATTEST:

Bob Inzer, Clerk of the Circuit Court  
and Comptroller, Leon County, Florida

By: \_\_\_\_\_

Approved as to Form:

Office of the County Attorney  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele  
County Attorney

# SKETCH OF DESCRIPTION PARCEL 103

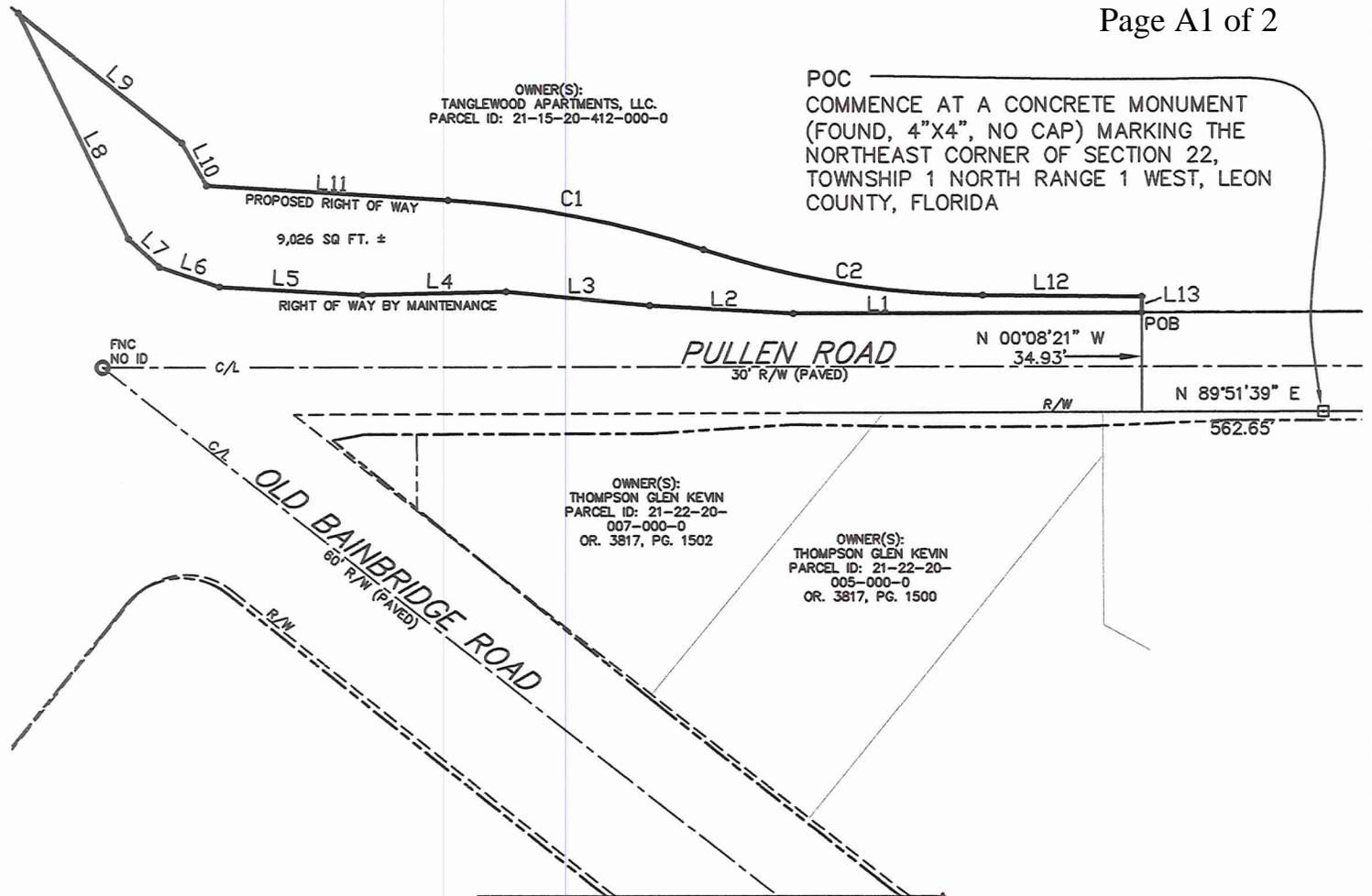


NOT TO SCALE

Page A1 of 2

OWNER(S):  
TANGLEWOOD APARTMENTS, LLC.  
PARCEL ID: 21-15-20-412-000-0

POC  
COMMENCE AT A CONCRETE MONUMENT  
(FOUND, 4"X4", NO CAP) MARKING THE  
NORTHEAST CORNER OF SECTION 22,  
TOWNSHIP 1 NORTH RANGE 1 WEST, LEON  
COUNTY, FLORIDA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°52'18"W	121.41'
L2	N86°41'41"W	50.09'
L3	N84°25'04"W	50.25'
L4	S88°43'33"W	50.01'
L5	N86°41'41"W	50.09'
L6	N71°41'08"W	22.13'
L7	N47°36'59"W	14.58'
L8	N25°58'45"W	87.92'
L9	S51°30'33"E	73.00'
L10	S30°01'57"E	17.22'
L11	S86°28'41"E	84.35'
L12	S89°26'24"E	55.44'
L13	S00°33'36"W	5.57'

CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	BEARING	CHORD
C1	348.04'	Δ=14°59'16"	91.04'	S78°58'24"E	90.78'
C2	311.02'	Δ=18°14'29"	99.02'	S80°36'01"E	98.60'

SEE SHEET 2 OF 2  
FOR LEGAL DESCRIPTION

**LEGEND**

AC. - ACRES	HWY. - HIGHWAY	P. D. C. - POINT OF COMMENCEMENT
ASPH. - ASPHALT	I. P. - IRON PIPE	P. T. - POINT OF TANGENCY
AVE. - AVENUE	I. R. - IRON ROD	R - RADIUS
BLDG. - BUILDING	M. H. - MANHOLE	RNG. - RANGE
BLVD. - BOULEVARD	MON. - MONUMENT	RD. - ROAD
B. M. - BENCHMARK	N - NORTH	REF. - REFERENCE
BRG. - BEARING	NE - NORTHEAST	R/R - RAILROAD
C. G. - CURB and GUTTER	NGS - NATIONAL GEODETIC SURVEY	R/W - RIGHT OF WAY
C. M. - CONCRETE MONUMENT	NGVD - NATIONAL GEODETIC VERTICAL DATUM	(S) - SURVEY INFORMATION
CD. - COUNTY	NO. - NUMBER	SEC. - SECTION
CONC. - CONCRETE	N&C - NAIL and CAP	S. R. - STATE ROAD
(D) - DEED / DESIGN INFORMATION	NW - NORTHWEST	S. S. - SANITARY SEWER
E - EAST	DHU - OVERHEAD UTILITY LINE	ST. - STREET
ELEC. - ELECTRIC	(P) - PLAT INFORMATION	STA. - STATION
ELEV. - ELEVATION	P. C. - POINT OF CURVATURE	TWN. - TOWNSHIP
F. F. E. - FINISHED FLOOR ELEVATION	P. C. C. - POINT OF COMPOUND CURVATURE	TBM. - TEMPORARY BENCHMARK
F. H.D. - FIRE HYDRANT	P. C. P. - PERMANENT CONTROL POINT	T. C. - TERRA COTTA
Fnd. - FOUND	P. I. - POINT OF INTERSECTION	TELE. - TELEPHONE
FT. - FEET	P. D. B. - POINT OF BEGINNING	USGS - U. S. GEOLOGICAL SURVEY
	PRM - PERMANENT REFERENCE MONUMENT	W - WEST

**CERTIFY TO:**  
**CITY OF TALLAHASSEE**  
**GENESIS GROUP**

I hereby certify that this survey meets the minimum technical standards as set forth by the Florida Board of Surveyors and Mappers in Chapter 5J-17.050 Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

**NOTES**

1. THIS IS NOT A BOUNDARY SURVEY.
2. NO TITLE OPINION OR ABSTRACT OF MATTERS CONCERNING THIS PROPERTY WAS FURNISHED AT THE TIME OF THIS SURVEY.
3. THE BOUNDARIES SHOWN HEREIN ARE BASED ON LEGAL DESCRIPTIONS.
4. NO UNDERGROUND UTILITIES WERE LOCATED EXCEPT AS SHOWN.
5. NO OTHER IMPROVEMENTS WERE LOCATED EXCEPT AS SHOWN.
6. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

STEVEN W. STINSON DATE 3/27/15  
FLORIDA PROFESSIONAL LAND SURVEYOR No. 5457  
FLORIDA LICENSED BUSINESS No. 7834



3201 Shamrock Street South, Suite #101  
Tallahassee, Florida 32309  
Office: (850) 668-7641 Fax: (850) 668-7648

DRAWN BY : S. BROWN	SHEET NO.
CHECKED BY : S. STINSON	1
DATE : MARCH 25, 2015	OF 2
REVISED:	
NOT TO SCALE	JOB NO.
FIELD BOOK N/A PAGE N/A	20833.07
DATE OF SURVEY: N/A	

