

1 SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2
3 RESOLUTION NO. 2005- _____

4
5 A RESOLUTION OF THE GOVERNING BOARD OF THE SOUTH FLORIDA WATER
6 MANAGEMENT DISTRICT TO APPROVE DECLARING SURPLUS AND THE
7 EXCHANGE OF LAND INTERESTS CONTAINING 16.96 ACRES, MORE OR LESS,
8 PREVIOUSLY ACQUIRED FOR THE KISSIMMEE RIVER PROJECT, IN HIGHLANDS
9 COUNTY, IN EXCHANGE FOR LAND INTERESTS CONTAINING 4.87 ACRES , MORE
10 OR LESS, FOR THE KISSIMMEE RIVER PROJECT, IN HIGHLANDS COUNTY, AND
11 ASSOCIATED COSTS; FOR WHICH AD VALOREM FUNDS ARE BUDGETED;
12 APPROVE DECLARING SURPLUS, DISPOSAL OF, AND REMOVAL FROM THE
13 ASSET RECORDS, ANY SUCH STRUCTURES AND IMPROVEMENTS DEEMED
14 UNNECESSARY FOR THE STATED PURPOSE OF THE ORIGINAL LAND
15 ACQUISITION; PROVIDING AN EFFECTIVE DATE.
16

17 WHEREAS, the South Florida Water Management District is currently acquiring land in
18 connection with implementation of the Kissimmee River Project in Highlands County;

19 WHEREAS, the South Florida Water Management District desires to declare surplus and
20 exchange land interests containing 16.96 acres, more or less, previously acquired for the Kissimmee
21 River Project, in Highlands County, with an appraised value of \$57,582 in exchange for land interests
22 containing 4.87 acres, more or less, with an appraised value of \$77,500 for the Kissimmee River Project,
23 in Highlands County, and associated costs and approve declaring surplus, disposal of, and removal from
24 the asset records, any such structures and improvements deemed unnecessary for the stated purpose of
25 the original land acquisition;

26 WHEREAS, the South Florida Water Management District is authorized to exchange land, or
27 interests or rights in land, pursuant to Section 373.139, Florida Statutes;

28 NOW THEREFORE, BE IT RESOLVED by the Governing Board of the South Florida Water
29 Management District:

30 **Section 1.** The Governing Board of the South Florida Water Management District hereby declares
31 surplus and approves the exchange of existing District land interests containing 16.96 acres, more or
32 less, in exchange for land interests containing 4.87 acres, more or less, for the Kissimmee County
33 Project, in Highlands County, together with associated costs, as follows:
34

Owners	Tract No.	Interest	Acres	Appraised Value	Purchase Price
SFWMD	19-103-764	Fee	14.11	\$56,440	Exchange
SFWMD	19-103-772	Fee subject to flowage easement	2.85	\$1,142	Exchange
Total			16.96	\$57,582	
Phillip M. and Susan Holden	19-103-683	Flowage Easement	4.87	\$77,500	Exchange

36 **Section 2.** The Governing Board of the South Florida Water Management District hereby further
37 approves declaring surplus, disposal of, and removal from the asset records, any such structures and
38 improvements deemed unnecessary for the stated purpose of the original land acquisition.

39 **Section 3.** The Governing Board of the South Florida Water Management District hereby authorizes
40 the Chair to execute the agreement for Sale and Purchase.

41 **Section 4.** This Resolution shall take effect immediately upon adoption.

42

43 **PASSED** and **ADOPTED**, this _____ day of _____, 2005.

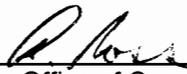
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46 **Legal Form Approved:**

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49 By:  _____
50 Office of Counsel

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**SOUTH FLORIDA WATER MANAGEMENT DISTRICT,
BY ITS GOVERNING BOARD**

53

54

55 (Corporate Seal)

56

57

By: _____
Chair

58

59

60 **ATTEST:**

61

62

63 By: _____
64 District Clerk/Secretary

Exhibit "A"
Tract No. 19-103-683

Two parcels of land located in Section 17, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Parcel Number 1: All that of part of the South 440 feet of the Northwest quarter of the Southeast quarter of said Section 17, as described in Official Records Book 1478, Page 1596, Official Records of Highlands County, Florida, lying Westerly of the Kissimmee River and Easterly of the following described line.

Commence at the Southwest corner of the Southeast quarter of said Section 17;
Thence, North 00°32'10" East along the West line of the Southeast quarter of said Section 17, a distance of 1330.76 feet more or less to the Southwest corner of the South 440 feet of the Northwest quarter of the Southeast quarter of said Section 17;
Thence, North 89°42'25" East, departing said West line of the Southeast quarter of Section 17 along the South line of the South 440 of the Northwest quarter of the Southeast quarter of Section 17, a distance of 656.01 feet to the Point of Beginning of the particularly described line;
Thence, North 22°59'24" East, departing said South line of the South 440 feet of the Northwest quarter of the Southeast quarter of Section 17, a distance of 40.69 feet;
Thence, North 33°43'06" East, a distance of 32.75 feet;
Thence, North 06°26'30" East, a distance of 77.01 feet;
Thence, North 20°45'30" West, a distance of 47.59 feet;
Thence, North 05°21'41" West, a distance of 23.55 feet;
Thence, North 00°29'52" West, a distance of 42.13 feet;
Thence, North 54°40'35" East, a distance of 39.35 feet;
Thence, North 13°31'46" West, a distance of 49.30 feet;
Thence, North 46°34'39" West, a distance of 171.73 feet more or less to a point on the North line of the South 440 feet of the Northwest quarter of the Southeast quarter of said Section 17 and the end of particularly described line.

Parcel Number 2: A parcel of land located in the East quarter of the Southwest quarter of said Section 17, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

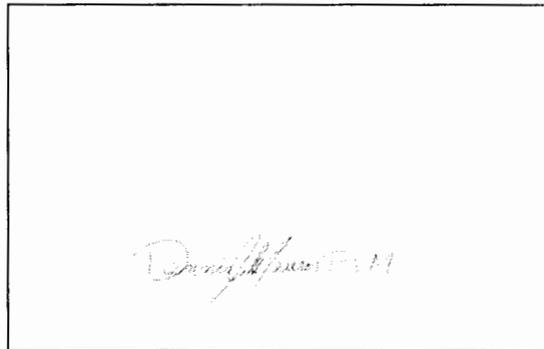
Commence at the Southwest corner of the Southeast quarter of said Section 17;
Thence, North 00°32'10" East along the West line of the Southeast quarter of said Section 17, a distance of 1946.43 feet to the Point of Beginning of parcel number 2;
Thence, North 00°32'10" East, continuing along said West line of the Southeast quarter of Section 17, a distance of 149.84 feet;
Thence, North 81°53'51" West, departing said West line of the Southeast quarter of Section 17, a distance of 356.86 feet;
Thence, North 01°32'11" East, a distance of 98.14 feet;

Thence, North 65°51'19" West, a distance of 149.89 feet;
Thence, South 15°54'39" West, a distance of 137.53 feet;
Thence, South 51°08'31" East, a distance of 304.12 feet;
Thence, South 74°00'29" East, a distance of 140.61 feet;
Thence, South 84°40'58" East, a distance of 131.77 feet;
Thence, North 54°52'14" East, a distance of 25.14 feet more or less to the Point of Beginning.

The bearings shown hereon are based on the Florida State Plane Coordinate System, East Zone, NAD83, and are based on the West line of the Southeast quarter of said Section 17, said line bears North 00°32'10" West and all bearings are relative hereto.

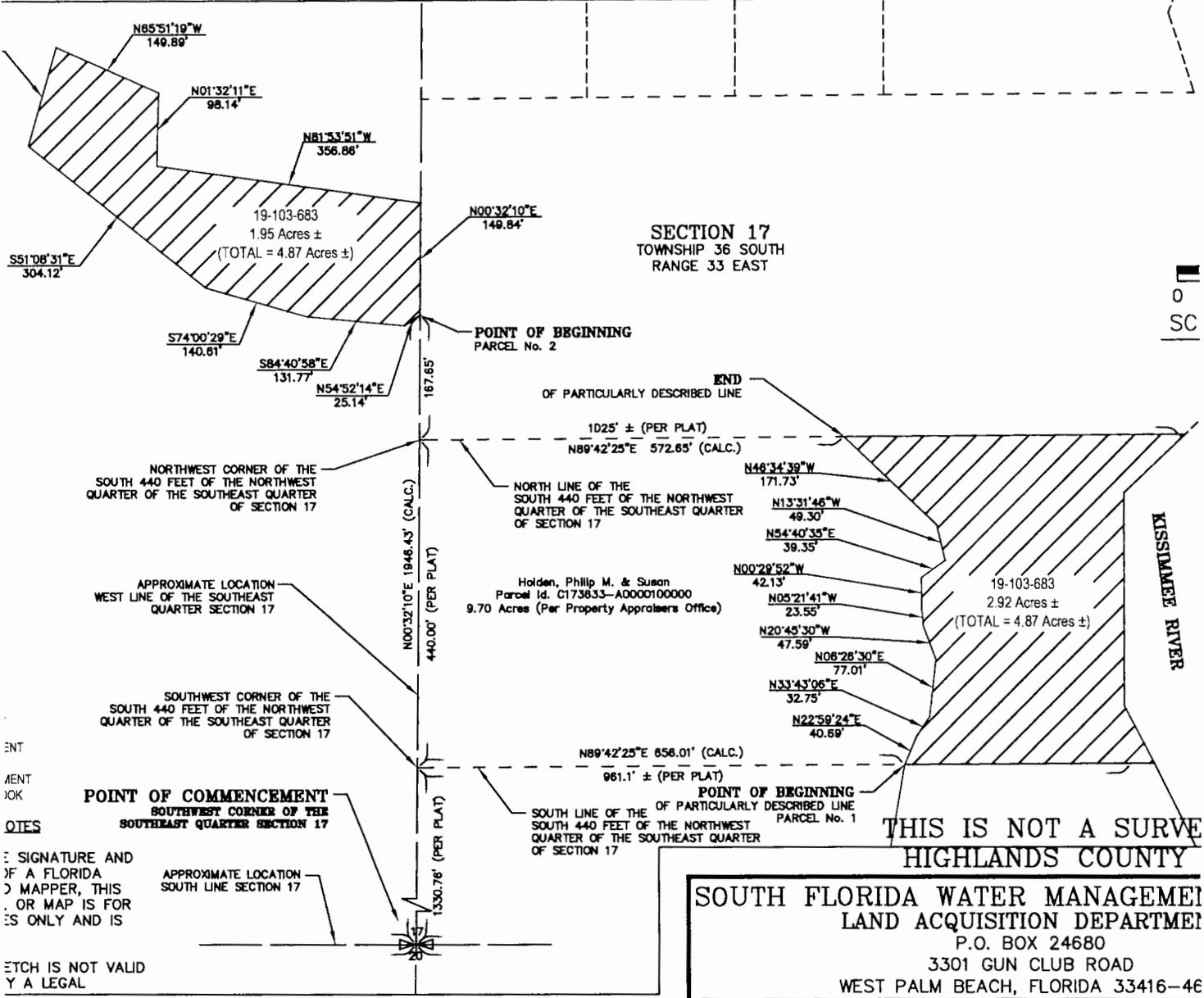
This legal description is not valid unless accompanied by a description sketch.

Containing a total of 4.87 acres, more or less.



KR/Holden, Philip M. & Susan
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OR Book 1418, Page 474

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April 13, 2005



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LAND SURVEYOR
IFICATION NUMBER 2977

DRAWN	CHECKED	DATE	REVISIONS

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-46

DESCRIPTION SKETCH
Holden, Philip M. & Susan
TO S.F.W.M.D., FLOWAGE EASEMENT
TRACT No. 19-103-683

DRAWN	CHECKED	DATE	SCALE	DRAWING NO
RS		13APR05	AS SHOWN	19103-683

Exhibit "A"
Tract No. 19-103-764

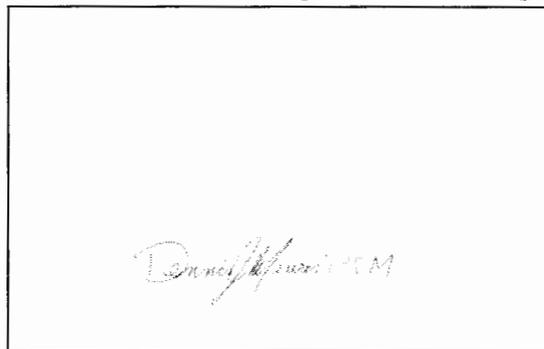
A parcel of land located in Section 17, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southeast quarter of said Section 17;
Thence, North 57°38'15" East, a distance of 323.92 feet;
Thence, North 24°19'26" East, a distance of 398.36 feet;
Thence, North 25°34'34" East, a distance of 197.25 feet;
Thence, North 19°38'08" East, a distance of 375.03 feet;
Thence, North 00°34'46" West, a distance of 152.37 feet;
Thence, North 09°52'33" East, a distance of 123.53 feet more or less to a point on the North line of the Southwest quarter of the Southeast quarter of said Section 17;
Thence, South 89°42'25" West along said North line of the Southwest quarter of the Southeast quarter, Section 17, a distance of 656.01 feet more or less to a point on the West line of the Southwest quarter of the Southeast quarter, Section 17;
Thence, South 00°32'10" West along said West line of the Southwest quarter of the Southeast quarter, Section 17, a distance of 1338.30 feet more or less to the Point of Beginning.

The above described parcel of land contains 14.11 acres, more or less.

The bearings shown hereon are based on the Florida State Plane Coordinate System, East Zone, NAD83, and are based on the West line of the Southwest quarter of the Southeast quarter of said Section 17, said line bears South 00°32'10" West and all bearings are relative hereto.

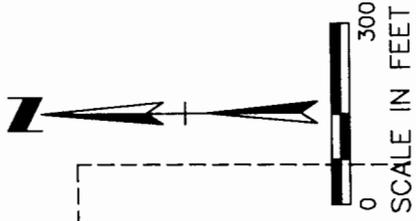
This legal description is not valid unless accompanied by a description sketch.



KR\Holden
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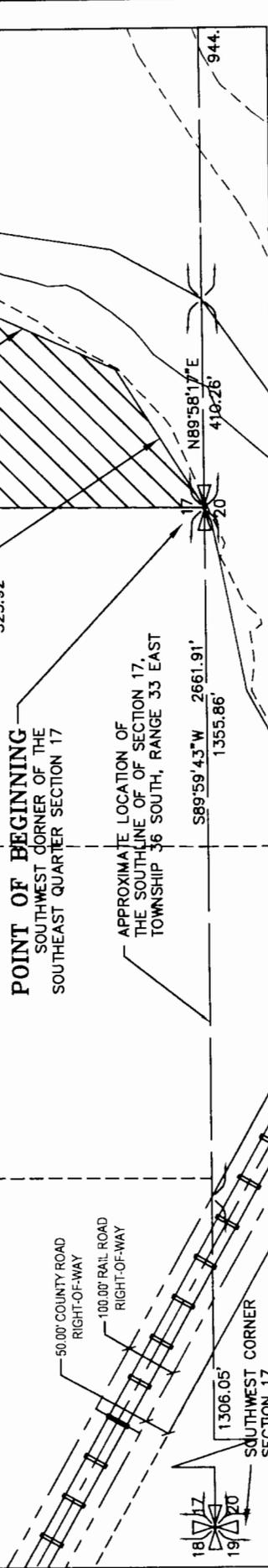
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April 20, 2005

SECTION 17
TOWNSHIP 36 SOUTH
RANGE 33 EAST
HIGHLANDS COUNTY



ABBREVIATIONS:

- C.O.E. = CORPUS OF ENGINEERS
- (P) = PLAT MEASUREMENT
- (C) = CALCULATED MEASUREMENT
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE



THIS IS NOT A SURVEY

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
P.O. BOX 24680
3301 GUN CLUB ROAD
WEST PALM BEACH, FLORIDA 33416-4680

DESCRIPTION SKETCH OF TRACT 19-103-764
S.F.W.M.D. FEE TITLE TO
HOLDEN, PHIL M. & SUSAN

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
BS		20APR05	AS SHOWN	19-103-764.dwg	2 OF 2

DRAWN	CHECKED	DATE	REVISIONS

1. UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT, OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.
2. THIS DESCRIPTION SKETCH IS NOT VALID UNLESS ACCOMPANIED BY A LEGAL DESCRIPTION.

DENNIS J. MEIERER
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATION NUMBER 2977

Exhibit "A"
Tract No. 19-103-772

A parcel of land located in Section 17, Township 36 South, Range 33 East, Highlands County, Florida, being more particularly described as follows:

Begin at the Southwest corner of the Southeast quarter of said Section 17;
Thence, North 57°38'15" East, a distance of 323.92 feet;
Thence, North 24°19'26" East, a distance of 398.36 feet;
Thence, North 25°34'34" East, a distance of 197.25 feet;
Thence, North 19°38'08" East, a distance of 375.03 feet;
Thence, North 00°34'46" West, a distance of 152.37 feet;
Thence, North 09°52'33" East, a distance of 123.53 feet more or less to a point on the North line of the Southwest quarter of the Southeast quarter of said Section 17;
Thence, South 89°42'25" East along said North line of the Southwest quarter of the Southeast quarter, Section 17, a distance of 125.39 feet;
Thence, South 08°18'26" West, departing said North line of the Southwest quarter of the Southeast quarter of said Section 17 a distance of 85.76 feet;
Thence, South 32°00'00" West, a distance of 221.67 feet;
Thence, South 03°47'27" West, a distance of 202.93 feet;
Thence, South 41°27'56" West, a distance of 67.44 feet;
Thence, South 25°44'23" West, a distance of 288.33 feet;
Thence, South 16°20'00" West, a distance of 261.82 feet;
Thence, South 08°03'51" West, a distance of 60.94 feet;
Thence, South 41°35'50" West, a distance of 244.51 feet;
Thence, South 21°31'58" West, a distance of 66.77 feet; to a point on the South Line of the Southwest Quarter of Section 17;
Thence, South 89°58'17" West, along the said South Line of the Southwest Quarter of Section 17 a distance of 236.55 feet; more or less to the Point of Beginning.

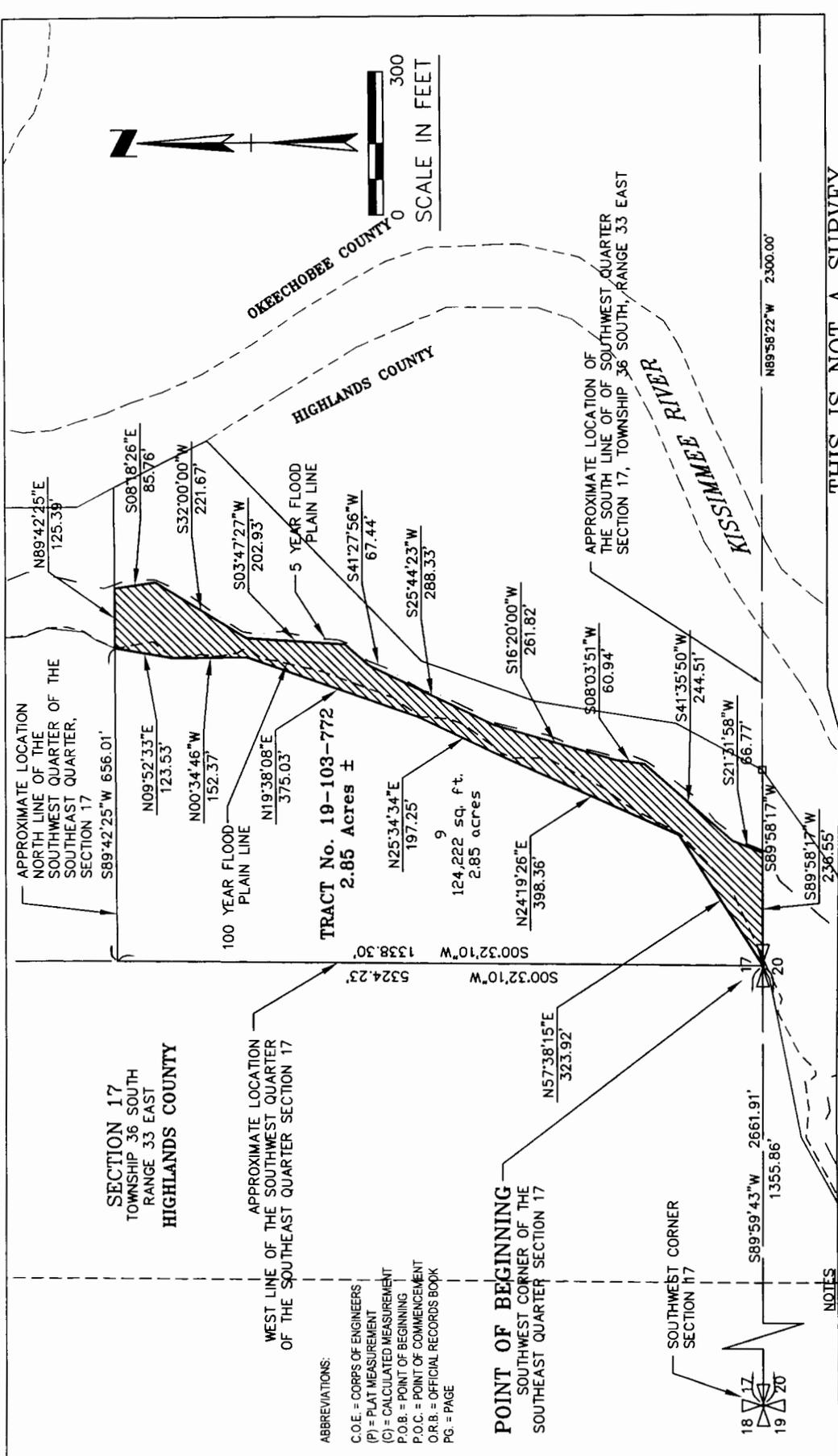
The above described parcel of land contains 2.85 acres, more or less.

The bearings shown hereon are based on the Florida State Plane Coordinate System, East Zone, NAD83, and are based on the South line of the Southwest quarter of said Section 17, said line bears South 89°58'17" West and all bearings are relative hereto.

This legal description is not valid unless accompanied by a description sketch.

KR\Holden

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July 8, 2005



THIS IS NOT A SURVEY

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
LAND ACQUISITION DEPARTMENT
 P.O. BOX 24680
 3301 GUN CLUB ROAD
 WEST PALM BEACH, FLORIDA 33416-4680

DESCRIPTION SKETCH OF TRACT 19-103-772
S.F.W.M.D. FEE TITLE TO
HOLDEN, PHIL M. & SUSAN

DRAWN	CHECKED	DATE	SCALE	DRAWING NUMBER	SHEET
BS		08JUN05	AS SHOWN	19-103-772.dwg	2 OF 2

DRAWN	CHECKED	DATE	REVISIONS

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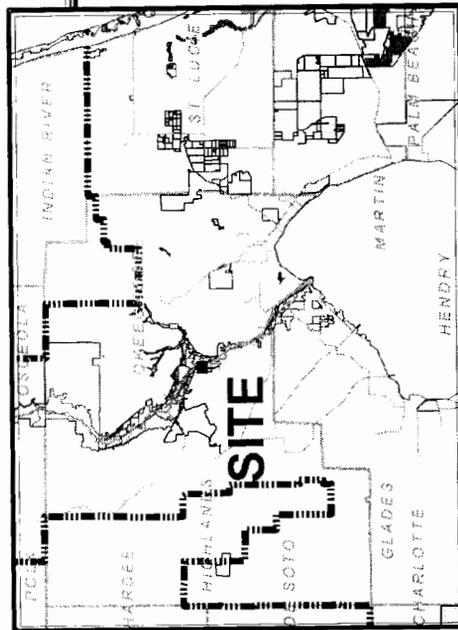
DENNIS J. MEIERER
 PROFESSIONAL LAND SURVEYOR
 FLORIDA CERTIFICATION NUMBER 2977

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 - PG. = PAGE

NOTES

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19
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KISSIMMEE RIVER RESTORATION



19-103-683

19-103-764

19-103-772

EXHIBIT "AA"

DISCLAIMER
 Any information, including but not limited to software and data, received from the South Florida Water Management District ("District") in fulfillment of a request is provided "AS IS" without warranty of any kind. The District expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The District does not warrant the accuracy, reliability, timeliness or otherwise of the information provided to you by or make any representations regarding the use of the information. The entire risk as to the results and performance of any information obtained from the District is entirely assumed by the recipient.

	Project Lands
	Proposed Acquisition