

Item # 16

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** RESOLUTION – QUIT CLAIM DEED

**DEPARTMENT:** PUBLIC WORKS **DIVISION:** ENGINEERING

**AUTHORIZED BY:** W. Gary Johnson **CONTACT:** Jerry McCollum, P.E. EXT. 5651  
W. Gary Johnson, P.E., Director

<b>Agenda Date</b> <u>02/08/05</u>	<b>Regular</b> <input type="checkbox"/>	<b>Consent</b> <input checked="" type="checkbox"/>	<b>Work Session</b> <input type="checkbox"/>	<b>Briefing</b> <input type="checkbox"/>
	<b>Public Hearing – 1:30</b> <input type="checkbox"/>	<b>Public Hearing – 7:00</b> <input type="checkbox"/>		

**MOTION/RECOMMENDATION:**

Adopt Resolution accepting a Quit Claim Deed (Carlos A. Piedra to Seminole County) for the maintenance of McNorton Road.

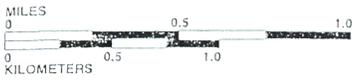
District 3 – Commissioner Van Der Weide (Jerry McCollum, P.E.)

**BACKGROUND:**

The attached voluntary dedication will allow the property owner and Seminole County to conform recorded descriptions of McNorton Road Right-of-Way to historic and intended actual maintenance limits. (see attached location map).

Attachments: Location Map / Resolution / Quit Claim Deed

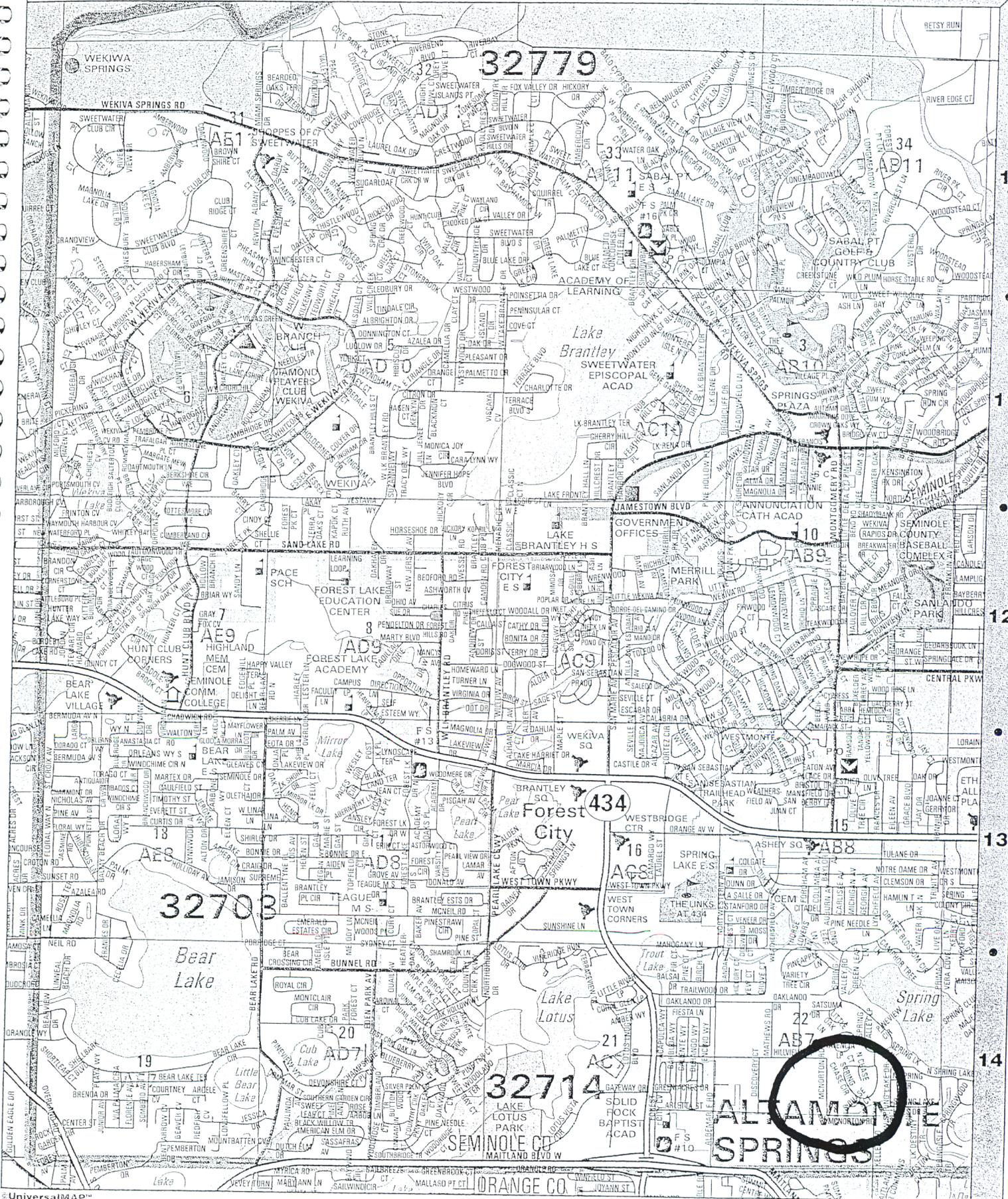
Reviewed by:	<u>JL</u>
Co Atty:	<u>JL</u>
DFS:	<u>          </u>
Other:	<u>          </u>
DCM:	<u>          </u>
CM:	<u>          </u>
File No.	<u>CPWE04</u>

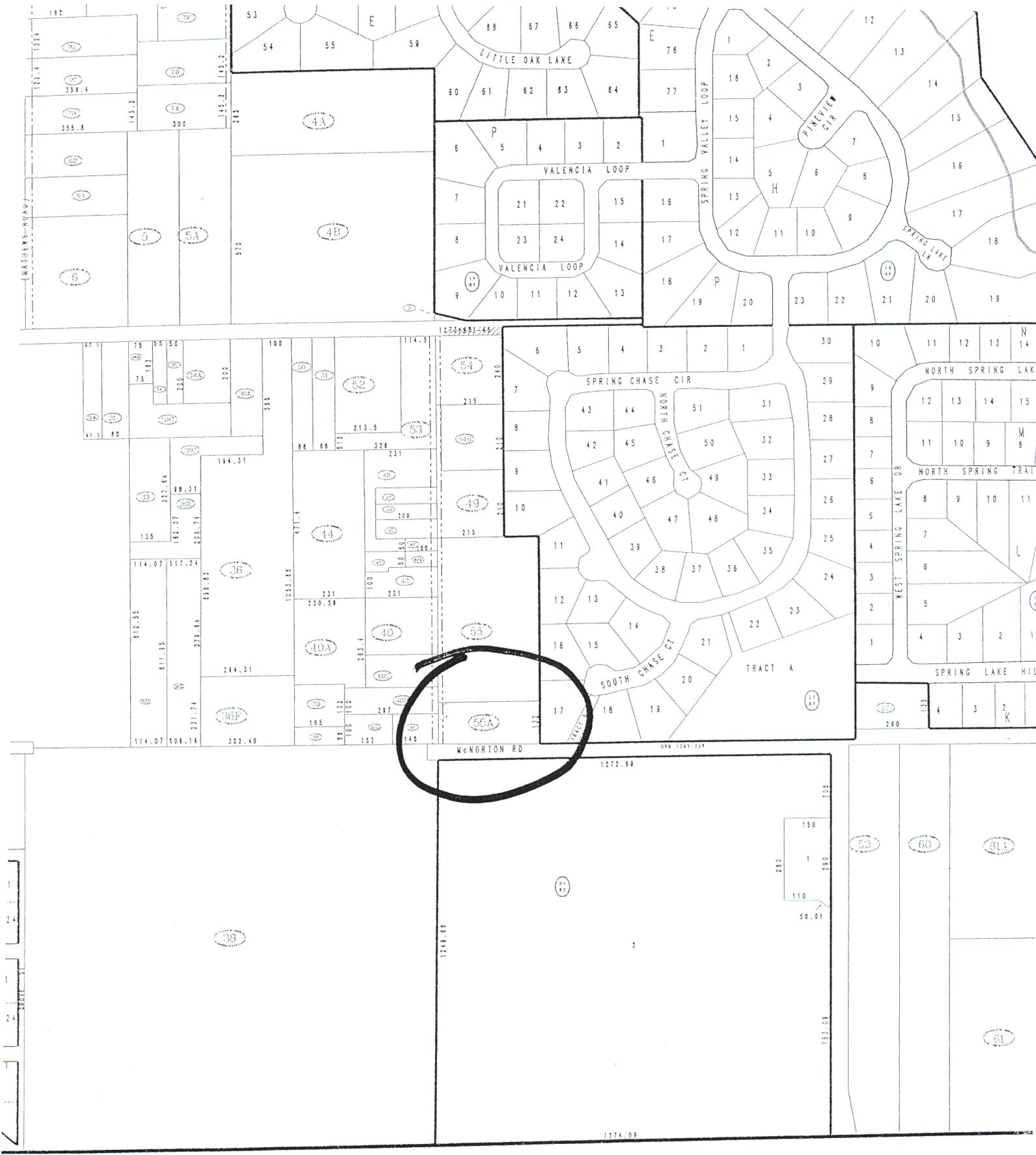


9	10	11
19	20	21
29	30	31

# MAP 20

M O N T P





August 17,

RESOLUTION NO. 2005 - R - \_\_\_\_\_

**RESOLUTION**

**THE FOLLOWING RESOLUTION WAS ADOPTED AT THE  
REGULAR MEETING OF THE BOARD OF COUNTY  
COMMISSIONERS OF SEMINOLE COUNTY, FLORIDA, ON  
THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005.**

**WHEREAS**, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for continued maintenance of McNorton Road, located in Section 22, Township 21 South, Range 29 East, in Seminole County, Florida; and

**WHEREAS**, McNorton Road has been in the Seminole County Road Maintenance System since 1963; and

**WHEREAS**, the implementation of continued maintenance will require land not previously owned by Seminole County; and

**WHEREAS**, Carlos A. Piedra has indicated his willingness to convey to Seminole County the required right-of-way as evidenced by the executed Quit Claim Deed accompanying this resolution which has been filed in Official Records Book 5515, Pages 1311-1314; and

**WHEREAS**, *Section 196.28, Florida Statutes*, provides for and authorizes the Board of County Commissioners to cancel and discharge any and all liens for taxes, delinquent or current, held or owned by the County or State upon lands conveyed to or acquired by the County for road or other public purposes.

**NOW THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Seminole County, Florida, hereby accepts the above referenced Deed executed by the aforementioned property owner and recorded in Official Records Book 5515, Pages 1311-1314 of the Public Records of Seminole County, conveying to Seminole County the land described therein.

**BE IT FURTHER RESOLVED** that all ad valorem taxes, either current or delinquent, that are owed upon and liens upon said lands resulting from said taxes and relating to the lands described in the above referenced Deed are hereby canceled and discharged.

**BE IT FURTHER RESOLVED** that certified copies of this Resolution shall be provided by the Clerk for the Board of County Commissioners to the Tax Collector for Seminole County and the Property Appraiser for Seminole County.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2005.**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

ATTEST:

\_\_\_\_\_  
**Carlton Henley, Chairman**

**MARYANNE MORSE, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.**

Prepared under the direction of:  
Charles F. Barcus  
Program Manager/Right-of-Way  
11-30-2004

MARYANNE MORSE, CLERK OF CIRCUIT COURT  
SEMINOLE COUNTY  
BK 05515 PGS 1311-1314  
CLERK'S # 2004176279  
RECORDED 11/15/2004 03:31:41 PM  
RECORDING FEES 35.50  
RECORDED BY S O'Kelley

Document Prepared By:  
Neil Newton, Senior Coordinator  
Right-of-Way Section  
Seminole County Engineering Division  
520 W. Lake Mary Blvd., Suite 200  
Sanford, Florida 32773

Legal Description Approved By:  
Steve L. Wessels, P.L.S.  
County Surveyor  
Seminole County Engineering Division  
520 W. Lake Mary Blvd., Suite 200  
Sanford, Florida 32773

### QUIT CLAIM DEED

**THIS QUIT CLAIM DEED** is made this 10<sup>th</sup> day of November, 2004, between Carlos A. Piedra, a single man, whose address is 627 Northshore Circle, Casselberry, Florida, 32707, hereinafter called the GRANTOR, and SEMINOLE COUNTY, a political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East First Street, Sanford, Florida, 32771, hereinafter called the GRANTEE.

**WITNESSETH:** That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, to GRANTOR in hand paid by the GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, title, interest, claim and demand which the GRANTOR has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of Seminole, State of Florida, to-wit:

See Sketch of Description and Legal Description Attached Hereto as Exhibits "A-1" and "A-2"

Property Appraiser's Parent Parcel Identification No.:  
22-21-29-300-055A-0000

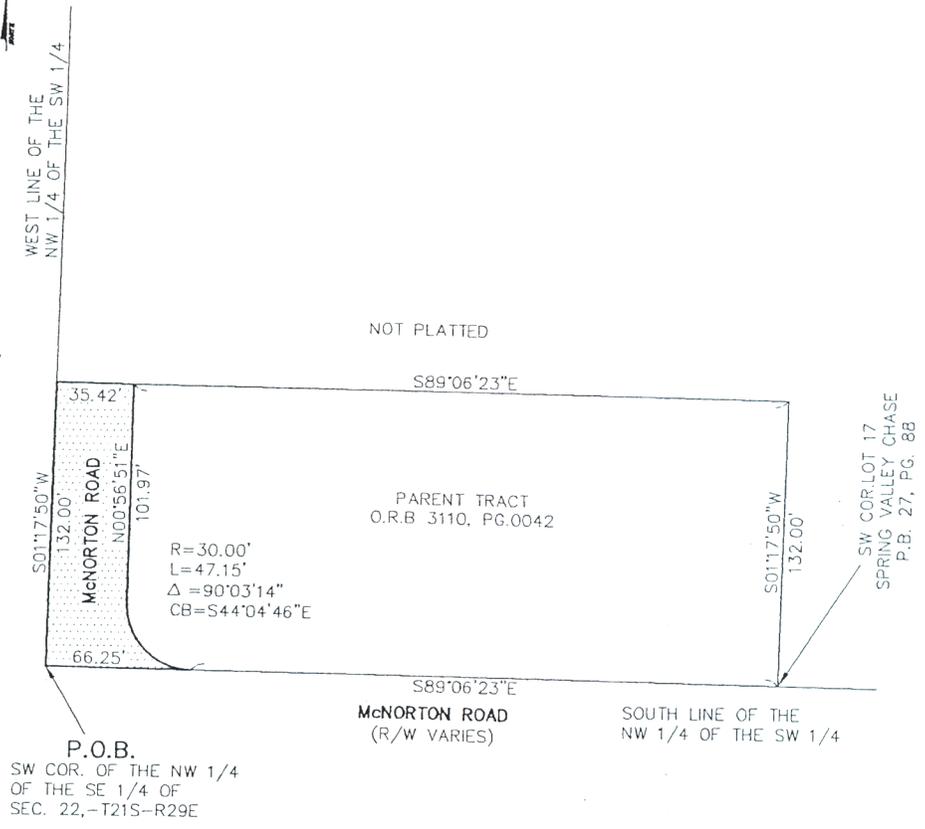
The property described herein does not constitute the homestead of the GRANTOR

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the GRANTOR, either in law or equity, to the proper use, benefit and behoof of the GRANTEE forever.

RETURN TO SANDY MCCANN



# SKETCH OF DESCRIPTION



SHEET 1 OF 2

## SEMINOLE COUNTY

ENGINEERING DEPARTMENT  
 SURVEY SECTION  
 520 W. LAKE MARY BLVD.  
 SANFORD, FLORIDA 32773  
 (407)323-2500 EXT.5647

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

BY:   
 GARY A. LEISE, P.L.S., FLA. CERT. # 4723

## LEGEND

- |                                |                                  |
|--------------------------------|----------------------------------|
| Δ - CENTRAL ANGLE (DELTA)      | PB - PLAT BOOK                   |
| R - RADIUS                     | PG - PAGE (S)                    |
| CB - CHORD BEARING             | ORB - OFFICIAL RECORDS BOOK      |
| L - ARC LENGTH                 | SEC - SECTION - TOWNSHIP - RANGE |
| C - CHORD                      | PCL - PARCEL                     |
| ○ - SET IRON PIN OR PIPE       | PC - POINT OF CURVATURE          |
| ◦ - FOUND IRON PIN OR PIPE     | PT - POINT OF TANGENCY           |
| □ - SET CONCRETE MONUMENT      | PI - POINT OF INTERSECTION       |
| ■ - FOUND CONCRETE MONUMENT    | PCC - POINT OF COMPOUND CURVE    |
| P.O.B. - POINT OF BEGINNING    | PRC - POINT OF REVERSE CURVE     |
| P.O.C. - POINT OF COMMENCEMENT | M - MEASURED                     |
| P.O.T. - POINT OF TERMINATION  | P - PLAT                         |
| R/W - RIGHT OF WAY             | F - FIELD                        |
| D - DEED                       | C - CALCULATED                   |
| C/L - CENTERLINE               | P/L - PROPERTY LINE              |
| UTIL - UTILITY                 | ESMT - EASEMENT                  |

FIELD DATE: N/A      SCALE: 1"=60'  
 DATE: 11/10/04      DRAWN BY: L.W.  
 JOB NAME: 04-053      CHECKED BY:

**Exhibit "A-1"**

# LEGAL DESCRIPTION

## RIGHT-OF-WAY

THAT PORTION OF THE SOUTH 132.00 FEET OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA AS DESCRIBED IN OFFICIAL RECORDS BOOK 3110, PAGE 0042, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE RUN N01°17'50"E ALONG THE WEST LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4 A DISTANCE OF 132.00 FEET; THENCE DEPARTING SAID WEST LINE RUN S89°06'23"E A DISTANCE OF 35.42 FEET; THENCE RUN S00°56'51"W A DISTANCE OF 101.97 FEET TO A POINT OF CURVATURE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE FROM A CHORD BEARING OF S44°04'46"E RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 90°03'14" A DISTANCE OF 47.15 FEET TO A POINT ON THE SOUTH LINE OF SAID NORTHWEST 1/4 OF THE SOUTHEAST 1/4; THENCE RUN N89°06'23"W ALONG SAID SOUTH LINE A DISTANCE OF 66.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 4922 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

### SURVEYOR'S NOTES

1. THIS IS NOT A SURVEY.
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LAND SHOWN HEREON, THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.

### LEGEND

BEARINGS BASED ON :

THE WEST LINE OF THE NW 1/4 OF THE SE 1/4  
OF SECTION 22, TOWNSHIP 21 SOUTH, RANGE 29 EAST  
AS BEING N01°17'50"E.

#### REVISIONS

DATE	BY	REVISIONS	REQUESTED BY:
1			
2			
3			
4			

JOB NAME: 04-053	FIELD DATE: N/A	DATE: 11/10/04	SCALE: 1"=60'	DRAWN BY: L.W.	CHECKED BY:
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**Exhibit "A-2"**