

**SEMINOLE COUNTY GOVERNMENT
AGENDA MEMORANDUM**

SUBJECT: RESOLUTION – QUIT CLAIM DEED

DEPARTMENT: PUBLIC WORKS **DIVISION:** ENGINEERING

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

Agenda Date <u>03/28/06</u> Regular <input type="checkbox"/> Consent <input checked="" type="checkbox"/> Work Session <input type="checkbox"/> Briefing <input type="checkbox"/>
Public Hearing – 1:30 <input type="checkbox"/> Public Hearing – 7:00 <input type="checkbox"/>

MOTION/RECOMMENDATION:

Adopt Resolution accepting a Quit Claim Deed for the construction of a sidewalk along a portion of Old Howell Branch Road.

District 1 – Commissioner Dallari (Jerry McCollum, P.E.)

BACKGROUND:

The construction of a sidewalk along a portion of Old Howell Branch Road (see attached location map) will require right-of-way not currently owned by Seminole County. The property owner, Zimmer Poster Service, a Florida General Partnership, has indicated its willingness to convey to Seminole County the necessary right-of-way as evidenced by the executed Quit Claim Deed in exchange for the construction of a driveway apron in conjunction with the sidewalk for future improvements to the property owner's site.

Attachments: Location Map / Resolution / Quit Claim Deed

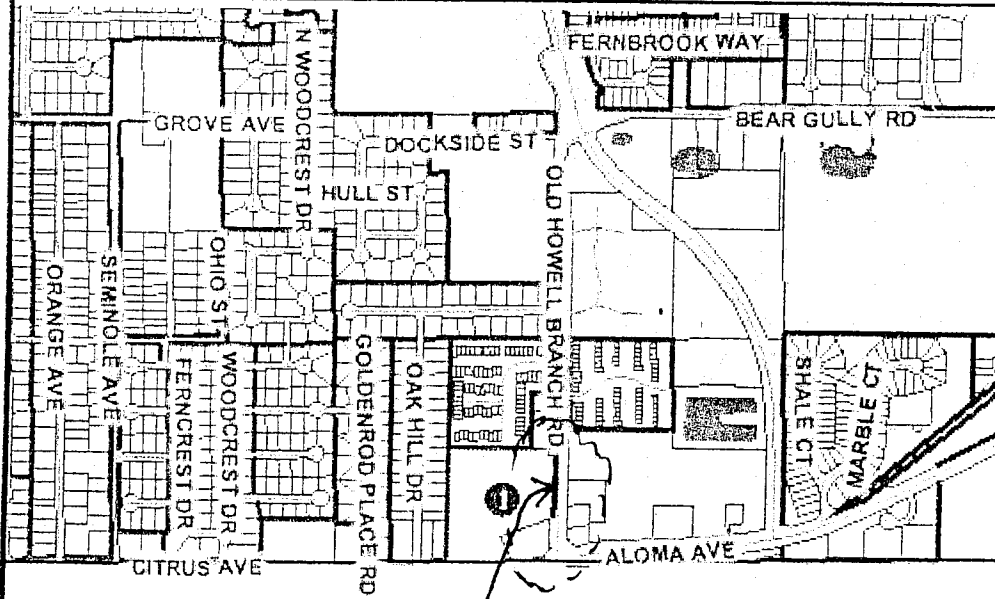
Reviewed by:	
Co Atty:	<u>[Signature]</u>
DFS:	_____
Other:	_____
DCM:	<u>[Signature]</u>
CM:	<u>[Signature]</u>
File No.	<u>CPWE02</u>

LOCATION MAP

SEMINOLE COUNTY FL.

PROPERTY APPRAISER

DAVID JOHNSON, CFA, ASA









DAVID JOHNSON, CFA, ASA

PROPERTY APPRAISER

SEMINOLE COUNTY FL.

1101 E. FIRST ST
SANFORD, FL 32771-1468
407-665-7506

Legend

-  Selected Features
-  County Boundary
-  Streets
-  Hydrology
-  Subdivision Lines
-  Parcels



Seminole County Property Appraiser - Copyright (C) 2000-2003

Rec	Parcel	Owner	Owner Addr	City	State	Zip
1	352130300030A0000	ZIMMER POSTER SERVICE	PO BOX 623276	OVIEDO	FL	32762

Subject Parcel

RESOLUTION NO. 2006-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., 2006.**

WHEREAS, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for the protection of pedestrians along a portion of Old Howell Branch Road located in Section 35, Township 21 South, Range 30 East, in Seminole County, Florida; and

WHEREAS, the protection of pedestrians will require right-of-way that is not currently owned by the County of Seminole; and

WHEREAS, Zimmer Poster Service, A Florida General Partnership has indicated their willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quit Claim Deed accompanying this resolution; 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 accompanying Quit Claim Deed, by the aforementioned property owner, conveying to Seminole County the land described therein; and

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 Quit Claim Deed are hereby canceled and discharged to the fullest extent of the law.

BE IT FURTHER RESOLVED that all incidental costs, such as recording fees and taxes due pursuant to *Section 196.29 and Section 196.295, Florida Statutes*, be paid by Seminole County;

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

BE IT FURTHER RESOLVED that the aforementioned Quit Claim Deed be recorded in the Public Records of Seminole County, Florida.

ADOPTED THIS _____ DAY OF _____ A.D., 2006.

ATTEST:

**BOARD OF COUNTY COMMISSIONERS
SEMINOLE COUNTY**

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
02-27-2006

Document Prepared By:
Warren Lewis, 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 23rd day of February, 2006, between ZIMMER POSTER SERVICE, A Florida General Partnership, whose post office address is P.O. Box 623276, Oviedo, Florida, 32762, 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.

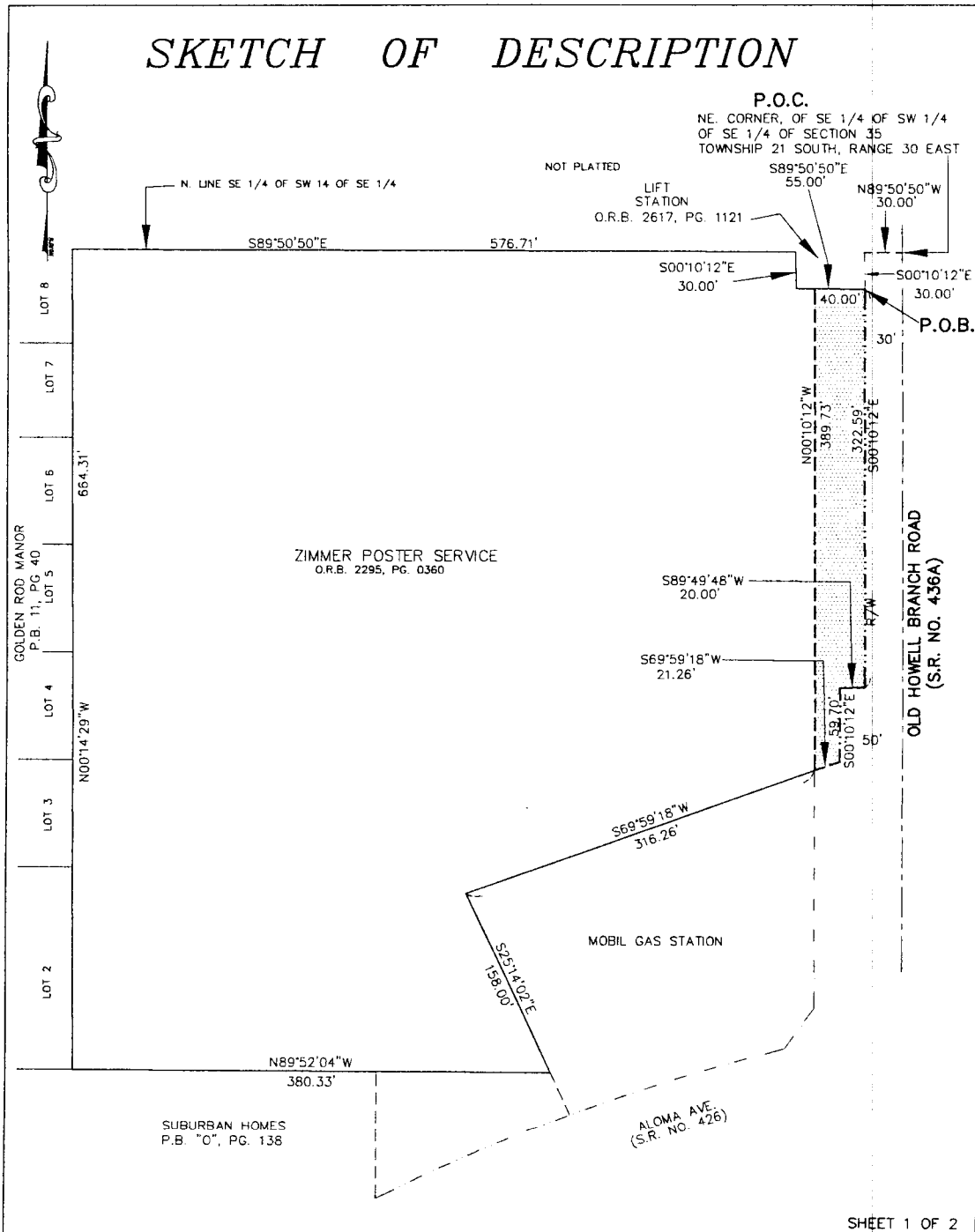
WITNESSETH: That the GRANTOR, for and in consideration of the sum of ONE AND NO/100 DOLLARS (\$1.00) and other valuable considerations, to GRANTEE in hand paid by the GRANTOR, the receipt whereof is hereby acknowledged, does hereby remise, release and quitclaim unto the GRANTEE forever, all the right, 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:
35-21-30-300-032A-0000

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.

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: *[Signature]*

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

LEGEND	
△ 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"=100'
DATE: 10/26/05	DRAWN BY: L.W.
JOB NAME: 05-052	CHECKED BY:

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35, TOWNSHIP 21 SOUTH, RANGE 30 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 2295, PAGE 0360, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35; THENCE RUN N89°50'50"W ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 35 A DISTANCE OF 30.00 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF OLD HOWELL BRANCH ROAD (S.R. 436A); THENCE RUN S00°10'12"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR COURSES; THENCE RUN S00°10'12"E A DISTANCE OF 322.59 FEET; THENCE RUN S89°49'48"W A DISTANCE OF 20.00 FEET; THENCE RUN S00°10'12"E A DISTANCE OF 59.70 FEET; THENCE RUN S69°59'18"W A DISTANCE OF 21.26 FEET; THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE RUN N00°10'12"W A DISTANCE OF 389.73 FEET TO A POINT ON THE SOUTHERLY LINE OF THE LIFT STATION PARCEL AS RECORDED IN OFFICIAL RECORDS BOOK 2617, PAGE 1121, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA; THENCE RUN S89°50'50"E ALONG SAID SOUTHERLY LINE A DISTANCE OF 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14,174 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 :

WESTERLY RIGHT-OF-WAY LINE OF OLD HOWELL

BRANCH ROAD (S.R. 436A) AS BEING S00°10'12"E

REVISIONS

#	DATE	BY	REVISIONS	REQUESTED BY:
1				
2				
3				
4				

JOB NAME: 05-052	FIELD DATE: N/A	DATE: 10/26/05	SCALE: 1"=100'	DRAWN BY: L.W.	CHECKED BY:
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EXHIBIT "A-2"