

**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

Agenda Date <u>10/10/06</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 property necessary for the construction of a pedestrian crossing on Red Bug Lake Road at the Red Bug Lake Elementary School.

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

BACKGROUND:

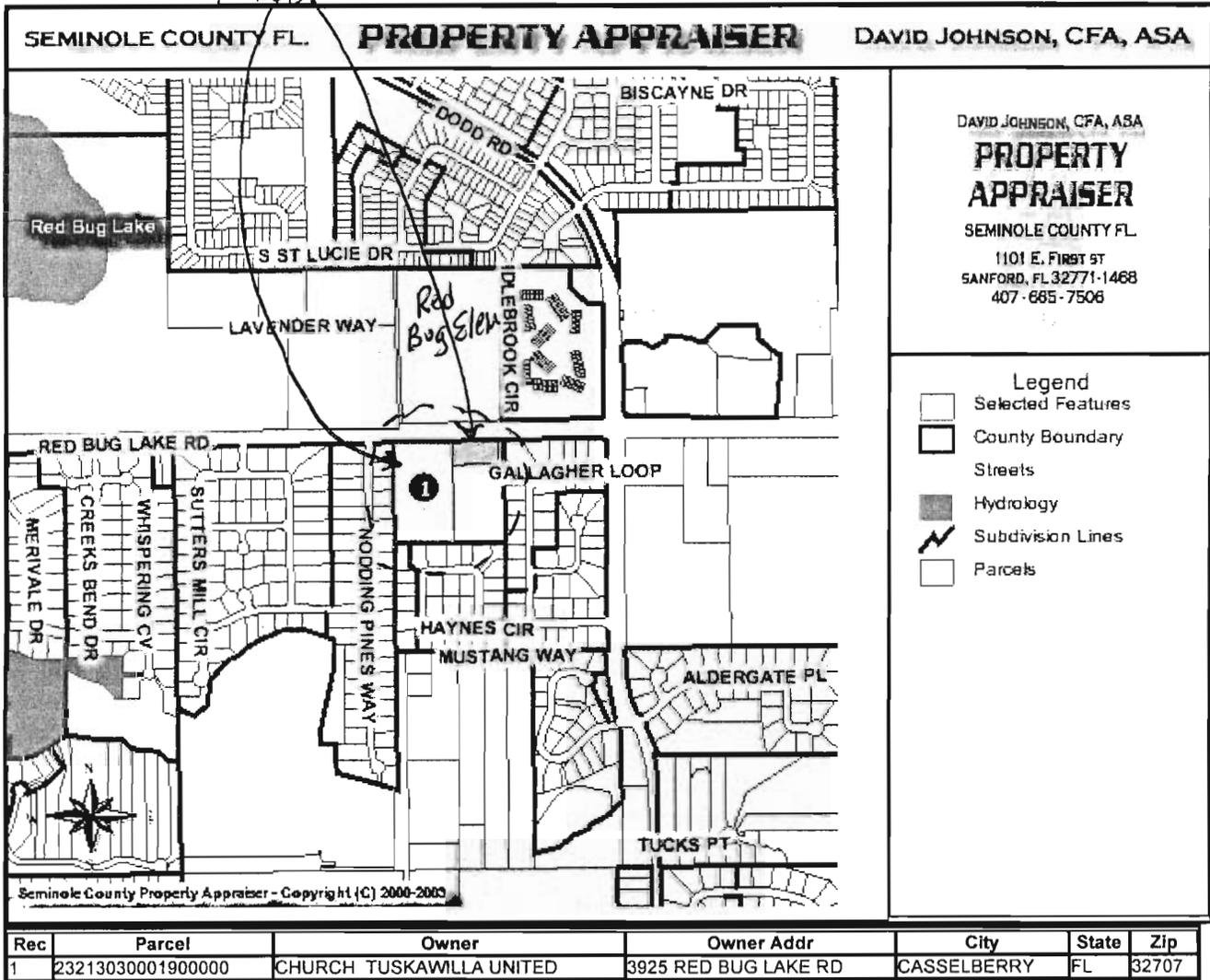
The construction of a pedestrian crossing on Red Bug Lake Road at the Red Bug Lake Elementary School will require property (see attached location map) not currently owned by Seminole County. Tuskawilla United Methodist Church, Inc. has indicated their willingness to donate said property, at no cost, to the County as evidenced by the attached Quit Claim Deed.

Attachments: Location Map / Resolution / Quit Claim Deed

Reviewed by: <u>9/19/06</u>
Co Atty: <u><i>D. Butcher</i></u>
DFS: _____
Other: _____
DCM: _____
CM: <u><i>CC</i></u>
File No. <u>CPWE 01</u>

*Subject
Parcels*

Location Map



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 to construct a pedestrian bridge over Red Bug Lake Road at Red Bug Lake Elementary School located in Section 23, Township 21 South, Range 30 East, in Seminole County, Florida; and

WHEREAS, the construction of the needed pedestrian bridge will require land that is not currently owned by the County of Seminole; and

WHEREAS, Tuskawilla United Methodist Church Inc., has indicated their willingness to donate to Seminole County the required land 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; and

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
09-12-2006

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 25th day of August, 2006 between TUSKAWILLA UNITED METHODIST CHURCH, INC., a Florida nonprofit corporation, whose address is 3925 Red Bug Lake Road, 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 GRANTEE 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", & "A-2"

Property Appraiser's Parent Parcel Identification Nos:
23-21-30-300-0190-0000 & 23-21-30-300-019B-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.

IN WITNESS WHEREOF, the GRANTOR has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, Sealed & Delivered
In the presence of:

TUSKAWILLA UNITED
METHODIST CHURCH, INC., a
Florida non-profit corporation

(Sign): Terri Ireland
Print Name: Terri Ireland

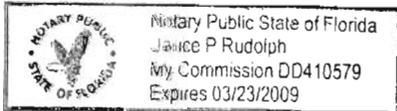
By: Christopher Bogdan
Christopher Bogdan, Chairman of the
Board of Trustees

(Sign): Deborah C Spitzer
Print Name: Deborah C Spitzer

(CORPORATE SEAL)

STATE OF FLORIDA)
) SS
COUNTY OF Seminole)

The foregoing instrument was acknowledged before me on this 14 day of August, 2006 by Christopher Bogdan, the Chairman of the Board of Trustees, of TUSKAWILLA UNITED METHODIST CHURCH, INC., a Florida non-profit corporation, who is personally known to me or who has produced personally known to me as identification and did/did not take an oath.



Janice P. Rudolph
Print Name: Janice P. Rudolph
Notary Public in and for the County
and State Aforementioned
My commission expires: 3/23/2009

Signed, Sealed & Delivered
In the presence of:

EAST CENTRAL FLORIDA
DISTRICT OFFICE FOR UNITED
METHODIST CHURCHES

(Sign): Pamela H Price
Print Name: PAMELA H. PRICE

By: Wayne D. Wiatt, D.D.
Dr. Wayne D. Wiatt, District
Superintendent

(Sign): Jeffrey P Strecker
Print Name: JEFFREY P STRECKER



(CORPORATE SEAL)

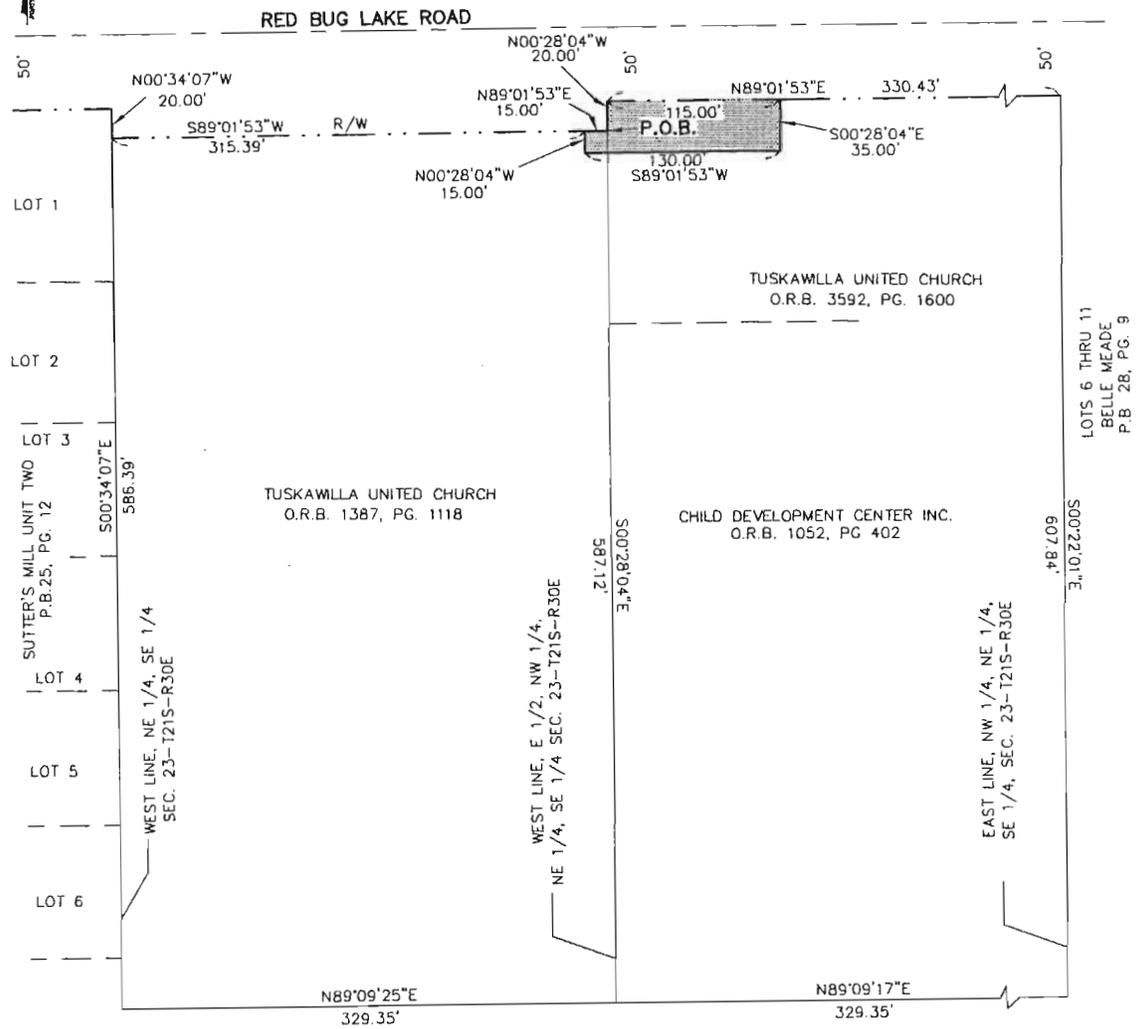
STATE OF FLORIDA)
) SS
COUNTY OF ORANGE)

The foregoing instrument was acknowledged before me on this 25th day of August, 2006, by Wayne Wiatt, the District Superintendent, for the EAST CENTRAL FLORIDA DISTRICT OFFICE FOR UNITED METHODIST CHURCHES, who is personally known to me or who has produced _____ as identification and did/did not take an oath.

 Donna Kaschak
My Commission DD336521
Expires July 07, 2008

Donna Kaschak
Print Name: DONNA KASCHAK
Notary Public in and for the County
and State Aforementioned
My commission expires: 7-7-08

SKETCH OF DESCRIPTION



BELLE MEADE UNIT 3, PHASE 1
P.B. 35, PG. 61

SHEET 1 OF 2

SEMINOLE COUNTY

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

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 |

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

BY: *Gary A. Boise*
STATE OF FLORIDA
GARY A. BOISE P.D.S. # 4723
FLA. CERT. # 4723

FIELD DATE: N/A
DATE: 06/22/06
JOB NAME: 05-025

SCALE: 1"=100'
DRAWN BY: L.W.
CHECKED BY:

LEGAL DESCRIPTION

SIDEWALK EASEMENT

THAT PORTION OF THE "THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST, AS RECORDED IN OFFICIAL RECORDS BOOK 1387, PAGE 1118 AND OFFICIAL RECORDS BOOK 3592, PAGE 1600, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 BEGIN AT THE INTERSECTION OF THE MOST SOUTHERLY RIGHT-OF-WAY LINE OF RED BUG LAKE ROAD, A 70.00 FOOT 1/2 RIGHT-OF-WAY WIDTH AS DEPICTED ON THE SEMINOLE COUNTY RIGHT-OF-WAY MAP OF SAID ROAD PREPARED BY BLOUNT, SIKES & ASSOCIATES DATED 07/1990 (PROJECT #86040.16) AND THE WEST LINE OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 21 SOUTH, RANGE 30 EAST; THENCE RUN N00°28'04"W ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 20.00 FEET; THENCE CONTINUE ALONG SAID RIGHT-OF-WAY LINE N89°01'53"E A DISTANCE OF 115.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE RUN S00°28'04"E A DISTANCE OF 35.00 FEET; THENCE RUN S89°01'53"W ALONG A LINE 35.00 SOUTH OF AND PARALLEL TO SAID RIGHT-OF-WAY LINE A DISTANCE OF 130.00 FEET; THENCE RUN N00°28'04"W A DISTANCE OF 15.00 FEET TO A POINT ON SAID RIGHT-OF-WAY LINE; THENCE RUN N89°01'53"E ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,250 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 :

SOUTHERLY RIGHT-OF-WAY LINE OF RED BUG LAKE RD.

AS BEING S89°01'53"W

REVISIONS

DATE	BY	REVISIONS	REQUESTED BY:
1			
2			
3			
4			

JOB NAME: 05-025	FIELD DATE: N/A	DATE: 06/22/06	SCALE: 1"=100'	DRAWN BY: L.W.	CHECKED BY:
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