

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM**

**SUBJECT:** RESOLUTION – QUIT CLAIM DEED

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

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

<b>Agenda Date</b> <u>10/25/05</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 for the construction of sidewalk along Old Geneva Road and Avenue "C".

District 2 – Commissioner Morris (Jerry McCollum, P.E.)

**BACKGROUND:**

The construction of a sidewalk along Old Geneva Road and Avenue "C" (see attached location map) will require property not currently owned by Seminole County. Scott Ryan Ponder has indicated his willingness to convey said property to the County, at no cost, as evidenced by the attached Quit Claim Deed.

Attachments: Location Map / Resolution / Quit Claim Deed

<b>Reviewed by:</b>	
<b>Co Atty:</b>	<u>SPC</u>
<b>DFS:</b>	_____
<b>Other:</b>	_____
<b>DCM:</b>	<u>JB</u>
<b>CM:</b>	<u>JB</u>
<b>File No.</b>	<u>CPWE01</u>



**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 the protection of pedestrians along a portion of Old Geneva Road and Avenue "C" located in Section 21, Township 20 South, Range 32 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**, Scott Ryan Ponder, a single man, has indicated his willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quitclaim 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 Quitclaim 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 Quitclaim 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 Quitclaim Deed be recorded in the Public Records of Seminole County, Florida.

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

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  
09-19-2005

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 16<sup>th</sup> day of September, 2005, between SCOTT RYAN PONDER, a single man, whose address is 350 Avenue C, Geneva, Florida, 32732, 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 and made a part hereof as Exhibits "A-1" & "A-2"

Property Appraiser's Parent Parcel Identification No.:  
21-20-32-504-0400-0170

**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 hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

(Sign) Virginia L Matheny  
Print Name: Virginia L. Matheny

Scott Ryan Ponder  
SCOTT RYAN PONDER GRANTOR

(Sign) Heidi Miller  
Print Name: Heidi Miller

STATE OF FLORIDA )  
 ) SS  
COUNTY OF SEMINOLE )

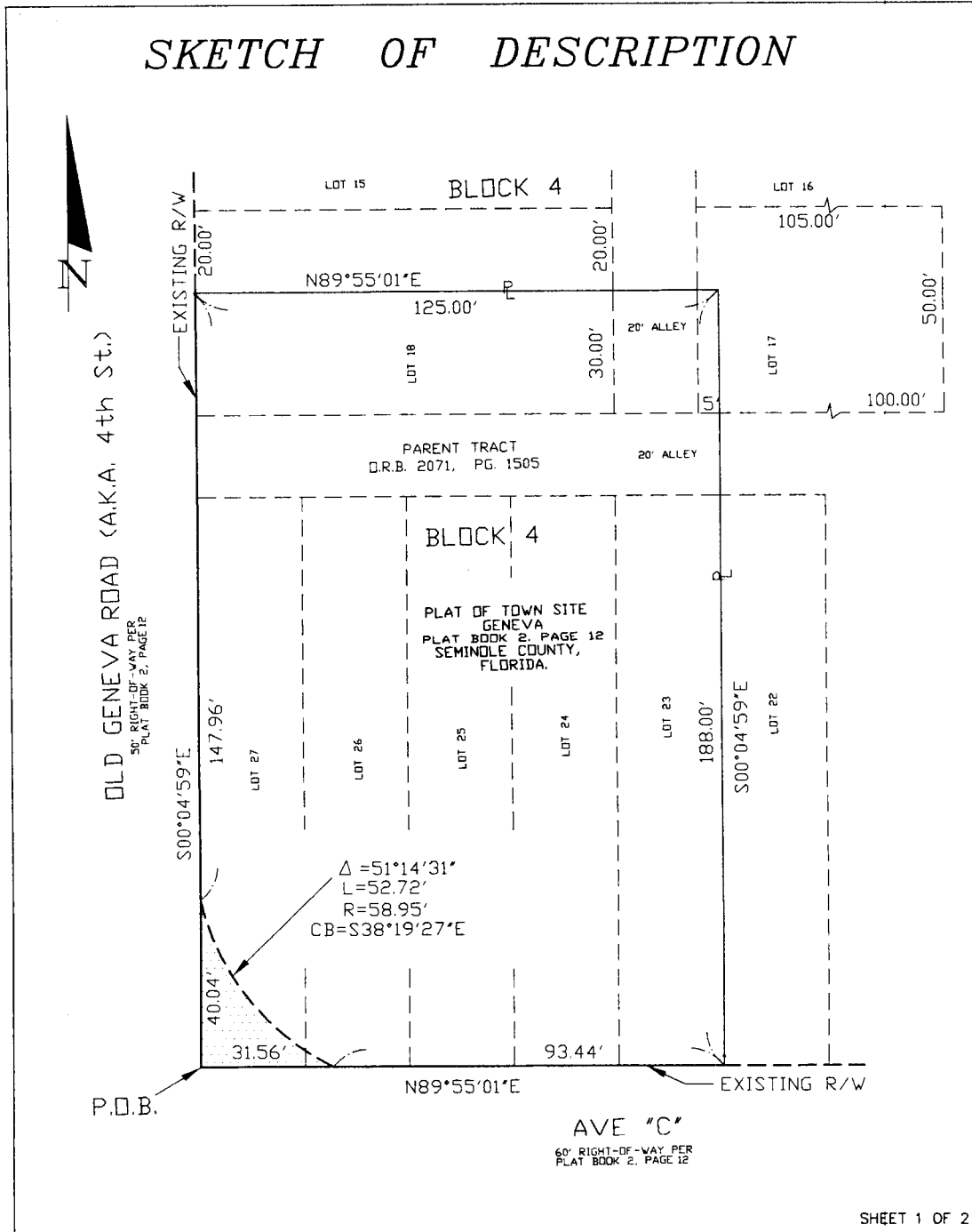
The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of September, 2005, by SCOTT RYAN PONDER, a single man, who is personally known to me or who has produced FL DL # P536-796-61-283-0 as identification and did/did not take an oath



Heidi Ute Miller  
Print Name Heidi Ute Miller  
Notary Public in and for the County and State Aforementioned

My commission expires June 30, 2008

# 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

△ 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

DATE: 07/21/05

JOB NAME: 05-031

SCALE: 1"=30'

DRAWN BY: L.W.

CHECKED BY:

EXHIBIT "A-1"

# LEGAL DESCRIPTION

## RIGHT-OF-WAY FOR OLD GENEVA ROAD AT AVE. 'C'

THAT PORTION OF LOTS 26 AND 27, BLOCK 4, PLAT OF TOWN SITE GENEVA, AS RECORDED IN PLAT BOOK 2, PAGE 12, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID LOT 27; THENCE RUN N00°04'59"W ALONG THE WEST LINE OF SAID LOT 27 ALSO BEING THE EASTERLY RIGHT-OF-WAY LINE OF OLD GENEVA ROAD A DISTANCE OF 40.04 FEET TO A POINT, SAID POINT BEING THE INTERSECTION OF THE WEST LINE SAID LOT 27 AND A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 58.95 FEET; THENCE FROM A CHORD BEARING OF S38°19'27"E RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 51°14'31" A DISTANCE OF 52.72 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 26, ALSO BEING THE NORTHERLY RIGHT-OF-WAY LINE OF AVE. 'C'; THENCE RUN S89°55'01"W ALONG THE SOUTHERLY LINE OF SAID LOTS 26 AND 27 A DISTANCE OF 31.56 FEET TO THE POINT OF BEGINNING.

CONTAINING 433 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

<p style="text-align: center; font-weight: bold; font-size: 1.2em;">SURVEYOR'S NOTES</p> <p>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.</p>	<p style="text-align: center; font-weight: bold; font-size: 1.2em;">LEGEND</p> <p>BEARINGS BASED ON :  <u>N. R/W LINE OF AVE 'C' AS BEING</u>  <u>S89°55'01"W</u></p>																									
<p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">#</th> <th style="width: 15%;">DATE</th> <th style="width: 10%;">BY</th> <th style="width: 55%;">REVISIONS</th> <th style="width: 15%;">REQUESTED BY:</th> </tr> </thead> <tbody> <tr> <td>1</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>2</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>3</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>4</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>		#	DATE	BY	REVISIONS	REQUESTED BY:	1					2					3					4				
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EXHIBIT "A-2"