

Item # 27

**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>10/26/04</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 (Joe B. McCawley, Jr. to Seminole County) for roadway improvements to Wekiva Park Drive.

District 5 – Commissioner McLain (Jerry McCollum, P.E.)

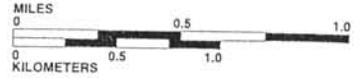
**BACKGROUND:**

The implementation of roadway improvements to the remaining unpaved section (600± feet) of Wekiva Park Drive (see attached location map) will require right-of-way not currently owned by Seminole County.

Attachments: Location Map / Resolution / Quit Claim Deed

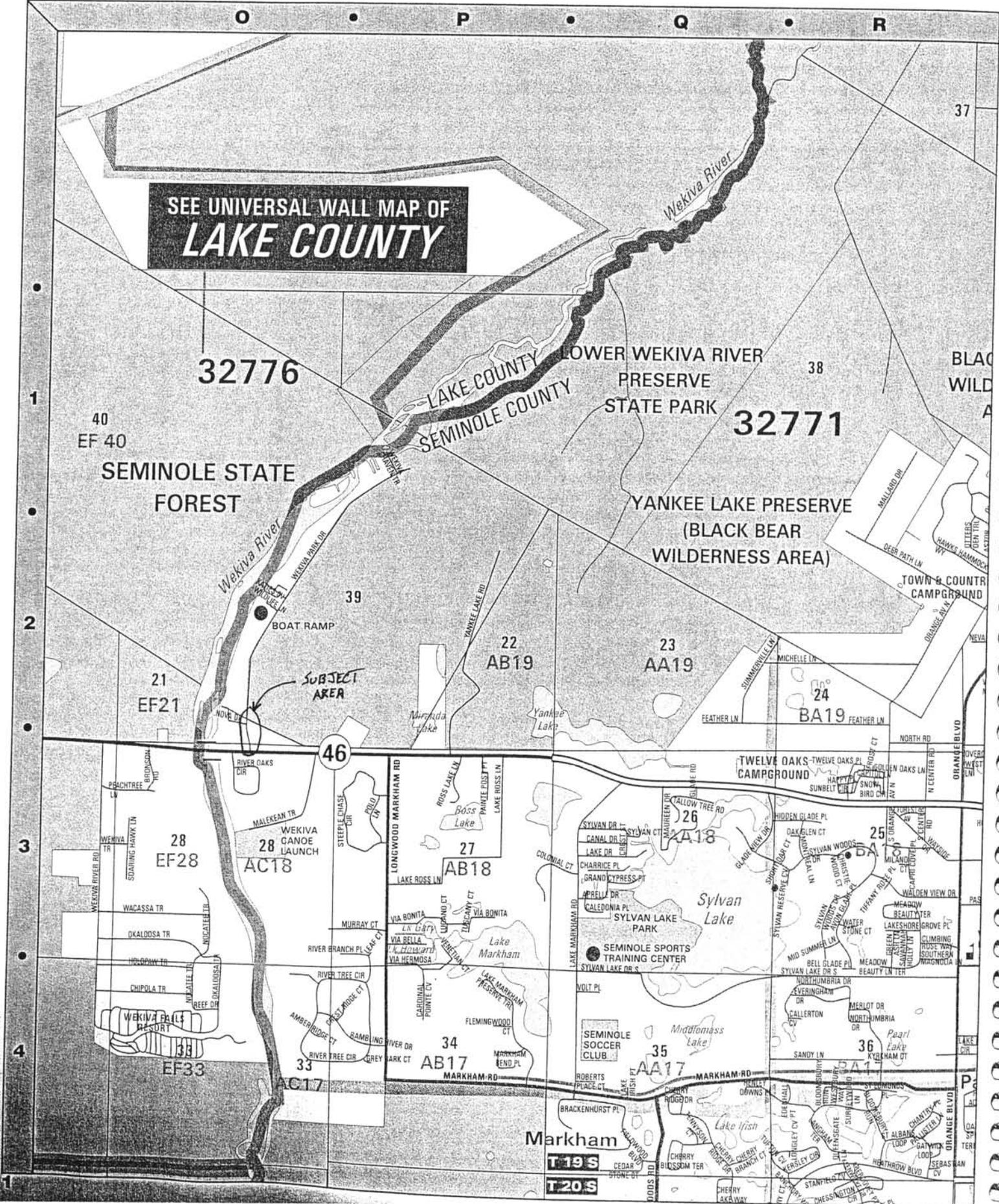
<b>Reviewed by:</b>	
<b>Co Atty:</b>	<u><i>SA</i></u>
<b>DFS:</b>	
<b>Other:</b>	
<b>DCM:</b>	<u><i>AD</i></u>
<b>CM:</b>	<u><i>KB</i></u>
<b>File No.</b>	<u>CPWE01</u>

	1	2
10	11	12



# MAP 1

SEE UNIVERSAL WALL MAP OF  
**LAKE COUNTY**



RESOLUTION NO. 2004 - 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., 2004.**

**WHEREAS**, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for roadway improvements to Wekiva Park Drive, located in Section 21, Township 19 South, Range 29 East, in Seminole County, Florida; and

**WHEREAS**, Wekiva Park Drive has been continuously maintained by Seminole County since 1954; and

**WHEREAS**, the implementation of the needed roadway improvements will require right-of-way that is not currently owned by the County of Seminole; and

**WHEREAS**, Joe B. McCawley, Jr., has indicated his willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quit Claim Deed accompanying this resolution.

**NOW THEREFORE, BE IT RESOLVED** that the Board of County Commissioners of Seminole County, Florida, hereby accepts the accompanying Quit Claim Deed, executed August 30, 2004, by the aforementioned property owner, conveying to Seminole County all interest in the land described therein.

**BE IT FURTHER RESOLVED** that the aforementioned deed be recorded in the Official Records of Seminole County, Florida.

**ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2004.**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

**ATTEST:**

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

\_\_\_\_\_  
**Daryl G. McLain, Chairman**

Prepared under the direction of:  
Charles F. Barcus  
Program Manager/Right-of-Way  
9-22-2004

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 30<sup>th</sup> day of AUGUST, 2004, between Joe B. McCawley, Jr., whose address is 2104 Homewood Drive, Orlando, Florida, 32809, 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:

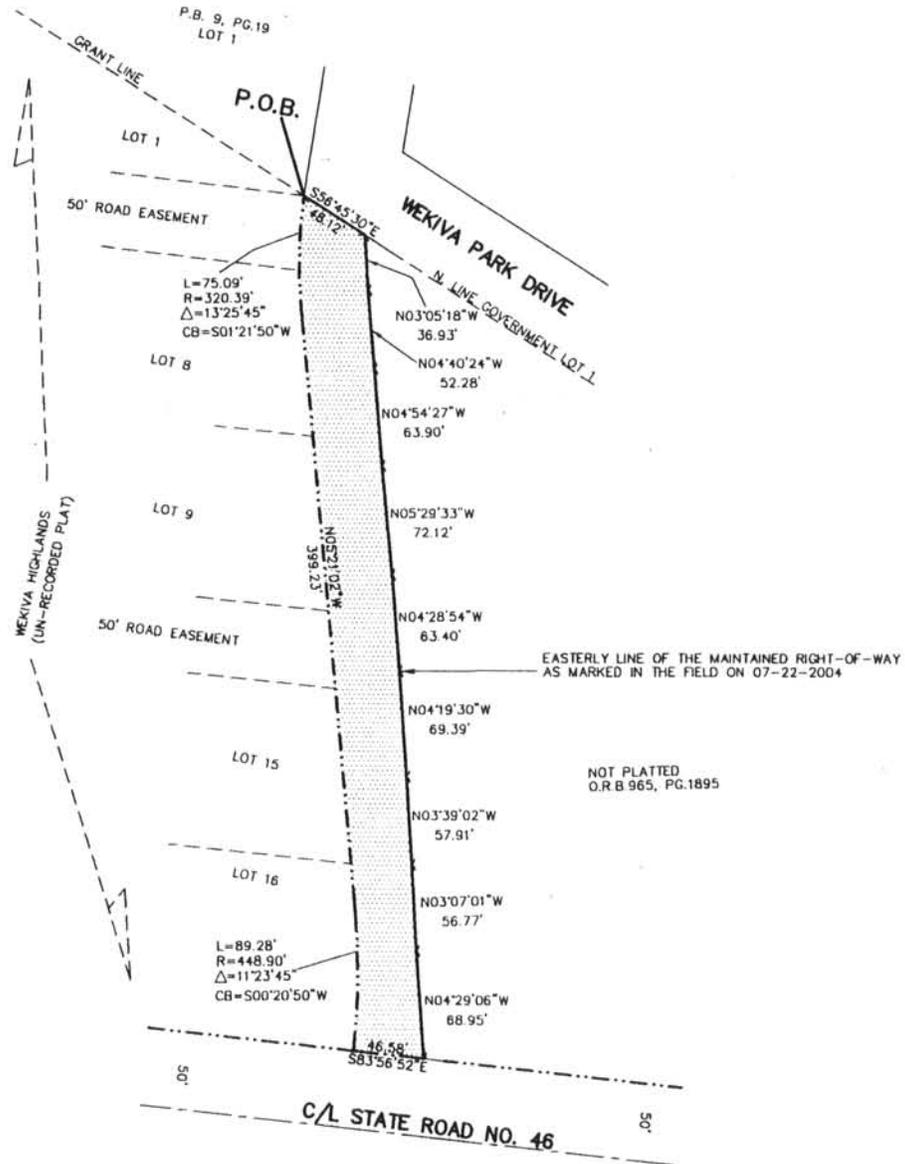
See Sketch of Description and Legal Description Attached Hereto as Exhibits "A-1" and "A-2"

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.



# SKETCH OF DESCRIPTION



SHEET 1 OF 2

**SEMINOLE COUNTY**  
ENGINEERING DEPARTMENT  
SURVEY SECTION  
520 W. LAKE MARY BLVD.  
SANFORD, FLORIDA 32773  
(407)665-5647

## LEGEND

- |   |   |
|---|---|
| <ul style="list-style-type: none"> <li>Δ - CENTRAL ANGLE (DELTA)</li> <li>R - RADIUS</li> <li>CB - CHORD BEARING</li> <li>L - ARC LENGTH</li> <li>C - CHORD</li> <li>○ - SET IRON PIN OR PIPE</li> <li>● - FOUND IRON PIN OR PIPE</li> <li>□ - SET CONCRETE MONUMENT</li> <li>■ - FOUND CONCRETE MONUMENT</li> <li>P.O.B. - POINT OF BEGINNING</li> <li>P.O.C. - POINT OF COMMENCEMENT</li> <li>P.O.T - POINT OF TERMINATION</li> <li>R/W - RIGHT OF WAY</li> <li>D - DEED</li> <li>C/L - CENTERLINE</li> <li>UTIL - UTILITY</li> </ul> | <ul style="list-style-type: none"> <li>PB - PLAT BOOK</li> <li>PG - PAGE (S)</li> <li>ORB - OFFICIAL RECORDS BOOK</li> <li>SEC - SECTION - TOWNSHIP - RANGE</li> <li>PCL - PARCEL</li> <li>PC - POINT OF CURVATURE</li> <li>PT - POINT OF TANGENCY</li> <li>PI - POINT OF INTERSECTION</li> <li>PCC - POINT OF COMPOUND CURVE</li> <li>PRC - POINT OF REVERSE CURVE</li> <li>M - MEASURED</li> <li>P - PLAT</li> <li>F - FIELD</li> <li>C - CALCULATED</li> <li>P/L - PROPERTY LINE</li> <li>ESMT - EASEMENT</li> </ul> |
|---|---|

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

FIELD DATE: 07-27-04	SCALE: 1"=100'
DATE: 08-02-04	DRAWN BY: L.W.
JOB NAME: 04-044	CHECKED BY:

# LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THAT PORTION OF GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORDS BOOK 1770, PAGE 1166 AND PART OF GOVERNMENT LOT 1 AS RECORDED IN OFFICIAL RECORDS BOOK 646, PAGE 245, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA, IN SECTION 21, TOWNSHIP 19 SOUTH, RANGE 29 EAST, SEMINOLE COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE SOUTHEAST CORNER OF LOT 1, REPLAT OF WEKIVA CAMP SITES AS RECORDED IN PLAT BOOK 9, PAGE 19, OF THE PUBLIC RECORDS, SEMINOLE COUNTY, FLORIDA. LYING IN SAID SECTION 21, SAID POINT LYING ON THE NORTH LINE OF GOVERNMENT LOT 1; THENCE RUN S56°45'30"E ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 1 A DISTANCE OF 48.12 FEET TO A POINT INTERSECTING THE NORTH LINE OF SAID GOVERNMENT LOT 1 AND THE EASTERLY LINE OF A MAINTAINED RIGHT-OF-WAY AS MARKED IN THE FIELD ON JULY 22, 2004 PER MARK FLOMERFLET, SEMINOLE COUNTY ROAD DEPARTMENT SUPERVISOR; THENCE RUN SOUTHERLY ALONG SAID EASTERLY LINE THE FOLLOWING NINE COURSES; THENCE S03°05'18"E 36.93 FEET; S04°40'24"E 52.28 FEET; S04°54'27"E 63.90 FEET; S05°29'33"E 72.12 FEET; S04°28'54"E 63.40 FEET; S04°19'30"E 69.39 FEET; S03°39'02"E 57.91 FEET; S03°07'01"E 56.77 FEET; S04°29'06"E 68.95 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 46; THENCE RUN N83°56'52"W ALONG SAID NORTH RIGHT-OF-WAY LINE A DISTANCE OF 46.58 FEET TO THE SOUTHEAST CORNER OF LOT 16, UNRECORDED PLAT OF WEKIVA HIGHLANDS, SAID CORNER LYING ON A NON-TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 448.90 FEET; THENCE FROM A CHORD BEARING OF N00°20'50"E RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°23'45" A DISTANCE OF 89.28 FEET; THENCE RUN N05°21'02"W A DISTANCE OF 399.23 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY HAVING A RADIUS OF 320.39 FEET; THENCE FROM A CHORD BEARING OF N01°21'50"E RUN ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 13°25'45" A DISTANCE OF 75.09 FEET TO THE POINT OF BEGINNING.

CONTAINING 23,592 SQUARE FEET MORE OR LESS.

SHEET 2 OF 2

## SEMINOLE COUNTY

ENGINEERING DEPARTMENT  
SURVEY SECTION  
520 W. LAKE MARY BLVD.  
SANFORD, FLORIDA 32773  
(407)665-5647

## LEGEND

BEARINGS BASED ON : THE NORTH LINE OF GOVERNMENT LOT 1  
AS BEING S56°45'30"E

## 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.

### REVISIONS

	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

FIELD DATE: 07-27-04

DATE: 08-02-04

JOB NAME: 04-044

SCALE: 1"=100'

DRAWN BY: L.W.

CHECKED BY:

Exhibit "A-2"