

**SEMINOLE COUNTY GOVERNMENT  
AGENDA MEMORANDUM****SUBJECT:** RESOLUTION – QUIT CLAIM DEEDS**DEPARTMENT:** PUBLIC WORKS **DIVISION:** ENGINEERING**AUTHORIZED BY:** *[Signature]* **CONTACT:** Jerry McCollum, P.E. EXT. 5651  
W. Gary Johnson, P.E., Director**Agenda Date** 10/28/03 **Regular** ☐ **Consent** ☒ **Work Session** ☐ **Briefing** ☐  
**Public Hearing – 1:30** ☐ **Public Hearing – 7:00** ☐**MOTION/RECOMMENDATION:**

Adopt Resolution accepting 3 Quit Claim Deeds (Robert Pitts, a single man, Markham Woods Presbyterian Church, Inc. and First Baptist Church Markham Woods, Inc.) to Seminole County for property necessary for roadway improvements (alternate surface paving) to Carter Road.

District 5 – Commissioner McLain

Attachments: Resolution  
Quit Claims Deeds

Reviewed by:	<u><i>[Signature]</i></u>
Co Atty:	<u><i>[Signature]</i></u>
DFS:	<u>                    </u>
Other:	<u>                    </u>
DCM:	<u><i>[Signature]</i></u>
CM:	<u><i>[Signature]</i></u>
File No.	<u>CPWE02</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., 2003.**

**WHEREAS**, it has been determined by the Board of County Commissioners of Seminole County that a necessity exists for roadway improvements to Carter Road located in Section 02, Township 20 South, Range 29 East, in Seminole County, Florida; 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**, the Board of County Commissioners of Seminole County authorized a road improvement program to pave certain roads; and

**WHEREAS**, Robert Pitts, a single man; Markham Woods Presbyterian Church, Inc.; and First Baptist Church Markham Woods, Inc., have indicated their willingness to donate to Seminole County the required right-of-way as evidenced by the executed Quitclaim Deeds 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 Deeds, by the aforementioned property owners, 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; and

**BE IT FURTHER RESOLVED** that a certified copy 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 Deeds be recorded in the Public Records of Seminole County, Florida.

**ADOPTED THIS                      DAY OF \_\_\_\_\_ A.D., 2003.**

**ATTEST:**

**BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY**

\_\_\_\_\_  
**Daryl G. McLain, 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  
10-09-2003

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 26 day of September, 2003, between ROBERT PITTS, a single man, whose address is 3711 Delamere Court, Orlando, Florida, 32818, 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 Legal Description attached hereto and made a part hereof as Exhibit "A"

Property Appraiser's Parent Parcel Identification No.  
02-20-29-300-027A-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 hereunto signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

(Sign) [Signature]  
Print Name: Anne M. Stose

[Signature]  
ROBERT PITTS GRANTOR

(Sign) [Signature]  
Print Name: William R. PARKER

STATE OF FLORIDA )  
COUNTY OF Seminole ) SS



The foregoing instrument was acknowledged before me this 26th day of September, 2003,  
by ROBERT PITTS, a single man, who is personally known to me or who has produced  
Florida Drivers License 7320778503360 as identification and  
did/did not take an oath

[Signature]  
Print Name Anne M. Stose  
Notary Public in and for the County  
and State Aforementioned

My commission expires 4-21-06

## **EXHIBIT "A"**

The East 10 feet of the West 35 feet of the North 165.88 feet of the following described parcel:

That part of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of SECTION 2, TOWNSHIP 20 SOUTH, RANGE 29 EAST, Seminole County, Florida, and also that part of the Southwest 1/4 of the Southeast 1/4 of said Section 2, said parts being more particularly described as follows:

Begin at the Northwest corner of Lot 4, ACRE ESTATES recorded in Plat Book 23, Page 85, Public Records of Seminole County, Florida, thence along the Westerly line of said Lot 4 run South 00 degrees 28' 16" East, 195.00 feet; thence South 56 degrees 06' 57" East, 50.68 feet to a point on the Westerly Right-of-Way of Acre Court, said point lying on a curve concave Easterly having a radius of 50.00 feet and a central angle of 34 degrees 21' 19"; thence from a tangent bearing of South 33 degrees 53' 03" West and leaving the Westerly line of said Lot 4 run 29.98 feet along the arc of said curve and also along the Westerly Right-of-Way of Acre Court; thence leaving said Westerly Right-of-Way run South 89 degrees 31' 44" West, 477.89 feet to the East line of Lot 9, SHANNON DOWNS recorded in Plat Book 22, Pages 26 and 27, Public Records of Seminole County, Florida; thence North 00 degrees 42' 02" West, 87.08 feet along the East line of said Lot 9 to the Northeast corner of said Lot 9, said corner also being the Northwest corner of the Southwest 1/4 of the Southeast 1/4 of SECTION 2, TOWNSHIP 20 SOUTH, RANGE 29 EAST, Seminole County, Florida, thence North 89 degrees 39' 32" East 15.00 feet along the North line of the Southwest 1/4 of the Southeast 1/4 of said SECTION 2; thence North 00 42' 02" West, 165.88 feet parallel with and 15.00 feet East of the West line of the Southeast 1/4 of said SECTION 2 to the North line of the South 1/8 of the Northwest 1/4 of the Southeast 1/4 of said SECTION 2, thence North 89 degrees 40' 30" East, 430.79 feet along said North line to the point of beginning, as described in Official Records Book 1959, Page 463.

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 3<sup>rd</sup> day of October, 2003 between MARKHAM WOODS PRESBYTERIAN CHURCH, INC., A Florida Corporation, whose address is 5210 Markham Woods Road, Lake Mary, Florida, 32746, 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:

The West 35 feet of the following described property:

The West  $\frac{1}{2}$  of the South  $\frac{2}{3}$  of the North  $\frac{3}{4}$  of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  in Section 2, Township 20 South, Range 29 East, as described in Official Records Book 3872, Page 24

Property Appraiser's Parent Parcel Identification No's:  
02-20-29-300-030C-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 officer thereunto duly authorized, the day and year first above written.

Signed, Sealed & Delivered  
In the presence of:

MARKHAM WOODS  
PRESBYTERIAN CHURCH, INC., A  
Florida Corporation

(Sign): Victoria A. McCormack  
Print Name: VICTORIA A. MCCORMACK

By: James A. Barks  
James A. Barks, President

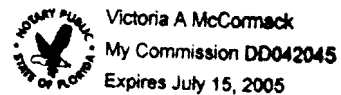
(Sign): June M. Black  
Print Name: JUNE M. BLACK

(CORPORATE SEAL)

STATE OF FLORIDA )  
COUNTY OF Seminole ) SS

I HEREBY CERTIFY, that on this 3rd day of October, 2003, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared James A. Barks President of MARKHAM WOODS PRESBYTERIAN CHURCH, INC. A Florida Corporation, on behalf of the corporation. He is personally known to me or who has produced \_\_\_\_\_ as identification and did/did not take an oath.

Victoria A. McCormack  
Print Name: Victoria A. McCormack  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: \_\_\_\_\_



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 24th day of September, 2003 between FIRST BAPTIST CHURCH MARKHAM WOODS, INC., A Florida Non-Profit Corporation, whose address is 5400 Markham Woods Road, Lake Mary, Florida, 32746, 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 Legal Descriptions attached hereto and made a part hereof as Exhibit "A"

Property Appraiser's Parent Parcel Identification No's:  
02-20-29-300-0300-0000 & 02-20-29-300-031B-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 officer thereunto duly authorized, the day and year first above written.

Signed, Sealed & Delivered  
In the presence of:

FIRST BAPTIST CHURCH  
MARKHAM WOODS, INC., A Florida  
non-profit corporation

(Sign): [Signature]  
Print Name: ROCH M CARDIN

(Sign): [Signature]  
Print Name: GRACE E. STEHLE

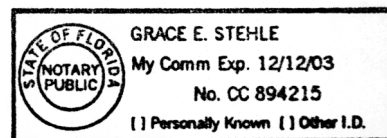
By: [Signature]  
Jack Diemer, President

(CORPORATE SEAL)

STATE OF FLORIDA                    )  
  ) SS  
COUNTY OF SEMINOLE            )

I HEREBY CERTIFY, that on this 24 day of September, 2003, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Jack Diemer, President of FIRST BAPTIST CHURCH MARKHAM WOODS, INC. A Florida non-profit corporation, on behalf of the corporation. He is personally known to me or ~~whom~~ has produced S as identification and did/did not take an oath.

[Signature]  
Print Name: GRACE E. STEHLE  
Notary Public in and for the County  
and State Aforementioned  
My commission expires: 12/12/03



**EXHIBIT "A"**

The East 10 feet of the West 35 feet of the following described property:

The North  $\frac{3}{4}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  (less that part lying North of Longwood Markham Road and also less the North Six (6) rods (99 feet) thereof), of Section 2, Township 20 South, Range 29 East, as described in Official Records Book 1321 Page 1386.

**ALSO**

The West 35 feet of the following described property:

The West  $\frac{1}{2}$  of the North  $\frac{1}{4}$  of the South  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$ ; and the West  $\frac{1}{2}$  of the South  $\frac{1}{4}$  of the North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of the Southeast  $\frac{1}{4}$  of Section 2, Township 20 South, Range 29 East, as described in Official Records Book 1186, Page 88.