

## Board of County Commissioners Agenda Request

**Date of Meeting:** December 4, 2018

**Date Submitted:** November 13, 2018

**To:** Honorable Chairperson and Members of the Board

**From:** Dee Jackson, Interim County Administrator  
David Weiss, County Attorney

**Subject:** Approval to Convey Property Located at 1007 South Atlanta Street, Quincy, Florida

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### **Statement of Issue:**

This agenda item seeks Board approval to convey approximately .016 acres of property located at 1007 South Atlanta Street back to the former owner of the property.

### **Background:**

In April, the owner of property located at 1007 South Atlanta Street conveyed approximately .016 acres of his property to the County for the purpose of constructing a roundabout. Due to a design change, the property is no longer needed.

### **Analysis:**

The property is no longer needed for construction of the roundabout and should be conveyed back to the previous owner.

### **Fiscal Impact:**

None.

### **Options:**

1. Approve the Conveyance of Sale of approximately .016 acres of property located at 1007 South Atlanta Street back to the former owner of the property, and authorize the Chairperson to sign the Deed and any other related documents.
2. Do not approve.
3. Board direction.

**Interim County Administrator's Recommendation:**

Option 1

**Attachment(s):**

1. Deed

This instrument prepared by the Gadsden County Attorney, who prepared the same from information furnished to him and the accuracy of the description and title to the referenced property are not guaranteed.

When recorded return to:  
County Administrator  
9-B E. Jefferson Street  
Quincy, FL 32351

### **QUITCLAIM DEED**

**THIS QUITCLAIM DEED**, made this \_\_\_\_ day of December, 2018, by and between **GADSDEN COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is Post Office Box 1799, Quincy, Florida 32353 (hereinafter referred to as the "Grantor"), and **MIGUEL TORRES GONZALEZ**, a single man, whose mailing address is 1007 South Atlanta Street, Quincy, Florida 32351 (hereinafter referred to as the "Grantee");

(Wherever the context hereof so requires or admits, the terms "Grantor" and "Grantee" shall include singular and plural, and use of any gender shall be applicable to all genders, and this instrument shall be binding upon all parties hereto and their legal representatives, successors, and assigns.)

**WHEREAS**, on April 20, 2018, Grantee executed a Quitclaim Right of Way Deed in favor of Grantor, conveying the property described herein to Grantor for purposes of public roadway and utilities and all purposes incidental thereto; and

**WHEREAS**, Grantor has determined that it will not use the property for such purposes and desires to convey the property back to Grantee, and Grantee desires to accept the property.

**W I T N E S S E T H:** That the Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other valuable considerations to Grantor in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, remised, released, and quitclaimed, and by these presents does grant, remise, release, and quitclaim to the said Grantee, and Grantee's heirs and assigns forever, without any representations or warranties whatsoever, all the right, title, and interest that the Grantor has in the following described land, situate, lying, and being in the County of Gadsden, State of Florida, to-wit:

#### **SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF**

TOGETHER WITH all tenements, hereditaments, and appurtenances and all right, title, interest, and estate, thereto belonging or in anywise appertaining.

TOGETHER WITH all utilities, buildings, improvements, fixtures and related equipment and conduits thereon and thereunder, including without limitation those that provide fire protection, security, light, plumbing, refrigeration, sewer, gas, water, communication and other services to or from the property herein described or any part thereof.

**TO HAVE AND TO HOLD**, the same together with all and singular the appurtenances thereunder belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of Grantor, or either in law or equity, for the use, benefit and profit of the said Grantee forever.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered  
in the presence of:

**GADSDEN COUNTY, FLORIDA,**  
**a political subdivision of the State of Florida**

\_\_\_\_\_  
(1<sup>st</sup> Witness Signature)

By: Brenda A. Holt, Chairperson, Gadsden  
County Board of County Commissioners

\_\_\_\_\_  
(1<sup>st</sup> Witness – Printed Name)

\_\_\_\_\_  
(2<sup>nd</sup> Witness Signature)

\_\_\_\_\_  
(2<sup>nd</sup> Witness – Printed Name)

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of December, 2018, by BRENDA A. HOLT, as Chairperson of the Gadsden County Board of County Commissioners, on behalf of Gadsden County, Florida, a political subdivision of the State of Florida. Such person: ( ) is personally known to me; ( ) produced a current driver’s license as identification; or ( ) produced \_\_\_\_\_ as identification.

(Notarial Seal)

\_\_\_\_\_  
(Signature of Notary Public)

\_\_\_\_\_  
(Typed or Printed Name of Notary Public)

**EXHIBIT "A"**

**(RIGHT OF WAY PARCEL NO. 3) (Part of Parcel ID# 3142N4W0000002210200):**

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 2 NORTH, RANGE 4 WEST, GADSDEN COUNTY, FLORIDA AND PROCEED SOUTH 89 DEGREES 13 MINUTES 30 SECONDS WEST, FOR A DISTANCE OF 1351.83 FEET; THENCE SOUTH 00 DEGREES 46 MINUTES 30 SECONDS EAST, FOR A DISTANCE OF 15.39 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY OF M L KING BLVD. (80' RIGHT OF WAY) WITH THE WESTERLY RIGHT OF WAY OF VIRGINIA STREET (50' RIGHT OF WAY); THENCE SOUTH 89 DEGREES 13 MINUTES 30 SECONDS WEST, ALONG SAID SOUTHERLY RIGHT OF WAY, FOR A DISTANCE OF 1236.05 FEET TO A FOUND 4" X 4" CONCRETE MONUMENT MARKING THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF M L KING BLVD WITH THE EASTERLY RIGHT OF WAY LINE OF SAID ATLANTA STREET (66' RIGHT OF WAY); THENCE LEAVING SAID INTERSECTION PROCEED NORTH 75 DEGREES 42 MINUTES 06 SECONDS WEST, FOR A DISTANCE OF 68.34 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY OF ATLANTA STREET FOR THE POINT OF BEGINNING; THENCE SOUTH 00 DEGREES 44 MINUTES 30 SECONDS EAST, ALONG SAID WESTERLY RIGHT OF WAY, FOR A DISTANCE OF 39.80 FEET TO A POINT ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 38 DEGREES 53 MINUTES 50 SECONDS, FOR AN ARC DISTANCE OF 50.92 FEET; (CHORD BEARING AND DISTANCE = NORTH 37 DEGREES 38 MINUTES 28 SECONDS WEST, FOR A DISTANCE OF 49.94 FEET) ; THENCE NORTH 89 DEGREES 31 MINUTES 19 SECONDS EAST, FOR A DISTANCE OF 29.99 FEET TO THE POINT OF BEGINNING.

CONTAINING 740.102 SQUARE FEET OR 0.016 ACRES, MORE OR LESS.