

RESOLUTION  
of the  
SEMINOLE COUNTY BOARD OF COUNTY COMMISSIONERS:

APPROVING AND AUTHORIZING THE CHAIRMAN TO  
EXECUTE A RESOLUTION CONCERNING A QUITCLAIM  
DEED FROM THE STATE OF FLORIDA, DEPARTMENT OF  
TRANSPORTATION.

WHEREAS, the State of Florida Department of Transportation has  
constructed or improved State Road No.434, Section No. 77120, F.P. No.  
240233-3 in Seminole County, Florida; and

WHEREAS, it is necessary that certain lands now owned by State of  
Florida Department of Transportation (FDOT) be acquired by Seminole  
County; and

WHEREAS, this property is not needed for FDOT purposes: and

WHEREAS, the State of Florida Department of Transportation has  
made application to said County to execute and deliver to the County  
of Seminole, a Quitclaim Deed (Attachment 1), in favor of the County  
of Seminole County, without consideration, to be used solely for  
public purposes, pursuant to the provisions of Section 337.25, Florida  
Statutes, conveying all rights, title and interest that said State of  
Florida, Department of Transportation has in and to said lands, as  
described in Exhibit A attached hereto, and this request having been  
duly considered. FPN 240233-3

NOW, THEREFORE, BE IT RESOLVED by the Board of County  
Commissioners of Seminole County, that the conveyance of real  
property by the State of Florida, Department of Transportation will  
be used solely for public purposes and that the deed in favor of  
Seminole County, conveying, without consideration, all right, title  
and interest of the State of Florida Department of Transportation in  
and to this lands, should be drawn and executed by John E. Tyler,  
District Five Secretary, on behalf of the State of Florida Department  
of Transportation. FPN 240233-3

ADOPTED THIS 9th DAY OF APRIL, 2024

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

\_\_\_\_\_  
GRANT MALOY, Clerk to the  
Board of County Commissioners in  
and for Seminole County, Florida.

\_\_\_\_\_  
Jay Zembower, Chairman

**Attachment 1**

January 17, 2024

This instrument prepared by

Robin D. Derr

Under the direction of

DANIEL L. MCDERMOTT, ATTORNEY

Department of Transportation

719 South Woodland Boulevard

DeLand, Florida 32720-6834

PARCEL NO. 100,Part

SECTION 77120

F.P. NO. 240233-3

P.M. NO. 7485-2023

STATE ROAD 434

COUNTY SEMINOLE

**QUITCLAIM DEED**

Public Purpose

THIS INDENTURE, Made this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by and between the STATE OF FLORIDA by and through the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Party of the First Part, whose address is 719 South Woodland Blvd., DeLand, FL 32720, to SEMINOLE COUNTY, a political subdivision of the State of Florida, Party of the Second Part, whose address is Seminole County Services Building, 1101 East First Street, Sanford, FL 32771

**WITNESSETH**

WHEREAS, said land hereinafter described was heretofore acquired for state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the Party of the First Part, by action of the District Secretary, District Five, Florida Department of Transportation on \_\_\_\_\_, pursuant to the provisions of Section 337.25 Florida Statutes, has agreed to quitclaim the land hereinafter described to the Party of the Second Part without consideration, to be used solely for public purposes.

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the First Part does hereby remise, release and quitclaim unto the Party of the Second Part, and assigns, forever, all the right, title and interest of the State of Florida Department of Transportation to the property herein described to be used solely for public purposes, pursuant to the provisions of Section 337.25, Florida Statutes, all that certain land situate in Seminole County, Florida, viz:

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

SUBJECT to all Utilities in place and in use to the maintenance thereof and all other liens and encumbrances on said land, recorded or unrecorded.

PARCEL NO. 100,Part  
SECTION 77120  
F.P. NO. 240233-3  
PAGE 2

TO HAVE AND TO HOLD, the said premises and the appurtenances thereof unto the Party of the Second Part.

REVERTER - The property herein described is to be used for public sidewalk by the Party of the Second Part. If the property ceases to be used for the above described purpose all property rights shall revert back to the said Party of the First Part.

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida Department of Transportation by its District Secretary, District Five and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION

ATTEST: \_\_\_\_\_

By: \_\_\_\_\_

\_\_\_\_\_  
(type/print name)  
Executive Secretary

\_\_\_\_\_  
District Five Secretary

(Affix Department Seal)

Legal Review

\_\_\_\_\_  
Office of General Counsel

STATE OF FLORIDA

COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_, by \_\_\_\_\_, District Secretary for District Five, who is personally known to me, or who has produced \_\_\_\_\_ as identification.

(Affix Notary Seal)

\_\_\_\_\_  
(type/print name)  
Notary Public in and for the  
County and State last aforesaid.  
My Commission Expires: \_\_\_\_\_

# SKETCH OF DESCRIPTION

## SHEET 1 OF 2

A PORTION OF LOT "D", TRACT 22, REPLAT OF TRACTS 18,19,20 & 22, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, ALL LYING IN SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 21 SOUTH, RANGE 29 EAST; THENCE S 89°56'09" W, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 OF SECTION 2, A DISTANCE OF 30.00 FEET; THENCE DEPARTING SAID SOUTH LINE; N 0°04'57" W, A DISTANCE OF 25.00 FEET TO THE SOUTH LINE OF LOT "D", TRACT 22, REPLAT OF TRACTS 18,19,20 & 22, SANLANDO SPRINGS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 3, OF THE PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA, AND THE POINT OF BEGINNING, SAID POINT BEING THE POINT OF INTERSECTION OF THE SAID SOUTH LINE OF LOT "D" AND THE EXISTING WEST RIGHT OF WAY LINE OF RAYMOND AVENUE AS SHOWN ON THAT CERTAIN STATE ROAD # 434 FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NUMBER 77120, FINANCIAL PROJECT NUMBER 240233 3 IN SEMINOLE COUNTY, FLORIDA, SAID POINT BEING S 89°56'09"W, A DISTANCE OF 5.00 FEET FROM THE PLATTED SOUTHEAST CORNER OF SAID LOT "D"; THENCE S 89°56'09" W, ALONG THE SOUTH LINE OF SAID LOT "D", A DISTANCE OF 7.46 FEET; THENCE DEPARTING SAID SOUTH LINE N 5°02'53" W, A DISTANCE OF 72.04 FEET; THENCE N 85°02'49" E, A DISTANCE OF 4.00 FEET; THENCE N 4°25'29" W, A DISTANCE OF 109.23 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 287.80 FEET; THENCE FROM A CHORD BEARING OF N 10°26'10" W, RUN NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 11°15'18", A DISTANCE OF 56.53 FEET; THENCE N 71°29'50" W, A DISTANCE OF 69.84 FEET TO THE EXISTING SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD # 434, AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, N 56°47'00" E, A DISTANCE OF 24.16 FEET, TO THE POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF RAYMOND AVENUE AS SHOWN ON SAID RIGHT OF WAY MAP; THENCE S 83°27'17" W, ALONG SAID WEST RIGHT OF WAY LINE OF RAYMOND AVENUE, A DISTANCE OF 38.64 FEET, TO THE POINT OF CURVATURE OF A NON TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 290.80 FEET; THENCE FROM A CHORD BEARING OF S 13°35'01" E, RUN SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°32'57", A DISTANCE OF 89.07 FEET, TO THE POINT OF TANGENCY; THENCE S 4°48'32" E, A DISTANCE OF 181.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,377.47 SQUARE FEET OR 0.05 ACRES MORE OR LESS.

### SEMINOLE COUNTY

SURVEY SECTION  
OF THE  
ROADS-STORMWATER DIVISION  
OF THE  
PUBLIC WORKS DEPARTMENT  
149 BUSH LOOP BLVD.  
SANFORD, FLORIDA 32773  
407-665-5647

NOT VALID WITHOUT THE SURVEYOR'S SIGNATURE  
AND THE SEAL OF THE  
SURVEYOR AND THE  
STATE OF FLORIDA

BY:

RAYMOND F. PHILLIPS LICENSE # 7015

### SURVEYOR'S NOTES

BEARINGS BASED ON : THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 2-21-29, AS  
BEING S 89°56'09" W

I CERTIFY THAT TO THE BEST OF MY KNOWLEDGE THAT THIS SKETCH OF DESCRIPTION MEETS THE REQUIREMENTS SET FORTH IN CHAPTER 5J-17 OF THE FLORIDA ADMINISTRATIVE CODE PURSUANT TO THE CHAPTER OF 177 AND 472 OF THE FLORIDA STATUTES.

FIELD DATE: N/A

DATE: 9/1/2023

JOB NAME: 23-017-B SHEET 1

SCALE: 1" = 60'

DRAWN BY: T.E.

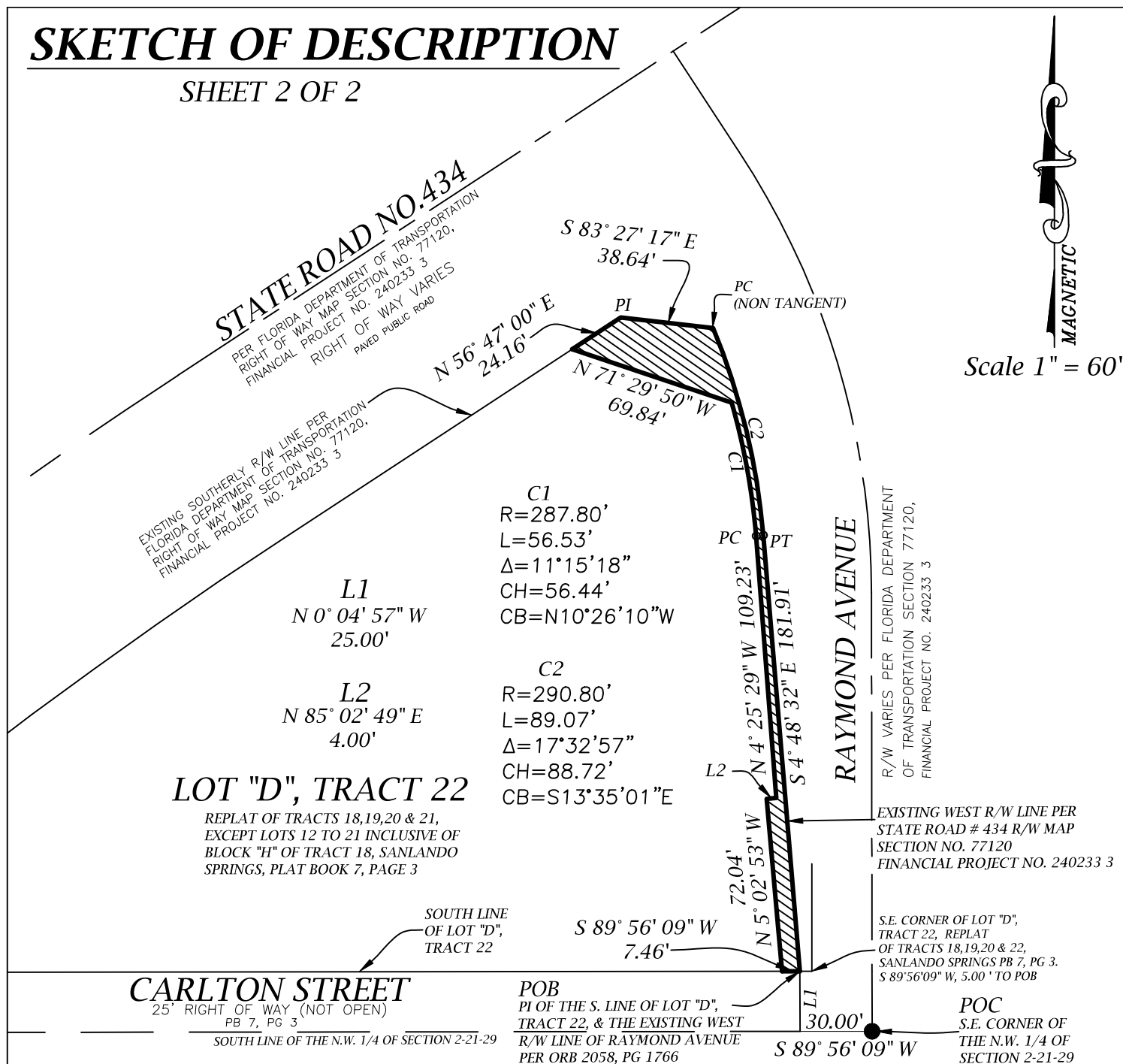
CHECKED BY: R.F.P.

# SKETCH OF DESCRIPTION

SHEET 2 OF 2



Scale 1" = 60'



## SEMINOLE COUNTY

SURVEY SECTION  
OF THE  
ROADS-STORMWATER DIVISION  
OF THE  
PUBLIC WORKS DEPARTMENT  
149 BUSH LOOP BLVD.  
SANFORD, FLORIDA 32773  
407-665-5647

### LEGEND

L - LINE	C - CURVE
R/W - RIGHT OF WAY	PB - PLAT BOOK
PG - PAGE (S)	Δ - CENTRAL ANGLE (DELTA)
ORB - OFFICIAL RECORDS BOOK	R - RADIUS
SEC - SECTION - TOWNSHIP - RANGE	CB - CHORD BEARING
POC - POINT OF COMMENCEMENT	L - ARC LENGTH
POB - POINT OF BEGINNING	CH - CHORD
PC - POINT OF CURVATURE	CB - CHORD BEARING
PT - POINT OF TANGENCY	LS - LICENSED SURVEYOR
PI - POINT OF INTERSECTION	PCC - POINT OF COMPOUND CURVE

## SURVEYOR'S NOTES

BEARINGS BASED ON : THE SOUTH LINE OF THE N.W. 1/4 OF SECTION 2-21-29, AS  
BEING S 89°56'09" W

1. THIS IS NOT A SURVEY
2. UNDERGROUND UTILITIES AND/OR IMPROVEMENTS NOT LOCATED.
3. SURVEYOR HAS NOT ABSTRACTED THE LANDS SHOWN HEREON THE ABOVE REFERENCED PROPERTY MAY BE SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY.
4. ATTENTION IS DIRECTED TO THE FACT THAT THE SCALE OF THESE MAPS MAY BE ALTERED BY REPRODUCTION AND/OR ELECTRONIC FILE CONVERSION OF THE ORIGINAL DRAWING FILE FORMAT. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
5. CERTIFIED TO THE FLORIDA DEPARTMENT OF TRANSPORTATION

FIELD DATE: N/A  
DATE: 9/1/2023  
JOB NAME: 23-017-B SHEET 2

SCALE: 1" = 60'  
DRAWN BY: T.E.  
CHECKED BY: R.F.P.