

THIS INSTRUMENT PREPARED BY:  
DAVID G. SHIELDS  
DEPUTY COUNTY ATTORNEY  
FOR PUBLIC WORKS AND  
ENVIRONMENTAL SERVICES  
1101 EAST 1ST STREET  
SANFORD, FL 32771  
(407) 665-7238

## COUNTY DEED

COUNTY OF SEMINOLE, FLORIDA

**THIS DEED** is made this \_\_\_\_\_ day of \_\_\_\_\_, 2023, by SEMINOLE COUNTY, a charter county and political subdivision of the State of Florida, whose address is Seminole County Services Building, 1101 East 1st Street, Sanford, Florida 32771, in this instrument referred to as "GRANTOR," and ATLAS GROUP LLC, whose address is 1809 E. Broadway Street, #331, Oviedo, FL 32765, in this instrument referred to as "GRANTEE."

W I T N E S S E T H:



**GRANTOR**, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other valuable considerations, to GRANTOR in hand paid by GRANTEE, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, releases, conveys, and confirms unto GRANTEE and GRANTEE's heirs and assigns forever, all that certain land lying and being in the County of Seminole, State of Florida, more particularly described as follows:

See attached Exhibit "A" for legal description and sketch (the "Property").

Property Tax I.D. No.: 25-19-30-5AG-0713-0020

**GRANTOR**, in accordance with Section 270.11, Florida Statutes (2022), releases GRANTOR's interest in, and title in and to all the phosphate, minerals, and metals that are or may be in, on or under the Property with the privilege to mine and develop the Property, GRANTEE having petitioned for this release. The reasons justifying such release is that the Property is too small to have practical value for mining, it is unknown whether any valuable minerals exist on the Property, the Property is not in a location conducive to mining operations of any kind, and without full mineral rights, GRANTEE would have great difficulty obtaining financing for the Property.

*[Signature page begins on Page 2.]*

**IN WITNESS WHEREOF** the GRANTOR has caused these presents to be executed in GRANTOR's name by its Board of County Commissioners acting by the Chairman or Vice Chairman of this Board, on the date stated above.

ATTEST:

BOARD OF COUNTY COMMISSIONERS  
SEMINOLE COUNTY, FLORIDA

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GRANT MALOY  
Clerk to the Board of  
County Commissioners of  
Seminole County, Florida.

For the use and reliance of  
Seminole County only.

Approved as to form and  
legal sufficiency.

By: \_\_\_\_\_  
AMY LOCKHART, Chairman

Date: \_\_\_\_\_

As authorized for execution by the Board of  
County Commissioners at its \_\_\_\_\_,  
2023, regular meeting.

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County Attorney



Attachment:  
Exhibit A – Legal Description and Sketch

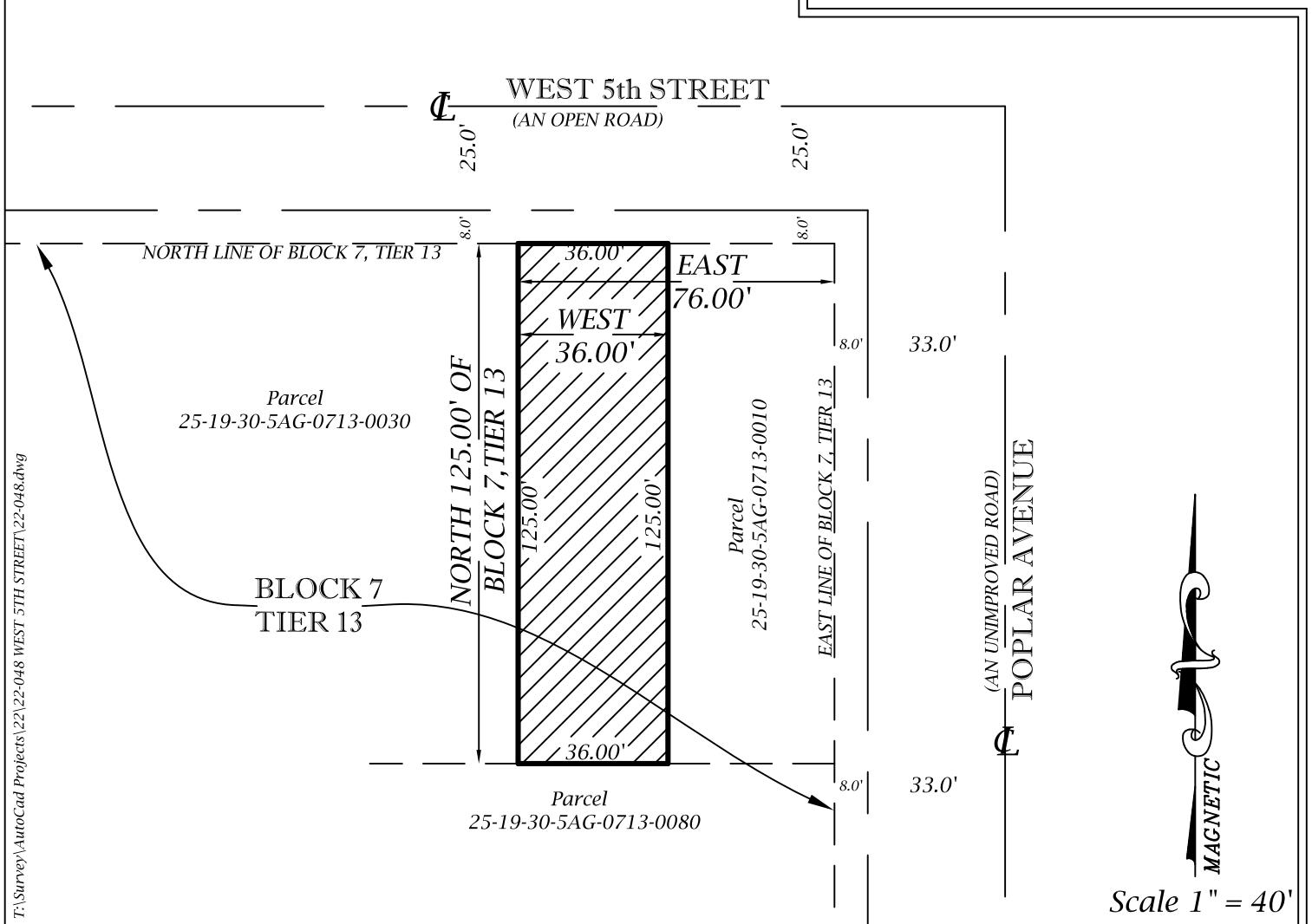
DGS/sfa  
04/03/2023  
T:\Users\Legal Secretary CSB\Public Works\Surplus Properties\2023\W 5th St Surplus\Atlas Group LLC\County Deed.docx

# SKETCH OF DESCRIPTION

## DESCRIPTION:

THE WEST 36.00 FEET OF THE EAST 76.00 FEET OF THE NORTH 125.00 FEET OF BLOCK 7, TIER 13, FLORIDA LAND AND COLONIZATION COMPANY MAP OF THE ST. GERTRUDE ADDITION TO THE TOWN OF SANFORD, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 112, PUBLIC RECORDS OF SEMINOLE COUNTY, FLORIDA.

CONTAINING 4,500 SQUARE FEET MORE OR LESS



T:\Survey\AutoCad Projects\22\22-048 WEST 5TH STREET\22-048.dwg

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 SIGNATURE AND THE  
ORIGINAL SEAL OF THE FLORIDA LAND  
SURVEYOR AND MAPPER. 7015

BY:

RAYMOND F. PHILIPPE, PLS. LICENSE # 7015

## SURVEYOR'S NOTES

BEARINGS BASED ON: NOT APPLICABLE

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.

FIELD DATE: NOT APPLICABLE

SCALE: 1" = 40'

DATE: 05/10/2022

DRAWN BY: T.E.

JOB NAME: 22-048

CHECKED BY: R.F.P.