




April 21, 2014

MEMORANDUM

TO: District Board of Trustees
FROM: Jim Murdaugh, President 
SUBJECT: Land Acquisition, City of Quincy, Florida

Item Description

This item requests Board approval to proceed with acceptance of a 1.42 acre parcel of land in Quincy, Florida.

Overview and Background

The City Commission of Quincy, Florida voted on January 28, 2014 to donate the City-owned block bounded by Pat Thomas Parkway, Kent Street, Clark Street and Laura Street to Tallahassee Community College. College staff solicited proposals for a boundary survey and Phase One Environmental Site Assessment (ESA); however, the ownership of one of the component parcels of the block was unclear.

TCC staff ultimately determined that the parcel in question was not owned by the City, and proceeded with the site investigation. Both the survey and Phase One ESA are now complete. Staff requests permission to develop a contract with the City of Quincy to transfer the property.

Past Actions by the Board

The Board previously approved the purchase of the land for the Wakulla Environmental Institute at the February 18, 2013 meeting.

Funding/Financial Implications

The property will be donated and there will be no cost for the land. Funds for the survey, ESA and similar costs are available from a local Fund 7 account previously established for land acquisition.

Staff Resource

Teresa Smith

Recommended Action

Authorize TCC staff to develop a contract to accept the subject parcel from the City of Quincy, Florida.

R: 1854.86
 Δ: 00°46'45"
 A: 25.24'
 CH: N 00°25'25" E
 25.24'

FORMERLY BRUCE AVENUE
CLARK STREET
 (PAVED) 50 FOOT R.O.W.

PAT THOMAS PARKWAY

STATE ROAD NO. 267 - ROBERTS STREET (FORMERLY)
 R.O.W. VARIES - QUINCY ST.

1.42 Ac ±
 VACANT LAND

FORMERLY CENTER AVENUE
LAURA STREET
 (PAVED) 50 FOOT R.O.W.

LOT 35

LOT 16

LOT 27

KENT STREET (FORMERLY QUINCY STREET)
 (PAVED) 50 FOOT R.O.W.

GENERAL SURVEYOR NOTES:

- LANDS LYING IN THE SOUTHEAST ONE QUARTER OF THE NORTHWEST ONE QUARTER OF SECTION 12, TOWNSHIP 2 NORTH, RANGE 4 WEST, QUINCY, GADSDEN COUNTY, FLORIDA.
- LANDS DESCRIBED IN OFFICIAL RECORD BOOK 243, PAGE 512-513, OFFICIAL RECORD BOOK 256, PAGE 774-776 AND OFFICIAL RECORD BOOK 700, PAGE 538 OF THE PUBLIC RECORDS OF SAID COUNTY.
- BEARINGS BASED ON STATE OF FLORIDA RIGHT OF WAY MAP, SECTION NO. 50066-2311 SHEET 13 OF 160 REVISED- DATED 6-24-92 - STATE ROAD NO. 267
- LEGAL DESCRIPTION: PRODUCT OF SURVEY.
- ONLY THOSE VISIBLE INTERIOR IMPROVEMENTS AND IMPROVEMENTS PERTINENT TO THE SUBJECT PROPERTY HAVE BEEN LOCATED AS SHOWN HEREON. EXCEPTION IS MADE HEREON TO UNDERGROUND FACILITIES AND OTHER IMPROVEMENTS NOT VISIBLE OR KNOWN AT DATE OF SURVEY.
- CLOSURE EXCEEDS 1: 10000 ACCURACY: COMMERCIAL
- THIS SURVEYOR HAS NOT BEEN PROVIDED A CURRENT TITLE OPINION OR ABSTRACT OF MATTERS AFFECTING TITLE OR BOUNDARY TO THE SUBJECT PROPERTY. IT IS POSSIBLE THAT THERE ARE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES.
- NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR. (NO SURVEY REPORT)
- ANY ADDITIONS OR DELETIONS TO THIS SURVEY PLAT BY OTHER THAN THIS SURVEYOR ARE PROHIBITED WITHOUT HIS WRITTEN CONSENT

A parcel of land lying in the Southeast one quarter of the Northwest one quarter of Section 12, Township 2 North, Range 4 West, Quincy, Gadsden County, Florida, also said parcel of land being a part of Lot 26 of ROBERT CITY, a subdivision as per map or plat thereof recorded in Plat Book 1, page 12 of the Public Records of said county, more particularly described by metes and bounds as follows:

COMMENCE at an iron pipe (1 inch - No. 10) marking the Northeast corner of said Lot 26, also said point marking a point of intersection of the Southerly right of way boundary of Clark Street (formerly Bruce Avenue (50 foot right of way) and the Westerly right of way boundary of Kent Street (formerly Quincy Street - 50 foot right of way), and marking the Northeast corner of lands as described in Official Record Book 785, page 440 of said Public Records, and run:

Thence South 89 degrees 28 minutes 41 seconds West (Bearing Base) along said Southerly right of way boundary a distance of 100.00 feet to an iron pipe (1 inch - No. 10) marking the Northwest corner of said lands, for the POINT OF BEGINNING.

From said POINT OF BEGINNING thence South 00 degrees 40 minutes 14 seconds West 150.00 feet to a re-bar (LS 3031) marking the Southwest corner of said lands;

Thence North 89 degrees 28 minutes 41 seconds East 100.00 feet to a re-bar (LS 3031) marking the Southeast corner of said lands, also said point lying on said Westerly right of way boundary;

Thence South 00 degrees 40 minutes 14 seconds West along said Westerly right of way boundary a distance of 147.40 feet to a re-bar (LS 3031) marking the Southwest corner of said Lot 26, said point marking a point of intersection of said Westerly right of way boundary and the Northerly right of way boundary of Laura Street (formerly Center Avenue - 50 foot right of way);

Thence South 89 degrees 42 minutes 47 seconds West along said Northerly right of way boundary a distance of 236.31 feet to a re-bar (LS 3031) marking a point of intersection of said Northerly right of way boundary and the Easterly right of way boundary of Pat Thomas Parkway (State Road No. 267 - formerly Roberts Street - right of way varies);

Thence along the right of way boundaries of said Pat Thomas Parkway as follows:
 Thence North 00 degrees 19 minutes 58 seconds West 9.10 feet to a re-bar (LS 3031);
 Thence North 89 degrees 40 minutes 02 seconds East 10.00 feet to a re-bar (LS 3031);
 Thence North 00 degrees 19 minutes 58 seconds West 15.00 feet to a re-bar (LS 3031);
 Thence South 89 degrees 40 minutes 02 seconds West 10.00 feet to a re-bar (LS 3031);
 Thence North 00 degrees 19 minutes 58 seconds West 241.51 feet to a re-bar (LS 3031) for a curve enroute to the East;

Thence along said curve with a radius of 1854.86 feet through a central angle of 00 degrees 46 minutes 47 seconds for an arc distance of 23.24 feet (the chord of said arc being North 00 degrees 03 minutes 25 seconds East 23.24 feet) to a re-bar (LS 3031) for the end of said curve;

Thence North 02 degrees 49 minutes 09 seconds East 5.44 feet to a re-bar (LS 3031) marking a point of intersection of said Easterly right of way boundary and said Southerly right of way boundary.

Thence leaving said boundaries of Pat Thomas Parkway and run, North 89 degrees 28 minutes 41 seconds East along said Southerly right of way boundary a distance of 161.05 feet to the POINT OF BEGINNING. Containing 1.42 acres more or less.

LEGEND/ABBREVIATIONS

- R - RADIUS OF CURVE
- Δ - DELTA OR CENTRAL ANGLE OF CURVE
- A - ARC OR LENGTH OF CURVE
- CH - CHORD BEARING AND DISTANCE
- POC - POINT OF COMMENCEMENT
- POB - POINT OF BEGINNING
- R.O.W. - RIGHT OF WAY
- C.L. - CENTERLINE
- X-X-X-X-X-X-X - FENCE (WIRE OR CHAINLINK) AS NOTED
- (3) - USED BEARING OR DISTANCE
- (M) - MEASURED BEARING AND DISTANCE
- (P) - PLAT BEARING AND DISTANCE
- O.R. BOOK/P - OFFICIAL RECORD BOOK AND PAGE
- R.L.S.A.S. - REGISTERED LAND SURVEYOR
- P.S.M. - PROFESSIONAL SURVEYOR AND MAPPER
- L.B. - LICENSED BUSINESS
- S.C.M. - SET CONCRETE MONUMENT, #301/DISK - 4" BY 4"
- S.R.B. - SET RE-BAR - 3/4" DIAMETER, #301/CAP
- F.I.P. - FOUND IRON PIPE (SIZE) (NO ID)
- F.C.M. - FOUND CONCRETE MONUMENT (4" BY 4") (DESCRIPTION)
- F.R.B. - FOUND RE-BAR (3/8") (DESCRIPTION)
- NO ID - NO IDENTIFICATION NUMBER
- S.T. - SEPTIC TANK
- W.M. - WATER METER
- A.C. - AIR CONDITIONING UNIT
- D.O.T. - DEPARTMENT OF TRANSPORTATION

I HEREBY CERTIFY THAT THIS IS A TRUE AND ACCURATE REPRESENTATION OF LANDS SURVEYED UNDER MY DIRECT SUPERVISION AND CONTROL, AND MEETS THE MINIMUM TECHNICAL STANDARDS OF THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS. (CHAPTER 5J-17.030-022)

THOMAS P. SKIPPER
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA LICENSE NUMBER LS307

BOUNDARY SURVEY FOR:

TALLAHASSEE COMMUNITY COLLEGE

PREPARED BY:
THOMAS P. SKIPPER
 PROFESSIONAL SURVEYOR AND MAPPER
 16 EAST WASHINGTON STREET
 QUINCY, FLORIDA 32351
 (850) 627-9754

18 MARCH 2014 (DATE OF SURVEY)

FILE # 2002-088

SCALE: 1" = 30'

1" = 30'

HP: 176/31.1