

Lee County Board of County Commissioners

Agenda Item Summary

Blue Sheet No. 20020843

1. REQUESTED MOTION:

ACTION REQUESTED: Accept by donation, Parcel 1, 2 and 3 for right-of-way necessary for the Charlee Road Special Improvements MSBU for paving and maintenance of the existing road; authorize the Division of County Lands to handle and accept all documentation necessary; authorize payment of recording fees.

WHY ACTION IS NECESSARY: Charlee Road is currently a privately owned road and the County cannot initiate paving and maintenance without a fee interest.

WHAT ACTION ACCOMPLISHES: Acquisition of right-of-way via Quit-Claim Deed by donation from benefitted property owner.

2. DEPARTMENTAL CATEGORY: 06

3. MEETING DATE:

COMMISSION DISTRICT #: 4

C 6 I

8-6-02

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON

TIME REQUIRED:

5. REQUIREMENT/PURPOSE:

(Specify)

- STATUTE 125
- ORDINANCE 98-25
- ADMIN.
- OTHER RSN 02-02-29

6. REQUESTOR OF INFORMATION

- A. COMMISSIONER _____
- B. DEPARTMENT Independent
- C. DIVISION County Lands
- BY: Karen L. W. Forsyth, Director

KS 7-15-02
KFW

7. BACKGROUND:

The Board of County Commissioners created the Charlee Road Special Improvement MSBU on February 12, 2002, when it adopted Resolution Number 02-02-29. The principal purpose of the project is paving and maintenance of the currently existing roadway for Charlee Road in North Cape Coral, the cost of which will be assessed proportionately against benefitted property owners. A requirement for maintenance to be accepted by the County is to obtain Quit-Claim deeds from all benefitted property owners.

The attached is a copy of the deed received from the benefitted owners, William F. Quantick and Toni Quantick, husband and wife. The original document is in the files of County Lands and will be recorded upon approval by the Board of County Commissioners.

There remains 10 more properties for which deed conveyances to the County are required.

Funds are available in Account Number: 80408235280.503150

Staff Recommends Board approve the Requested Motion.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services				G County Manager
			<i>METRU</i>		OA	OM	RISK	GC	
<i>K. Forsyth</i>			<i>[Signature]</i>	<i>[Signature]</i>	<i>7/17/02</i>	<i>7/22/02</i>	<i>7/18</i>	<i>7/18/02</i>	<i>[Signature]</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

RECEIVED BY COUNTY ADMIN. *ID*
7/17/02
3:20 pm
7/03 2:00

CO. ATTY. RECOMMENDED TO:
[Signature]
7-17-02

This Instrument Prepared by:
County Lands Division
Post Office Box 398
Fort Myers, Florida 33902-0398
Project: Charlee Road MSBU
STRAP No.: 06-43-23-00-00004.0100;
010A; 010B
Parcel No: 1, 2, & 3

This Space for Recording

QUIT-CLAIM DEED

THIS Quit-Claim Deed, executed this 29 day of June, A.D. 2002, by William F. Quantick and Toni Quantick, husband and wife whose address is P.O. Box 833 Lake Arrowhead, CA 92352, Grantor, to **LEE COUNTY**, a political subdivision of the State of Florida, whose post office address is Post Office Box 398, Fort Myers, FL 33902-0398, Grantee:

(The terms "Grantor" and "Grantee" include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations.)

WITNESSETH, That the Grantor, for and in consideration of the sum of \$1.00 in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim to the Grantee, all the right, title interest, claim and demand which the Grantor has in and to the following described parcel of land, located in Lee County Florida.

See Schedule "A" attached hereto

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 of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee forever.

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

Signed, sealed and delivered in presence of two separate witnesses:

Lois M. Kreutzer
1st Witness Signature

Lois M. Kreutzer
Printed Name of 1st Witness

John Kreutzer
2nd Witness Signature

John Kreutzer
Printed Name of 2nd Witness

Lois M. Kreutzer
1st Witness Signature

Lois M. Kreutzer
Printed Name of 1st Witness

John Kreutzer
2nd Witness Signature

John Kreutzer
Printed Name of 2nd Witness

William F. Quantick
William F. Quantick Grantor

Toni Quantick
Toni Quantick Grantor

ORIGINAL DOCUMENTS RETAINED IN COUNTY LANDS FILES FOR HANDLING UPON BOARD ACCEPTANCE.

STATE OF California
COUNTY OF San Bernardino

The foregoing instrument was acknowledged before me this 29 day of June, 2002 by William F. Quantick and Toni Quantick. They are personally known to me or who have produced California Drivers Lic as identification.
(Name of person acknowledged)
(type of identification)



Lorelei Ann Kreutzer
(Signature of Notary Public)
Lorelei Ann Kreutzer
(Name typed, printed or stamped)
(Title or Rank)
(Serial Number, if any)

Parcel 1+2

APRIL 9, 2002
JOB NO. 01-7001
01-7001SK16B.doc

Schedule A
SHEET 1 OF 2

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA.

DESCRIPTION OF PARCEL

A 30 FOOT WIDE PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP
43 SOUTH, RANGE 23 EAST, LEE COUNTY, FLORIDA, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

THE NORTH 30.00 FEET OF THE FOLLOWING DESCRIBED PARCEL
OF LAND:

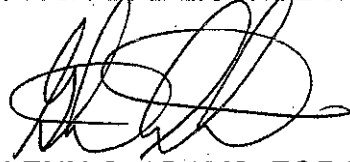
O.R. 2924, PAGE 2954, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
THE SOUTH 415.00 FEET OF THE EAST 565.71 FEET OF THE WEST
1697.13 FEET OF THE NORTH 830.00 FEET OF THE SOUTH 1660.00
FEET, LESS THE EAST HALF (E. 1/2) OF THE EAST HALF (E. 1/2),
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY,
FLORIDA.

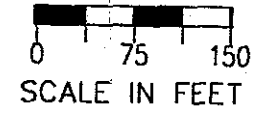
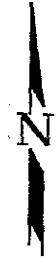
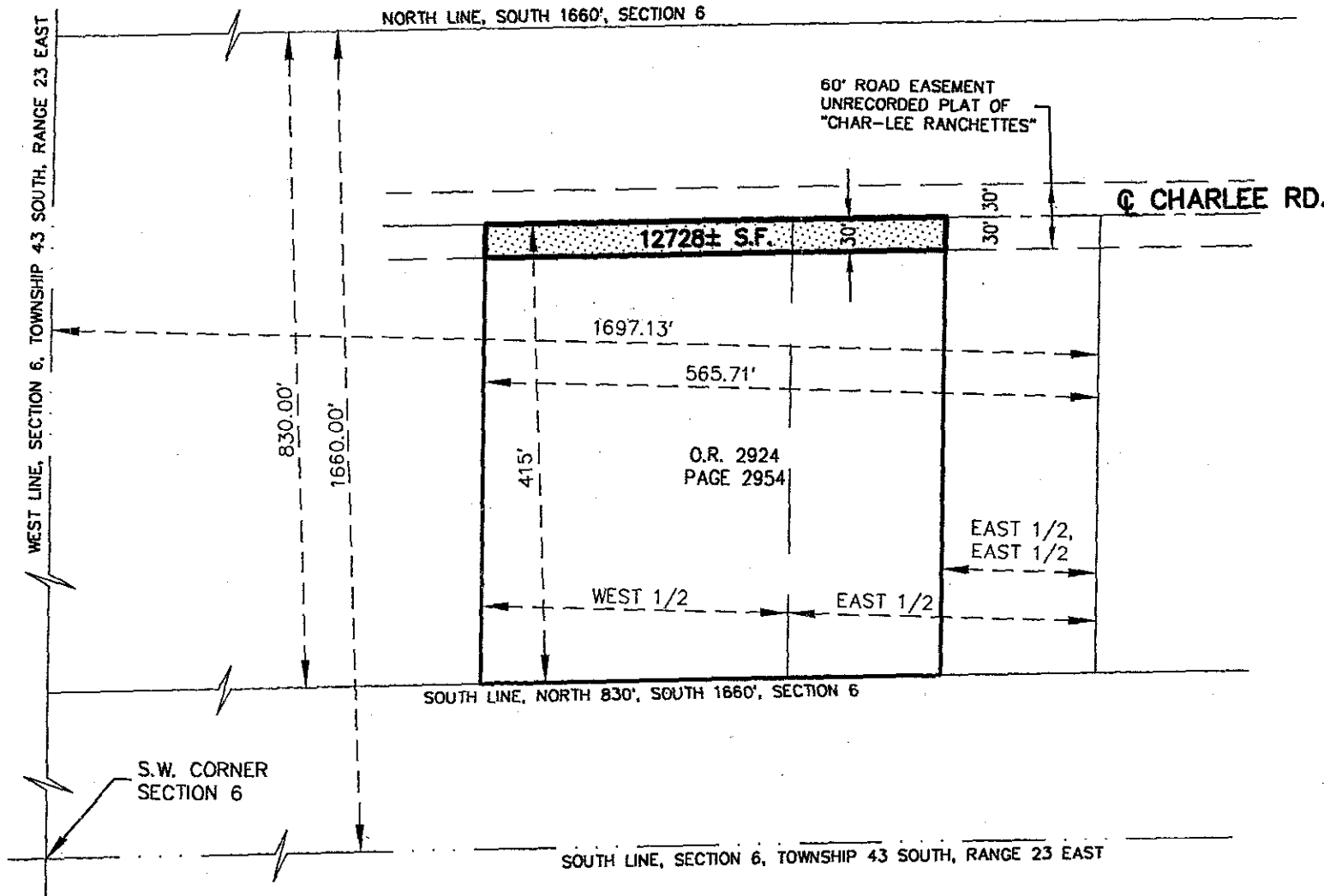
SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
RIGHTS OF WAY OF RECORD.

CONTAINING 12728 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959


GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



LEGEND	
O.R.	OFFICIAL RECORD
S.F.	SQUARE FEET

REFER TO ATTACHED DESCRIPTION

THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS, AND RIGHTS OF WAY OF RECORD.

BEARINGS (IF SHOWN HEREON) ARE BASED UPON THE CENTERLINE OF CHARLEE ROAD BEING N.88°22'18"E.

GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 6062

SHEET 2 OF 2

SKETCH (NOT A SURVEY)

A 30' WIDE PARCEL OF LAND

LYING IN
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

Ink Engineering

CONSULTING CIVIL ENGINEERS,
SURVEYORS & MAPPERS
*"Partners For Results,
Value By Design"*

1400 Colonial Blvd., Suite 31, Fort Myers, Florida 33907
(941) 931-0455 Fax: (941) 931-0456
BPR & FBPE License No: 959 www.lbfh.com

FILE: 01-7001SK16B

JOB NO.:

01-7001

Ink Engineering

A Division of
LBFH, Inc.

CIVIL
AGRICULTURAL
WATER RESOURCES
WATER & WASTEWATER
TRANSPORTATION
SURVEYING & MAPPING
GIS

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Parcel 3

APRIL 9, 2002
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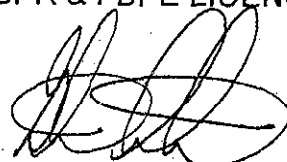
O.R. 2046, PAGE 2819, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.
THE EAST HALF (E. 1/2) OF THE EAST HALF (E. 1/2) OF THE SOUTH
415.00 FEET OF THE EAST 565.71 FEET OF THE WEST 1697.15 FEET
OF THE NORTH 830.00 FEET OF THE SOUTH 1660.00 FEET OF
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST, LEE COUNTY,
FLORIDA.

SUBJECT TO ALL EASEMENTS, RESTRICTIONS, RESERVATIONS AND
RIGHTS OF WAY OF RECORD.

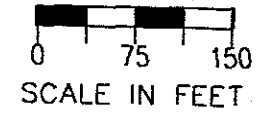
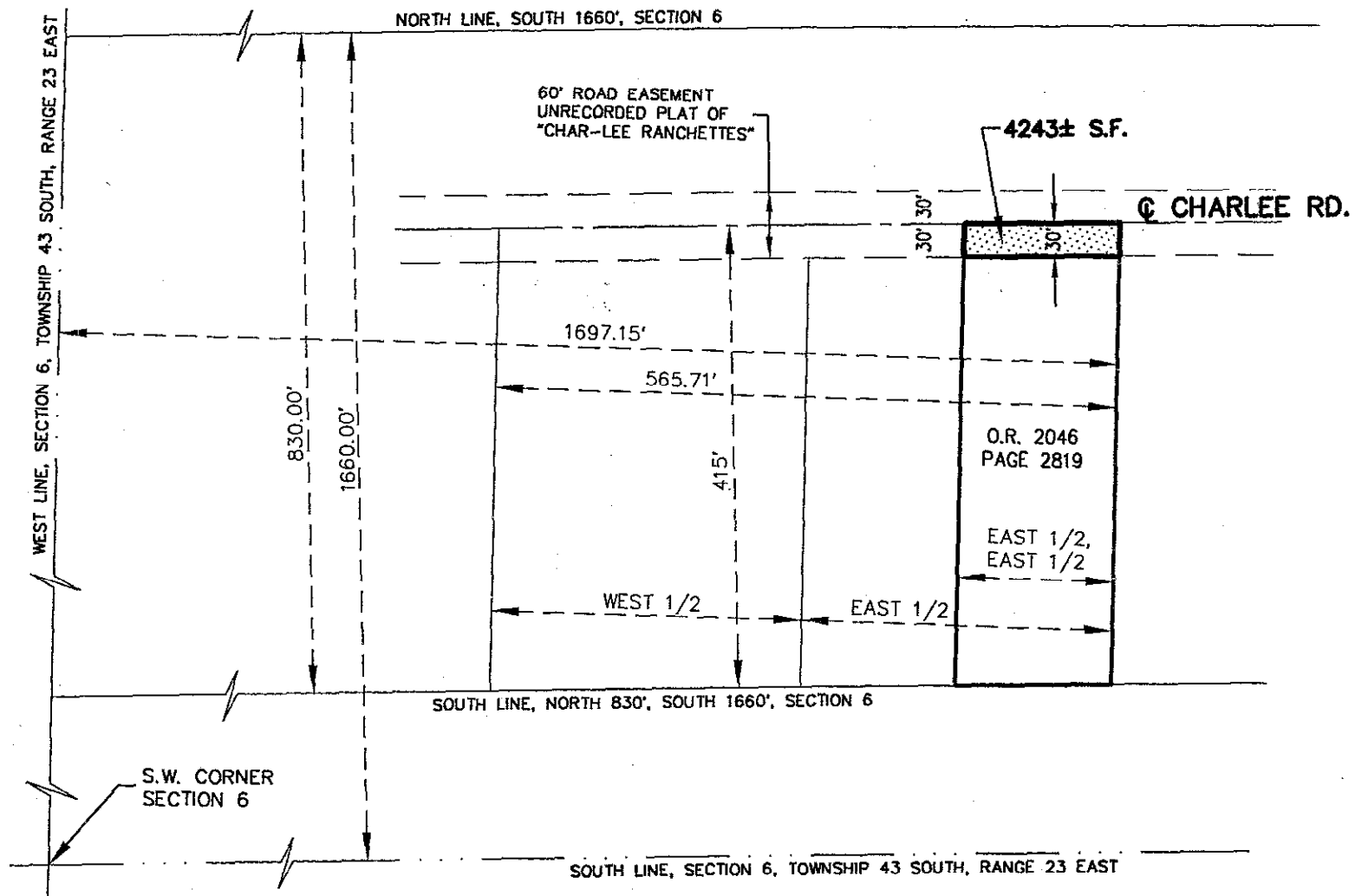
CONTAINING 4243 SQUARE FEET MORE OR LESS.

REFER TO 8 1/2" X 11" SKETCH. (SHEET 2 OF 2)

INK ENGINEERING, A DIVISION OF LBFH INC.
BPR & FBPE LICENSE NO. 959



GLENN C. ADAMS, FOR THE FIRM
PROFESSIONAL LAND SURVEYOR
FL. CERT. NO. 6062



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PROFESSIONAL LAND SURVEYOR
FLA. CERTIFICATE NO. 6062

SHEET 2 OF 2

SKETCH (NOT A SURVEY)

A 30' WIDE PARCEL OF LAND

LYING IN
SECTION 6, TOWNSHIP 43 SOUTH, RANGE 23 EAST
LEE COUNTY, FLORIDA

DATE	4/09/02
SCALE	1"=150'
DRAWN	G.C.A.
CHECK	
APPROVED	

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BPR & FBPE License No: 959 www.lbth.com

FILE: 01-7001SK16A

JOB NO.:

01-7001

Executive Title Insurance Services, Inc.

1136 NE Pine Island Road
Cape Coral, Florida 33909

No charges as of
7/8/02 [Signature]

File No.: LTP-1307

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date **March 3, 2002 at 5:00 PM.**, William F. Quantick and Toni Quantick, Husband and Wife, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

The South 415.00 Feet of the East 565.71 Feet of the West 1697.13 Feet of the North 830.00 Feet of the South 1660.00 Feet, Less the East Half (E ½) of the East Half (E ½) Section 6, Township 43 South, Range 23 East, of the Public Records of Lee County, Florida.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)
1. Warranty Deed recorded in Official Record Book 2924, Page 2954.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

Executive Title Insurance Services, Inc.

BY:

[Signature]
Authorized Signature

Executive Title Insurance Services, Inc.

2

1136 NE Pine Island Road
Cape Coral, Florida 33909

No Charges as
of 7-8-02 [Signature]

File No.: LTP-1308

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date **March 3, 2002 at 5:00 PM.**, William F. Quantick and Toni D. Quantick, Husband and Wife, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

The West Half (W ½) of the East Half (E ½) of the South 415.00 Feet of the East 565.71 Feet of the West 1697.15 Feet of the North 830.00 Feet of the South 1660.00 Feet of Section 6, Township 43 South, Range 23 East, of the Public Records of Lee County, Florida.

SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 1994, Page 4741.
2. Warranty Deed recorded in Official Record Book 1994, Page 4742.
3. Affidavit recorded in Official Record Book 2219, Page 1681.
4. Mortgage recorded in Official Record Book 2380, Page 1073.
5. Assignment of Mortgage recorded in Official Record Book 3315, Page 4650.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

OWNERSHIP AND ENCUMBRANCE REPORT (continued)

Executive Title Insurance Services, Inc.

BY:

A handwritten signature in black ink, appearing to be a stylized name, written over a horizontal line.

Authorized Signature

Executive Title Insurance Services, Inc.

1136 NE Pine Island Road
Cape Coral, Florida 33909

No Changes as of
7-8-02 [Signature]

File No.: LTP-1309

OWNERSHIP AND ENCUMBRANCE REPORT

THIS CERTIFIES, that according to the records in the Office of the Clerk of the Circuit Court Lee County, State of Florida, effective date **March 3, 2002 at 5:00 PM.**, William F. Quantick and Toni Quantick, Husband and Wife, is/are the apparent record owner(s) of the following described land (hereinafter referred to as the "Property"), situate, lying and being in the County of Lee, State of Florida, to-wit:

LEGAL DESCRIPTION:

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SUBJECT TO THE FOLLOWING:

(The items shown herein are the only pertinent instruments affecting the above land, for the period stated above)

1. Warranty Deed recorded in Official Record Book 2046, Page 2819.
2. Warranty Deed recorded in Official Record Book 2046, Page 2820.

THIS COMPANY, in issuing this O & E Report (hereinafter referred to as the "Report"), assumes no liability on account of any instrument or proceedings, in the chain of title to the Property, which may contain defects that would render such instrument or proceedings null and void or defective. All instruments in the chain of title to the Property are assumed to be good and valid.

The Company's liability for this Report is limited to \$1,000 and extends only to the Customer who placed the order with the Company. No one else may rely upon this Report. Customer, by accepting this Report, agrees to indemnify and hold Company harmless from any claims or losses in excess of the limited amount stated above. This Report contains no expressed or implied opinion, warranty, guarantee, insurance or other similar assurance as to the status of title to real property. This report should only be relied upon for title information and, therefore, should be verified by a commitment for title insurance.

Date: March 12, 2002.

Executive Title Insurance Services, Inc.

BY:

