



Board of County Commissioners

① 000440--

**ALACHUA COUNTY
PUBLIC WORKS DEPARTMENT
ENGINEERING & TRANSPORTATION DIVISION**

P.O. Box 1188 • Gainesville, Florida 32602-1188

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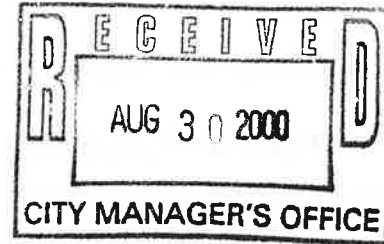
Robert Wigglesworth, P.L.S.
Real Property Coordinator

E-Mail: rwiggles@co.alachua.fl.us

August 28, 2000

Wayne Bowers, Manager
City of Gainesville
PO Box 490
Gainesville, Florida 32602-0490

Re: San Felasco Park



Dear Mr. Bowers:

On February 22, 2000 the Board of County Commissioners approved a Special Warranty Deed granting San Felasco Park to the City of Gainesville. This document was inadvertently recorded on February 28, 2000 prior to the City's acceptance.

Matt Dominy received the original deed from you on August 11, 2000 and forwarded the deed to my office. On August 14, 2000 I requested County Attorney Dave Wagner to advise me of the procedure necessary to cancel this deed from the County to the City.

Per Mr. Wagner, "Although the City never accepted the deed, which is a requirement of law, unfortunately, the public records reflect the record title holder is the City of Gainesville". The easiest means to correct the situation would be for the City to execute a deed conveying the property back to the County, have that deed accepted by the Board of County Commissioners and then recorded in the public records.

I have attached a deed from the City to the County for your consideration. If this procedure is acceptable, please have the deed executed and returned to this office.

I appreciate your assistance and look forward to hearing from you soon.

Sincerely,

Robert W. Wigglesworth, PLS
Real Property Coordinator, PSM

RWW:ce

xc: Dave Wagner, County Attorney
Matthew Dominy, Director
Rob Avery, Park Superintendent

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This instrument prepared by:
Robert W. Wigglesworth
Public Works Department
P.O. Box 1188
Gainesville, FL 32601-1188

Portion of Tax Parcel No's.
6006-000-000 & 6022-000-000
San Felasco County Park
ALACHUA COUNTY, FLORIDA

QUIT-CLAIM DEED

THIS DEED, made this _____ day of _____, A.D., 2000, by the **CITY OF GAINESVILLE**, a municipal corporation, whose mailing address is P.O. Box 490, Station 18, Gainesville, Florida, 32602-0490, as party of first part, and **ALACHUA COUNTY**, a political subdivision of the state of Florida, by and through its Board of County Commissioners, whose mailing address is P.O. Box 1188, Gainesville, Florida, 32602-1188, as party of the second part;

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations paid each to the other, receipt of which is hereby acknowledged, does hereby remise, release, and quit-claim unto the said party of the second part forever all the right, title, interest, claim and demand which the said party of the first part has in and to the following described land lying and being in Alachua County, Florida, to wit:

A parcel of land, known as San Felasco County Park, containing 194.0 acres, more or less, lying in Section's 10 and 15, Township 9 south, Range 19 East, Alachua County, Florida, being more fully described in **Exhibit "A"**, as attached hereto and by reference made a part hereof.

Subject to and Together with all easements, restrictions, exceptions, conditions, covenants, permits, reservations or claims of record of any nature whatsoever as out-lined in the original Quit-Claim Deed to Alachua County from the United States of America, as filed for record on November 22, 1983 in Official Record Book 1718, page 493 of the Public Records of Alachua County, Florida.

The purpose of this deed is to release any interest that the City may have in the Special Warranty Deed from Alachua County to the City of Gainesville for San Felasco Park that was inadvertently recorded in Official Record Book 2277, pages 2485 through 2491 of the Public Records of Alachua County without the City's acceptance.

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 whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name by its Mayor, the day and year first above-written.

Signed, sealed and delivered
in the presence of:

CITY OF GAINESVILLE, FLORIDA

print name _____

By: _____
Paula M. DeLaney
Mayor

print name _____

Attest: _____
Kurt M. Lannon
Clerk of the Commission

STATE OF FLORIDA
COUNTY OF ALACHUA

The foregoing instrument was acknowledged before me this ____ day of _____, 2000, by Paula M. DeLaney and Kurt M. Lannon, the Mayor and Clerk of the Commission, respectively, of the City of Gainesville, Florida, a municipal corporation, who are personally known to me and duly sworn, acknowledged that as such officers, and pursuant to authority from said corporation, they executed the foregoing instrument and affixed the corporate seal all for and on behalf of said corporation, as its act and deed, and for the uses and purposes set forth and contained in said instrument.

Print Name:
Notary Public, State of Florida
Commission No. and Expiration:

Approved as to Form and Legality

By: _____
Marion J. Radson
City Attorney

EXHIBIT "A"

All that lot, piece, or parcel of land lying and being and in Alachua County, Florida, and consisting of a total of 194± acres and more fully described as follows:

The East one-half of the Southeast Quarter (E 1/2 of SE 1/4) of Section 10, Township 9 South, Range 19 East, together with the East 31.5 chains of the Northeast Quarter (NE 1/4) and the East 17.7 chains of the North 11.0 chains of the Southeast Quarter (SE 1/4) of Section 15, Township 9 South, Range 19 East, and tracts as per OR 294/261, less tract as per OR 294/265, less tract as per OR 627/185, and less OR 695/23, all being and lying in said Section 15, Township 9 South, Range 19 East, Alachua County, Florida, together containing approximately 197 acres, LESS and EXCEPT a tract or parcel of land consisting of approximately 50 feet of right-of-way being more particularly described as follows:

The East 50 feet of the East 1/2 of the Southeast 1/4 of Section 10, Township 9 South, Range 19 East; LESS and EXCEPT the North 30 feet of the Southeast 1/4 of the Southeast 1/4 of Section 10, Township 9 South, Range 19 East, Alachua County, Florida, and containing 2.996 acres, more or less.

The above description is also described as and in more detail by the following:

All that part of Sections 10 and 15, Township 9 South, Range 19 East, Alachua County, Florida, and being more particularly described as follows:

The East 1/2 of the Southeast 1/4 of said Section 10; and also, Commence at the Northeast corner of said Section 15 for the **Point of Beginning**; thence South 00 deg. 20 min. 23 sec. East, along the east line of said Section 15, a distance of 1763.55 feet to an intersection with the easterly prolongation of the north line of the Maine Communications, Inc. property, as per deed recorded in Official Record Book 1642, page 742 of the public records of said Alachua County; thence South 89 deg. 35 min. 37 sec. West, along the said easterly prolongation and along the said north line of the Maine Communications, Inc. property, a distance 840.0 feet to the Northwest corner of the said Maine Communications, Inc. property; thence South 00 deg. 20 min. 23 sec. East, along the west line of the said Maine Communications, Inc. property, and along the west line of Cox Cable University City, Inc. property, as per Parcel No. 5 in the deed recorded in Official Record Book 1664, page 398 of the said public records of Alachua County, a distance of 1570.0 feet to a boundary corner of the said Cox Cable property; thence South 89 deg. 35 min. 37 sec. West, along the boundary line of the said Cox Cable property, a distance of 425.36 feet to an intersection with the east line of Devil's Millhopper, as per deed recorded in Official Record Book 831, page 591 of the said public records (a.k.a. a boundary corner of said Cox Cable property); thence North 00 deg. 20 min. 23 sec. West, along the said east line of Devil's Millhopper, a distance of 593.02 feet

to the Northeast corner of the said Devil's Millhopper; thence South 89 deg. 37 min. 13 sec. West, along the north line of the said Devil's Millhopper, a distance of 704.80 feet to the Southeast corner of the Board of Trustees of the Internal Improvement Trust Fund (TIITF) property, as per deed recorded in Official Record Book 695, page 23 of the said public records; thence North 40 deg. 28 min. 17 sec. West, along the Northeasterly boundary line of the said TIITF property, a distance of 176.25 feet to the most northerly corner of the said TIITF property (a.k.a. an intersection with the east line of a second TIITF property, as per deed recorded in Official Record Book 698, page 121 of the said public records); thence North 00 deg. 20 min. 23 sec. West, along the said east line of the TIITF property, a distance of approximately 153.92 feet to the Southeast corner of Lot 29 of Deer Run - Unit 3, as per plat recorded in Plat Book "L", page 34 of the said public records; thence North 00 deg. 20 min. 23 sec. West, along the east line of said Deer Run - Unit 3, and along the east line of the Violet Midkiff property, as per deed recorded in Official Record Book 1650, page 2597 of the said public records, a distance of 2613.54 feet to an intersection with the north line of said Section 15; thence North 89 deg. 39 min. 06 sec. East, along the said north line of Section 15, a distance of 2079.00 feet to the said **Point of Beginning** (a.k.a. the said Northeast corner of Section 15).

LESS and EXCEPT:

1. The right of way of NW 73 Avenue, as per deed recorded in Official Record Book 2229, page 1740 of the said Public Records; and also,
2. The right of way of NW 43 Street from NW 53 Avenue, Northerly to the north line of the said East 1/2 of the Southeast 1/4 of Section 15; and also,
3. The right of way of NW 43 Way that extends from NW 43 Street northerly to the north line of Tax Parcel No. 6022-002-000, and that lies in said Section 15.

Containing approximately 194 acres.

Subject to all easements, reservations, restrictions, exceptions, conditions, covenants, permits or claims of record of any nature whatsoever.

Bearing Note: The bearings as shown herein have been projected entirely from the bearings recited in the description, as recorded in Official Record Book 1378, page 132 of the said public records.

