

**BOARD OF COUNTY COMMISSIONERS**

**DATE:** May 21, 2013

**AGENDA ITEM NO. //**

**Consent Agenda** ☒

**Regular Agenda** ☐

**Public Hearing** ☐

**County Administrator's Signature:**

**Subject:**

Acceptance of Quit Claim Deed  
Property Address: Anclore Road  
Tarpon Springs, Florida 34689

**Department:**

Real Estate Management  
Department of Environment & Infrastructure

**Staff Member Responsible:**

Paul S. Sacco, Director  
David Scott, Executive Director

**Recommended Action:**

I RECOMMEND THE BOARD OF COUNTY COMMISSIONERS ADOPT THE RESOLUTION ACCEPTING THE DEED OF THE SUBJECT PROPERTY IN FAVOR OF PINELLAS COUNTY.

**Summary Explanation/Background:**

The ownership deed for Linger Longer Mobile Home Park, LLC, as recorded in Official Records Book 13821, Page 918 extends beyond the existing roadway drainage features and into the pavement area of Anclore Road. In order to clearly define the right-of-way at this location, Linger Longer Mobile Home Park, LLC, has granted a quit claim deed to Pinellas County over this portion of the right of way.

Transportation & Stormwater has maintained pavement, shoulder, traffic control devices and drainage features throughout this area and recommends accepting this area as a right of way.

Engineering and Technical Support has no correspondence from Florida Department of Environmental Protection regarding environmental concerns as to the site in file and recommends accepting this area as a right of way.

**Fiscal Impact/Cost/Revenue Summary:**

There are no funds involved in this transaction.

**Exhibits/Attachments Attached:**



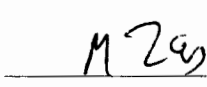

Contract Review Transmittal  
Quit Claim Deed  
Location Map

**CONTRACT REVIEW TRANSMITTAL SLIP****PROJECT: Linger Longer Mobile Home Park****TYPE: Accept Quit Claim Deed****Date: 4/25/2013****ESTIMATED EXPENDITURE/REVENUE:****\$ 0.00****(Circle appropriate choice above.)**

In accordance with the policy guide for Contract Administration, the attached documents are submitted for your review and suggested comments and/or changes.

- **To assist other reviewers in this process, please mark your comments and/or suggested changes directly upon the document itself in RED INK.**

Upon completion of your review, please complete the Contract Review Transmittal Slip below and call **464-3672** at so that it can be picked up and taken to the next Review Authority on the list.

<b><u>Review Authority</u></b>	<b><u>Review Date</u></b>	<b><u>Review Signature</u></b>	<b><u>Comments Included/Addressed Initial &amp; Date</u></b>
Real Property Div. (Dave DelMonte)	<u>4-17-13</u>		
Real Est. Mgmt (Paul Sacco)	<u>4/17/13</u>		
Legal (Michael Zas)	<u>4/22/13</u>		<u>see edit's</u>
County Admin. (Mark Woodard)	<u>4/23/13</u>		

Please return to Real Estate Management Department, Real Property Division by                     , 2013  
All inquiries should be made to **CYNTHIA HARRIS** at telephone extension **43773** or 4-3672.

**THIS INSTRUMENT PREPARED BY  
AND RETURN TO:**

**Stephen L. Kussner, Esquire**  
**GrayRobinson, P.A.**  
**401 E. Jackson Street, Suite 2700**  
**Tampa, Florida 33602**  
**813-273-5000**

KEN BURKE, CLERK OF COURT  
AND COMPTROLLER PINELLAS COUNTY, FL  
INST# 2012376414 12/26/2012 at 10:01 AM  
OFF REC BK: 17829 PG: 2354-2355  
DocType: DEED RECORDING: \$18.50  
D DOC STAMP: \$0.70

**Parcel Identification No.:** \_\_\_\_\_

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED made this 20<sup>th</sup> day of December, 2012 by **LINGER LONGER MOBILE H.P., LLC**, a Nevada limited liability company whose address is P.O. Box 28, Mountain Center, California 92561 (hereinafter called the "Grantor"), to **PINELLAS COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 315 Court Street Clearwater, Florida 33756 (hereinafter called the "Grantee").

WITNESSETH: That Grantor for and in consideration of the sum of \$10.00 and other valuable consideration, receipt whereof is hereby acknowledged, hereby remises, releases and quit claims unto Grantee all of the estate, right, title, lien, equity, easement rights, interest, claim and demand which Grantor may have in and to those certain parcels of land situate in Pinellas County, Florida, as more particularly described on **Exhibit A** attached hereto and by this reference made a part hereof.

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

WITNESSES:

**LINGER LONGER MOBILE H.P., LLC**,  
a Nevada limited liability company

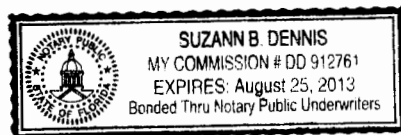
Print Name: Suzann Dennis

Print Name: Kim Bulderson

By: Bill R. Capps  
Print Name: Bill R. Capps  
Title: Authorized Agent

STATE OF Florida  
COUNTY OF Lake

The foregoing instrument was acknowledged before me this 20<sup>th</sup> day of December, 2012, by Bill R. Capps as Authorized Agent of **LINGER LONGER MOBILE H.P., LLC**, a Nevada limited liability company on behalf of the limited liability company, who is ☒ personally known to me or ☐ who produced a driver's license as identification.



NOTARY PUBLIC

Name: Suzann Dennis

Serial No. \_\_\_\_\_

My Commission Expires: \_\_\_\_\_

**NOTE TO RECORDER:** Documentary stamp taxes in the amount of \$.70 are being paid on minimum consideration of \$10.00 in connection with this Deed as required pursuant to Section 201.02, Florida Statutes.

**RESOLUTION NO. \_\_\_\_\_**

**RESOLUTION ACCEPTING ANY AND ALL RIGHTS  
AND INTEREST OVER THE REAL PROPERTY CONVEYED  
BY DEED AS RECORDED IN OR BOOK 17829, PAGE 2354-  
2355 IN PINELLAS COUNTY.**

**WHEREAS,** Pinellas County does have an interest in or a need for the property that was the subject of a Deed ("Property").

Lands described in legal description attached hereto as Exhibit "A"  
and by this reference made a part hereof; and

**WHEREAS,** the ownership deed for Linger Longer Mobile Home Park, LLC extends beyond the existing roadway drainage features and into the pavement area of Anclote Road; and

**WHEREAS,** to clearly define the right-of-way at this location, Linger Longer Mobile Home Park has granted a quit claim deed to Pinellas County; and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Pinellas County, Florida, in regular session duly assembled on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, that the described property in the legal description attached hereto as Exhibit "A", be hereby accepted by the Board of County Commissioners.

**BE IT FURTHER RESOLVED** that this acceptance be recorded in the Official Records of Pinellas County, Florida.

Commissioner \_\_\_\_\_ offered the foregoing resolution and moved its adoption, which was seconded by Commissioner \_\_\_\_\_ and upon roll call, the vote was:

**AYES:**

**NAYS:**

**ABSENT AND NOT VOTING:**

APPROVED AS TO FORM  
OFFICE OF COUNTY ATTORNEY

BY MJ  
ATTORNEY

**EXHIBIT "A"**

Legal Description

A parcel of land being a portion of Parcel II as described in Official Records Book 13821, Page 918, of the Public Records of Pinellas County, Florida, lying within Section 2, Township 27 South, Range 15 East, Pinellas County, Florida, being more particularly described as follows:

BEGIN at the Southeast corner of Section 2, Township 27 South, Range 15 East, Pinellas County, Florida; thence N89°38'05"W, for 33.01 feet; thence N00°45'39"W, along a line 33 feet West of and parallel with the East Line of said Section 2, for 783.77 feet; thence N89°47'23"E, for 33.00 feet to the point of intersection with the East line of said Section 2; thence S00°45'39"E, along said East line of Section 2, (being the basis of bearings for this legal description) for 784.10 feet to the POINT OF BEGINNING.

**THIS IS NOT A SURVEY**

THERE MAY BE ADDITIONAL RESTRICTIONS AFFECTING THIS PROPERTY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

THIS LEGAL DESCRIPTION AND SKETCH WAS PREPARED WITH THE BENEFIT OF A TITLE POLICY ISSUED BY OLD REPUBLIC TITLE INSURANCE COMPANY, ORDER NUMBER 11040645 JAR, EFFECTIVE DATE JULY 19, 2012 AT 8:00 A.M.

BEARINGS ARE BASED UPON: SEE SKETCH AND LEGAL DESCRIPTION

Reviewed by: CH CSDate: 12-11-12  
1332-0274**ABBREVIATIONS LEGEND**

LB = Corporate Certification Number  
LS = Licensed Surveyor  
ORB = Official Records Book  
PA = Property Appraisers Map Data  
PG(S) = Pages  
POB = Point of Beginning  
R/W = Right of Way  
SEC = Section  
xx° = Degrees  
xx' = Minutes (Bearings)  
xx" = Seconds (Bearing)  
xx' = Feet (Distances)

0 50 100 200

**PARCEL II**

ORB 13821, PG 918

**SUBJECT PROPERTY  
AREA = 25,870 SQUARE FEET  
OR 0.594 ACRES  
MORE OR LESS**

N89°38'05"W  
33.01'

POB  
SOUTHEAST  
CORNER OF  
SECTION 2,  
TOWNSHIP 27S,  
RANGE 15E

N00°45'39"W

S00°45'39"E  
E LINE OF SEC 2-27-15  
BASIS OF BEARINGSN89°47'23"E  
33.00'

783.77'

784.10'

ANCLOTE ROAD

33' R/W PER PA MAP  
FORMAL R/W DEDICATION  
NOT PROVIDED

**LEGAL DESCRIPTION:**

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Containing 25,870 square feet or 0.594 acres, more or less.

Error of closure: 0.005 feet (JTP)

PREPARED FOR:

**TARPON KEYS**

SHEET DESCRIPTION:

**LEGAL DESCRIPTION AND SKETCH FOR PROPOSED RIGHT-OF-WAY**

SCALE:	DATE:	DRAWN:	CALCED:	CHECKED:
1" = 100'	11-1-12	JTP	LCS	RCW
JOB No.:	EPN:	SECTION:	TOWNSHIP:	RANGE:
506-109	212	2	27 S	15 E



**FLORIDA DESIGN CONSULTANTS, INC.**  
ENGINEERS, ENVIRONMENTALISTS  
SURVEYORS & PLANNERS

3030 Starkey Blvd.  
New Port Richey, Florida 34655  
(727) 849-7588

Certificate of Authorization: LB 6707  
State of Florida

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

ROBERT C. WRIGHT, JR.  
PROFESSIONAL SURVEYOR AND MAPPER  
LICENSE NUMBER LS 4965  
STATE OF FLORIDA



# Accept Quit Claim Deed

Anclote Road

Linger Longer Mobile Home Park

