



June 16, 2014

MEMORANDUM

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

Item Description

This item requests that the Board accept the donation of a 1.42 acre parcel of land from the City of Quincy, Florida.

Overview and Background

At the April 21, 2014 meeting, the District Board of Trustees gave approval to proceed with acquisition of the property bounded by Pat Thomas Parkway, Kent Street, Clark Street and Laura Street. TCC's consultants have completed the boundary survey, real estate appraisal, title search, and Phase 1 Environmental Site Assessment for the parcel. The results of all items have been favorable, and staff recommends completion of the transfer.

The City of Quincy has executed a Deed of Gift to convey the property to TCC. Upon approval by the Board, TCC's title company will complete the transfer and record the Deed.

The City's donation does not include the 0.3 acre parcel located at the northeast corner of the city block. This parcel is owned by a separate entity and will be brought to the Board as a separate item.

Past Actions by the Board

The Board gave approval to proceed with the acquisition of the subject parcel at the April 21, 2014 meeting.

Funding/Financial Implications

The property has been donated and there is no cost for the land. Funds for site investigation and closing costs are available from a local fund account previously established for land acquisition.

Staff Resource

Teresa Smith

Recommended Action

Accept the donation of a 1.42 acre parcel of land from the City of Quincy, Florida.

DEED OF GIFT

THIS DEED OF GIFT, Executed this 15th day of April, A. D. 2014, by the CITY OF QUINCY, whose address is 404 West Jefferson Street, Quincy, Florida 32351, hereafter called the Grantor to THE DISTRICT BOARD OF TRUSTEES OF TALLAHASSEE COMMUNITY COLLEGE, whose address is 404 Appleyard Drive, Tallahassee, FL 32304, hereinafter called the Grantee:

WITNESSETH: That the Grantor, as a gift, for and in consideration of fulfillment of public purpose, does hereby remise, release, and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand which the Grantor has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of Gadsden, State of Florida, to wit:

PARCEL #3-12-2N-4W-0000-00244-0700

THE SOUTH HALF OF THAT TRACT OF LAND IS DESCRIBED AS FOLLOWS:

BEGIN AT NORTHEAST CORNER OF LOT TWENTY-SIX (26) IN ROBERT CITY ACCORDING TO A MAP OR PLAT THEREOF RECORDED IN RECORD BOOK "O" AT PAGE 392-393, PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, AND BEING A PART OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST; THENCE RUN WESTERLY ALONG SOUTH SIDE OF CLARK STREET ONE HUNDRED (100) FEET THENCE SOUTH PARALLEL TO KENT STREET THREE HUNDRED (300) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE EASTERLY ALONG NORTH SIDE OF LAURA STREET ONE HUNDRED (100) FEET TO KENT STREET; THENCE NORTH ON THE WEST SIDE OF KENT STREET THREE HUNDRED (300) FEET TO THE POINT OF THE BEGINNING, SAME BEING THE EAST ONE HUNDRED FEET OF LOT TWENTY-SIX (26) IN ROBERT CITY.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0800

COMMENCE AT THE SOUTHWEST CORNER OF BLOCK TWENTY-SIX (26) OF ROBERT CITY AS PER PLAT THEROF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING THE INTERSECTION OF ROBERTS AND LAURA STREETS; RUN EAST ON NORTH SIDE OF LAURA STREET ONE HUNDRED FIFTY (150) FEET TO POINT OF BEGINNING, THENCE RUN NORTH PARALLEL WITH ROBERTS STREET AND THE EAST BOUNDARY OF THE HOLINESS CHURCH PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE EAST PARALLEL TO LAURA STREET FIFTY (50) FEET TO THE WEST LINE OF JOHN GALLOWAY PROPERTY, THENCE RUN SOUTH ALONG GALLOWAY PROPERTY LINE PARELLEL WITH ROBERTS STREET ON HUNDRED FIFTY (150) FEET TO THE NORTH SIDE OF LAURA STREET; THENCE WEST ALONG LAURA STREET FIFTY (50) FEET TO THE POINT OF BEGINNING, BEING A LOT IN THE NORTHWEST QUARTER (NW1/4) OF SECTION TWELVE (12), TOWNSHIP TWO (2) NORTH, RANGE FOUR (4) WEST IN THE COUNTY OF GADSDEN, STATE OF FLORIDA.

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-0900

BEGIN AT SOUTHWEST CORNER OF LOT NUMBERED TWENTY-SIX (26), ON AND ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY IN THE CITY OF QUINCY, FLORIDA, AND THENCE RUN NORTH ALONG THE EAST SIDE OF ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE RUN EAST PARALLEL WITH CENTER AVENUE EIGHTY-FIVE (85) FEET, THENCE RUN SOUTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET TO THE NORTH SIDE OF CENTER AVENUE, THENCE RUN WEST EIGHTY-FIVE (85) FEET ALONG THE NORTH SIDE OF CENTER AVENUE TO THE EAST SIDE OF ROBERTS STREET AND POINT OF BEGINNING.

ALSO:

COMMENCE AT THE SOUTHWEST CORNER OF LOT NUMBERED TWENTY-SIX (26) ACCORDING TO THE ORIGINAL MAP OR PLAT OF ROBERT CITY AND THENCE RUN EAST ALONG THE NORTH SIDE OF CENTER AVENUE A DISTANCE OF EIGHTY-FIVE (85) FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING RUN NORTH PARALLEL WITH ROBERTS STREET SEVENTY-FIVE (75) FEET, THENCE EAST PARALLEL WITH CENTER AVENUE SIXTY-FIVE (65) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, TO THE NORTH SIDE OF CENTER AVENUE AND THENCE WEST ALONG THE NORTH SIDE OF CENTER AVENUE SIXTY-FIVE (65) FEET TO THE POINT OF BEGINNING

LESS AND EXCEPT THAT PORTION CONVEYED TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR STREET RIGHT OF WAY RECORDED IN OFFICIAL RECORDS BOOK 420, PAGE 1033, OF THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA.

AND:

PARCEL #3-12-2N-4W-0000-00244-1000

COMMENCE AT THE NORTHWEST CORNER OF BLOCK 26 OF ROBERT CITY AS PER PLAT THEREOF RECORDED IN THE PUBLIC RECORDS OF GADSDEN COUNTY, FLORIDA, SAME BEING AT THE CORNER OF ROBERT AND CLARK STREETS, BEING THE POINT OF BEGINNING. FROM SAID POINT OF BEGINNING RUN EAST ALONG CLARK STREET TWO HUNDRED (200) FEET, THENCE SOUTH ALONG THE WESTERN BOUNDARY OF THE CALEDONIA SERVICE CORPORATION PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE WEST FIFTY (50) FEET, THENCE SOUTH SEVENTY-FIVE (75) FEET, THENCE WEST ALONG THE NORTHERN BOUNDARY OF THE ASSEMBLY OF GOD PROPERTY ONE HUNDRED FIFTY (150) FEET, THENCE NORTH ALONG ROBERT STREET TWO HUNDRED TWENTY-FIVE (225) FEET TO THE POINT OF BEGINNING.


The above described property shall be used for education and municipal purposes and for no other purposes. Grantee shall, within five years of the date of this deed, commence construction of a satellite campus of Tallahassee Community College on the described property. The acceptance of this deed by the grantee shall constitute an acceptance of the conditions, limitations, and restrictions to which the above described property conveyed by this deed is made. The conditions, limitations, and restrictions set forth in this deed shall operate as covenants running with the land for the benefit of grantor, and its successors, and grantor retains the right to enforce these conditions, limitations,


and restrictions through any proceedings, at law or in equity, against any person or persons violating or threatening to violate such conditions, limitation and restrictions. Further, if grantee, its successors and assigns, shall neglect or fail to perform and to comply strictly with the conditions, limitations, and restrictions on its part, or any of them, grantor and its successors, may at any time thereafter serve on grantee, its successors and assigns, a notice in writing specifying the particular or particulars in which default or a breach thereof has been made in and directing grantee to remedy such default or breach. Should grantee, its successors or assigns, thereafter for a period of ninety (90) days fail fully and entirely to remedy such breach or default, then a notice in writing may be served on it by grantor, notifying it that grantor elects that the title to the whole of the conveyed premises shall revert to grantor; and thereupon the title to the whole of such premises shall immediately and without necessity of any further action on the part of grantor, revert to and revest in grantor, and grantee, its successors and assigns, shall lose and forfeit all of its rights, title, and interest in and to the whole of the conveyed premises and to the improvements and fixtures thereon, and grantor shall have the right of re-entry to the property conveyed by this instrument.

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


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


Signed, sealed and delivered
in presence of:


WITNESS
Printed Name: BERNARD PIAWAH


WITNESS
Printed Name: Cynthia Shingles

City of Quincy

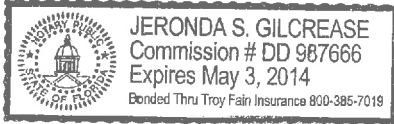
By: 
KEITH A. DOWDELL
Mayor

By: 
SYLVIA HICKS
City Clerk

(SEAL)

STATE OF FLORIDA
COUNTY OF GADSDEN

The foregoing instrument was acknowledged before me this 17th day of April, 2014, by KEITH A. DOWDELL, as Mayor and SYLVIA HICKS, as City Clerk of the City of Quincy, Florida.



Jeronda Gilcrease
Printed name: Jeronda Gilcrease
Notary Public-State of Florida
My Commission Expires: May 3, 2014
Commission Number: DD987666

Personally Known ✓ OR Produced Identification _____
Type of Identification Produced _____

**THE PREPARE OF THIS INSTRUMENT HAS NEITHER EXAMINED
NOR APPROVED THE TITLE TO THE PROPERTY DESCRIBED
HEREIN. TITLE INSURANCE HAS BEEN NEITHER REQUESTED NOR
PURCHASED.**

This Instrument Prepared by:

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