



LES W. BURKE °
ROB BLUE, JR.
EDWARD A. HUTCHISON, JR.
DOUGLAS L. SMITH +
NEVIN J. ZIMMERMAN
MICHAEL S. BURKE
WILLIAM S. HENRY *
JOY MARLER MASTERS ++
GRAHAM CLARKE °*+++ ♦
CLARK T. ROGERS
NATALIE A. MCSWANE
WILLIAM C. HENRY °**
SANDRA A. WILSON °

° OF COUNSEL
* ALSO ADMITTED IN GEORGIA
** ALSO ADMITTED IN NEW YORK
+ CERTIFIED CIRCUIT COURT MEDIATOR
++ L.L.M. IN TAXATION
+++ CERTIFIED FAMILY MEDIATOR
♦ BOARD CERTIFIED MARITAL &
FAMILY LAW ATTORNEY

October 16, 2019

City Commission
501 Harrison Ave.
Panama City, FL 32401

RE: Acceptance of Quit Claim Deed of the 20th Street Right-of-Way

Dear Mayor and Commissioners:

On February 23, 2016, the Commission approved the request of Gulf Coast State College to relocate the connector road between 20th Street and 23rd Street, vacating the existing easement and accepting a new right-of-way easement for the new 20th Street alignment.

After construction began and utilities were being re-located, it was determined that another portion of Gulf Coast State College's property (in addition to the earlier description) was needed to complete the new 20th Street alignment and the movement of all utilities. Gulf Coast State College approved providing an additional triangle area for the right-of-way to the City.

For your consideration is the Quit Claim Deed of the 20th Street right-of-way including the triangle portion from Gulf Coast State College to the City. Staff recommends acceptance of the deed and has verified that all property needed for the right-of-way has been included.

Yours Truly,
BURKE BLUE

Nevin J. Zimmerman

cc: Mark McQueen, City Manger
Darlene Hachmeister, City Clerk-Treasurer
Johnny Simms, Public Works Director

Enclosure: Quit Claim Deed

Prepared By:
Derrick Bennett, Esq.
15238 Front Beach Road
Panama City, FL 32413
Parcel Id. No: a portion of 27955-020-000

QUIT CLAIM DEED

This QUIT CLAIM DEED, dated the 10th day of October, 2019 by **THE DISTRICT BOARD OF TRUSTEES OF GULF COAST STATE COLLEGE**, whose mailing address is 5230 West Highway 98, Panama City, Florida 32401, (hereinafter called the GRANTOR), to **CITY OF PANAMA CITY**, a Florida public entity, whose mailing address is 501 Harrison Ave, Panama City FL 32405, (hereinafter called the GRANTEE): (Wherever used herein the terms "GRANTOR" and "GRANTEE" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals and the successors and assigns of corporations.)

WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto GRANTEE forever, all the right, title, interest, claim and demand which GRANTOR has in and to the following described parcel of Land, situate, lying and being in Bay County, Florida, viz:

See Exhibit "A" for legal description, attached hereto and incorporated herein by reference (the "Land").

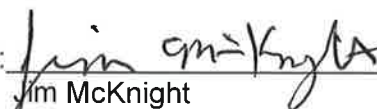
TO HAVE AND TO HOLD, the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said GRANTOR, either in law or equity, to the only proper use, benefit and behoof of the said GRANTEE forever.

IN WITNESS WHEREOF, GRANTOR signed and sealed on the date set forth above.

SIGNED IN THE PRESENCE OF
THE FOLLOWING WITNESSES:

THE DISTRICT BOARD OF TRUSTEES
OF GULF COAST STATE COLLEGE

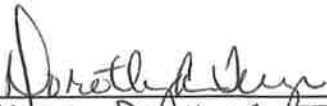

Print Name: Derrick Bennett

By: 
Jim McKnight
As Chairman of the Board


Print Name: Dorothy Terry

STATE OF FLORIDA)
COUNTY OF BAY)

The foregoing instrument was acknowledged before me this 10th day of October, 2019, by Jim McKnight, as Chairman of The District Board of Trustees of Gulf Coast State College, on behalf of said District Board of Trustees. He is personally known to me.


Print Name: Dorothy Ann Terry
Notary Public for the State of Florida
[NOTARY SEAL]

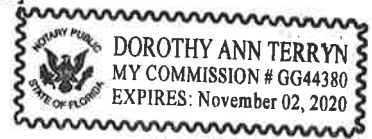


EXHIBIT "A"

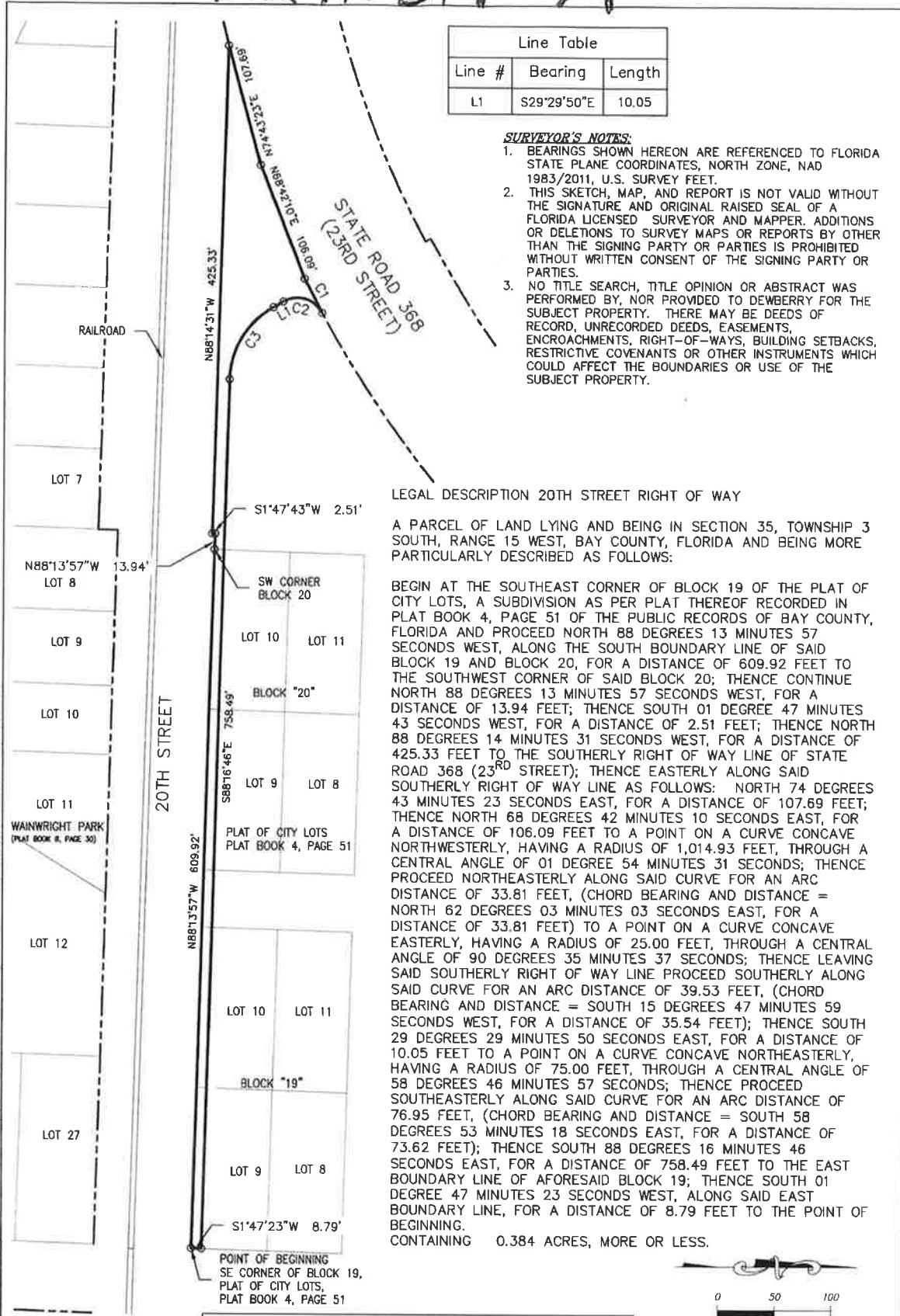
(TO BE ATTACHED)

Exhibit A

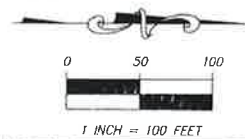
Line Table		
Line #	Bearing	Length
L1	S29°29'50"E	10.05


SURVEYOR'S NOTES:


1. BEARINGS SHOWN HEREON ARE REFERENCED TO FLORIDA STATE PLANE COORDINATES, NORTH ZONE, NAD 1983/2011, U.S. SURVEY FEET.
2. THIS SKETCH, MAP, AND REPORT IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. NO TITLE SEARCH, TITLE OPINION OR ABSTRACT WAS PERFORMED BY, NOR PROVIDED TO DEWBERRY FOR THE SUBJECT PROPERTY. THERE MAY BE DEEDS OF RECORD, UNRECORDED DEEDS, EASEMENTS, ENCROACHMENTS, RIGHT-OF-WAYS, BUILDING SETBACKS, RESTRICTIVE COVENANTS OR OTHER INSTRUMENTS WHICH COULD AFFECT THE BOUNDARIES OR USE OF THE SUBJECT PROPERTY.



Curve Table					
Curve #	Length	Radius	Delta	Chord Bearing	Chord Length
C1	33.81	1014.93	1°54'31"	N62°03'03"E	33.81
C2	39.53	25.00	90°35'37"	S15°47'59"W	35.54
C3	76.95	75.00	58°46'57"	S58°53'18"E	73.62




 DAVID JON BARTLETT, P.S.M. DATE SIGNED
 PROFESSIONAL SURVEYOR & MAPPER No. LS4018

 Dewberry DEWBERRY ENGINEERS INC. 203 ABERDEEN PARKWAY PANAMA CITY, FLORIDA 32406 PHONE: 850.522.0844 FAX: 850.522.1011 WWW.DEWBERRY.COM CERTIFICATE OF AUTHORIZATION NO. LB 8011	SKETCH OF DESCRIPTION 20TH STREET RIGHT OF WAY SECTION 35, T-3-S, R-15-W CITY OF PANAMA CITY BAY COUNTY, FLORIDA	DRAWING DATE: PROJECT NO. 09-19-2019 50094809 BY: DJB APPROVED BY: JG	
	FB/PG: N.A.	FLD DATE: N.A.	SCALE: 1"=100'
	S1		