



# Florida Department of Environmental Protection

Marjory Stoneman Douglas Building  
3900 Commonwealth Boulevard  
Tallahassee, Florida 32399-3000

RECEIVED JUN

9 2009  
Charlie Crist  
Governor

Jeff Kottkamp  
Lt. Governor

Michael W. Sole  
Secretary

June 8, 2009

Attachment # 3  
Page 1 of 12

Leon County Board of County Commissioners  
301 S. Monroe Street - 5<sup>th</sup> Floor  
Tallahassee, Florida 32301

RE: NOTICE OF INTENT TO SELL/LEASE SURPLUS STATE LAND  
Section 36, Township 1 North, Range 1 West; Bloxham, Bloxham Annex, Firestone, Fuller Warren,  
Winchester Buildings (See attached legal descriptions and map)

Dear County Commissioners:

Pursuant to Sections 253.034(6)(f) and 253.111, Florida Statutes, Leon County is hereby notified that the state land described in the attached legal description is available for lease or purchase. In accordance with Sections 253.034(6)(f) and 253.111, Florida Statutes, the county has forty days from receipt of this notice to determine, by formal resolution, whether or not it proposes to lease or purchase this state land. Conditions of a sale include, but may not be limited to, the following:

1. Surplus state land shall be sold for a price that is equal to the parcel's appraised market value.
2. Pursuant to Rule 18-2.018, Florida Administrative Code, the parcel of surplus state land and improvements located thereon shall be sold "as is," with no warranties or representations whatsoever.
3. All closings of surplus state land shall be in accordance with a sales contract approved and executed by the Board of Trustees of the Internal Improvement Trust Fund and the property shall be conveyed by quitclaim deed, which shall contain the petroleum and mineral reservation in favor of the Board of Trustees of the Internal Improvement Trust Fund set forth in Section 270.11, Florida Statutes.
4. The county shall pay all costs of sale including, but not limited to, the cost of legal advertisement, appraisal, survey, title insurance, documentary stamp tax, recording fees and buyer's legal fees. All sales of surplus state land shall be for cash or cashiers or certified check.

Failure to respond within forty-five days of receipt of this notice will indicate that the county has no interest in purchasing this property. Please call me at (850) 245-2555 if you have any questions.

Notwithstanding the foregoing, before a parcel of state-owned land is offered for sale to the county, state universities and state agencies are given the opportunity to lease this parcel. Please be advised that if a state university or state agency elects to lease the subject parcel of land, the Board of Trustees will be precluded from selling this parcel to the county.

Sincerely,

Jim Lefftheris  
Senior Acquisition Review Agent  
Bureau of Public Land Administration  
Division of State Lands

cc: Leon County School Board  
Attachments

**EXHIBIT "A"**

Attachment # 3

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**O.R.B. 168, Pg.386, Leon County, Florida**

The following described real property, situate, lying and being in the county of Leon, State of Florida, to-wit:

- (A) Green Square and Lots 119, 120, 121, 122, 123, 124, 125, and 126; together with the right of way of the closed street between Green Square and said Lots 119 through 126;
- (B) The equitable title Lots 35, 36, 37, and 38, pursuant to a Lease-Purchase Agreement between the Department and the Trustees of the Internal Improvement Fund;
- (C) Lots 109, 110, 111, 112, 113, 114, 115, 116, 117 and 118; and
- (D) Lots 203, 204, 205, 206, 207, 208, 209, 210, 211 and 212; together with the North ½ of closed Lafayette Street, abutting Lots 208, 209, 210 and 212;

**Deed 226, Pg.411, Leon County, Florida**

The following described real property, situate, lying and being in the county of Leon, State of Florida, to-wit:

Lots numbered Thirty-five (35), Thirty-six (36), Thirty-seven (37), Thirty-eight (38), in the Original Plan of said City of Tallahassee, Leon County, Florida; said lots being and comprising that block in said City bounded on the North by Madison Street, on the East by Gadsen Steet., on the South by Gaines Street, and on the West by Calhoun Street.

**BSM APPROVED**

By: 

Date: 5/14/09

EXHIBIT "A"

Attachment # 3  
Page 3 of 12

**O.R. 195, PG. 280**

Part of Tallahassee City Lot Numbered 32 in the Original Plan of said City of Tallahassee, Florida, described as follows:  
Beginning at the Southeast corner of said Lot and run North 75 feet, then West 55 feet, then South 75 feet, and then East 55 feet to point of beginning

**Deed 203, PG. 169**

The following described land, to-wit:

Begin at the SW corner of Lot No. 32 Original Plan of the City of Tallahassee, thence run North 170 feet, to a point, thence run East 60 feet to a point, thence run South 170 feet and thence run West 60 feet to the point of beginning.

**Deed 208, PG. 105**

All that part of Tallahassee City Lot Number 33 of the Original Plan of said City of Tallahassee described as follows, to-wit:

Begin at the Southwest corner of said Lot and run North along the West Boundary line of said Lot 115 feet to a point, which is the point of beginning; run thence east 170 feet, thence North 55 feet, thence West 170 feet and thence South 55 feet, to the point of beginning.

**Deed 210, PG. 488**

Beginning at a point 55 feet West of the Southeast Corner of Tallahassee City Lot Number 32, Old Plan, run thence North 75 feet, thence West 55 feet, thence South 75 feet, thence East 55 feet, to the point of beginning.

ALSO

Begin Seventy-five feet North of the Southeast corner of lot numbered Thirty-two (32), Old Plan in the City of Tallahassee. Run thence West one hundred and ten (110) feet, thence North Forty-five (45) feet, thence East Fifty-five (55) feet, thence North Five (5) feet, thence East Fifty-five (55) feet, thence South fifty (50) feet to the point of beginning.

**Deed 215, PG. 418**

All that part of Tallahassee City Lot Number 33 of the Original Plan of said City of Tallahassee described as follows, to-wit:

Begin at the Southeast corner of said lot and run West 60 feet, thence North 115 feet, thence East 60 feet, then South 115 feet, to the point of beginning.

**Deed 248, PG. 540**

The following described property, in the City of Tallahassee, Leon County, Florida, to wit:

The West One Hundred (100) feet of Lot number 34 in the Original Plan of the City of Tallahassee.

**Deed 265, PG. 5**

All that part of Tallahassee City Lot Number 33 of the Original Plan of said City of Tallahassee described as follows, to wit:

Begin at the Southwest Corner of T. C. Lot 33 and run North 60 feet to a point which is the point of beginning, thence East 110 feet, thence North 55 feet, thence West 110 feet, thence South 55 feet to the point of beginning.

**O. R. 269, PG. 382**

The following described real property, situate, lying and being in the county of Leon, State of Florida, to-wit:

Begin at the Northeast Corner of Tallahassee City Lot numbered 32, Old Plan, and run South 47', to the point of beginning. From said point of beginning run West 110', thence run North 47', thence run East 35', thence run South 27', thence run East 75', thence run South 20' to the point of beginning.

**O. R. 269, PG. 384**

The following described real property, situate, lying and being in the county of Leon, State of Florida, to-wit:

Begin at the Northeast corner of Tallahassee City Lot numbered 32, Old Plan, and run thence South 27', thence run West 75', thence run North 27', thence run East 75' to the point of beginning.

**O. R. 397, PG. 361**

Begin at the Northeast corner of Lot Number 34 in the Original Plan of the City of Tallahassee, Florida, as per map of said Original Plan on record in the office of the Clerk of the Circuit Court of Leon County, Florida, and from said Northeast corner of said Lot Number 34 run West along the Northern line of said Lot, being the Southern boundary line of Gaines Street, West 70 feet to a point; thence run South on a line 70 feet from and parallel to the Eastern boundary line of said Lot 34 a distance of 170 feet to the South line of said Lot 34; from thence run East along the South line of Lot 34 a distance of 70 feet to the Southeast corner of said Lot; from thence run North along the East boundary line of said Lot a distance of 170 feet to the point of beginning; being East 70 feet of Lot 34.

**O.R. 1513 Pg. 1168**

The North Eighty-five (85) feet of the West Half of Lot Three Hundred Seventeen (317) in the Original Plan of the City Of Tallahassee, Leon County, Florida.

**O. R. 1047 Page 2306**

That part of Lot Ten (10) in the Northeast Quarter of Section 1, Township 1 South, Range 1 West, as per plat recorded in Deed Book EE, Page 587, and more particularly described as follows:

Begin at a point Three Hundred Eighty Two (382) feet South of the Southwest corner of Block 94 of the City of Tallahassee, Florida, at the South end of Boulevard Street, and running thence South Fifty-Five (55) feet, thence East One Hundred Sixty-five (165) feet, thence North Fifty-five (55) feet, then West One Hundred Sixty-five (165) feet to the PLACE OF BEGINNING.

**O. R. 2960, PG. 2208**

Parcel 1:

The North 77 feet of the West 165 feet of Lot 9 being the same as shown on a map or Plat prepared by R. B. Kerr, Surveyor, and recorded in Deed Book "EE", Page 587 of the Public Records of Leon County, Florida.

Parcel 2:

The East 165 feet of Lot 9 lying North of Blount Street being the same as shown on a map or Plat prepared by R. B. Kerr, Surveyor, and recorded in Deed Book "EE", Page 587 of the Public Records of Leon County, Florida.

Parcel 1 and 2:

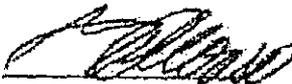
Survey completed by Gary G. Allen, Registered Land Surveyors; Job Number 03-1148 more particularly described as follows:

The East 165 feet of Lot 9 lying North of Blount Street and the North 77 feet of the West 165 feet of Lot 9 being the same as shown on a map or Plat prepared by R. B. Kerr, Surveyor, and recorded in Deed Book "EE", Page 587 of the Public Records of Leon County, Florida.

AND

Lot Number 31, Original Plan of the City of Tallahassee, Leon County, Florida, which is the northeast quarter of city block which is bounded on the North by Gaines Street, on the East by Gadsden Street, and on the South by Bloxham Street and on the West by Calhoun Street, on which the County Health Unit buildings are presently located.

**BSM APPROVED**

By: 

Date: 5/21/09

**EXHIBIT "A"**

**O.R.B. 165, PG. 358, Leon County, Florida**

That Block of land on which the County Jail is presently located in the City of Tallahassee, Leon County, Florida, bounded on the North by Gaines Street, on the East side by Meridian Street, on the South by Bloxham Street and on the West by Gadsden Street.

**BSM APPROVED**

By: 

Date: 5/21/09

**EXHIBIT "A"**

**O.R.B. 1278, PG. 0222, Leon County, Florida**

SUBJECT to an easement to W.W. Mangham, Carl R. Pennington, Jr. and Ben H. Wilkinson, d/b/a HPW, a general partnership, recorded November 8, 1972, in Official Records Book 554, Page 366, Public Records of Leon County, Florida.

SUBJECT to an easement to crown Properties of Tallahassee, Inc., a Florida corporation, recorded November 8, 1972, in Official Records Book 554, Page 368, Public Records of Leon County, Florida.

Reserving those interests required to be reserved by the Grantor pursuant to Chapter 86-257, Laws of Florida, Section 270.11(1), F.S., which reserves 3/4 interest in phosphates, minerals, and metals and 1/2 interest in all petroleum.

**O.R.B. 1278, Pg. 0223, Leon County, Florida**

Lots 35, 36, 37, 38, 39, 40, 41, 42, 43, 48, 51 and 52 as per plat of CAPITOL PLACE of the City of Tallahassee, Florida, as recorded in Deed Book "QQ" at Pages 586 and 587 of the Public Records of Leon County, Florida, in the Office of the Clerk of the Circuit Court of Leon County, Florida.

ALSO

Lots 46 and 47 of CAPITOL PLACE as per plat recorded in Deed Book "QQ" Page 586 of the Public Records of Leon County, Florida, LESS that portion of said Lot 46 described as follows, to-wit: Begin at the Southwest corner of said Lot 46; thence run North 0 degrees 17minutes 19 seconds West 63.65 feet along the West line of said Lot 46 to a point; thence South 15 degrees 03 minutes 45 seconds East 65.88 feet to the South line of said Lot 46 to a point 16.8 feet North 89 degrees 53 minutes 24 seconds East of the POINT OF BEGINNING; thence South 89 degrees 53 minutes 24 seconds West 16.8 feet along the South line of said Lot 46 to the POINT OF BEGINNING.

ALSO LESS

That part of Lots 42 and 43, Block 4 of Capitol Place as per plat recorded in Deed Book "QQ", Page 586 of the Public Records of Leon County, Florida; lying within the following described boundaries, to-wit: Begin at the Southeast corner of Lot 45, Block 4 of Capital Place as per plat recorded in Deed Book "QQ", Page 586 of the Public records of Leon County, Florida;

thence run North 89 degrees 53 minutes 24 seconds East 16.8 feet along the South line of said Block 4;

thence North 15 degrees 03 minutes 45 seconds West 82.03 feet;

thence North 20 degrees 00 minutes 53 seconds West 49.37 feet to the beginning of curve, concave Northeasterly, having a radius of 1253.24 feet;

thence from a tangent bearing of North 13 degrees 04 minutes 40 seconds West run Northwesterly 98.48 feet along said curve through a central angle of 4 degrees 29 minutes 52 seconds to the end of curve;

thence North 40 degrees 46 minutes 31 seconds East 26.3 feet to the North line of said Block 4;

thence South 89 degrees 40 minutes 21 seconds West 58.63 feet along the North line of said Block 4 to the Northwest corner of said Block 4;

thence South 0 degrees 49 minutes 14 seconds East 121.46 feet along the West line of said Block 4;

thence South 19 degrees 03 minutes 56 seconds East 127.42 feet to the South line of said block4;

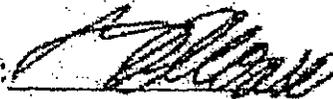
thence North 89 degrees 53 minutes 49 seconds East 37.99 feet along the South line of said Block 4 to the POINT OF BEGINNING;

ALSO LESS

A parcel of land situate, lying and being in Lot 35, Block 4, Capital Place as per plat recorded in Deed Book "QQ", Page 586 of the Public Records of Leon County, Florida, and being described as follows, to-wit:

Begin at the Northeast corner of said Lot 35; thence run South 0 degrees 13 minutes 11 seconds East 10.0 feet along the East line of said Lot 35; thence North 45 degrees 16 minutes 25 seconds West 14.13 feet to the North line of said Lot 35 at a point 10.0 feet South 89 degrees 40 minutes 21 seconds East 10.0 feet along the North line of sad Lot 35 to the POINT OF BEGINNING.

**BSM APPROVED**

By: 

Date: 5/13/09

**EXHIBIT "A"**

**O.R.B. 1445, PG. 2202, Leon County, Florida**

The part of the East Half of Lots 9 and 10 lying North of Seaboard Coast Line Railroad (formerly the Seaboard Airline Railroad) and South of properties described in Official Records Book 445, Page 456 of the public records of Leon County, Florida, said Lots 9 and 10 being those lots lying North of Van Buren Street, South of Gaines Street, West of Bronough Street and being shown on a map or plat prepared by R. B. Kerr, surveyor, and recorded in Deed Book "EE" Page 587 of the public records of Leon County, Florida;

**O.R.B. 1280, PG. 1879, Leon County, Florida**

Commence at the intersection of the Eastern boundary of Boulevard Street and the Center line of Gains Street as located by permanent Reference Monuments of the City of Tallahassee, Florida, and run thence South 691.9 feet to the point of beginning, from thence run North on the Eastern boundary of Boulevard Street a distance of 50 feet, from thence run East a distance of 165 feet, thence South 50 feet, thence West 165 feet to the Point of Beginning.

**O.R.B. 1286, PG. 0462, Leon County, Florida**

The South Half of the West Half of Lot 10 lying North of the railroad according to map of the Northeast Quarter of Section 1, Township 1 South, Range 1 West, said map being recorded in Deed book "EE". Page 587, by the Clerk of the Circuit Court of Leon County, Florida, said South Half of the West Half being more particularly described as follows:

Commence at the Northwest corner of Lot 321 of the Old Plan of the City of Tallahassee said point being on the Southerly right of way of Gaines Street with the Easterly right of way of Martin Luther King Boulevard (formerly Boulevard Street) and run thence South 00 degrees 41 minutes 10 seconds East (bearing base) along the Easterly right of way of said Martin Luther King Boulevard a distance of 805.78 feet to a set concrete monument for the POINT OF BEGINNING. From said POINT OF BEGINNING continue South 00 degrees 41 minutes 10 seconds East along said Easterly right of way a distance of 55.0 feet to the intersection of the said Easterly right of way with the Northerly right of way of the CSX Railroad (formerly Seaboard Coastline Railroad), thence run South 89 degrees 45 minutes 25 seconds East along said Northerly right of way a distance of 165.0 feet to a set concrete monument, thence leaving said

Northerly right of way run North 00 degrees 41 minutes 10 seconds West a distance of 165.0 feet to the POINT OF BEGINNING lying all within Section 1, Township 1 South, Range 1 West, Leon County, Florida.

**LEASE NO. 3325**

Lots 74, 75, 76, 77, 78, 79, 80, 81 and 82, Block 3 of Capital Place as per plat recorded in Deed Book "QQ", page 586 of the public records of Leon County, Florida, LESS AND EXCEPT therefrom a parcel of land described as follows:

COMMENCE at a concrete monument marking the northeast corner of said lot 79 and run thence South 89° 44' 31" West, along the north line of said lots 79, 78, and 77, a distance of 85.32 feet to the POINT OF BEGINNING; thence continue South 89° 44' 31" West, along the north line of said lots 77 and 76, a distance of 71.59 feet; thence South 18° 28' 24" East 126.31 feet to a point on the south line of said lot 77; thence South 89° 55' 03" East along the south line of said lots 77 and 78, a distance of 71.73 feet; thence North 18° 28' 24" West 126.76 feet to the POINT OF BEGINNING.

Being a portion of parcel 128, Section 55350-2501, as described in Official Record Book 1042, page 1245, of the public records of Leon County, Florida.

A parcel of land in Tallahassee, Leon County, Florida, more particularly described as:

"Lot Numbered Nine (9) and the East Half of Lot Numbered Ten (10) as shown on map or plat of Capital Place, Tallahassee, Florida, as recorded in Deed Book "QQ", Page 586, in the Office of the Clerk of the Circuit Court in and for said County, to which map reference is made as a part hereof for a more particular description of the premises hereby conveyed, said lots bounded as follows, to-wit: Beginning at a point on the South side of Gaines Street eighty-seven (87) feet and six (6) inches west of Duval Street and run west sixty-three (63) feet and nine (9) inches, thence South one hundred and forty (140) feet to an alley, thence east sixty-three (63) feet and nine (9) inches, thence north one hundred and forty (140) feet to the place of beginning."

LESS AND EXCEPT therefrom the North 20 feet thereof,

Being a portion of parcel 130, section 55350-2501, as described in Official Records Book 1058, Page 482 of the public records of Leon County, Florida.

O.R.B. 1445, PG. 2206

I hereby certify that the legal description shown hereon meets the Minimum Technical Standards for Land Surveying (F.A.C. 21HH-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matter affecting title or boundary to the subject property. It is possible there are deeds of record, unrecorded deeds, easements or other instruments which could affect the boundaries.

A part of the East Half of Lots 9 and 10 of the Kerr Survey, a subdivision recorded in Deed Book EE, Page 587 and being situate in Section 1, Township 1 South, Range 1 West, Leon County, Florida, more particularly as follows:

Commence at the intersection of the East right of way boundary of Boulevard Street (200 foot right of way) and the centerline of Gaines Street (60 foot right of way) (said point being located 100 feet East of a concrete monument marking the intersection of the centerline of said Boulevard Street and the centerline of said Gaines Street) and run South 00 degrees 00 minutes 04 seconds East along the Easterly boundary of the 200 foot right of way boundary of said Boulevard Street and a projection thereof a distance of 370.00 feet to the Southwest corner of Lot 322 of the Old Plan, a subdivision recorded in Plat Book 1, Page 10 of the Public Records of Leon County, Florida, thence continue South 00 degrees 00 minutes 04 seconds East along the East boundary of the 40 foot right of way of said Boulevard Street a distance of 520.66 feet to the North right of way boundary of the Seaboard Coast Line Railroad (120 foot right of way), thence South 89 degrees 40 minutes 07 seconds East along said right of way boundary 165.78 feet to a concrete monument on the West boundary of the East Half of said Lot 10 for the POINT BEGINNING. From said POINT OF BEGINNING continue South 89 degrees 40 minutes 07 seconds East along said right of way boundary 165.78 feet to a concrete monument on the West right of way boundary of Bronough Street (33 foot right of way), thence North 00 degrees 02 minutes 35 seconds East along said right of way boundary 246.53 feet to a concrete monument on the South right of way boundary of Blount Street (40 foot right of way), thence North 89 degrees 59 minutes 36 seconds West along said right of way boundary 165.87 feet to a rod and cap on the West boundary of the East Half of Lot 9 of said Kerr Survey, thence South 00 degrees 01 minutes 16 seconds West along the West boundary of the East Half of said Lots 9 and 10 a distance of 245.60 feet to the Point OF BEGINNING.

**BSM APPROVED**

By: 

Date: 5/13/09