



## LEON COUNTY ABANDONMENT REQUEST FORM

Make application to:

**Leon County Public Works**

Phone: 850-606-1500 Fax: 850-606-1501

- 1) Applicant's Name: Iamonia Corners, LLC and Woodland Products, LLC  
Mailing Address: 6753 Thomasville Rd., Suite 108-314, Tallahassee, FL 32309  
Telephone Number: 908-234-2620  
Fax Number: \_\_\_\_\_  
E-Mail Address: \_\_\_\_\_
  
- 2) Agent's name (if applicable): J. Marshall Conrad (Attorney for Applicants)  
Mailing Address: Ausley & McMullen, P.O. Box 391, Tallahassee, FL 32302  
Telephone Number: 850/224-9115 (main); 850/425-5476 (direct)  
Fax Number: 850/222-7560  
E-Mail Address: mconrad@ausley.com
  
- 3) Property Tax I.D. Number(s): Adjoining Tax ID Nos. 1807200150000; 1807200200000;  
1807204020000; and 1807204040000
  
- 4) Zoning District: Rural
  
- 5) Acreage of Property: Adjoining property owned by Applicants (100 acres ±)
  
- 6) Acreage of square footage of area applicable to abandonment: 1.31 acres – see attached survey
  
- 7) Please submit the following:
  - a) A description of the abandonment request. Please indicate in writing the nature of your request. Responses may be brief. Provide six (6) copies.
  
  - b) A legal description and boundary survey of the affected property. This survey must include a depiction of area requested to be abandoned; the dimensions of the area requested to be abandoned; a legal description of the property; and, a legal description of the area requested to be abandoned. This survey and legal description must be signed and sealed by a professional surveyor licensed to practice in Florida. Provide six (6) copies.
  
  - c) A vicinity map with a north arrow. Provide six (6) copies.
  
  - d) A portrayal of environmentally significant features. On a site plan drawn to the same scale as the legal survey, depict (if applicable) a generalized portrayal of wetlands, watercourses, water bodies, floodplains and areas subject to flooding, native forests,

mature successional forests, listed species, severe or significant grades and closed basins, and to the extent known, the location of proposed stormwater management facilities/systems. Provide six (6) copies.

- e) A portrayal of all proposed and existing access points. On a site plan drawn to the same scale as the legal survey, depict all existing and proposed access points to the property. Provide six (6) copies.
- f) An aerial photograph, showing the affected property and at least 300 feet into abutting parcels. Provide four (4) copies.

In addition, if requesting the abandonment of all or a portion of an existing subdivision, please furnish the following materials:

- g) A copy of the subdivision plat approved and currently in effect. Provide six (6) copies.
  - h) A written description indicating the portion of the subdivision to be requested to be abandoned (including block and lot numbers as applicable). Provide six (6) copies.
  - i) A sketch plan indicating all existing and proposed development in the subdivision and located within 300 feet of the subdivision. Indicate all existing and proposed infrastructure on site and within 300 feet: water, sanitary sewer, storm sewer, electrical and gas distribution lines, pipes, fire hydrants, pump and lift stations, etc.; all stormwater management facilities, and all roads, service access points, sidewalks and bus stops. Provide six (6) copies.
  - j) A sketch plan indicating all existing and proposed open spaces and recreation facilities in common ownership within the subdivision. Provide six (6) copies.
- 8) For each abandonment application, remit \$350 for processing and \$300 for legal advertisement. Make checks payable to Leon County, Florida.
  - 9) The owner/applicant may be required to execute an agreement to hold Leon County harmless in the event that damage results to the owner's property as a consequence of the abandonment. The owner/applicant shall be required to contact the County Attorney's office and, if required by the County Attorney, complete such agreement before the abandonment request may be approved.
  - 10) Applications should be made to the Leon County Public Works Department, 2280 Miccosukee Road, Tallahassee, Florida 32308.
  - 11) Applications reviewed by staff (this takes one to two weeks of time). The Public Works Department will make a formal recommendation regarding the application and forward the application to the Board of County Commissioners for final decision at the next available public hearing (this takes six to eight weeks). Should you have any questions regarding this process, feel free to contact the Leon County Public Works Department at 606-1500.

7(a) A description of the abandonment request.

Mr. and Mrs. Kenneth G. McDermott, as sole owners of Iamonia Corners LLC and Woodland Products LLC, now own part of the property that was included in Foshalee Plantation in north Leon County. Their ownership includes the property on the west side of Thomasville Road (319) from the Georgia/Florida line south to State Road 12 (SR 12) and along SR 12 for a mile or more. SR 12 is owned by Leon County.

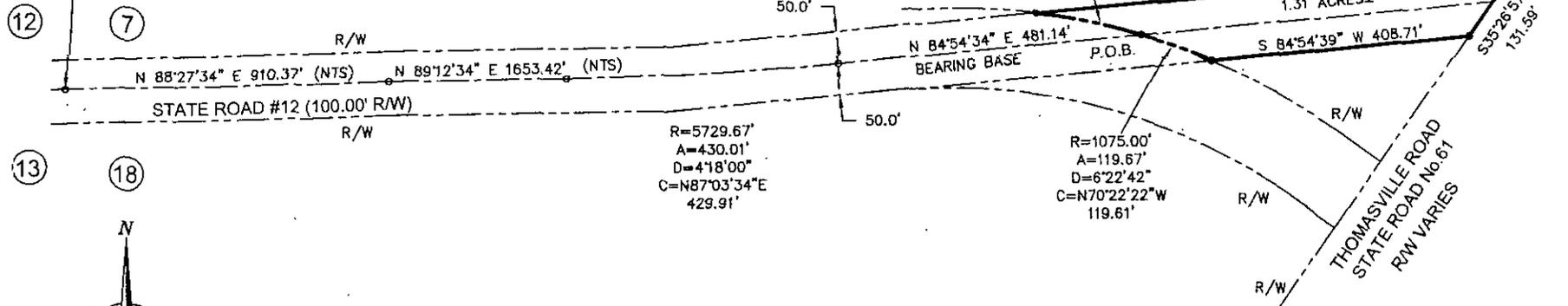
Before 319 was four-laned in the early 1990's, SR 12 intersected the west side of 319 at an angle--see the attached drawing. As part of the four-lane project, the DOT realigned SR 12 by curving it southward to intersect 319 perpendicular for traffic safety purposes (see the drawing attached). This left a short part of the angled SR 12 not needed or used for road purposes and the pavement has been removed from that part. It is shown in the drawing in the dark outline and is 1.31 acres more or less. The McDermotts and Woodland Products LLC own the small triangle left between the two roads, but it is separated from the remaining property as shown (see the drawing).

Since the DOT has no use for that part of the old SR 12 not now used and it appears it would not be of any use to the County, the McDermotts would like to take whatever steps are appropriate to have the County release, quit claim or abandon to them its interest in that 1.31 acres shown in the drawing.

If the area is abandoned, the McDermotts intend to place a conservation easement on the property as well as their adjoining property.

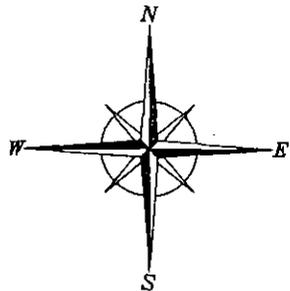
P.O.C.  
At a point on the West boundary of Section 7, Township 3 North  
Range 2 East, at a point 9.14 feet North of the Southwest corner  
of said Section 7.

R=1075.00'  
A=171.61'  
D=9°08'47"  
C=N78°08'07"W  
171.43'



R=5729.67'  
A=430.01'  
D=4°18'00"  
C=N87°03'34"E  
429.91'

R=1075.00'  
A=119.67'  
D=6°22'42"  
C=N70°22'22"W  
119.61'



SCALE: 1"=200'

I hereby certify that the sketch and legal description shown hereon meets the Minimum Technical Standards for Land Surveying in the State of Florida (F.A.C. 61G17-6).

The undersigned surveyor has not been provided a current title opinion or abstract of matters 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.

Commence at a point on the West boundary of Section 7, Township 3 North, Range 2 West, Leon County, Florida, said point being 9.14 feet North of the Southwest corner of said Section 7, thence North 88 degrees 27 minutes 34 seconds East along the centerline of State Road No.12, 100 foot right of way a distance of 910.37 feet, thence North 89 degrees 12 minutes 34 seconds East along said centerline a distance of 1653.42 feet to a point of curve to the left, thence along said centerline and said curve with a radius of 5729.67 feet, through a central angle of 4 degrees 18 minutes 00 seconds for an arc distance of 430.01 feet (the chord of said arc being North 87 degrees 03 minutes 34 seconds East 429.91 feet), thence North 84 degrees 54 minutes 34 seconds East along said centerline a distance of 481.14 feet to a point of curve concave to the Southwest lying on the Northerly right of way boundary of the new right of way of State Road No.12 alignment as per right of way maps for the Florida Department of Transportation (Section 55050-2542) dated February 26, 1992, for the Point of Beginning. From said Point of Beginning run thence along said new right of way boundary and said curve with a radius of 1075.00 feet, through a central angle of 9 degrees 08 minutes 47 seconds, for an arc distance of 171.61 feet, (the chord of said arc being North 78 degrees 08 minutes 07 seconds West 171.43 feet) to a point marking the intersection of said new right of way boundary with the old North right of way boundary of State Road No.12, thence North 84 degrees 54 minutes 39 seconds East along said old North right of way boundary a distance of 766.86 feet to the West right of way boundary of Thomasville Road (State Road No.61-right of way varies) as per right of way maps for the Florida Department of Transportation (Section 55050-2542), thence South 35 degrees 26 minutes 57 seconds West along said West right of way boundary a distance of 131.59 feet to a point marking the intersection of said West right of way boundary with the old South right of way boundary of said State Road No.12, thence South 84 degrees 54 minutes 39 seconds West along said old South right of way boundary a distance of 408.71 feet to the aforesaid new right of way boundary of State Road No.12, said point lying on a curve concave to the Southwest, thence Northwesterly along said new right of way boundary and said curve with a radius of 1075.00 feet, through a central angle of 6 degrees 22 minutes 42 seconds, for an arc distance of 119.67 feet, (the chord of said arc being North 70 degrees 22 minutes 22 seconds West 119.61 feet) to the Point of Beginning; containing 1.31 acres, more or less.

LEGEND:

- P.O.C. = POINT OF COMMENCEMENT
- P.O.B. = POINT OF BEGINNING
- R.O.W. OR R/W = RIGHT-OF-WAY
- R = RADIUS
- D = DELTA OR CENTRAL ANGLE
- A = ARC LENGTH
- C = CHORD BEARING AND DISTANCE
- O.R./PG.= OFFICIAL RECORDS BOOK AND PAGE
- NTS = NOT TO SCALE



**Broward Davis & Assoc., Inc.**  
Land Surveying/Mapping/Geomatics/Cartography/GPS

222B CAPITAL CIRCLE N.E., TALLAHASSEE FLORIDA 32308 (850) 878-4195 (904) 878-2058 (FAX)

Richard L. White  
Registered Florida Surveyor No.4816

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

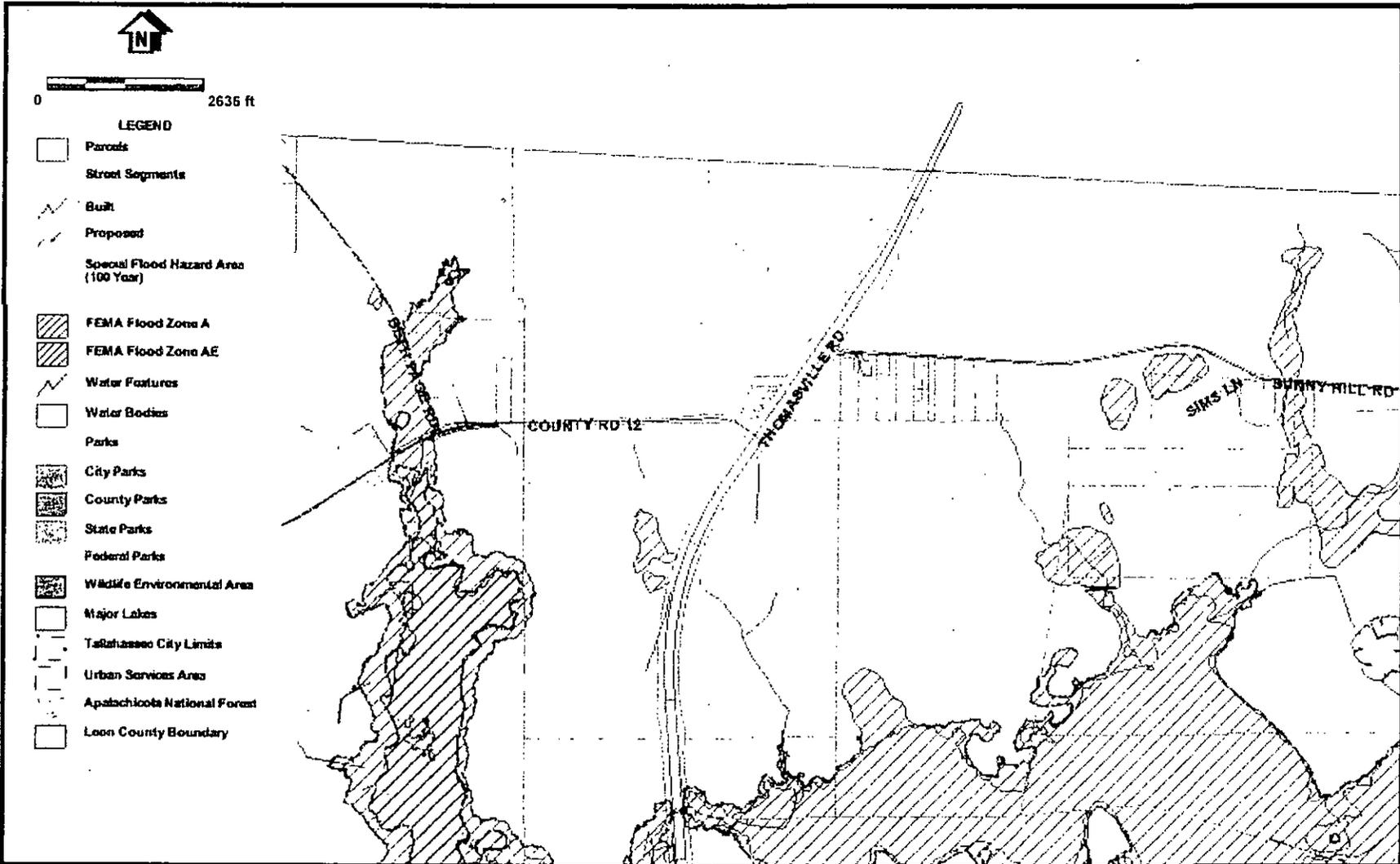
CLIENT: Woodlands Products, LLC  
JOB NO.: 67-038 DATE: 09.10.09 SCALE: 1"=200'  
PSR NO.: 23476 REVISIONS:  
NOTEBOOK: SHEET: 1 of 1

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Tallahassee-Leon County  
  
 www.tlccgis.org

**TLCGIS Map Disclaimer:** This product has been compiled from the most accurate source data from Leon County, the City of Tallahassee, and the Leon County Property Appraiser. However, this product is for reference purposes only and is not to be construed as a legal document or survey instrument. Any reliance on the information contained herein is at the user's own risk. Leon County, the City of Tallahassee, and the Leon County Property Appraiser assume no responsibility for any use of the information contained herein or any loss resulting therefrom.

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 301 S. Monroe St. P3 Level  
 Tallahassee, FL 32301  
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7(d) A portrayal of environmentally significant features.

The property sought to be abandoned is an old roadbed, part of State Road 12, and the pavement has been removed from the roadbed. The roadbed has been sodded and planted. To the best of the applicants' knowledge, there are no wetlands, water courses, water bodies, floodplains or areas subject to flooding, native forests, mature successional forests, listed species, severe or significant grades and closed basins, or proposed storm water management facilities located on the property sought to be abandoned or located within one thousand feet of the property sought to be abandoned.

7(e) A portrayal of all proposed and existing access points.

Please see the attached survey which indicates that the property sought to be abandoned fronts on Thomasville Road and also adjoins the relocated State Road 12. Access, should it be desired, could be obtained from either of these roads. However, no proposed use is intended which would require a permitted driveway access. In addition, access is available to the applicants from their adjoining property.



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