



**GADSDEN COUNTY**  
**Board of County Commissioners**

**COMMISSIONERS:**  
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**EDWARD J. BUTLER**  
**GADSDEN COUNTY GOVERNMENTAL COMPLEX**  
**DEPARTMENT OF GROWTH MANAGEMENT**  
**PLANNING ♦ CODE ENFORCEMENT ♦ BUILDING PLANS REVIEW & INSPECTIONS**

**MARLON BROWN**  
County Manager  
**WILLIAM D. MCCORD**  
Director

*2006 USDA Rural Development Community of the Year*

July 5, 2007

Ms. Edna Hewitt  
2961 Cooks Landing Road  
Quincy, FL 32351


**RE: Access to tax parcel # 6-03-01S-4W-1260-000FLA-0010 (ORB 366/Page 2068 and ORB 348, Page 1021 Public Records of Gadsden County)**

Dear Ms. Hewitt:

I have completed some research on the status of legal access to your property on St. Andrews Street in the Lake Talquin Camp Unit No.3 subdivision. The Lake Talquin Camp No. 3 Subdivision was platted in 1946 (Plat Book 1, Page 113) (see attached copy of the plat). The street providing access to your property was included with the original plat but St. Andrews Street and a portion of Columbus Street was apparently vacated. I have not been able to determine when this action took place by one would be required to do a records search in the County Clerks office or County Commission meeting minutes to determine when the actual abandonment and vacation occurred.

In the meantime, I do have a copy of an easement recorded in 1988 (ORB 348, Page 756) that created an access way on the westerly portion of the Burch's property (now Lee and Johnson property). This easement grants rights of ingress and egress to the lot owners left isolated by the abandonment and vacation.

The Dykes appear to have access to the intersection of Andrews Street and Columbus Street rights-of-way due to the abandonment of Andrews Street and the reversion of the former right-of-way to adjacent property owners.

 printed on recycled paper

Ms. Edna Hewitt

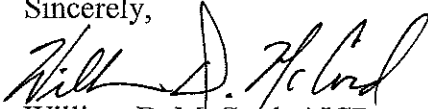
July 5, 2007

Re: Abandonment and access easement to Columbus Street/Andrews Street right-of-way

We recently provided an Abandonment and Vacation application to you as you intend to request the vacation of the Columbus Street and perhaps the easterly extension of the Andres Street rights-of-way.

Should you have additional questions concerning the development of property in the county please call.

Sincerely,



William D. McCord, AICP  
Growth Management Director

Attachments –

Copy of Lake Talquin Camp Unit No. 3 plat  
Easement Recorded in ORB 348, Page 756, Public Records of Gadsden County



EASEMENT

THIS EASEMENT, Made this 14 day of June, A.D. 1988, by JOHN C. BURCH and ELIZABETH P. BURCH, his wife, hereinafter called Grantor, and THE NOW PRESENT OWNERS AND FUTURE OWNERS OF LOTS 1 and 2, FLORIDA BLOCK and LOT 7, GEORGIA BLOCK, UNIT 3, LAKE TALQUIN CAMP SUBDIVISION, as recorded in Plat Book One (1), page 113, Public Records of Gadsden County, Florida, hereinafter called the Grantee,

- W I T N E S S E T H -

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms to the Grantee an irrevocable easement for the purposes of ingress and egress over the following described real property situate, lying and being in the County of Gadsden, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

Grantor hereby fully warrants the title to said Easement and will defend the same against the lawful claims of all persons whosoever and that said Easement is free of all encumbrances.

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

Signed, Sealed and Delivered in the presence of:

*[Handwritten signatures of witnesses]*

*[Handwritten signature of John C. Burch]*  
JOHN C. BURCH (SEAL)  
*[Handwritten signature of Elizabeth P. Burch]*  
ELIZABETH P. BURCH (SEAL)

STATE OF FLORIDA  
COUNTY OF JACKSON

The foregoing instrument was acknowledged before me this 14 day of June, A.D. 1988, by JOHN C. BURCH and ELIZABETH P. BURCH, his wife.

*[Signature of Notary Public]*  
NOTARY PUBLIC  
Notary Public State of Florida at Large  
Commission Expires 11/11/91  
Sealed By Two National Ins. Co.

This instrument was prepared by  
Tracy L. Riddle  
Attorney at Law  
112 East Washington St.  
Quincy, Florida 32361

DOCUMENTARY STAMP TAX PAID 55¢ DATE 6-15-88  
WAYNE HARRIS, CLERK OF CIRCUIT COURT  
GADSDEN COUNTY, FLORIDA  
BY *[Signature]* Gadsden, FLORIDA

LEGAL DESCRIPTION OF EASEMENT

John C. and Elizabeth P. Burch Property

The Westerly 15' along the westerly line of the following:

Begin at the Northwest Corner of Lot 7, Georgia Block Lake Talquin Camp Unit #3 as per plat thereof recorded in the Public Records of Gadsden County, Florida, run thence Northerly on the same angle with the Western boundary line of said Lot 7 a distance of 239 feet, thence Northeasterly a distance of 70 feet, along the same angle of the Northern right-of-way line of Andrews Street, for a point of beginning; from said point of beginning run Southeasterly parallel with the Eastern boundary of said Lot 7, if extended, 165 feet to the Northern right-of-way of Andrews Street, thence Northeasterly along the Northern boundary of said Andrews Street 110 feet, thence Northwesterly on a line coinciding with the Western boundary of Lot 1, of Florida Block, if extended, 137 feet, thence Southwesterly to the point of beginning.

Said lands adjoining and lying South of the paved County Road commonly known as Cook's Camp Road.

2884211

CF 1 348 PAGE 756-757  
REC. CLERK  
FLORIDA

FILE RECORDED AND  
INDEXED VERIFIED  
WAYNE HANNA, CLERK CIR. CRT.  
GADSDEN COUNTY, FLA.  
BY W. H. ... D.C.

'88 JUN 15 AM 10 36

EXHIBIT "A"

JUN 27 2007

**Edna Hewitt**  
**2961 Cooks Landing Road**  
**Quincy, Florida 32351**

June 19, 2007

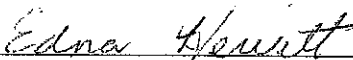
Mr. Marlon Brown  
Gadsden County Manager  
1-B E. Jefferson St.  
P.O. Box 1799  
Quincy, Florida 32353-1799

Dear Mr. Brown;

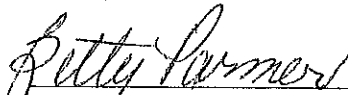
As you know, for some time I have been trying to get Mr. McCord to return my phone calls to no avail

Since I cannot get him to return my calls or come out and survey the mess this County has left my property in, please accept this letter as our request for the abandonment and vacation of Columbus Street on Lake Talquin. People continue to drive across our right-of-way and turn around in our yards.

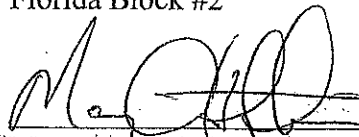
In addition I would like to request a survey of the closed portion of St. Andrews Street and the exact position of the right of way.



Edna Hewitt  
Florida Block #1



Betty Parmer  
Florida Block #2



Mary Ann Hutchinson  
Georgia Block #7