

RESOLUTION NO. 2005-3

RESOLUTION BY THE ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE A SPECIAL WARRANTY DEED FOR PROPERTY NEEDED FOR THE WEST KING STREET IMPROVEMENT PROJECT CONVEYING A 203 SQUARE FOOT STRIP OF LAND OWNED BY ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY TO ST. JOHNS COUNTY, PURSUANT TO SECTION 125.38, FLORIDA STATUTES.

RECITALS

WHEREAS, the St. Johns County Community Redevelopment Agency has agreed to convey, by Special Warranty Deed attached hereto as Exhibit "A", certain lands on West King Street for roadway improvements; and

WHEREAS, this project is part of the Capital Improvement Project that was funded as part of the Transportation Trust Fund Budget; and

WHEREAS, the County has initiated the West King Street Corridor project to make improvements to West King Street, in St. Johns County, Florida; and

WHEREAS, it is necessary that certain land owned by St. Johns County Community Redevelopment Agency, be acquired by the County for said improvements; and

WHEREAS, it is in the public or community interest and for public welfare for St. Johns County Redevelopment Agency to convey said land to the County for purposes mentioned above; and

WHEREAS, pursuant to Section 125.38, Florida Statutes, the Board of County Commissioners may convey property provided the Board is satisfied that the use of the property is needed for county purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as finds of fact.
2. It is found that all requirements of Section 125.38, Florida Statutes, for a conveyance of the property described above have been met.

3. The Board of County Commissioners hereby approves the terms and authorizes the Chair to execute the Special Warranty Deed.
4. The Clerk is instructed to record the original Special Warranty Deed in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the St. Johns County Community Redevelopment Agency of St. Johns County, Florida this 20 day of September, 2005.

**ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

BY: _____

Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____

Deputy Clerk

EXHIBIT "A" TO THE RESOLUTION

This Instrument Prepared By:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated ____ day of _____ 2005, is by and from **ST. JOHNS COUNTY COMMUNITY REDEVELOPMENT AGENCY**, a Special District of St. Johns County, as created by County Resolution 2000-16, whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA** a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee. (Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2004; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

IN WITNESS WHEREOF the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

**ST. JOHNS COUNTY COMMUNITY
REDEVELOPMENT AGENCY**

BY: _____
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

By: _____
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____, 2005, by **Bruce A. Maguire**, Chairman of the St. Johns County Community Redevelopment Agency of St. Johns County, Florida, who is personally known to me and who did not take an oath.

Notary Public State of Florida

My Commission Expires: _____

EXHIBIT "A" TO THE DEED

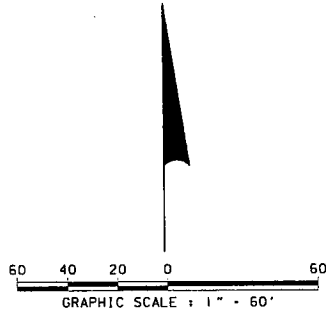
FEE SIMPLE

A portion of Lot 2, Block 91-A, Afro-American Subdivision of the Dancy Tract, according to the plat thereof as recorded in Map Book 3, Page 47, of the Current Public Records of St. Johns County, Florida, lying in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, being more particularly described as follows:

COMMENCE at the Northeast corner of Lot 2, Block 91-A, Afro-American Subdivision of the Dancy Tract, according to the plat thereof as recorded in Map Book 3, Page 47, of the Current Public Records of St. Johns County, Florida, in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, said point also being the intersection of the Existing Southerly right of way line of Railroad Street (a 30.00 foot platted right of way) with the Existing Westerly right of way line of Brevard Street (a 30.00 foot platted right of way); Thence South $05^{\circ}46'44''$ East, along the Easterly line of said Lot 2, Block 91-A, Afro-American Subdivision of the Dancy Tract, being said Existing Westerly right of way line of Brevard Street, a distance of 39.93 feet to the POINT OF BEGINNING; Thence continue South $05^{\circ}46'44''$ East, along said Easterly line of Lot 2, Block 91-A, Afro-American Subdivision of the Dancy Tract, and said Existing Westerly right of way line of Brevard Street, a distance of 20.30 feet, to the Southeast corner of said Lot 2; Block 91-A, also being the intersection of said Existing Westerly right of way line of Brevard Street with the Existing Northerly right of way line of County Road No. 214 (West King Street) (an 85.00 foot right of way); Thence North $85^{\circ}57'31''$ West, along said Existing Northerly right of way line of County Road No. 214 (West King Street), a distance of 20.30 feet; Thence North $44^{\circ}07'53''$ East, departing said Existing Northerly right of way line of County Road No. 214 (West King Street), a distance of 26.14 feet to the POINT OF BEGINNING;

Containing 203 Square Feet, More or Less.

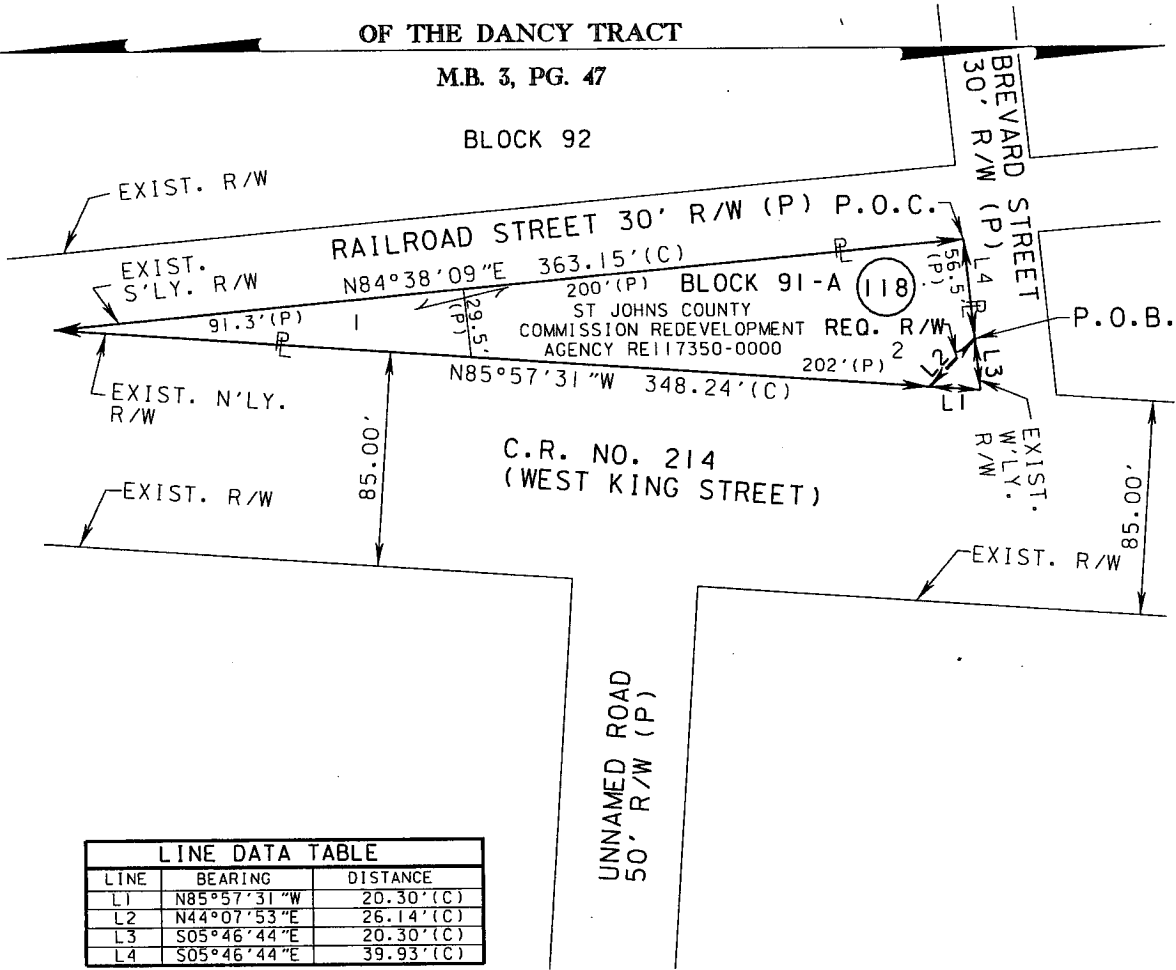
SEC. 41, T-7-S, R-29-E




AFRO-AMERICAN SUBDIVISION
OF THE DANCY TRACT

M.B. 3, PG. 47

BLOCK 92



LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N85°57'31"W	20.30'(C)
L2	N44°07'53"E	26.14'(C)
L3	S05°46'44"E	20.30'(C)
L4	S05°46'44"E	39.93'(C)

RIGHT OF WAY PARCEL SKETCH	KING STREET		ST. JOHNS PROJECT No.	
			PARCEL No. 118	
JAMES D. FLICK FLORIDA REGISTERED LAND SURVEYOR No. 6088 (NOT VALID UNLESS SIGNED AND SEALED)	DRMP PROJECT NO. 02-0299.006	SHEET 1 OF 2	DATE: 06-13-05	SKETCH PREPARED BY  ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS 1505 E. COLONIAL DRIVE ORLANDO, FLORIDA 32803 (407) 896-0594 L.B. No. 2648
			SCALE: 1"=60'	
			CHECKED: J. FLICK	
	REVISION	BY	DATE	DRAWN: M. RAY