

RESOLUTION NO. 85-44

RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA

WHEREAS, Arvida Corporation, as owner, has tendered a deed dated February 6, 1985 to the Board of County Commissioners of St. Johns County, Florida, conveying to the County certain lands for a courthouse annex and certain other stated purposes,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above-described deed is hereby accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction or maintenance of the land by the County.

Section 2. The Clerk is instructed to file the title opinion and to record the deed in the official public records of St. Johns County at the County's expense.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26th day of March, 1985.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Harry Alden  
Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Marie Hudson  
Deputy Clerk

SPECIAL WARRANTY DEED

(Fire Station Site)

THIS SPECIAL WARRANTY DEED is made as of the 6<sup>th</sup> day of FEBRUARY, 1984, by ARVIDA CORPORATION, a Delaware corporation (the "Grantor"), to ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose post office address is c/o St. Johns County Commissioner, Cordova Street, St. Augustine, Florida 32084 (the "Grantee").

The Grantor, for and in consideration of the sum of Ten and NO/100 Dollars (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situated in St. Johns County, Florida, described on Exhibit A attached hereto and made a part hereof (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

The Grantor hereby warrants the title to the land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, except those persons making lawful claims by, through or under the Grantor pursuant to any of those matters described on Exhibit A attached hereto, to which the property is subject.

By acceptance of this Deed, Grantee agrees and covenants that the Property shall be used or held solely for courthouse annex, emergency rescue facility, law enforcement, fire station or related ancillary purposes, and for installation or monitoring of test wells, but for no other purpose. If the Property ceases to be used for such purposes, Grantor and Grantee shall negotiate in good faith to determine other suitable public or community support uses for the property, pursuant to the terms of the Restated Development of Regional Impact Order dated April 26, 1983. Grantee further agrees and covenants that no improvements may be constructed on

PREPARED BY:  
THOMAS M. JENKS  
PAPPAS, MOORHOUSE & METCALF  
1901 INDEPENDENT SQUARE  
JACKSONVILLE, FLORIDA 32202

the Property until the plans therefor have been approved by Grantor. Grantee shall submit to Grantor a complete set of plans for the improvements, including landscaping, which Grantor shall promptly review and within fifteen (15) days from receipt shall notify Grantee of its approval or disapproval including written reasons for any disapproval. In the event of disapproval, Grantee shall revise its plans as necessary and resubmit them for further review in accordance with the procedure set forth herein. The covenants and restrictions created hereby shall run with the Property and be binding upon and inure to the benefit of Grantor and Grantee and their respective successors and assigns. The covenants and restrictions created hereby shall be terminated and be of no further force and effect upon the expiration of twenty (20) years from the date thereof.

IN WITNESS WHEREOF, the Grantor has hereunto set its hand and seal as of the day and year first above written.

Signed, sealed and delivered in the presence of:

ARVIDA CORPORATION

Jo Ann Chitty  
Catherine W. Smit

By: John C. Yelverton  
John C. Yelverton,  
Vice President

[CORPORATE SEAL]

STATE OF FLORIDA    )  
                                  )ss  
COUNTY OF Duval    )

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of February, 1985, by John C. Yelverton, the Vice President of ARVIDA CORPORATION, a Delaware corporation, on behalf of the corporation.

Catherine W. Smit  
Notary Public, State of Florida  
at Large.

My Commission Expires:

NOTARY PUBLIC, STATE OF FLORIDA  
My commission expires Nov. 12, 1988

EXHIBIT A

A PART OF THE CHRISTINA HILL GRANT, SECTION 70, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF T.P.C. BOULEVARD, AS PLATTED BY WATER OAK, AS RECORDED IN MAP BOOK 14, PAGES 51, 52, 53 AND 54 OF THE PUBLIC RECORDS OF SAID COUNTY, WITH THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD A-1-A, AS NOW ESTABLISHED AS A 200 FOOT RIGHT OF WAY; THENCE S.00°40'10"W., ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 863.72 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE S.07°09'54"W., ALONG SAID WESTERLY RIGHT OF WAY LINE OF A-1-A AND ALONG THE WESTERLY RIGHT OF WAY LINE OF THE OLD PALM VALLEY ROAD, COUNTY ROAD NO. 210, AS THE SAME AS NOW ESTABLISHED AS A 66 FOOT RIGHT OF WAY, A DISTANCE OF 1902.25 FEET TO THE POINT OF CURVE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1493.46 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, A CHORD BEARING OF S.12°27'24"W. AND A CHORD DISTANCE OF 275.46 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S.17°44'53"W., CONTINUING ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE OLD PALM VALLEY ROAD, A DISTANCE OF 658.79 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S.17°44'53"W., ALONG SAID WESTERLY RIGHT OF WAY LINE OF THE OLD PALM VALLEY ROAD, A DISTANCE OF 275.00 FEET; THENCE N.72°15'07" A DISTANCE OF 290.00 FEET; THENCE N.17°44'53"E. A DISTANCE OF 275.00 FEET; THENCE S.72°15'07"E. A DISTANCE OF 290.00 FEET TO THE POINT OF BEGINNING. CONTAINING 1.83 ACRES MORE OR LESS.

SUBJECT TO:

- 1) Memorandum of Utility Service Agreement dated May 7, 1982 recorded in Official Records Book 538, Page 37 and Waiver of Right of First Refusal dated May 7, 1982 and recorded in Official Records Book 538, page 56, both of the current public records of St. Johns County, Florida.
- 2) Easement dated March 12, 1976, recorded in Official Records Book 298, Page 793, of the current public records of St. Johns County, Florida.
- 3) Taxes accruing subsequent to December 31, 1984.