

RESOLUTION 87- 110

WHEREAS, Anthony J. Mussallem M.D., P.A., requested the Board of County Commissioners of St. Johns County to vacate the portion of St. Augustine Drive described in the Deed from St. Johns County to Anthony J. Mussallem M.D., P.A., a copy of which is attached hereto; and

WHEREAS, by Resolution 87-29, the County vacated such portion of St. Augustine Drive; and

WHEREAS, because of the unusual shape of the vacated portion of the road and for other good and sufficient reasons, Anthony J. Mussallem M.D., P.A., has requested that the County evidence its desire that the vacated portion of the road revert to Anthony J. Mussallem M.D., P.A., as owner of the private land adjoining such vacated portion

NOW THEREFORE, BE IT RESOLVED this 26 day of May, 1987, by the Board of County Commissioners of St. Johns County, Florida that the proper officers of the County are authorized and directed to execute and deliver the Deed described in the attached Exhibit A to Anthony J. Mussallem, M.D., P.A.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: Phyllis L. Lydon  
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By: Cheryl Kent  
Deputy Clerk

This Deed Prepared By:

JAMES G. SISCO  
P.O. Box 1533  
St. Augustine, Fl. 32084

COUNTY DEED  
(FS: 125.411)

THIS DEED, made this 26th. day of May, 1987,  
by St. Johns County, Florida, party of the first part, and  
Anthony J. Mussallem, M.D., P.A., party of the second part,  
whose address is Corner U.S. 1 South at 2 St. Augustine South Drive,  
St. Augustine, Florida 32086

WITNESSETH that the said party of the first part, for and  
in consideration of the sum of \$ 10.00 to it in hand paid  
by the party of the second part, receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the party of the  
second part, his heirs and assigns forever, the following described  
land lying and being in St. Johns County, Florida:

See Schedule A attached hereto

RESERVING UNTO THE PARTY OF THE FIRST PART an undivided  
three-fourths interest in, and title in and to, an undivided  
three-fourths interest in all the phosphate, minerals and metals  
that are or may be in, on or under the above described lands and  
an undivided one-half interest in all the petroleum that is or  
may be in, on, or under said land with the privilege to mine and  
develop the same.

IN WITNESS WHEREOF the said party of the first part has caused  
these presents to be executed in its name by its Board of County  
Commissioners acting by the Chairman or Vice Chairman of said board,  
the day and year aforesaid.

(OFFICIAL SEAL)

ST. JOHNS COUNTY, FLORIDA BY  
ITS BOARD OF COUNTY COMMISSIONERS

BY: Phyllis L. Lyman  
Its Chairman

ATTEST: Paul B. Markel  
Its Clerk

## SCHEDULE "A"

## SOUTHERN PORTION

A PART OF ST. AUGUSTINE DRIVE, AS SHOWN ON PLAT OF ST. AUGUSTINE SOUTH UNIT NO. 4, AS RECORDED IN MAP BOOK 8, PAGE 38 OF THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE WESTERLY RIGHT-OF-WAY LINE OF CORNELL ROAD (A 40 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE NORTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE DRIVE (70 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED). THENCE NORTH  $89^{\circ}52'00''$  WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF ST. AUGUSTINE DRIVE, A DISTANCE OF 348.72 FEET; THENCE SOUTH  $00^{\circ}00'00''$  WEST, A DISTANCE OF 70.0 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 260.0 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID ST. AUGUSTINE DRIVE, A DISTANCE OF 77.93 FEET, MAKING A CENTRAL ANGLE OF  $22^{\circ}19'34''$  AND HAVING A CHORD BEARING OF SOUTH  $78^{\circ}58'03''$  WEST AND A CHORD DISTANCE OF 77.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHWESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, A DISTANCE OF 236.21 FEET, MAKING A CENTRAL ANGLE OF  $67^{\circ}40'04''$  AND HAVING A CHORD BEARING OF SOUTH  $33^{\circ}58'03''$  WEST, AND A CHORD DISTANCE OF 222.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH  $00^{\circ}00'00''$  EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, AS NOW ESTABLISHED, A DISTANCE OF 185.8 FEET; THENCE SOUTH  $89^{\circ}52'00''$  EAST, A DISTANCE OF 124.01 FEET TO THE POINT OF BEGINNING. CONTAINING 0.15 ACRES OR 6350 SQUARE FEET MORE OR LESS.

S.H