

RESOLUTION NO.90 - 131

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

WHEREAS, The Board of County Commissioners of St. Johns County, Florida, passed Resolution NO. 90-100 vacating a portion of Datil Pepper Road at the Board Meeting of May 22,1990 and

WHEREAS, Rayland Company Inc. a Delaware corporation, duly qualified to do business within the State of Florida is the only abutting land owner. They have requested that a Quit Claim deed be executed in there name by the Board of County Commissioners of St. Johns County, Florida.

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

That the Quit Claim Deed is hereby authorized to be executed by it's Chairman or vice Chairman.

The Clerk is instructed to file the Quit Claim Deed in the official records of St. Johns County at County Expense and the recorded instrument delivered to Rayland Company Inc. a Delaware Corporation ,duly qualified to do business within the State of Florida, whose address is 401 Center Street, Post Office Box 1188 Fernandina Beach, Florida 32034.

ADOPTED BY THE Board of County Commissioners of St. Johns County, Florida, this 24 day of July,1990

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY FLORIDA

By: Craig A. Maguire

ATTEST: Carl "Bud" Markel, Clerk

By: Rosemary Jones

Deputy Clerk

QUIT CLAIM DEED

THIS INDENTURE, MADE this 24 day of July 1990, Between St. JOHNS County, a political subdivision of the State of Florida, party of the first part and RAYLAND COMPANY INC., a Delaware Corporation, duly qualified to do business within the State of Florida, whose address is 401 Centre Street Post Office Box 1188 Fernandina Beach, Florida 32034, party of the second part.

WITNESSETH, that said party of the first part, for and in consideration of the sum of Ten and no/100 dollars (10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has remised, released and quitclaimed unto the said party of the second part all rights, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of St. Johns and State of Florida, to wit :

Parcel No.2

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East; thence South 01 degree 15 minutes 49 seconds East, along the West line of said Section 19, a distance of 31.84 feet to a point of the Southerly Right-of-Way Line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said Southerly Right-of Way Line a distance of 60.00 feet to the Point of Beginning ; thence south 01 degree 18 minutes 33 seconds East, a distance of 143.21 feet to a point on a curve, said point being Non Tangent to the aforementioned line, having a radius of 405.30 feet and being the Point of Beginning of Parcel No 1; from the point thus described, along the arc of said curve, through a central angle of 23 degree 07 minutes 55 seconds and having a cord bearing and distance of North 26 degrees 27 minutes 48 seconds East 162.52 feet an arc distance of 163.63 feet to a point on the aforesaid southerly Right of Way Line of Watson Road; thence South 88 degrees 14 minutes 49 seconds West, along said Southerly Right-of -Way Line, a distance of 75.68 feet to the Point of Beginning.

The above described Parcel containing 4529.49 square feet or 0.104 acres more or less.(See Exhibit A attached hereto and by this reference made a part hereof)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

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

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

(OFFICIAL SEAL)

By its: Craig A. Maguire Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Rosemary Jones Deputy Clerk

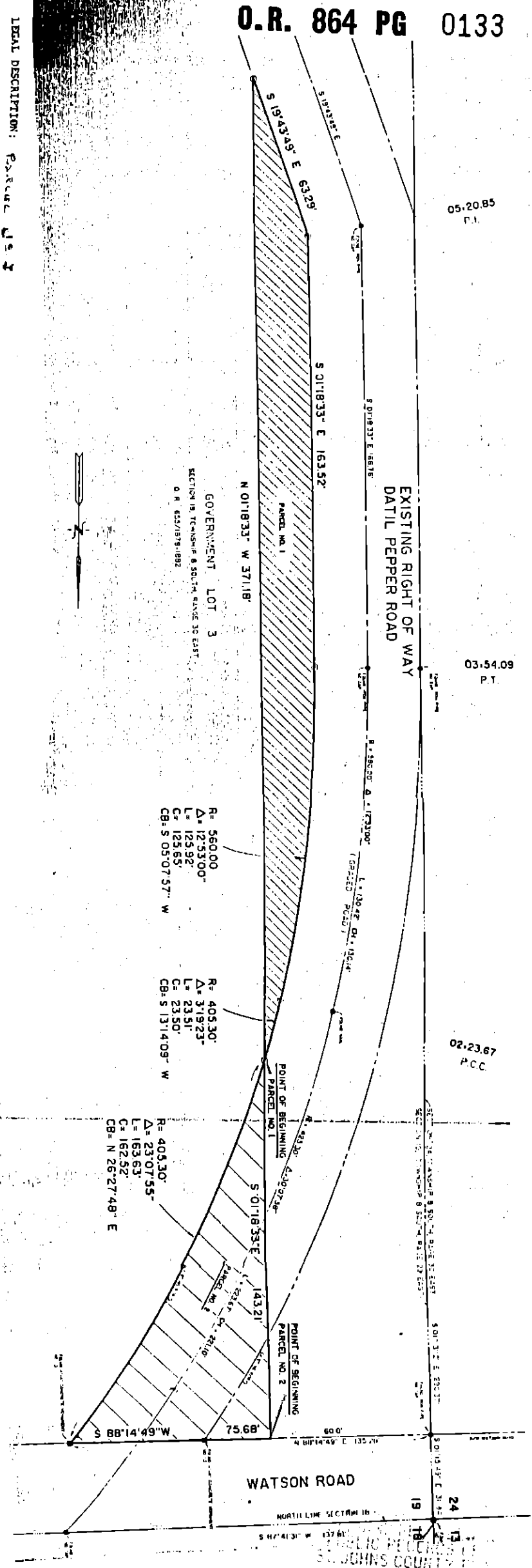
This Instrument Prepared By: Stuart Craig, Contracting Agent St. Johns County P. O . Drawer 349

THE STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 DIVISION OF LANDS
 TALLAHASSEE, FLORIDA

05.20.85
 P.L.

03.54.09
 P.T.

02.23.67
 P.C.C.



LEGAL DESCRIPTION: PARCEL NO. 1
 A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. John County, Florida, being a part of those lands described in Official Records Book 655 Pages 1878 thru 1882 and being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East, thence South 01 degrees 15 minutes 49 seconds East, along the West line of said Section 19 a distance of 1633.52 feet to a point on the Southernly Right-of-way line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said Southernly Right-of-way line, a distance of 135.28 feet; thence departing said Southernly Right-of-way line, through a central angle of 23 degrees 07 minutes 55 seconds, and along the arc of a curve to the left, having a radius of 405.30 feet, a chord bearing of South 26 degrees 27 minutes 48 seconds West, and chord distance of 162.52 feet, to the Point of Beginning; thence continue along said curve, having a radius of 405.30 feet, and central angle of 03 degrees 19 minutes 23 seconds, an arc distance of 23.51 feet to the Point of Compound Curvature (P.C.C.) of said curve; thence along and around the arc of a curve, having a radius of 560.00, through a central angle of 12 degrees 53 minutes 00 seconds, an arc distance of 125.92 feet to the Point of Tangency (P.T.) of said curve; thence South 01 degrees 18 minutes 33 seconds East, along the existing Right-of-way line of Datil Pepper Road, a distance of 1633.52 feet to an angle point in said Right-of-way line; thence continuing along said Right-of-way line, South 19 degrees 43 minutes 49 seconds East, a distance of 63.29 feet; thence departing from said existing Right-of-way line, North 01 degrees 18 minutes 33 seconds West, a distance of 371.18 feet to the Point of Beginning.

The above described parcel is for Right-of-way acquisition purposes and contains 0.127 acres more or less.

GENERAL NOTES:

1. Right-of-way widths as per DEEDS, field verified.
2. Bearings and distances as per DEED, unless shown otherwise.
3. Legal description per field survey by this firm.
4. No instruments of record reflecting easements, rights-of-way and or easements were furnished this surveyor except as shown.
5. Survey not valid unless signed and attested with raised surveyors seal.
6. Reference bearing: South 01 degrees 13 minutes 12 seconds East, along the West boundary line of Section 19, Township 8 South, Range 30 East as per DEED.

FOR: ST. JOHN COUNTY

LEGAL DESCRIPTION
 Parcel No. 2 (To be Declared Surplus)

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. John County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East; thence South 01° 15' 49" East, along the West line of said Section 19, a distance of 31.86 feet to a point on the Southernly Right-of-way line of Watson Road; thence North 88° 14' 49" East, along said Southernly Right-of-way line, a distance of 60.00 feet to the Point of Beginning; thence South 01° 18' 33" East, a distance of 143.21 feet to a point on a curve, said point being Non Tangent to the aforementioned line, having a radius of 405.30 feet and being the Point of Beginning of Parcel No. 1; from the point thus described, along the arc of said curve, through a central angle of 23° 07' 55" and having a chord bearing and distance of North 26° 27' 48" East 162.52, an arc distance of 163.63 feet to a point on the aforesaid Southernly Right-of-way line, a distance of 75.68 feet to the Point of Beginning.

The above described parcel containing 4529.45 square feet or 0.104 acres more or less.

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SPECIAL WARRANTY DEED

THIS WARRANTY DEED, made this 24th day of July, 1990, is between RAYLAND COMPANY, INC., a Delaware corporation, duly qualified to do business within the State of Florida, hereinafter called the Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose mailing address is 4020 L. C. ... St. Johns County, Fla. hereinafter called the Grantee:

St. Johns County

W I T N E S S E T H

THAT THE GRANTOR, for and in consideration of the sum of TEN (\$10.00) DOLLARS and other valuable considerations, receipt of which is hereby acknowledged, has granted, bargained and sold to the Grantee, its successors and assigns forever, the following described land, to wit:

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being a part of those lands described in Official Records Book 655, Pages 1878 thru 1882 and being more particularly described as follows: Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East, thence South 01 degrees 15 minutes 49 seconds East, along the West line of said Section 19 a distance of .84 feet to a point on the Southerly Right of Way line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said Southerly right of way line, a distance 135.28 feet; thence departing said Southerly right of way line, through a central angle of 23 degrees 07 minutes 55 seconds and along the arc of a curve to the left, having a radius of 405.30 feet, a chord bearing of South 26 degrees 27 minutes 48 seconds West and chord distance of 162.52 feet, to the Point of Beginning; thence continue along said curve, having a radius of 405.30 feet, and central angle of 03 degrees 19 minutes 23 seconds, an arc distance of 23.51 feet to the Point of Compound Curvature (P.C.C.) of said curve; thence along and around the arc of a curve, having a radius of 560.00, through a central angle of 12 degrees 53 minutes 00 seconds, a arc distance of 125.92 feet to the Point of Tangency (P.T.) of said curve; thence South 01 degrees 18 minutes 33 seconds East, along the existing Right of way line of Datil Pepper Road, a distance of 163.52 feet to an angle point in said right of way line; thence continuing along said right of way line, South 19 degrees 43 minutes 49 seconds East, a distance of 63.29 feet; thence departing from said existing right of way line, North 01 degrees 18 minutes 33 seconds West, a distance of 371.18 feet to the Point of Beginning. The above described parcel contains 0.127 acres more or less.

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TOGETHER WITH:

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being a part of those lands described in Official Records Book 655 Pages 1878 through 1882 and being more particularly described as follows: Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East, thence South 01 degrees 15 minutes 49 seconds East, along the West line of said Section 19 a distance of 31.84 feet to a point on the southerly right of way line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said southerly right of way line, a distance of 135.28 feet; thence departing said southerly right of way line, through a central angle of 26 degrees 27 minutes 18 seconds and along the arc of a curve to the left, having a radius of 405.30 feet, a chord bearing of South 24 degrees 48 minutes 06 seconds West, and a chord distance of 185.48 feet to the Point of Compound Curvature (PCC) of said curve; thence along and around the arc of a curve, having a radius of 560.00 feet through a central angle of 12 degrees 53 minutes 00 seconds, an arc distance of 125.92 feet to the Point of

Tangency (P.T.) of said curve; thence South 01 degrees 18 minutes 38 seconds East, along the existing easterly right of way line of Datil Pepper Road, a distance of 163.52 feet to an angle point in said right of way line; thence continue along said right of way line South 19 degrees 43 minutes 49 seconds East, a distance of 63.29 feet, to the Point of Beginning of the land to be described; thence departing from said existing right of way line, North 01 degrees 18 minutes 33 seconds West, a distance of 31.64 feet; thence South 19 degrees 43 minutes 49 seconds East parallel to said right of way line, 793.4 feet more or less to the intersection with the North line of Greenwood Subdivision as recorded in Map Book 19, Pages 57 through 58 inclusive, Public Records of St. Johns County, Florida, said intersection being at the northwest corner of Lot 1 said subdivision; thence North 89 degrees 29 minutes 14 seconds West, along the westerly extension of said North line 10.66 feet to the intersection with said easterly right of way line; thence North 19 degrees 43 minutes 49 seconds West 759.7 feet more or less to the Point of Beginning. Containing 7766 square feet or 0.18 acres more or less.

THIS CONVEYANCE IS SUBJECT TO:

- (a) The lien of accrued but unpaid ad valorem property taxes, if any, for the year of the grant.
- (b) Restrictions, reservations and covenants of record, including but not limited to oil, gas and mineral estates and interest of record, and easements and rights of way of record or apparent from an inspection of the land.
- (c) Existing zoning classification, if any.

TOGETHER WITH ALL THE TENEMENTS, hereditaments and appurtenances thereto belonging or in anyway appertaining, to have and hold the same in fee simple forever;

AND THE GRANTOR does hereby warrant to the Grantee that, except as otherwise noted, it will warrant and defend the premises herein conveyed against the lawful claims and demands of all persons claiming by, through or under it, but against none other.

IN WITNESS WHEREOF the Grantor has caused this instrument to be executed in its name by its proper and duly authorized corporate officers, upon the date above given.

RAYLAND COMPANY, INC.

WITNESSES:

Narlotte M. Keiper
Vicki A. Vojtek

By: Armond R. Tomassetti
 its Vice President
 Attest: James L. Shroads
 Assistant Secretary

STATE OF Florida
COUNTY OF Nassau

The foregoing instrument was acknowledged before me this 18th day of July, 1990 by Armond R. Tomassetti and James L. Shroads as Vice President and Assistant Secretary, respectively, of RAYLAND COMPANY, INC., a Delaware corporation, on behalf of the corporation.

Deane B. Good
NOTARY PUBLIC

My Commission Expires:
NOTARY PUBLIC, STATE OF FLORIDA
My Commission Expires Sept. 18, 1991

NOTARY PUBLIC
 ST. JOHNS COUNTY, FLORIDA
 DEANE B. GOOD
 CLERK OF CIRCUIT COURT

QUIT CLAIM DEED

THIS INDENTURE, MADE this 24 day of July 1990, Between St. JOHNS County, a political subdivision of the State of Florida, party of the first part and RAYLAND COMPANY INC., a Delaware Corporation, duly qualified to do business within the State of Florida, whose address is 401 Centre Street Post Office Box 1188 Fernandina Beach, Florida 32034, party of the second part.

WITNESSETH, that said party of the first part, for and in consideration of the sum of Ten and no/100 dollars (10.00), in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged has remised, released and quitclaimed unto the said party of the second part all rights, title, interest claim and demand which the said party of the first part has in and to the following described lot, piece or parcel of land, situate lying and being in the County of St. Johns and State of Florida, to wit :

Parcel No.2

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East; thence South 01 degree 15 minutes 49 seconds East, along the West line of said Section 19, a distance of 31.84 feet to a point of the Southerly Right-of-Way Line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said Southerly Right-of Way Line a distance of 60.00 feet to the Point of Beginning ; thence south 01 degree 18 minutes 33 seconds East, a distance of 143.21 feet to a point on a curve, said point being Non Tangent to the aforementioned line, having a radius of 405.30 feet and being the Point of Beginning of Parcel No 1; from the point thus described, along the arc of said curve, through a central angle of 23 degree 07 minutes 55 seconds and having a cord bearing and distance of North 26 degrees 27 minutes 48 seconds East 162.52 feet an arc distance of 163.63 feet to a point on the aforesaid southerly Right of Way Line of Watson Road; thence South 88 degrees 14 minutes 49 seconds West, along said Southerly Right-of -Way Line, a distance of 75.68 feet to the Point of Beginning.

The above described Parcel containing 4529.49 square feet or 0.104 acres more or less.(See Exhibit A attached hereto and by this reference made a part hereof)

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining and all the estate, right, title, interest and claim whatsoever of the said party of the first part, either in law or equity, to the only proper use, benefit and behoof of the said party of the second part.

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

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

(OFFICIAL SEAL)

By its: Craig Naglund
Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Rosemary Jones
Deputy Clerk

This Instrument Prepared By:
Stuart Craig, Contracting Agent
St. Johns County
P. O . Drawer 349

THE STATE OF FLORIDA
 DEPARTMENT OF REVENUE
 TALLAHASSEE, FLORIDA

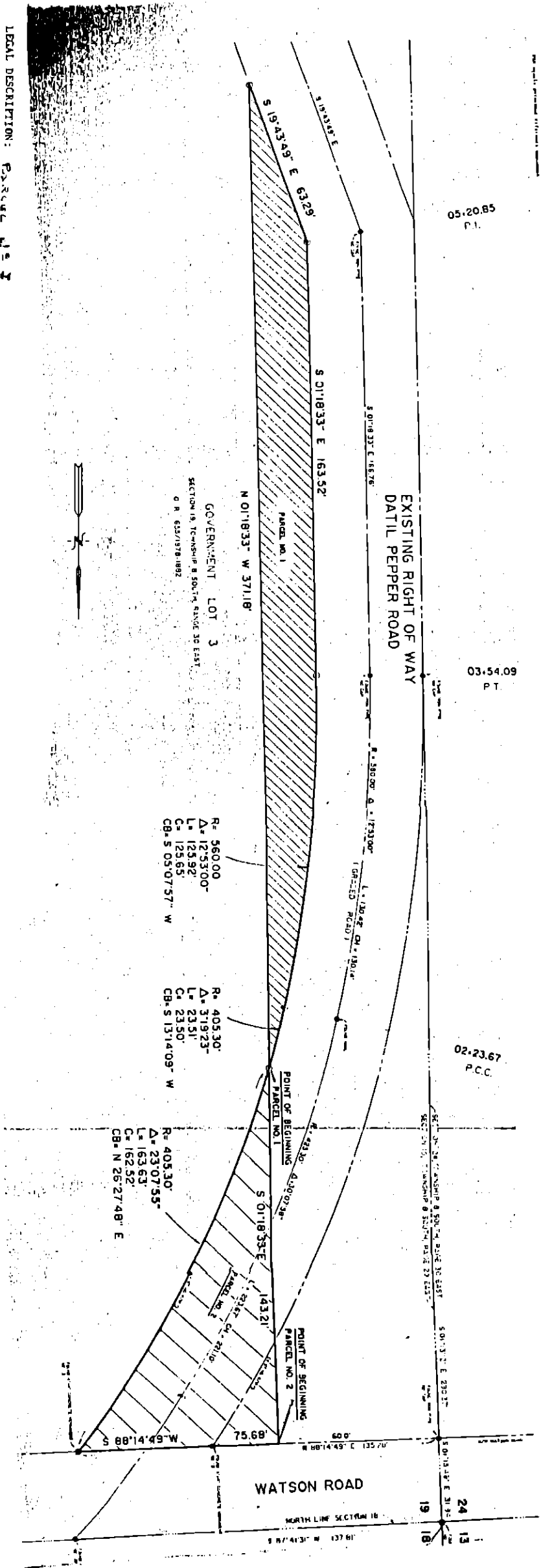
05.20.85
 P.I.

03.54.09
 P.T.

02.23.67
 P.C.C.

EXISTING RIGHT OF WAY
 DATIL PEPPER ROAD

WATSON ROAD



GOVERNMENT LOT 3
 SECTION 19, TOWNSHIP 8 SOUTH, RANGE 30 EAST
 OF R. 632/1978-1892

R= 560.00
 Δ= 12°53'00"
 L= 125.92
 C= 125.65
 CB= S 05°07'57" W

R= 405.30
 Δ= 31°23'
 L= 23.51
 C= 23.50
 CB= S 131°4'09" W

R= 405.30
 Δ= 23°07'55"
 L= 163.63
 C= 162.52
 CB= N 26°27'48" E

LEGAL DESCRIPTION: PARCEL NO. 1

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being a part of those lands described in Official Records Book 655 Pages 1878 thru 1882 and being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East, thence South 01 degrees 15 minutes 49 seconds East, along the West line of said Section 19 a distance of 84 feet to a point on the Southern Right-of-way line of Watson Road; thence North 88 degrees 14 minutes 49 seconds East, along said Southern Right-of-way line, a distance of 135.28 feet; thence departing said Southern Right-of-way line, through a central angle of 23 degrees 07 minutes 55 seconds, and along the arc of a curve to the left, having a radius of 405.30 feet, a chord bearing of South 26 degrees 27 minutes 49 seconds West, and chord distance of 162.52 feet, to the Point of Beginning; thence continue along said curve, having a radius of 405.30 feet, and central angle of 03 degrees 19 minutes 23 seconds, an arc distance of 23.51 feet to the Point of Compound Curvature (P.C.C.) of said curve; thence along and around the arc of a curve, having a radius of 560.00, through a central angle of 12 degrees 53 minutes 00 seconds, an arc distance of 125.92 feet to the Point of Tangency (P.T.) of said curve; thence South 01 degrees 18 minutes 33 seconds East, along the existing Right-of-way line of Datil Pepper Road, a distance of 163.52 feet to an angle point in said Right-of-way line; thence continuing along said Right-of-way line, South 19 degrees 43 minutes 49 seconds East, a distance of 63.29 feet; thence departing from said existing Right-of-way line, North 01 degrees 18 minutes 33 seconds West, a distance of 371.18 feet to the Point of Beginning.

The above described parcel is for Right-of-way acquisition purposes and contains 0.127 acres more or less.

FOR: ST. JOHN COUNTY

GENERAL NOTES:

1. Right-of-way widths as per DEEDS, field verified.
2. Bearings and distances as per DEED, unless shown otherwise.
3. Legal description per field survey by this firm.
4. No instruments of record reflecting easements, rights-of-way and or ownership were furnished this surveyor except as shown.
5. Survey not valid unless signed and embossed with raised surveyors seal.
6. Reference Bearing: South 01 degrees 13 minutes 12 seconds East, along the West Boundary line of Section 19, Township 8 South, Range 30 East as per DEED.
7. Survey and legal description is for Proposed Right-of-way acquisition only.

LEGAL DESCRIPTION: PARCEL NO. 2
 (To Be Declared Surplus)

A part of the Northwest 1/4 of Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Northwest corner of Section 19, Township 8 South, Range 30 East; thence South 01° 13' 49" East, along the West line of said Section 19, a distance of 31.84 feet to a point on the Southern Right-of-way line of Watson Road; thence North 88° 14' 49" East, along said Southern Right-of-way line, a distance of 60.00 feet to the Point of Beginning; thence South 01° 18' 33" East, a distance of 143.21 feet to a point on a curve, said point being Non Tangent to the aforementioned line, having a radius of 405.30 feet and being the Point of Beginning of Parcel No. 1; from the point thus described, along the arc of said curve, through a central angle of 23° 07' 55" and having a chord bearing and distance of North 26° 27' 48" East 162.52, an arc distance of 163.63 feet to a point on the aforesaid Southern Right-of-way line of Watson Road; thence South 88° 14' 49" West, along said Southern Right-of-way line, a distance of 75.68 feet to the Point of Beginning.

The above described Parcel containing 6529.49 square feet or 0.104 acres more or less.

FLORIDA DEPARTMENT OF REVENUE
RETURN FOR TRANSFERS OF INTEREST IN FLORIDA REAL PROPERTY

PART I

A. Grantor (Seller): St. Johns County _____
Individual/Agent Name Corporate Name (if applicable)
4020 Lewis Speedway St. Augustine, Fla. 32084 (904) 824-8131
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): Rayland Company Inc _____
Individual/Agent Name Corporate Name (if applicable)
401 Centre St. Fernandina Beach, Florida (904) 261-0833
Mailing Address City State Zip Code Phone No.

C. Description of Property: Part of the Northwest 1/4 of Section 19, Township 8 South
Lot No. Block No. Name of Subdivision
Ran# 30 East, East of Datil Pepper Road
Other Description (if applicable)

D. Date of Sale: July 24, 1990 Type of Document: Quit Claim Deed

E. Recorded in St. Johns County County(s).

PART II

Total Consideration Paid Or To Be Paid \$ - 0 =

PART III

FOR USE BY TAXPAYER IN DETERMINING CONSIDERATION NOT REQUIRED FOR FILING * (SEE REVERSE SIDE)	
1. Cash or Down Payment	\$ _____
2. New Or Existing Mortgages	\$ _____
3. Any Other Consideration	\$ _____
4. Total Consideration Paid or To Be Paid	\$ _____
5. If taxable consideration is \$100 or less or if the transaction is exempt, please explain briefly. <u>Vacated Right of Way</u>	

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true and complete return.

Stuart Craig Contracting Agent, St. Johns County
Signature of Grantor, Grantee or Grantee's Agent Date

To be completed by the Clerk of the Circuit Court's Office.			
File Number _____	or O. R. Book _____	Page _____	or _____
Clerk's Date Stamp _____	Date Recorded _____		