

RESOLUTION NO. 91- 23

RESOLUTION OF THE BOARD OF COUNTY

COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

WHEREAS, James E. Dimsdale and Moreau P. Estes V.as owners have tendered a Warranty Deed dated January 23,1991,to the Board of County Commissioners of St. Johns County, Florida, conveying to the County the land described thereon for public road and highway purposes, including but not limited to drainage and utilities along with four partial release of mortgages from Prosperity Bank of St. Augustine dated 23rd day of January 1991.

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

Section 1. The above described Warranty Deed along with the partial release of mortgages are accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction on the subject property by the County.

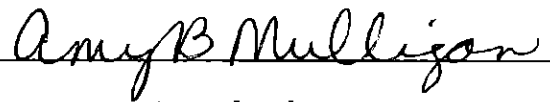
Section 2. The Clerk is instructed to file the title search and to record the Warranty Deed and partial release of mortgages in the official records of St. Johns County at County expense.

Adopted by the Board of County Commissioners of St. Johns County, Florida, this 12th day of February , 1991.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY,FLORIDA

BY:   
Its Chairman

ATTEST: CARL "BUD" MARKEL, CLERK

By:   
Deputy Clerk

KNOW ALL MEN BY THESE PRESENTS:

O.R. 885 PG 0359

WHEREAS: JAMES E. DIMSDALE AND MOREAU P. ESTES V hereinafter referred to as the Mortgagor, by Indenture of Mortgage bearing date the 3rd day of October, A.D. 1988, and recorded in the office of the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 797, Page 1754, and further noted in an Assumption Agreement dated the 17th day of March, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 815, Page 0315, and as further modified by a Modification of Mortgage dated the 14th day of November, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 837, Page 1511, granted and conveyed unto Prosperity Bank of St. Augustine hereinafter referred to as the Mortgagee, and their assigns, the premises Two Hundred Twenty-Five Thousand and no/100 Dollars, with interest as therein mentioned:

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, KNOW YE, that the said Mortgagee, in consideration of the premises and of the sum of Ten and no/100 Dollars, to them in hand paid by, or on behalf of, the said Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, to remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, heirs and assigns, that certain portion of the premises conveyed by said Mortgage, more particularly described as follows:

SEE ATTACHED EXHIBIT A

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the 23rd day of January A.D. 1991.

ATTEST:

PROSPERITY BANK OF ST. AUGUSTINE

Signed, sealed, and delivered in the presence of:

*Geoby K. Wallace*  
*Patricia B. Shugart*

*Lois Haynes*  
BY: Senior Vice President

STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Lois Haynes well known to me to be the Senior Vice President of Prosperity Bank of St. Augustine, A corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 23<sup>rd</sup> day of January, A.D. 1991.

This document prepared by:

*Patricia B. Shugart*  
NOTARY PUBLIC

Notary Public, State of Florida  
My Commission Expires 12/31/92  
Dated this 23rd day of January, 1991

O.R. 885 PG 0360

DESCRIBE: WHITEHOUSE BOULEVARD

A STRIP OF LAND IN GOVERNMENT LOTS 1, 2, 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 2, A DISTANCE OF 915.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,329.18 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID STRIP OF LAND; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF WHITEHOUSE BOULEVARD, 600.02 FEET; THENCE SOUTH 00 DEGREE 45 MINUTES 10 SECONDS WEST, ON AN EAST LINE OF SAID BOULEVARD 205.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD, 445.09 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 60.01 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 397.12 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, ON A WEST LINE OF SAID BOULEVARD, 205.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 763.69 FEET; THENCE NORTH 00 DEGREE 18 MINUTES 18 SECONDS WEST 40.00 FEET TO THE POINT OF A CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND WITH A RADIUS OF 50.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF THE CURVE BEING NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 122 DEGREES 41 MINUTES 42 SECONDS AN ARC DISTANCE OF 107.07 FEET; THENCE TANGENT TO SAID CURVE AND ON THE WEST LINE OF WOODLAWN DRIVE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS EAST 360.60 FEET TO THE POINT OF A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF SAID CURVE BEING NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES 18 SECONDS AN ARC DISTANCE OF 275.04 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD. A DISTANCE OF 119.93 FEET TO THE POINT OF BEGINNING.

EXHIBIT A

## PARTIAL RELEASE OF MORTGAGE

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS: JAMES E. DIMSDALE AND MOREAU P. ESTES V hereinafter referred to as the Mortgagor, by Indenture of Mortgage bearing date the 3rd day of October, A.D. 1988, and recorded in the office of the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 797, Page 1754, and further noted in an Assumption Agreement dated the 17th day of March, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 815, Page 0315, and as further modified by a Modification of Mortgage dated the 14th day of November, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 837, Page 1511, granted and conveyed unto Prosperity Bank of St. Augustine hereinafter referred to as the Mortgagee, and their assigns, the premises Two Hundred Twenty-Five Thousand and no/100 Dollars, with interest as therein mentioned:

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, KNOW YE, that the said Mortgagee, in consideration of the premises and of the sum of Ten and no/100 Dollars, to them in hand paid by, or on behalf of, the said Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, to remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, heirs and assigns, that certain portion of the premises conveyed by said Mortgage, more particularly described as follows:

SEE ATTACHED EXHIBIT B

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the 23rd day of January A.D. 1991.

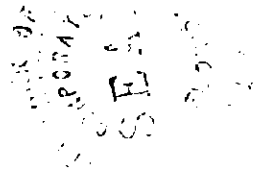
ATTEST:

PROSPERITY BANK OF ST. AUGUSTINE

Signed, sealed, and delivered in the presence of:

*Lois Haynes*  
BY: Senior Vice President

*Becky L. Wallace*  
*Patricia B. Shugart*



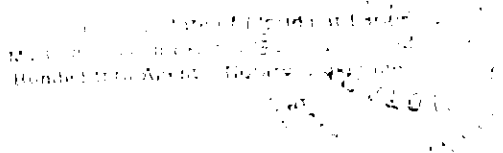
STATE OF FLORIDA, COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Lois Haynes well known to me to be the Senior Vice President of Prosperity Bank of St. Augustine, A corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 2<sup>nd</sup> day of January, A.D. 1990.

*Patricia B. Shugart*  
NOTARY PUBLIC

This document prepared by:



O.R. 885 PG 0363

**DESCRIPTION: EISENHOWER DRIVE**

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 1 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 175.00 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 42 SECONDS WEST 850.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,155.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 1,155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS EISENHOWER DRIVE BETWEEN THE NORTH LINE OF KENNEDY DRIVE AND THE SOUTH LINE OF WHITEHOUSE BOULEVARD IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

EXHIBIT B

91 4035

O.R. 885 PG 0364

**PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS: JAMES E. DIMSDALE AND MOREAU P. ESTES V hereinafter referred to as the Mortgagor, by Indenture of Mortgage bearing date the 3rd day of October, A.D. 1988, and recorded in the office of the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 797, Page 1754, and further noted in an Assumption Agreement dated the 17th day of March, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 815, Page 0315, and as further modified by a Modification of Mortgage dated the 14th day of November, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 837, Page 1511, granted and conveyed unto Prosperity Bank of St. Augustine hereinafter referred to as the Mortgagee, and their assigns, the premises Two Hundred Twenty-Five Thousand and no/100 Dollars, with interest as therein mentioned:

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, KNOW YE, that the said Mortgagee, in consideration of the premises and of the sum of Ten and no/100 Dollars, to them in hand paid by, or on behalf of, the said Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, to remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, heirs and assigns, that certain portion of the premises conveyed by said Mortgage, more particularly described as follows:

SEE ATTACHED EXHIBIT C

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.



IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the 23rd day of January A.D. 1991.

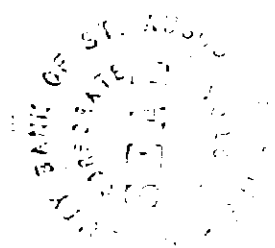
ATTEST:

PROSPERITY BANK OF ST. AUGUSTINE

Signed, sealed, and delivered in the presence of:

*Lois Haynes*  
BY: Senior Vice President

*Betty K. Wallace*  
*Patricia B. Shugart*



STATE OF FLORIDA, COUNTY OF ST. JOHNS

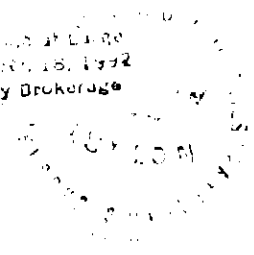
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Lois Haynes well known to me to be the Senior Vice President of Prosperity Bank of St. Augustine, A corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this *23rd* day of *January*, A.D. 199*1*.

*Patricia B. Shugart*  
NOTARY PUBLIC

This document prepared by:

My Commission Expires *March 18, 1992*  
Bonded thru Agent's Notary Brokerage



O.R. 885 PG 0366

DESCRIPTION: TRUMAN DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 1 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 175.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,155.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 1,155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS TRUMAN DRIVE BETWEEN THE NORTH LINE OF KENNEDY DRIVE AND THE SOUTH LINE OF WHITEHOUSE BOULEVARD IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

EXHIBIT A

**PARTIAL RELEASE OF MORTGAGE**

KNOW ALL MEN BY THESE PRESENTS:

WHEREAS: JAMES E. DIMSDALE AND MOREAU P. ESTES V hereinafter referred to as the Mortgagor, by Indenture of Mortgage bearing date the 3rd day of October, A.D. 1988, and recorded in the office of the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 797, Page 1754, and further noted in an Assumption Agreement dated the 17th day of March, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 815, Page 0315, and as further modified by a Modification of Mortgage dated the 14th day of November, A.D. 1989, and recorded in the Circuit Court in and for the County of St. Johns, State of Florida, in Official Records Book 837, Page 1511, granted and conveyed unto Prosperity Bank of St. Augustine hereinafter referred to as the Mortgagee, and their assigns, the premises Two Hundred Twenty-Five Thousand and no/100 Dollars, with interest as therein mentioned:

AND WHEREAS, the said Mortgagor has requested the said Mortgagee to release the premises hereinafter described, being part of said mortgaged premises, from the lien and operation of said Mortgage:

NOW THEREFORE, KNOW YE, that the said Mortgagee, in consideration of the premises and of the sum of Ten and no/100 Dollars, to them in hand paid by, or on behalf of, the said Mortgagor at the time of the execution hereof, the receipt whereof is hereby acknowledged, to remise, release, quit-claim, exonerate and discharge from the lien and operation of said Mortgage unto the said Mortgagor, heirs and assigns, that certain portion of the premises conveyed by said Mortgage, more particularly described as follows:

SEE ATTACHED EXHIBIT D

TO HAVE AND TO HOLD the same, with the appurtenances, unto the said Mortgagor, heirs and assigns forever, freed, exonerated and discharged of and from the lien of said Mortgage, and every part thereof, provided always, nevertheless, that nothing herein contained shall in anywise impair, alter or diminish the effect, lien or encumbrance of the aforesaid Mortgage on the remaining part of said mortgaged premises, not hereby released therefrom, or any of the rights and remedies of the holder thereof.

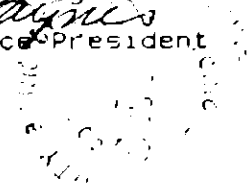
IN WITNESS WHEREOF the said corporation has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized the 23rd day of January A.D. 1991.

ATTEST:

PROSPERITY BANK OF ST. AUGUSTINE

Signed, sealed, and delivered in the presence of:

*Debra K. Wallace*  
*Patricia B. Shugart*

*Lois Haynes*  
BY: Senior Vice President  


STATE OF FLORIDA, COUNTY OF ST. JOHNS

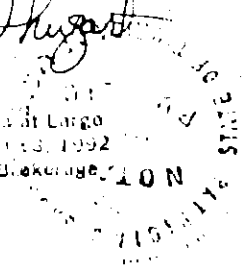
I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared Lois Haynes well known to me to be the Senior Vice President of Prosperity Bank of St. Augustine, A corporation, and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this *23<sup>rd</sup>* day of *January*, A.D. 199*1*.

This document prepared by:

*Patricia B. Shugart*  
NOTARY PUBLIC

Notary Public, State of Florida at Largo  
My Commission expires March 13, 1992  
Bonded thru Agent's Notary Brokerage



O.R. 885 PG 0369

DESCRIPTION: KENNEDY DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,861.11 FEET; THENCE NORTH 1 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 1,862.81 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS KENNEDY DRIVE BETWEEN THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7 AND THE EAST LINE OF LOT 2, BLOCK 1 IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

RECORDED  
ST. JOHNS COUNTY, FLA.

INDEXED

FILED

EXHIBIT D

executive line

THIS INSTRUMENT PREPARED BY  
BENNETT & BEDSOLE, ATTORNEYS  
1750 Highway 91A South, Suite B  
St. Augustine, Florida 32084

O.R. 885 PG 0370

Prepared without request for or  
opinion of title.

# This Indenture,

91 4037

The terms "grantor" and "grantee" herein shall be construed  
to include all genders and singular or plural as the context indicates.

Made this 23rd day of February, 1991 between  
JAMES E. DIMSDALE and MOREAU D. ESTES, <sup>V</sup> conveying their individual,  
nonhomestead property, Social Security No(s)

of the County of St. Johns, State of Florida, grantor, and  
ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of the State of  
Florida, Social Security No(s)

whose post office address is P.O. Drawer 300 St. Augustine, FL 32085  
of the County of St. Johns, State of Florida, grantee.

Witnesseth: That said grantor, for and in consideration of the sum of One (\$1.00) Dollars, and  
other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby  
acknowledged, has granted, bargained and sold to the said grantee, and grantee's heirs, successors and assigns forever,  
the following described land, situate, lying and being in St. Johns County, Florida, to-wit:

SEE ATTACHED EXHIBITS A, B, C AND D.

THE LAND DESCRIBED IN EXHIBITS A, B, C AND D ARE  
TO BE USED FOR PUBLIC ROAD OR HIGHWAY PURPOSES,  
INCLUDING BUT NOT LIMITED TO DRAINAGE AND UTILITIES.

SUBJECT TO TAXES ACCRUING SUBSEQUENT TO December 31, 1990.

James E. Dimsdale  
Moreau D. Estes  
County of St. Johns, State of Florida  
County of St. Johns, State of Florida

The property appraiser's parcel identification number of the property is:

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of  
all persons whomsoever.

In Witness Whereof, Grantor has hereunto set grantor's hand and seal the day and year first above written  
Signed, sealed and delivered in our presence:

James E. Dimsdale (Seal)  
Moreau D. Estes (Seal)  
Benjamin E. Williams (Seal)  
Donald E. Williams (Seal)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments, personally appeared  
JAMES E. DIMSDALE and MOREAU D. ESTES conveying their individual  
nonhomestead property

to me known to be the person(s) described in and who executed the foregoing instrument and acknowledged before me the  
execution of same.

WITNESS my hand and official seal in the County and State last aforesaid this 23rd day of February, 1991

Benjamin E. Williams  
Notary Public, State of Florida at Large  
My commission expires April 13, 1991

**DESCRIPTION: WHITEHOUSE BOULEVARD**

A STRIP OF LAND IN GOVERNMENT LOTS 1, 2, 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 915.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,329.18 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID STRIP OF LAND; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF WHITEHOUSE BOULEVARD, 600.02 FEET; THENCE SOUTH 00 DEGREE 45 MINUTES 10 SECONDS WEST, ON AN EAST LINE OF SAID BOULEVARD 205.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD, 445.09 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 60.01 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 397.12 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, ON A WEST LINE OF SAID BOULEVARD, 205.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 763.69 FEET; THENCE NORTH 00 DEGREE 18 MINUTES 18 SECONDS WEST 40.00 FEET TO THE POINT OF A CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND WITH A RADIUS OF 50.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF THE CURVE BEING NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 122 DEGREES 41 MINUTES 42 SECONDS AN ARC DISTANCE OF 107.07 FEET; THENCE TANGENT TO SAID CURVE AND ON THE WEST LINE OF WOODLAWN DRIVE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS EAST 360.60 FEET TO THE POINT OF A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF SAID CURVE BEING NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES 18 SECONDS AN ARC DISTANCE OF 275.04 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD. A DISTANCE OF 119.93 FEET TO THE POINT OF BEGINNING.

O.R. 885 PG 0373

DESCRIPTION: TRUMAN DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 1 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 175.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,155.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 1,155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS TRUMAN DRIVE BETWEEN THE NORTH LINE OF KENNEDY DRIVE AND THE SOUTH LINE OF WHITEHOUSE BOULEVARD IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

EXHIBIT C



O.R. 885 PG 0374

DESCRIPTION: KENNEDY DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,861.11 FEET; THENCE NORTH 1 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 1,862.81 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS KENNEDY DRIVE BETWEEN THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7 AND THE EAST LINE OF LOT 2, BLOCK 1 IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

ST. JOHNS COUNTY  
CLERK OF DISTRICT COURT

6/15/25

CLERK OF DISTRICT COURT

EXHIBIT Q

*Wilkinson*  
TITLE INSURANCE AGENCY, INC.

*Abstracting & Escrow Closings*

January 15, 1991

St. Johns County Board of County Commissioners  
County Building - US 1 North & Lewis Speedway  
St. Augustine, Florida 32084

RE: Kennedy Drive, Eisenhower Drive, Truman Drive and  
White House Boulevard in Roosevelt Terrace unrec. S/D

THIS IS GIVEN TO CERTIFY THE FOLLOWING INFORMATION AS BEING TRUE AND  
CORRECT INFORMATION FOR THE PURPOSE OF DEEDING KENNEDY DRIVE, EISENHOWER  
DRIVE, TRUMAN DRIVE AND WHITE HOUSE BOULEVARD TO THE COUNTY OF ST. JOHNS.

OWNER: JAMES E. DIMSDALE and MOREAU P. ESTES, V, each have a 1/2  
interest as tenants in common

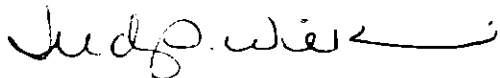
LIENS AND ENCUMBRANCES:

MORTGAGE in favor of Prosperity Bank of St. Augustine, dated  
October 3, 1988, and recorded in Official Records Book 797,  
page 1754, assumed by Assumption Agreement recorded in Official  
Records Book 815, page 0315, public records of St. Johns County,  
Florida.  
COVENANTS AND RESTRICTIONS recorded in Official Records Book 842,  
page 533; as CORRECTED by Official Records Book 861, page 1576,  
of the public records of St. Johns County, Florida.  
ROAD MAINTENANCE AGREEMENT dated October 25, 1990, and recorded  
in Official Records Book 873, page 1182, public records of St. Johns  
County, Florida.

TAXES: 1990 Taxes are paid.

LEGAL DESCRIPTION OF PROPERTY: See attached SCHEDULE "A".

WILKINSON TITLE INSURANCE AGENCY, INC.



Judy S. Wilkinson

DESCRIPTION: KENNEDY DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 125.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,861.11 FEET; THENCE NORTH 1 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 50.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 1,862.81 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 50.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS KENNEDY DRIVE BETWEEN THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7 AND THE EAST LINE OF LOT 2, BLOCK 1 IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

**DESCRIPTION: EISENHOWER DRIVE**

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 1 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 175.00 FEET; THENCE SOUTH 80 DEGREES 41 MINUTES 42 SECONDS WEST 850.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,155.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 1,155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS EISENHOWER DRIVE BETWEEN THE NORTH LINE OF KENNEDY DRIVE AND THE SOUTH LINE OF WHITEHOUSE BOULEVARD IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

DESCRIPTION: TRUMAN DRIVE

A STRIP OF LAND 50 FEET IN WIDTH IN GOVERNMENT LOTS 1 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 65.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, PARALLEL WITH THE EAST LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 175.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 1,150.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST 50.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,155.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST 50.00 FEET; THENCE SOUTH 00 DEGREES 45 MINUTES 10 SECONDS WEST 1,155.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED STRIP OF LAND IS TRUMAN DRIVE BETWEEN THE NORTH LINE OF KENNEDY DRIVE AND THE SOUTH LINE OF WHITEHOUSE BOULEVARD IN ROOSEVELT TERRACE, AN UNRECORDED SUBDIVISION PREPARED BY GEORGE F. KENDRICK, JUNE, 1925.

**DESCRIPTION: WHITEHOUSE BOULEVARD**

A STRIP OF LAND IN GOVERNMENT LOTS 1, 2, 7 AND 8, SECTION 3, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 8; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID GOVERNMENT LOT 8, A DISTANCE OF 915.00 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST 1,329.18 FEET TO THE POINT OF BEGINNING ON THE SOUTH LINE OF SAID STRIP OF LAND; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF WHITEHOUSE BOULEVARD, 600.02 FEET; THENCE SOUTH 00 DEGREE 45 MINUTES 10 SECONDS WEST, ON AN EAST LINE OF SAID BOULEVARD 205.00 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD, 445.09 FEET; THENCE NORTH 01 DEGREE 11 MINUTES 32 SECONDS WEST, ON THE WEST LINE OF THE EAST HALF OF SAID GOVERNMENT LOT 7, A DISTANCE OF 60.01 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 397.12 FEET; THENCE NORTH 00 DEGREES 45 MINUTES 10 SECONDS EAST, ON A WEST LINE OF SAID BOULEVARD, 205.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST, ON THE NORTH LINE OF SAID BOULEVARD, 763.69 FEET; THENCE NORTH 00 DEGREE 18 MINUTES 18 SECONDS WEST 40.00 FEET TO THE POINT OF A CURVE TO THE LEFT CONCAVE NORTHWESTERLY AND WITH A RADIUS OF 50.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF THE CURVE BEING NORTH 89 DEGREES 41 MINUTES 42 SECONDS EAST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 122 DEGREES 41 MINUTES 42 SECONDS AN ARC DISTANCE OF 107.07 FEET; THENCE TANGENT TO SAID CURVE AND ON THE WEST LINE OF WOODLAWN DRIVE SOUTH 33 DEGREES 00 MINUTES 00 SECONDS EAST 360.60 FEET TO THE POINT OF A CURVE TO THE LEFT WITH A RADIUS OF 275.00 FEET (BEARING OF TANGENT TO THE POINT OF INTERSECTION OF SAID CURVE BEING NORTH 33 DEGREES 00 MINUTES 00 SECONDS WEST); THENCE ON SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 57 DEGREES 18 MINUTES 18 SECONDS AN ARC DISTANCE OF 275.04 FEET; THENCE SOUTH 89 DEGREES 41 MINUTES 42 SECONDS WEST, ON THE SOUTH LINE OF SAID BOULEVARD. A DISTANCE OF 119.93 FEET TO THE POINT OF BEGINNING.