

RESOLUTION NO. 94- 11

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT A WARRANTY DEED FOR A CERTAIN PROPERTY NECESSARY FOR THE ROAD RIGHT-OF-WAY AND ENTRANCE INTO THE PROPOSED ST. AUGUSTINE INDUSTRIAL PARK DEVELOPMENT.

WHEREAS, Big Cypress Associates, Ltd., as owners of the property to be conveyed to the County, as shown on the map attached hereto as Exhibit A, incorporated by reference and made a part hereof, have agreed with the developers of the proposed St. Augustine Industrial Park Development to convey to the County a portion of their property necessary for the road right-of-way and entrance into the development; and

WHEREAS, the conveyance shall be in the form of a Warranty Deed along with a title commitment showing the property to be free and clear of all or any encumbrances; and

WHEREAS, this proposed St. Augustine Industrial Park Development will promote the County's economic development goals and will provide over 1,000 permanent jobs and is in the best interest of the citizens of St. Johns County.

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

Section 1. That the County Administrator is authorized to accept the aforementioned Warranty Deed conveying the property to the County.

Section. 2. Upon acceptance the Clerk is instructed to record the deed in the Official Records of St. Johns County, Florida, and file the title commitment and a copy of the recorded deed with this Resolution.

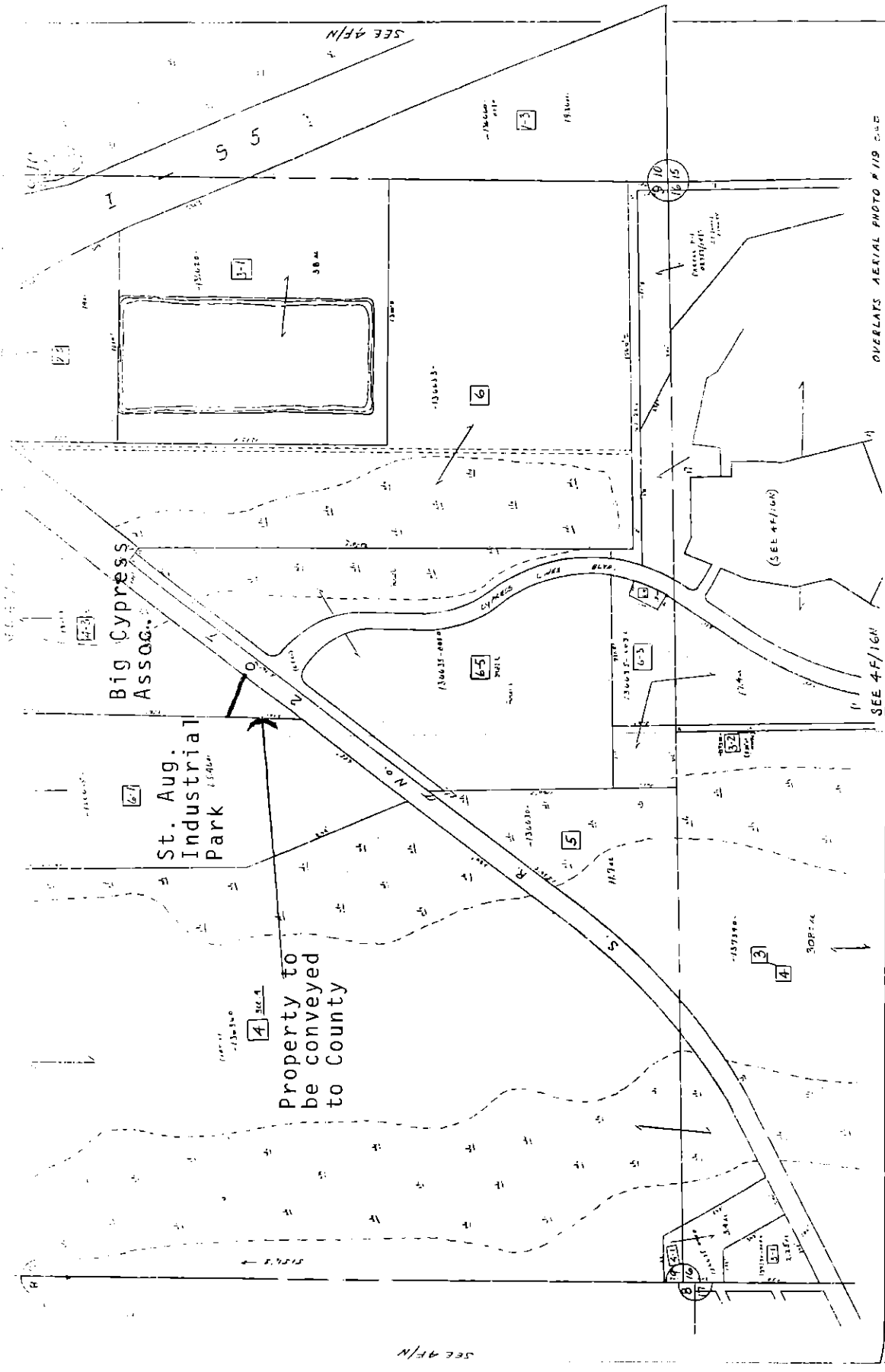
ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 8th day of February, 1994.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: Alan Robert  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Amber  
Deputy Clerk



OVERLAYS AERIAL PHOTO R 119 0-0-2

SECTION	TOWNSHIP	RANGE	PLAT
89, 116	8S	29E	4F

ST. JOHN COUNTY, FLORIDA  
OFFICE OF PROPERTY APPRAISER

THIS MAP IS FOR ASSESSMENT PURPOSES ONLY.  
ST. JOHN COUNTY PROPERTY APPRAISER  
ST. JOHN COUNTY, FLORIDA  
DATE RECORDED: 10/11/2011

CYPRESS LAKES PHASE 1 PG 22 OF 25

EXHIBIT A

**SPECIAL WARRANTY DEED**

RETURN TO GRANTEE

THIS SPECIAL WARRANTY DEED, made this 11th day of July, 1994, by BIG CYPRESS ASSOCIATES, LTD., a limited partnership, whose mailing address is 833 North Highland Avenue, Suite 2B, Orlando, Florida 32803, hereinafter referred to as "Grantor", and ST. JOHNS COUNTY, whose mailing address is P.O. Drawer 349, St. Augustine, FL 32085-0349, and whose taxpayer identification number is 59-6000825, hereinafter referred to as "Grantee": (Wherever used herein the term "Grantor" and "Grantee" shall include all the parties to this instrument and the heirs, legal representatives and assigns of the individual, and the successors and assigns of the banking association).

Recorded in Public Records St. Johns County, FL  
Clerk # 94017638 O.R. 1054 PG 911 03:49PM 05-18-94  
Recording 13.00 Surcharge 2.00 Doc Stamp 0.70

**W I T N E S S E T H**

That the Grantor, in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain and sell, alien, remise, release, convey and confirm unto the Grantee, all of that certain tract and parcel of land lying, situate and being in the County of St. Johns, State of Florida, more particularly described in Exhibit "A" attached hereto.

Subject to covenants, restrictions, easements of record and taxes for the current year.

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 the Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said lands and will defend the same against the lawful claims of all persons claiming by, through or under Grantor by against no other person, except as to those matters set forth above.

**IN WITNESS WHEREOF**, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officer thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in the presence of:

BIG CYPRESS ASSOCIATES, LTD.,  
a Florida limited partnership

BY: DAYLAND ASSOCIATES, LTD.,  
a Florida limited partnership and its General Partner

BY: J. CRIDER, INC., a  
Delaware corporation  
and its General Partner

*lec-13<sup>00</sup>  
jur-200 Doc. 70¢  
Bill County  
J. Carter*

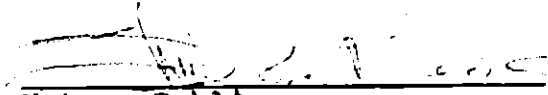
Sign *Jack Carter*  
Print name: JACK CARTER

By: *Peter Lapp* President  
Peter Lapp, President

Sign *Shirley T. Bond*  
Print name: Shirley T. Bond

STATE OF FLORIDA  
COUNTY OF Florida Orange

The foregoing instrument was acknowledged before me this 17  
day of March, 1994 by Peter Lapp, the President of J.  
Crider, Inc., a Delaware corporation and general partner of Dayland  
Associates, Ltd., a Florida limited partnership and general partner  
of Big Cypress Associates, Ltd., a Florida limited partnership, who  
is either personally known to me or who presented a drivers license  
as identification, on behalf of said corporation.

  
\_\_\_\_\_  
Notary Public

(Seal)



*[Faint handwritten text]*  
PL O.L

O. R. 1054 PG 0913

A part of Section 9, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at the southeasterly corner of said Section 9; thence, along the easterly line of said Section 9, North 01 degree 23 minutes 54 seconds West 195.01 feet; thence South 88 degrees 16 minutes 50 seconds West 1759.70 feet; thence North 01 degree 14 minutes 43 seconds West 2357.61 feet to a point on the southeasterly right-of-way line of State Road No. 207; thence North 53 degrees 48 minutes West 182.00 feet to a point on the northwesterly right-of-way line of said State Road No. 207; thence, along said northwesterly right-of-way line of State Road No. 207, South 36 degrees 12 minutes 00 seconds West 491.73 feet; thence, continuing along said northwesterly right-of-way line, South 35 degrees 50 minutes 00 seconds West 308.26 feet to the Point of Beginning of the parcel of land to be described; thence continue South 35 degrees 50 minutes 00 seconds West 370.98 feet to the easterly line of that certain parcel of land described as Parcel Two in Official Records Book 789, page 156 of the public records of St. Johns County, Florida; thence North 02 degrees 23 minutes 40 seconds West along said easterly line 200.00 feet; thence, continuing along said easterly line, North 00 degrees 18 minutes 58 seconds West 264.86 feet; thence South 54 degrees 10 minutes 00 seconds East 280.00 feet to the Point of Beginning.

Subject to Right-of-way Easement for Electric Transmission Lines along a 50 foot wide strip on northwest side of State Road No. 207 as shown in Deed Book 75, page 7, public records of St. Johns County, Florida, to Florida Power and Light Company in Section 9, Township 8 South, Range 29 East.

Subject to Easements granted to Florida Power and Light Company as shown in Deed Book 75, page 11, and Deed Book 75, page 17, public records of St. Johns County, Florida, running adjacent to State Road No. 207 with right to cut and trim trees within 50 feet of each side of said transmission line.

Containing 1.21 acres, more or less.