

RESOLUTION NO. 95-137

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED AUTHORIZING THE DONATION OF PROPERTY NECESSARY FOR A PORTION OF THE DRAINAGE IMPROVEMENTS FOR THE MASTER STORMWATER SYSTEM FOR ST. AUGUSTINE BEACH AND ST. JOHNS COUNTY.

WHEREAS, George Kapler has agreed to donate a portion of his property to the County, more fully described in the Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the citizens of St. Johns County to acquire ownership of the Property necessary for certain drainage improvements associated with the Master Stormwater System for St. Augustine Beach and St. Johns County.

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

Section 1. The County accepts the Warranty Deed upon the terms and conditions contained therein.

Section 2. The Clerk is instructed to record the Warranty Deed and file the Title Binder with this resolution in the Official Records of St. Johns County, Florida.

ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 22nd day of August, 1995.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: Barbara Ward  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

BY: Yvonne Carter  
Deputy Clerk

THIS INSTRUMENT PREPARED BY:  
JOHN MICHAEL TRAYNOR, ESQUIRE  
28 Cordova Street  
St. Augustine, Florida 32084  
(904)829-6667

Rec-1300  
Sur-200  
Doc-704  
-Bill Co -  
Inket-Y.Carter

Recorded in Public Records St. Johns County, FL  
Clerk# 95025986 O.R. 1126 PG 940 10:11AM 08/31/95  
Recording \$13.00 Surcharge \$2.00 Doc Stamps \$0.70

WARRANTY DEED

THIS INDENTURE, made this 30th day of June, 1995, between GEORGE KAPLER, a married man, of 2507 U.S. Highway 1, Suite 7045, St. Augustine, Florida 32084 conveying his separate property, party of the first part, and the BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, of 4020 Lewis Speedway, St. Augustine, Florida 32084, party of the second part;

WITNESSETH, that the said party of the first part, for and as a donation does hereby donate and transfer to the said party of the second part, BOARD OF COUNTY COMMISSIONERS, ST. JOHNS COUNTY, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA, their heirs and assigns forever, the following-described land, situate, lying and being in the County of St. Johns, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND  
BY REFERENCE INCORPORATED HEREIN

SUBJECT TO taxes for the year 1995 and thereafter; and covenants, restrictions and easements of record, if any.

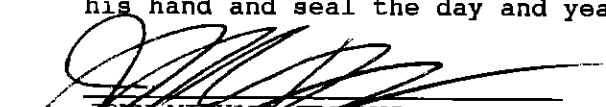
Tax Parcel Number: A part of Parcel #162860-0000

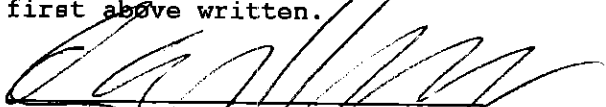
THIS INSTRUMENT PREPARED WITHOUT REQUEST  
FOR EXAMINATION OR OPINION OF TITLE

PROPERTY DESCRIPTION FURNISHED

And the said party of the first part 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, the said party of the first part has hereunto set his hand and seal the day and year first above written.

  
JOHN MICHAEL TRAYNOR  
Witness

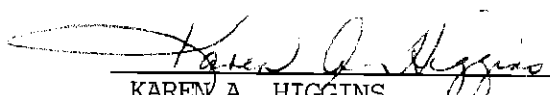
  
GEORGE KAPLER

  
KAREN A. HIGGINS  
Witness

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, GEORGE KAPLER, to me well known and known to me to be the individual described in and who executed the foregoing Deed, and he acknowledged before me that he executed the same freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal at the County and State aforesaid, this 30th day of June, 1995. GEORGE KAPLER () is personally known to me or () has produced \_\_\_\_\_ as identification.

  
KAREN A. HIGGINS  
Notary Public, State of Florida at Large  
My commission expires: \_\_\_\_\_

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

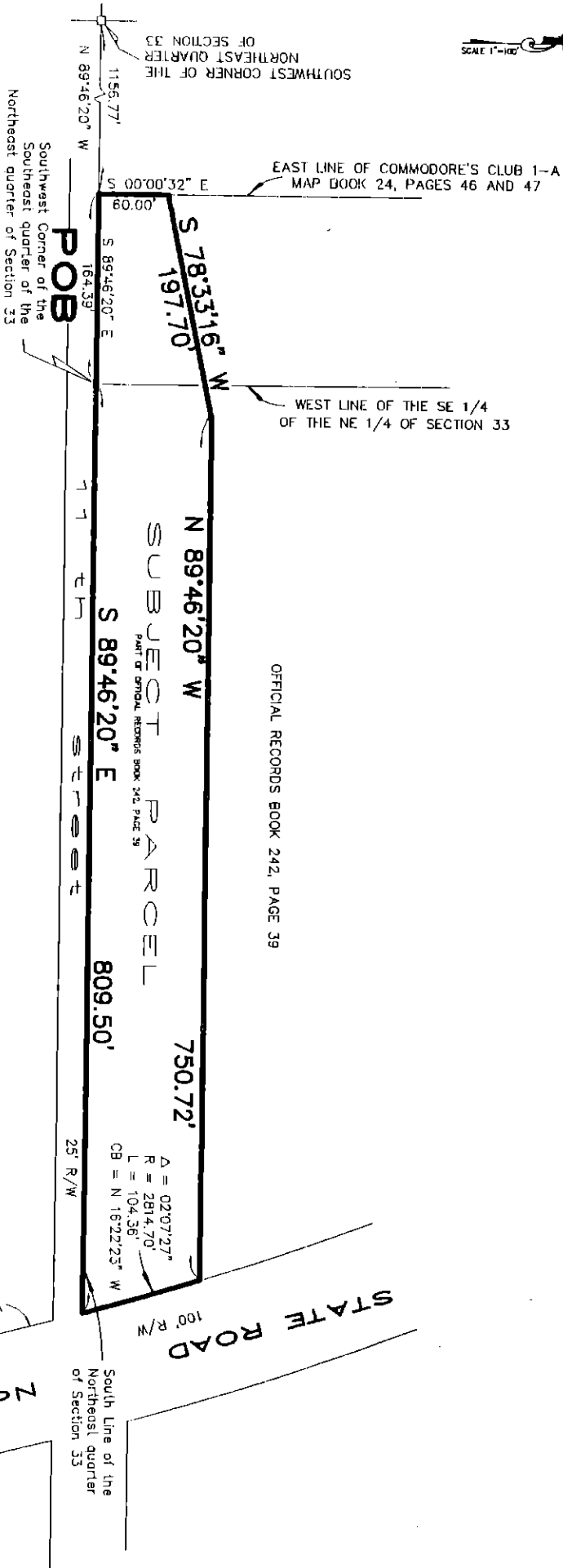
BEGIN AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33; THENCE RUN S 89° 46' 20" E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 809.50 FEET TO THE WESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 3 (100 FOOT R/W), (ALSO KNOWN AS ANASTASIA BOULEVARD) AND TO A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2814.70 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02° 07' 27", A DISTANCE OF 104.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 16° 22' 23" W, 104.35 FEET; THENCE N 89° 46' 20" W PARALLEL TO AND 100.00 FEET NORTH OF THE SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 750.72 FEET; THENCE S 78° 33' 16" W, 197.70 FEET TO THE EAST LINE OF COMMODORE'S CLUB 1-A AS RECORDED IN MAP BOOK 24, PAGES 46 AND 47 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 00° 00' 32" E ALONG THE EAST LINE OF SAID COMMODORE'S CLUB 1-A A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33; THENCE S 89° 46' 20" E ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 164.39 FEET TO THE POINT OF BEGINNING.

THE AFOREDESCRIBED PARCEL CONTAINS 2.11 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THE AFOREDESCRIBED PARCEL IS THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33 WHOSE ASSUMED BEARING BEARS S 89° 46' 20" E.

EXHIBIT "A"

SKETCH OF LEGAL



OFFICIAL RECORDS BOOK 242, PAGE 39

$\Delta = 02^{\circ}07'27''$   
 $R = 2814.70'$   
 $L = 104.36'$   
 $CB = N 16^{\circ}22'23'' W$


DESCRIPTION

A PARCEL OF LAND IN SECTION 33, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUND AND DESCRIBED AS FOLLOWS:

BEING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 33, THENCE RUN S 89°46'20" E ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 809.50 FEET TO THE WESTERN RIGHT OF WAY LINE OF STATE ROAD NO. 3 (100 FOOT R/W), (ALSO KNOWN AS ANASTASIA BOULEVARD) AND TO A POINT OF INTERSECTION WITH A NON TANGENT CURVE CONCAVE WESTERLY HAVING A RADIUS OF 2814.70 FEET; THENCE NORTHERLY ALONG SAID WESTERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 02°07'27", A DISTANCE OF 104.36 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 16°22'23" W, 104.36 FEET; THENCE N 89°46'20" W PARALLEL TO AND 100.00 FEET NORTH OF THE SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 750.72 FEET; THENCE S 78°33'16" W, 197.70 FEET TO THE EAST LINE OF COMMODORE'S CLUB 1-A AS RECORDED IN MAP BOOK 24, PAGES 46 AND 47 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 00°00'32" E ALONG THE EAST LINE OF SAID COMMODORE'S CLUB 1-A A DISTANCE OF 60.00 FEET TO THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33; THENCE S 89°46'20" E ALONG SAID SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 33 A DISTANCE OF 164.39 FEET TO THE POINT OF BEGINNING.

THE ABOVEDESCRIBED PARCEL CONTAINS 2.11 ACRES MORE OR LESS.

THE BASIS OF BEARING FOR THE ABOVEDESCRIBED PARCEL, IS THE SOUTH LINE OF SAID NORTHEAST QUARTER OF SECTION 33 WHOSE ASSUMED BEARING BEARS S 89°46'20" E.

**PREPARED BY:**  
 ANCIENT CITY SURVEYING  
 3433 U.S.-1 SOUTH  
 ST. AUGUSTINE, FLORIDA 32088  
 (904) 797-9867

No. 3  
 (Also Known As  
 ANASTASIA BLVD)

South Line of the  
 Northeast quarter  
 of Section 33

100' R/W  
 State Road  
 100' R/W  
 Westerly R/W