

**RESOLUTION NO. 96-74**

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A CERTAIN AGREEMENT FOR THE ACQUISITION OF ADDITIONAL ROAD RIGHT-OF-WAY FOR THE SOLANA ROAD AND SR A1A ROAD IMPROVEMENT PROJECT.**

WHEREAS, Stokes-McCray, Inc., as Owner of the fifteen foot (15') strip of property, more fully described in the Agreement attached hereto as Exhibit A, incorporated by reference, and made a part hereof, has development plans that require a deceleration turn lane into their property at the northwest corner of the intersection of Solana Road and SR A1A; and

WHEREAS, the County has plans for road widening and improvements at that intersection which require an additional fifteen feet (15') for right-of-way on Solana Road; and

WHEREAS, in payment for the right-of-way parcel, the County will incorporate the construction of the required deceleration turn lane into the County's plans for the intersection improvements and will also waive and/or credit the owner for the transportation portion of the required impact fees charged in connection with the development of the Property.

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida:

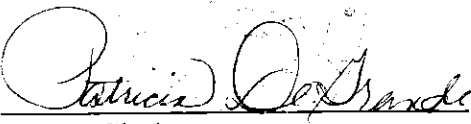
Section 1. The Agreement attached hereto is hereby approved and the County Administrator is authorized to execute the Agreement

Section 2. The Clerk is authorized to record the Warranty Deed and file the Agreement in the public records of St. Johns County, Florida.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida this 14 day of May, 1996.

ATTEST: Carl "Bud" Markel, Clerk

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By:   
Deputy Clerk

By:   
Chairman, Donald Jordan

## AGREEMENT

**THIS AGREEMENT** is made and entered into by and between **Stokes-McCray, Inc.**, a Florida corporation, hereinafter called "Stokes", and **St. Johns County**, a political subdivision of the State of Florida, hereinafter called "County".

### WITNESSETH:

**WHEREAS**, Stokes is the current owner and has development plans that require a deceleration turn lane into its property at the northwest corner of the intersection of Solano Road and SR A1A, the property being more fully described on the attached Exhibit A, incorporated herein by reference and made a part hereof (the "Property"); and

**WHEREAS**, the County has plans for road widening and improvements at that intersection which require an additional fifteen feet (15') for right-of-way on Solano Road.

**NOW, THEREFORE**, in consideration of the mutual benefits, promises and considerations herein set forth, it is agreed as follows:

1. Stokes will convey to the County by Warranty Deed free and clear of all encumbrances the southerly 15' strip of the Property, said strip being more particularly described on the attached Exhibit B, incorporated herein by reference and made a part hereof (the "Right-of-Way Parcel"). Provided, however, Stokes obligation to convey is conditioned on Stokes being able to convey and obtain a partial release of mortgage from the mortgage holder for the Right-of-Way Parcel without payment of a release price.

2. In payment for the Right-of-Way Parcel, the County will incorporate the construction of the required deceleration turn lane into the County's plans for the intersection improvements and have the turn lane built up to the Stokes property line. Said improvement shall be completed on or before 6/30/96. The engineers plans and specifications for said turn lane improvements are attached hereto as Exhibit C and Exhibit D, respectively. The turn lane improvements shall be constructed in accordance with the engineers plans and specifications as set forth in Exhibit C and Exhibit D. Exhibits C and D are incorporated herein by reference and made a part hereof.

3. The County also agrees to waive and/or credit Stokes for the transportation portion of the required impact fees payable to the County that would be charged in connection with the development of the Property and/or construction of improvements on the Property.

4. The County will pay for title insurance and closing costs

for transfer and recording of the deed.

5. Property taxes will be prorated at time of closing.

6. This Agreement may be amended only in writing executed with the same formalities as the original.

7. This Agreement shall be construed and enforced in accordance with the laws of the State of Florida. Jurisdiction and venue for any dispute hereunder shall be in the Circuit Court of St. Johns County, Florida.

8. The executed original of this Agreement shall be filed with the Clerk of the St. Johns County Board of County Commissioners, and each party shall receive a copy of the Agreement.

9. This Agreement shall be effective upon approval of a resolution by the Board of County Commissioners authorizing the execution of the Agreement by the County Administrator, and execution by all parties hereto. Thereafter, Stokes will convey to the County by the Warranty Deed as set forth in paragraph one the Right-of-Way Parcel.

10. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

11. Notice or correspondence related to this Agreement shall be sent to the following:

For St. Johns County:

County Administrator  
P. O. Drawer 349  
St. Augustine, FL 32085

For Stokes:

Stokes-McCray, Inc.  
9551 Baymeadows Road, Suite 4  
Jacksonville, Florida 32256

**IN WITNESS WHEREOF**, the parties have hereunto set their hands

and seals the day and year so written below.

Signed, sealed and delivered  
in the presence:

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Nicholas M. Meiszer  
County Administrator

Print Name: \_\_\_\_\_

\_\_\_\_\_ Date

STOKES-MCCRAY, INC.

Sherry Hice  
Print Name: Sherry Hice

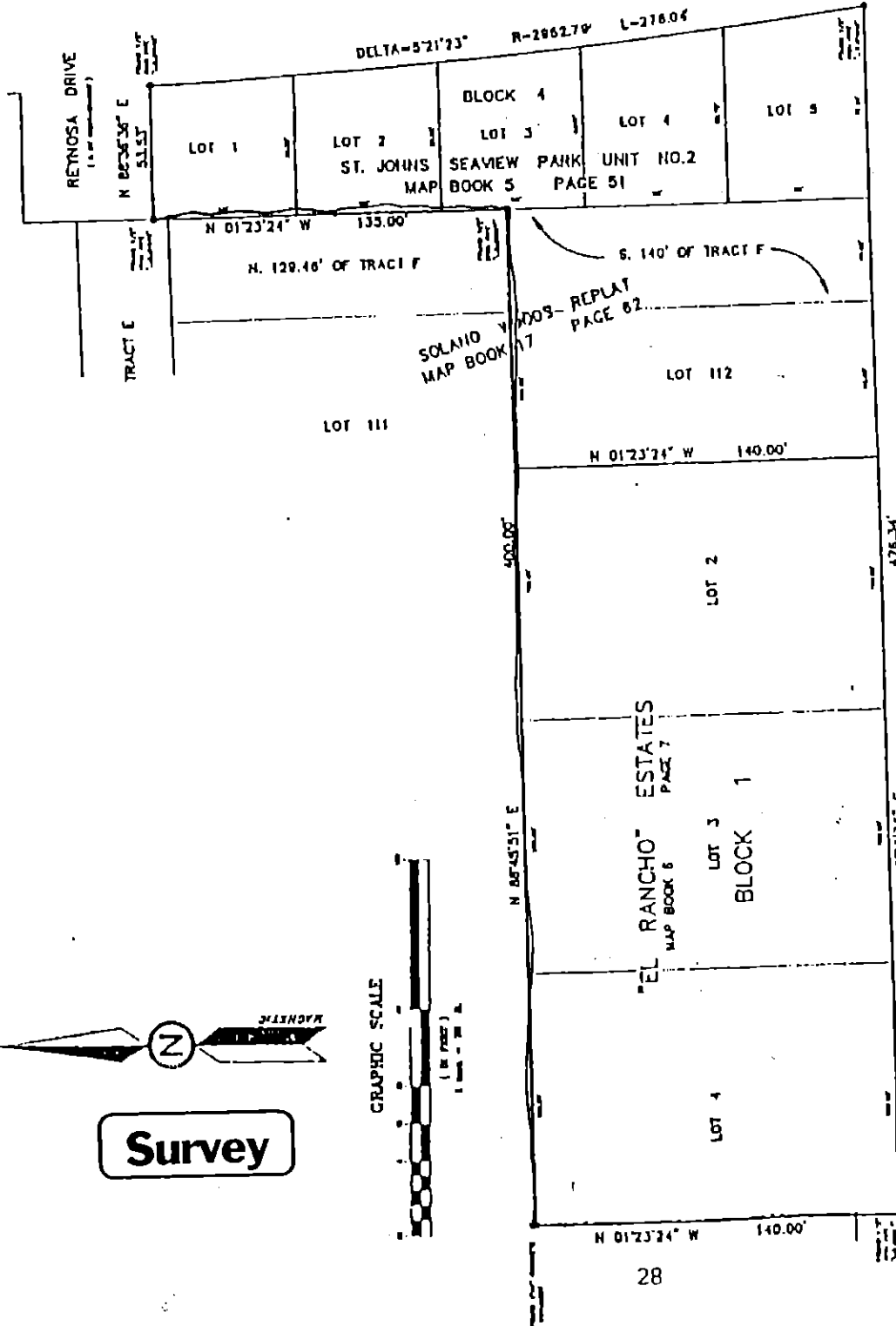
By: [Signature]  
Its: Vice President  
9551 Baymeadows Road, Suite 4  
Jacksonville, Florida 32256

Barbara S. Walker  
Print Name: BARBARA S. WALKER

12/7/95  
Date

EXHIBIT A

STATE ROAD NO. A-1-A, STATE ROAD NO. 203  
 (FORMERLY PONCE DE LEON BOULEVARD)  
 (166' RIGHT-OF-WAY)



- NOTES:
- 1) THIS IS A BOUNDARY SURVEY.
  - 2) BEARINGS ARE BASED ON THE NORTH NORTH-WEST-BAY LINE OF SOLANO ROAD AS SHOWN AS BEING 2 8/32 1/2".
  - 3) NO ABSTRACT OF TITLE FURNISHED.
  - 4) NOT ASSURED FROM FLOOD INSURANCE.
  - 5) THIS PLAT IS BASED ON THE 1983-84 DATED SURVEY OF THE SEAWIEW PARK UNIT NO. 2, ST. JOHN'S SEAWIEW PARK UNIT NO. 2, THE LAND WHICH LIES IN FLOOD ZONE "A".
  - 6) THE TOTAL AREA OF LOTS 1-5 IS 734,791.77 SQUARE FEET.

LEGAL DESCRIPTION:  
 LOTS 2, 3, AND 4, BLOCK 1 "EL RANCHO" ESTATES, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 7, LOT 112 AND THE SOUTH 140.00' OF TRACT F, SOLANO WOODS REPLAT, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGE 62 AND LOTS 1, 2, 3, 4 AND 5, BLOCK 4, ST. JOHN'S SEAWIEW PARK UNIT NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 51 OF THE CURRENT PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.

SOLANO ROAD  
 (COUNTY ROAD NO. C-210 A)  
 (166' RIGHT-OF-WAY)

BOUNDARY SURVEY FOR <b>TAYNE SANDERSON</b>	
DATE SURVEYED: 7/04/74	P. 8102: 134
DATE BY: JMB	SURVEYED BY: JMB
COMPUTER FILE: SOLANO	DATE DRAWN: 7/11/74
SCALE: 1" = 30'	CHECKED BY: JMB
	JOB NUMBER: 7/1

<p>BRADSHAW SURVEYING, INC.                  5121 BRADSHAW ROAD                  SUITE 204                  JACKSONVILLE, FL 32218                  904/783-7128                  904/783-7044 (ST. AUGUSTINE)</p>	<p>1. I HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS SURVEY ACCORDS TO THE PUBLIC RECORDS OF ST. JOHN'S COUNTY, FLORIDA.</p> <p style="text-align: right;"><i>J. M. Bradshaw</i>                  J. M. BRADSHAW                  SURVEYOR                  LICENSE NO. 12345</p>
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**EXHIBIT B**

The Southerly 15' of the following described property:

The following property is described and shown on Exhibit A.

Lots 2, 3, and 4, Block 1 "El Rancho" Estates, according to Plat thereof recorded in Plat Book 6, Page 7, Lot 112 and the South 140' of Tract F, Solano Woods Replat, according to Plat thereof recorded in Plat Book 17, Page 62, and Lots 1, 2, 3, 4 and 5, Block 4, St. Johns Seaview Park Unit No. 2, according to the Plat thereof recorded in Plat Book 5, Page 51 of the current Public Records of St. Johns County, Florida.

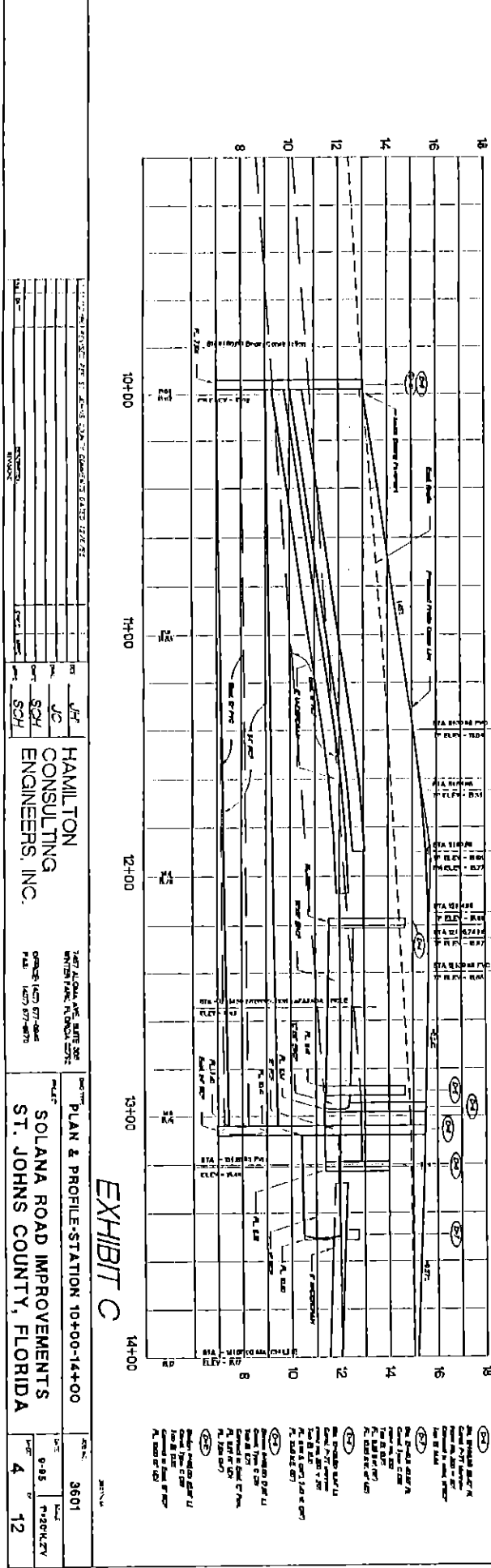
**WATER MAIN RELOCATION WORK**  
 1. DATE OF THIS PLAN: 10/10/00  
 2. DRAWN BY: J.C. SCH  
 3. CHECKED BY: J.C. SCH  
 4. APPROVED BY: J.C. SCH  
 5. PROJECT NO.: 98-0001  
 6. SHEET NO.: 4 OF 12

**LEGEND**  
 (Symbol) - Proposed Water Main  
 (Symbol) - Existing Water Main  
 (Symbol) - Proposed Sewer Main  
 (Symbol) - Existing Sewer Main  
 (Symbol) - Proposed Storm Sewer  
 (Symbol) - Existing Storm Sewer  
 (Symbol) - Proposed Roadway  
 (Symbol) - Existing Roadway

**SOLANA ROAD**  
 10+00 11+00 12+00 13+00 14+00

**LAPASADA**  
**CIRCLE (70' R/W)**

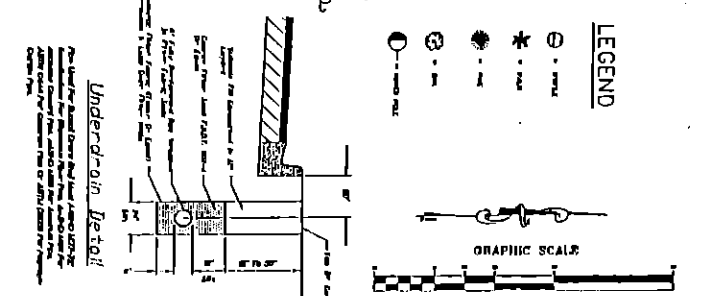
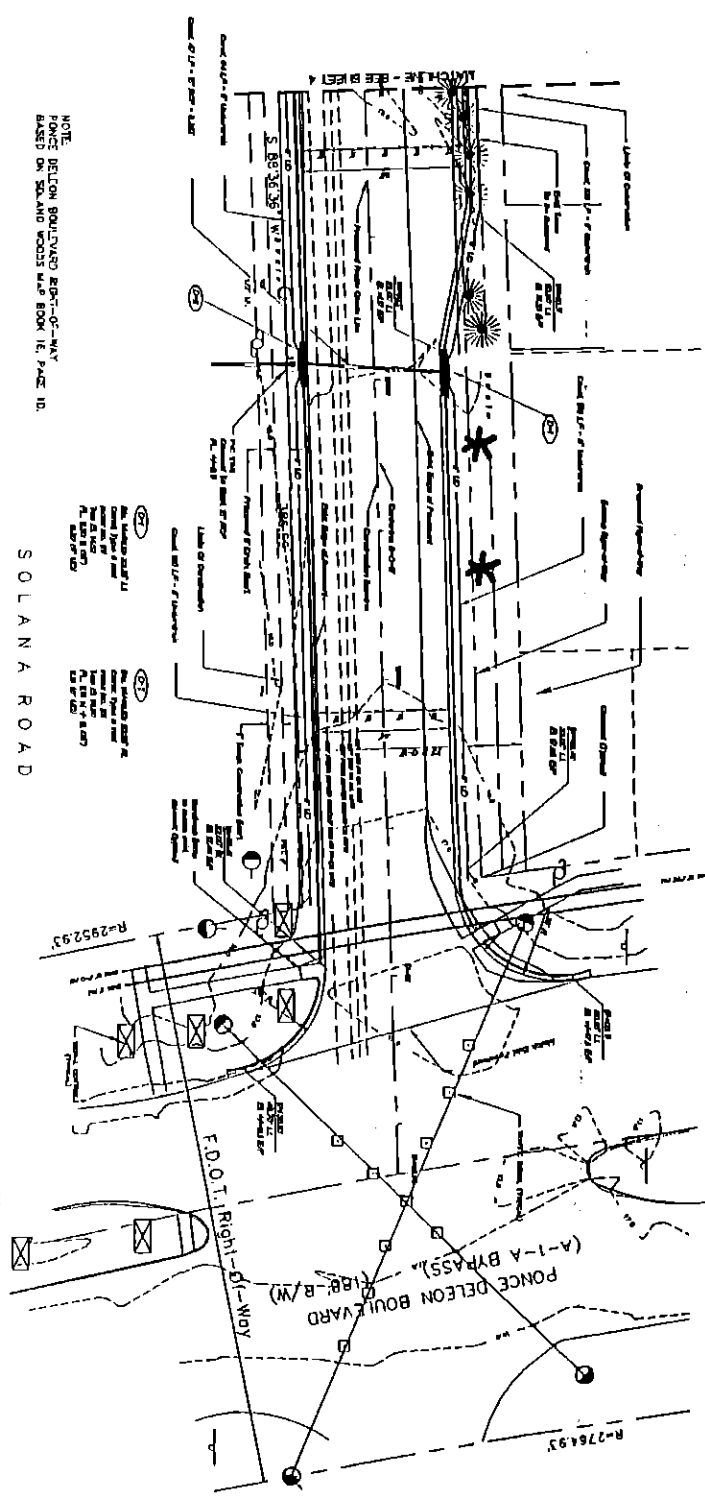
**PLAN & PROFILE-STATION 10+00-14+00**  
**EXHIBIT C**  
**SOLANA ROAD IMPROVEMENTS**  
**ST. JOHNS COUNTY, FLORIDA**



**GRAPHIC SCALE**  
 0 1 2 3 4 5 6 7 8 9 10  
 FEET

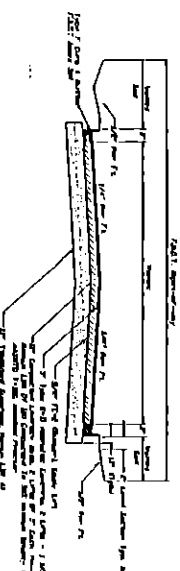
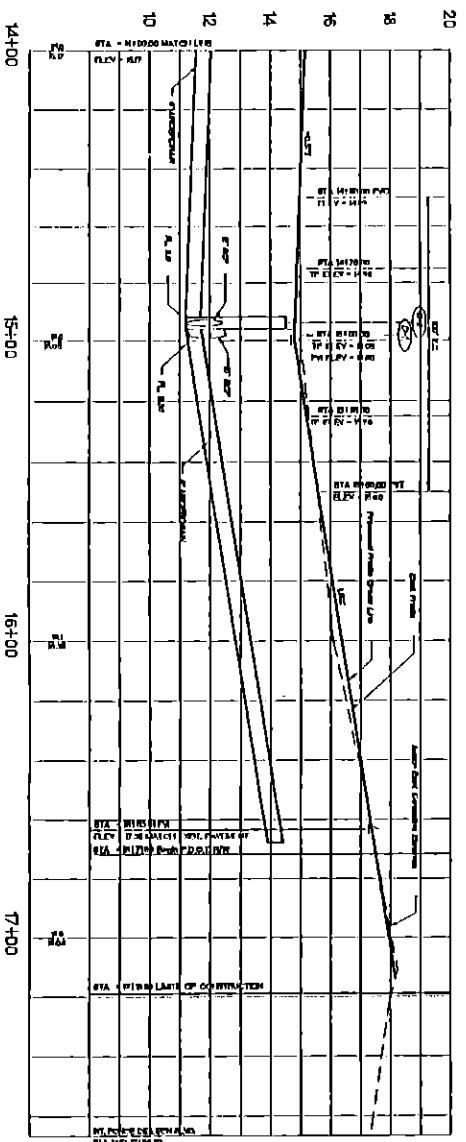
**3601**  
**9-85**  
**4**  
**12**

**HAMILTON CONSULTING ENGINEERS, INC.**  
**ST. JOHNS COUNTY, FLORIDA**



NOTE: PONSE DELEON BOULEVARD (A-1-A) - ANY  
BASED ON SPAN AND WOODS MAP BOOK 1E, PAGE 1D.

SOLANA ROAD



- TYPICAL F.D.O.T. SECTION**
- 1) All dimensions and materials shall be as specified in the Florida Department of Transportation Standard Specifications for Road and Bridge Construction and the Florida State Design Manual.
  - 2) All materials shall be tested and approved by the Florida Department of Transportation.
  - 3) All materials shall be tested and approved by the Florida Department of Transportation.
  - 4) All materials shall be tested and approved by the Florida Department of Transportation.
  - 5) All materials shall be tested and approved by the Florida Department of Transportation.

EXHIBIT D

PROJECT: SOLANA ROAD IMPROVEMENTS ST. JOHNS COUNTY, FLORIDA		DATE: 5/12	
DRAWN BY: [Name]		CHECKED BY: [Name]	
SCALE: 1" = 40'		DATE: 5/12	
PROJECT NO.: 3601		DATE: 5/12	
DRAWING NO.: 14+00 TO END		DATE: 5/12	
DESIGNED BY: [Name]		DATE: 5/12	
CHECKED BY: [Name]		DATE: 5/12	
APPROVED BY: [Name]		DATE: 5/12	
HAMILTON CONSULTING ENGINEERS, INC.		ST. JOHNS COUNTY, FLORIDA	