

RESOLUTION NO. 97-162

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED AND EASEMENT AGREEMENT FOR THE REGENCY DRIVE/MOULTRIE OAKS/MOULTRIE SQUARE/AND MARINER HEALTH CENTER LIFT STATION SITE.

WHEREAS, the owners of the property have executed and presented to St. Johns County, a Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof, conveying the lift station site; and

WHEREAS, an Easement Agreement conveying access to the lift station has also been executed and presented and is attached hereto as Exhibit B; and

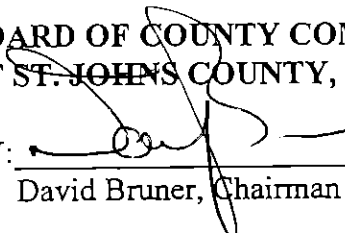
WHEREAS, St. Johns County's ownership of the lift station better serves the health, safety and welfare of the citizens.


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

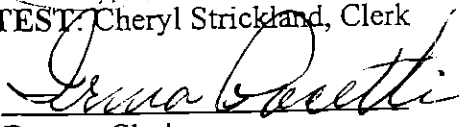
1. The acceptance of the lift station site and access easement is hereby approved.
2. The Clerk is instructed to record the Warranty Deed and Easement Agreement in the Official Records of St. Johns County, Florida, and file the Title Opinion with this Resolution.

PASSED AND ADOPTED this 14 day of October, 1997.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

BY: 
David Bruner, Chairman


ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

This Instrument Prepared Without Opinion of Title By:
John D. Bailey, Sr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

WARRANTY DEED

THIS INDENTURE, made this 1 day of November, 1996, by PIERRE D. THOMPSON, JOHN D. BAILEY, SR., and ARTHUR H. RUNK, all conveying their undivided interest in non-homestead property ("Grantors") to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, Florida 32085-0349 whose taxpayer identification number is: _____, ("Grantee").

W I T N E S S E T H:

That Grantors, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (the "Property").

Parcel Identification Number: 185090-0000

SUBJECT TO THOSE MATTERS LISTED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

and said Grantors do hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, said Grantors have caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness [Signature]
(type or print name)
(as to PDT)

[Signature]
Witness [Signature]
(type or print name)
(as to PDT)

[Signature]
Witness [Signature]
(type or print name)
(as to JDBSR)

[Signature]
Witness [Signature]
(type or print name)
(as to JDBSR)

[Signature]
PIERRE D. THOMPSON
93 Orange Street
St. Augustine, Florida 32084

[Signature]
JOHN D. BAILEY, SR.
61 Cordova Street
St. Augustine, Florida 32084

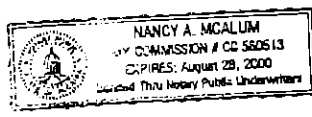
[Signature]
Witness [Signature]
(type or print name)
(as to AHR)

Arthur H. Runk
ARTHUR H. RUNK
180 State Road 207
St. Augustine, Florida 32084

[Signature]
Witness [Signature]
(type or print name)
(as to AHR)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 1st day of November, 1996, by Pierre D. Thompson, () who is personally known to me or () has produced Florida Drivers' License _____ as identification.

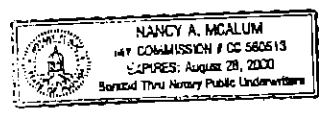


[Signature]
Signature of Notary

(Name of notary typed/printed)
Commission number: _____
Commission expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 1st day of November, 1996, by John D. Bailey, Sr., () who is personally known to me or () has produced Florida Drivers' License _____ as identification.

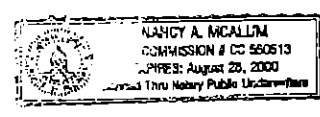


[Signature]
Signature of Notary

(Name of notary typed/printed)
Commission number: _____
Commission expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 1st day of November, 1996, by Arthur H. Runk, () who is personally known to me or () has produced Florida Drivers' License _____ as identification.



[Signature]
Signature of Notary

(Name of notary typed/printed)
Commission number: _____
Commission expires: _____

LEGAL DESCRIPTION: (BY SURVEYOR).

A STRIP OF LAND 20 FEET IN WIDTH, IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK PP. PAGE 62, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'14" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD A DISTANCE OF 325.73 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (A 200 FOOT RIGHT-OF-WAY); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD ALONG THE SAID WESTERLY RIGHT-OF-WAY OF US 1 NORTH 08°16'47" WEST A DISTANCE OF 142.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 89°50'37" WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466, A DISTANCE OF 492.98 TO THE POINT OF BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°09'23" EAST A DISTANCE OF 20.00 FEET TO A POINT INTERSECTING THE NORTH LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466; THENCE SOUTH 89°50'37" EAST ALONG SAID EASEMENT LINE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EASEMENT LINE SOUTH 00°09'23" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.01 ACRES, MORE OR LESS.

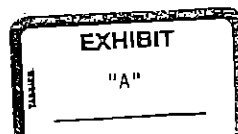


EXHIBIT "B"

1. Taxes accruing subsequent to December 31, 1996.
2. Zoning and other applicable governmental regulations.
3. Covenants, restrictions and easements of record, if any.

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

EASEMENT AGREEMENT

THIS AGREEMENT, made this 1 day of November, 1996, by PIERRE D. THOMPSON, JOHN D. BAILEY, SR., and ARTHUR H. RUNK, Grantors, to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, St. Johns County, Florida 32085-0349, Grantee.

W I T N E S S E T H:

That Grantors, for and in consideration of the sum of Ten Dollars and No/100's (\$10.00) in hand paid by Grantee, the receipt of which is hereby acknowledged, have granted, bargained, and sold to Grantee, its successors, legal representatives and assigns forever, a non-exclusive easement for ingress and egress over and across the following described real property situated in St. Johns County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (HEREINAFTER THE "EASEMENT PROPERTY")

The purpose of this easement is to provide the Grantee with non-exclusive access to the real property described on Exhibit "B" attached hereto.

The easement granted herein shall inure to the benefit of and be binding on the parties and their respective heirs, successors and assigns.

IN WITNESS WHEREOF, Grantors have caused this Easement Agreement to be executed on the date first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Witness John D. Bailey, Sr.
(type or print name)

[Signature]
Witness Arthur H. Runk
(type or print name)

[Signature]
Witness Blair M. O'Connell
(type or print name)

[Signature]
Witness William H. Robertson
(type or print name)

[Signature]
Witness Luella Turner
(type or print name)

[Signature]
Witness Arthur H. Runk
(type or print name)

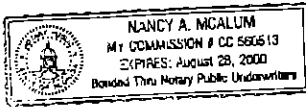
[Signature]
PIERRE D. THOMPSON
93 Orange Street
St. Augustine, Florida 32084

[Signature]
JOHN D. BAILEY, SR.
61 Cordova Street

[Signature]
ARTHUR H. RUNK

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 16th
day of November, 1996, by Pierre D. Thompson who () is personally
known to me or () has produced Florida driver's license # _____
_____ as identification.

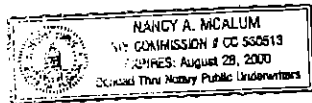


Nancy A. McAlum
Notary Public

(Name of notary, typed/printed)
My commission number: _____
My commission expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 16th
day of November, 1996, by John D. Bailey, Sr. who () is
personally known to me or () has produced Florida driver's
license # _____ as identification.

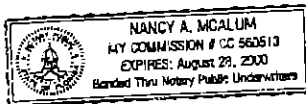


Nancy A. McAlum
Notary Public

(Name of notary, typed/printed)
My commission number: _____
My commission expires: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 16th
day of November, 1996, by Arthur H. Runk who () is personally
known to me or () has produced Florida driver's license # _____
_____ as identification.



Nancy A. McAlum
Notary Public

(Name of notary, typed/printed)
My commission number: _____
My commission expires: _____

LEGAL DESCRIPTION: (BY SURVEYOR)

A STRIP OF LAND 20 FEET IN WIDTH IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK PP, PAGE 62, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'14" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD A DISTANCE OF 325.73 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (A 200 FOOT HIGH-OF-WAY); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD ALONG THE SAID WESTERLY RIGHT-OF-WAY OF US 1 NORTH 08°16'47" WEST A DISTANCE OF 142.51 FEET TO THE POINT OF BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED STRIP OF LAND; THENCE NORTH 89°50'37" WEST ON A LINE PARRELL WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466, A DISTANCE OF 492.98 TO A POINT INTERSECTING THE SOUTHEAST CORNER OF A PROPOSED LIFT STATION SITE BOUNDARY; THENCE NORTH 00°09'23" EAST ALONG THE EASTERLY BOUNDARY OF SAID LIFT STATION SITE A DISTANCE OF 20.00 FEET TO A POINT INTERSECTING THE NORTH EAST CORNER OF SAID LIFT STATION SITE AND THE NORTH LINE OF SAID EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466; THENCE DEPARTING SAID LIFT STATION SITE BOUNDARY CORNER ALONG SAID NORTH EASEMENT LINE SOUTH 89°50'37" EAST A DISTANCE OF 412.17 FEET TO A POINT INTERSECTING THE BEGINNING OF A CURVE LOCATED AT THE NORTH LINE OF SAID EASEMENT; THENCE DEPARTING SAID EASEMENT LINE, CONTINUING SOUTH 89° 50'37" EAST A DISTANCE OF 77.84 FEET TO A POINT INTERSECTING THE WEST RIGHT-OF-WAY OF US 1; THENCE SOUTH 08°50'37" EAST ALONG SAID RIGHT-OF-WAY A DISTANCE OF 20.22 FEET TO THE POINT OF BEGINNING.

SAID STRIP OF LAND CONTAINING 0.23 ACRES, MORE OR LESS.

EXHIBIT

"A"

LEGAL DESCRIPTION: (BY SURVEYOR).

A STRIP OF LAND 20 FEET IN WIDTH, IN SECTION 48, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCE AT THE NORTHEAST CORNER OF LANDS DESCRIBED IN DEED BOOK PP, PAGE 62, PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 00°12'14" EAST ALONG THE WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD A DISTANCE OF 325.73 FEET TO A POINT INTERSECTING THE WESTERLY RIGHT-OF-WAY OF U.S. 1 (A 200 FOOT RIGH-OF-WAY); THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY OF AN OLD COUNTY ROAD ALONG THE SAID WESTERLY RIGHT-OF-WAY OF US 1 NORTH 08°16'47" WEST A DISTANCE OF 142.51 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY NORTH 89°50'37" WEST ON A LINE PARALLEL WITH THE NORTH LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466, A DISTANCE OF 492.98 TO THE POINT OF BEGINNING AT THE SOUTH EAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE NORTH 00°09'23" EAST A DISTANCE OF 20.00 FEET TO A POINT INTERSECTING THE NORTH LINE OF THE EASEMENT DESCRIBED IN OFFICIAL RECORDS BOOK 777, PAGE 1466; THENCE SOUTH 89°50'37" EAST ALONG SAID EASEMENT LINE A DISTANCE OF 25.00 FEET; THENCE DEPARTING SAID EASEMENT LINE SOUTH 00°09'23" WEST A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 0.01 ACRES. MORE OR LESS.

