

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, TO APPROVE THE TERMS AND EXERCISE THE OPTION CONTRACT REQUIRED FOR THE ACQUISITION OF PROPERTY FOR CONSTRUCTION OF THE DONDANVILLE ROAD SIDEWALK PROJECT.

WHEREAS, the design plans for the construction of the Dondanville Road sidewalk requires a corner cut of property to connect to the SR A1A sidewalk; and

WHEREAS, the property owners have agreed to sell a corner cut of their property to the County and have executed the Option Contract attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

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

Section 1. The acquisition of the property as described in the Option Contract is hereby approved per the terms as stated.

Section 2. The appraisal requirements for the acquisition of the property described in Exhibit "A" are hereby waived.

Section 3. The Clerk is authorized to file the Option Contract and Title Commitment and record the Warranty Deed received at closing.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 24 day of February, 1998.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk

**ST. JOHNS COUNTY
OPTION TO PURCHASE**

Parcel No.: 175750-000

Project Name: Dandanielle⁸⁰ Sidwalk construction

The undersigned owner(s) of the following described property situated in St. Johns County, Florida, in consideration of the payment by St. Johns County of the sum of One Dollar, receipt of which is hereby acknowledged, do hereby give and grant to St. Johns County an option for the period of 60 days from date hereof to purchase for the sum of \$ 500.00 in cash, the said property, to wit:

The corner cut of less than 40 sq. feet as show on attached map exhibit A.

Notice of the County's desire to purchase the property shall be given the Owner(s) within 30 days from date hereof and closing shall take place within (30) days from the date of determination that the Owner's title is marketable and free and clear of all encumbrances. Possession of described property shall take place at closing.

Property shall be conveyed by Warranty Deed from the Owner(s),
Cost of title insurance to be borne by St. Johns County,
Documentary stamps to be affixed by St. Johns County
Owner agrees to prorate taxes as of date of closing.

Dated this 30 day of January, 1998.

Maria Arjmand
Witness Maria Arjmand
Daryl Arjmand
Witness DARUSH ARJMAND

Jenni Carlette
Owner
Address: SOS Rue Royale
Barrington, IL 60010

Maria Arjmand
Witness Maria Arjmand
Daryl Arjmand
Witness DARUSH ARJMAND

Nickie Carlette
Owner
Address: SOS Rue Royale
Barrington, IL 60010

RECEIVED TIME JAN. 30. 12:07PM

205 407327 5400 16

STATE ROAD NUMBER A 1 A
(100' R/W)

R/W LINE

TRAFFIC SIGNAL CONTROL BOX

CONC WALK

CURB AND GUTTER

ASPHALT PAVEMENT

ADA RAMP PER
FDOT INDEX #384

sidewalk

CONC SLAB
W/ TELEPHONE
VAULT

11+00

R/W LINE

Subject

END CURB

BEGIN 1' H X 6" W CURB

6" MYRTLE

MYRTLE

6" MYRTLE

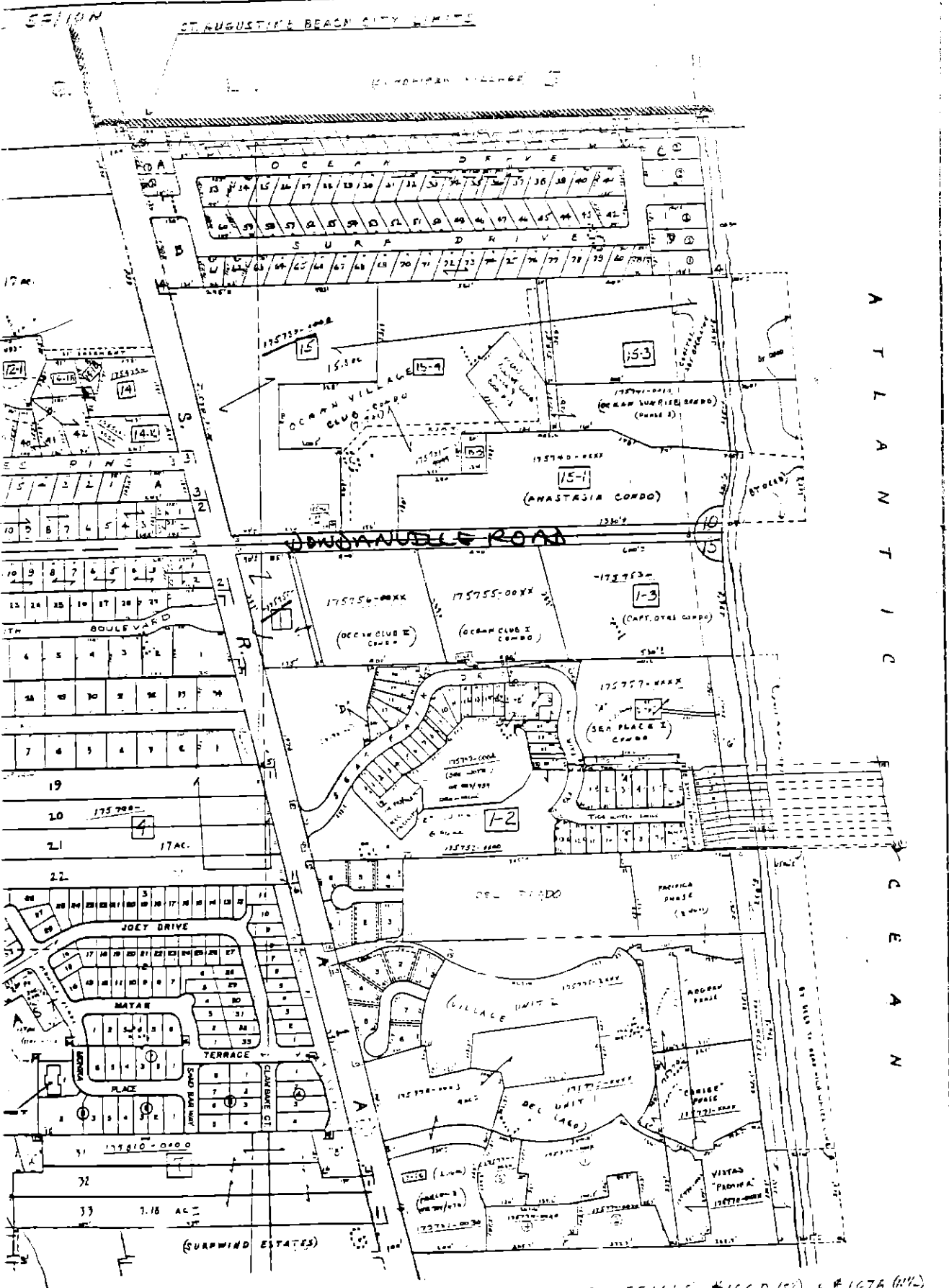
SHRUB LINE (TYPICAL)

6" MYRTLE

6" MYRTLE

Dondarville Road

*Extend
100' R/W CURB*



ATLANTIC OCEAN

SEE 5F/155

OVERLAYS AERIALS #166D (E) & #167A (W)

ASSESSMENT MAP		SECTION	TOWNSHIP	RANGE	SHEET NUMBER
ST. JOHNS COUNTY, FLORIDA		PARTS 101516	8S	30E	5F
OFFICE OF PROPERTY APPRAISER		SCALE	REVISIONS		
		1:100	1/1/11	1511	

Prepared By And Return To:
SOUTHEAST TITLE GROUP, LLP
Address: 93 Orange Street
St. Augustine, FL 32084
SE File #98S-02037PCE

Tax Parcel I.D. #: 175750-0000

WARRANTY DEED

THIS WARRANTY DEED made and executed the 14th day of May, 1998 by **NICOLINA CARABETTA and ARSENIO CARABETTA, HER HUSBAND**, whose post office addresss is 550 Rue Royale, Barrington, IL, 60010, hereinafter collectively called "Grantor", to **ST. JOHNS COUNTY, FLORIDA, A POLITICAL SUBDIVISION OF THE STATE OF FLORIDA**, whose post office address is P. O. Drawer 349, St. Augustine, FL 32085, hereinafter called the "Grantee":

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in **ST. JOHNS County, State of Florida**, viz:

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT OF WAY LINE OF DONDANVILLE ROAD AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY WITH THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER A1A AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY; THENCE NORTH 89 DEGREES 11 MINUTES 00 SECONDS EAST ALONG SAID SOUTHERLY RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET; THENCE SOUTH 44 DEGREES 17 MINUTES 55 SECONDS WEST A DISTANCE OF 11.28 FEET; THENCE NORTH 14 DEGREES 58 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 8.21 FEET TO THE POINT OF BEGINNING.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said 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 land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1997.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in the presence of:

[Signature]
Witness:

[Signature]
Witness:

[Signature]
NICOLINA CARABETTA
C613-6203-4878

[Signature]
ARSENIO CARABETTA
C613-0003-1075

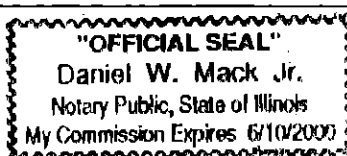
STATE OF ILLINOIS
COUNTY OF COOK

I hereby certify that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgements, personally appeared **NICOLINA CARABETTA and ARSENIO CARABETTA, HER HUSBAND**, who produced the identification described below, and who acknowledged before me that they executed the foregoing instrument.

Witness my hand and official seal in the county and state aforesaid this 14th day of May, 1998.

[Signature]
Notary Public:

Identification Examined: IL D2.



Recorded in Public Records St. Johns County, FL
Clerk# 98021337 O.R. 1319 PG 607 10:38AM 05/18/1998
Recording \$5.00 Surcharge \$1.00 Doc Stamps \$3.50

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