

RESOLUTION NO. 98- 76

**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 THE TURN LANE TO BE CONSTRUCTED AT THE INTERSECTION OF WILDWOOD DRIVE AND DEERCHASE BLVD. AS PART OF THE WILDWOOD DRIVE REHABILITATION PROJECT.**

**WHEREAS**, the proposed scope of work for the Wildwood Drive Rehabilitation Project includes a turn lane that requires additional right-of-way at the intersection of Wildwood Drive and Deerchase Blvd.; and

**WHEREAS**, the property has been appraised at \$11,000.00 per acre and the property owner has offered to sell for \$15,000.00 per acre plus his costs and fence replacement; and

**WHEREAS**, it has been determined that the difference between the appraised value and the negotiated value is less than the County's costs to acquire the property through condemnation; and

**WHEREAS**, the property owner has 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 and the replacement of the fence improvements as described and itemized in the Option Contract is hereby approved per the terms as stated.

Section 2. The Clerk is authorized to file the Option Contract and Title Commitment and record the Warranty Deed received at closing.

**PASSED AND ADOPTED**, this 14 day of April, 1998.

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

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

ATTEST: Cheryl Strickland, Clerk

By: Stacey H. Daniel  
Deputy Clerk

ST. JOHNS COUNTY  
OPTION TO PURCHASE

Parcel No.: 137070-0000

Project Name: Wildwood Drive  
Rehabilitation Project

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 \$ per Exhibit "A" in cash, the said property, to wit:

Parcels 1 and 2 attached hereto as Exhibit "B," together with a small amount of land to smooth the transition from Parcel 1 to Parcel 2.

Notice of the County's desire to purchase the property shall be given the Owner(s) within 60 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 County,  
Documentary stamps to be affixed by County.  
Owner agrees to prorate taxes as of date of closing.

Dated this 27<sup>th</sup> day of March, 19 98

Gertrude R. Van Morris  
Witness Gertrude R. Van Morris

Vera S. Harnage  
Witness Vera S. Harnage

HAMILTON D. UPCHURCH  
[Signature]  
Owner  
Address: Post Office Drawer 3007  
St. Augustine, FL 32085-3007

Witness \_\_\_\_\_

Owner \_\_\_\_\_

Address: \_\_\_\_\_

Witness \_\_\_\_\_

EXHIBIT "A"

PURCHASE PRICE:

1.	\$25,800.00 for lands taken plus 35¢ per square foot of additional lands to smooth the transition between Parcels #1 and #2	\$ <u>26,400.00</u>
2.	Cost to replace wooden fence and one-half cost of wire fence	11,585.38
3.	Clearing of right-of-way for new fence	2,000.00
4.	Ronald K. Moody, MAI - landowner's appraisal of lands taken	<u>800.00</u>
		<u>\$ 40,785.38</u>

EXHIBIT "B"

**PARCEL 1**

A PART OF GOVERNMENT LOT 10, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, THE SAME BEING THE SOUTHERLY AND SOUTHWESTERLY 34.00 FEET OF PARCEL 1, OFFICIAL RECORDS 1155, PAGE 160 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE WITH THE WEST LINE OF SAID GOVERNMENT LOT 10, SECTION 12; THENCE SOUTHEASTERLY ALONG SAID RIGHT-OF-WAY LINE, THE SAME BEING A 66 FOOT RIGHT-OF-WAY AS ESTABLISHED BY DEED BOOK 255, PAGE 17 OF THE AFOREMENTIONED PUBLIC RECORDS, SAID RIGHT-OF-WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1113.28 FEET, AN ARC DISTANCE OF 186.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.42°04'17"E. AND A CHORD DISTANCE OF 185.88 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WEST 125.02 FEET OF SAID GOVERNMENT LOT 10 AND TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTHEASTERLY AND EASTERLY ALONG SAID RIGHT-OF-WAY LINE OF WILDWOOD DRIVE AND ALONG SAID CURVE, AN ARC DISTANCE OF 850.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.68°44'52"E. AND A CHORD DISTANCE OF 830.03 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE N.89°21'54"E., CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, A DISTANCE OF 320 FEET, MORE OR LESS, TO THE EASTERLY TOP OF BANK OF A DITCH, SAID TOP OF BANK BEING THE LINE DIVIDING PARCEL 1, OFFICIAL RECORDS 1155, PAGE 160, FROM OFFICIAL RECORDS 1169, PAGE 961; THENCE NORTHERLY ALONG SAID TOP OF BANK A DISTANCE OF 40 FEET, MORE OR LESS, TO A POINT 34.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO, THE AFOREMENTIONED NORTH RIGHT-OF-WAY LINE OF WILDWOOD DRIVE; THENCE S.89°21'54"W., 34.00 FEET NORTHERLY OF AND PARALLEL WITH THE NORTH LINE OF WILDWOOD DRIVE, A DISTANCE OF 300 FEET, MORE OR LESS, TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1079.28 FEET; THENCE CONTINUE ALONG A LINE 34.00 FEET NORTHEASTERLY OF AND CONCENTRIC WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, AN ARC DISTANCE OF 856.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.67°53'45"W. AND A CHORD DISTANCE OF 834.37 FEET TO THE AFOREMENTIONED EAST LINE OF THE WEST 125.02 FEET OF GOVERNMENT LOT 10; THENCE S.00°11'41"W., ALONG SAID EAST LINE, A DISTANCE OF 47.10 FEET TO THE POINT OF BEGINNING.

10/15/97-WILDWOOD\PARCELS.1&2

EXHIBIT "B"

**PARCEL 2 - WILDWOOD DRIVE AT DEER CHASE**

A PART OF GOVERNMENT LOT 10, SECTION 12, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, THE SAME BEING THE SOUTHERLY AND SOUTHWESTERLY 34.00 FEET OF PARCEL 2, OFFICIAL RECORDS 1155, PAGE 160 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE INTERSECTION OF THE WEST LINE OF SAID GOVERNMENT LOT 10, SECTION 12; WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, AS NOW ESTABLISHED AS A 66 FOOT RIGHT-OF-WAY BY DEED BOOK 255, PAGE 17 OF THE AFORESAID PUBLIC RECORDS; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THE SAME BEING A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1113.28 FEET, AN ARC DISTANCE OF 186.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF S.42°04'17"E. AND A CHORD DISTANCE OF 185.88 FEET TO AN INTERSECTION WITH THE EAST LINE OF THE WESTERLY 125.02 FEET OF GOVERNMENT LOT 10; THENCE N.00°11'41"E., ALONG SAID EAST LINE, A DISTANCE OF 47.10 FEET TO A POINT 34.00 FEET NORTHEASTERLY OF, WHEN MEASURED RADially TO, THE AFOREMENTIONED NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE; THENCE NORTHWESTERLY ALONG A CURVE 34.00 FEET NORTHEASTERLY OF, PARALLEL AND CONCENTRIC WITH SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1079.28 FEET, AN ARC DISTANCE OF 193.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF N.40°00'31"W. AND A CHORD DISTANCE OF 193.68 FEET TO A POINT ON THE WEST LINE OF AFOREMENTIONED GOVERNMENT LOT 10, SECTION 12; THENCE S.00°11'41"W., ALONG SAID WESTERLY LINE, A DISTANCE OF 57.46 FEET TO THE POINT OF BEGINNING.

10/18/97-WILDWOOD\PARCELS.1&2

