

RESOLUTION NO. 99- 7

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING A CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND AUTHORIZING THE SALE TO AN ADJOINING LAND OWNER.**

**WHEREAS**, there has been a written request from an adjoining property owner to declare a certain County owned property left over from the right-of-way acquired for Deer Park Boulevard and shown on map attached hereto as Exhibit "A", incorporated by reference and made a part hereof, as surplus; and

**WHEREAS**, pursuant to Florida Statute 125.35(2), the Board of County Commissioners may effect a private sale when the value of a parcel is \$5,000.00 or less and when due to the size, shape, location and value it is determined by the Board that the parcel is of use only to one or more adjacent property owners; and

**WHEREAS**, the St. Johns County Property Appraiser values the property at \$1,650.00, as stated in letter attached hereto as Exhibit "B", incorporated by reference and made a part hereof, and Fred Ahern the president of St. Augustine Industrial Park, Inc., a Florida corporation, the adjoining property owner, has agreed to pay that amount.

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

1. It is found that all requirements of Section 125.35(2) F.S. for a private sale of the property described above have been met.

2. The sale of the property to St. Augustine Industrial Park, Inc., a Florida corporation, in the amount of \$1,650.00 is hereby approved and the County Deed in substantially form attached hereto as Exhibit "C", incorporated by reference and made a part hereof, shall be executed by the Chairman of the Board of County Commissioners and upon receipt of payment, will convey the property to them.

3. The Clerk is instructed to record the County Deed and mail the recorded original along with an executed copy of this Resolution to Fred Ahern, Sr. 2215 South 3rd Street #201, Jacksonville, Florida 32250.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 12 day January, 1999.

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

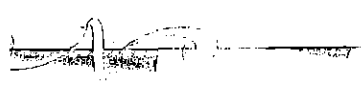
BY: Marc A. Jacalone  
Marc A. Jacalone, Chairman

**ATTEST:** Cheryl Strickland, Clerk

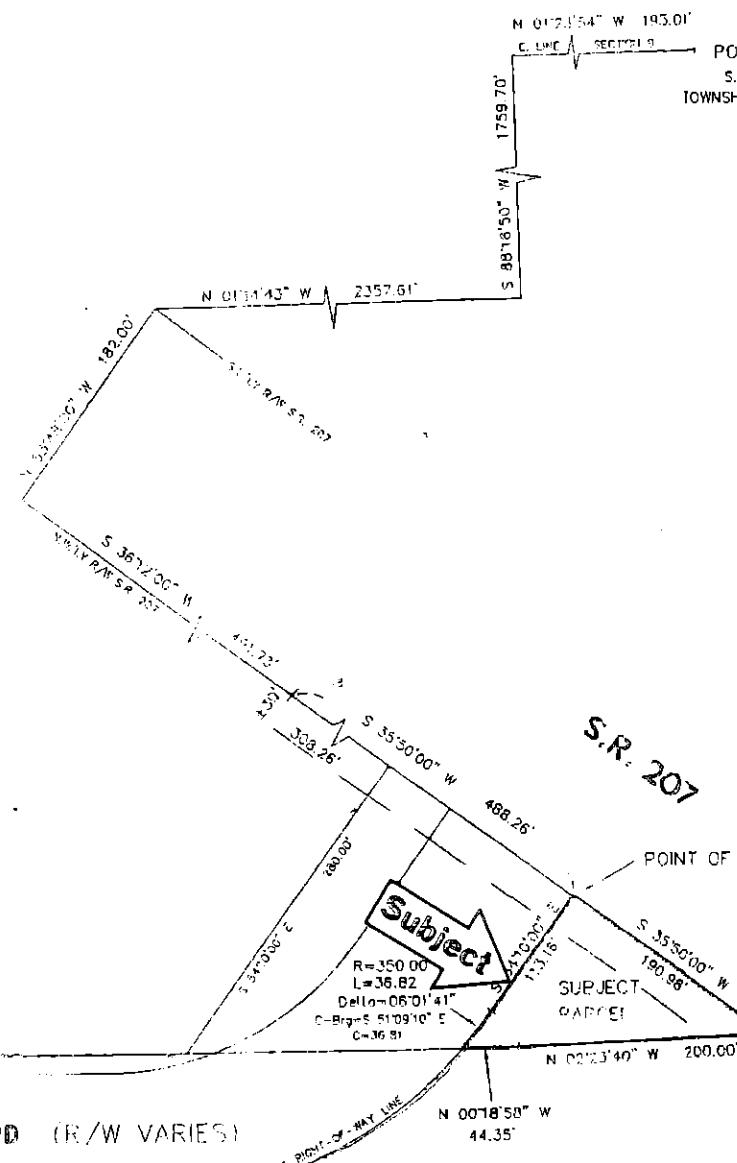
By: Patricia DeGrande  
Deputy Clerk

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Exhibit "A" to Resolution



POINT OF COMMENT  
S.E. CORNER SECTION  
TOWNSHIP 8 SOUTH, RANGE



FIELD LINE OF CANCELL 1903  
PLUMS B&K 1903

DEER PARK BOULEVARD (R/W VARIES)

ONLY POINT-OF-WAY LINE

MAY 1903  
REVISION  
BY B. D. B. B.

This Instrument Prepared By:  
Daniel J. Bosanko, Esq.  
Assistant County Attorney  
P.O. Box 1533  
St. Augustine, FL 32085-1533

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_\_ day of \_\_\_\_\_, 1999, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095, hereinafter "Grantor", to ST. AUGUSTINE INDUSTRIAL PARK, INC., a Florida corporation, whose address is 2215 South 3rd Street #201, Jacksonville, Florida, 32250, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

Parcel Account Number 136628-0000

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

**THIS COUNTY DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;

- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of Purchases occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**RESERVING UNTO THE GRANTOR**, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

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

BY: \_\_\_\_\_  
Marc A. Jacalone, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 1999, by Marc A. Jacalone, Chairman of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me or who has produced \_\_\_\_\_, as identification and who did (did not) take an oath.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

## EXHIBIT "A" to County Deed

### DEEDED ACCESS PARCEL

A part of Section 9, Township 8 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commencing at the southeasterly corner of said Section 9; thence, along the easterly line of said Section 9, North 01 degree 23 minutes 54 seconds West 195.01 feet; thence South 88 degrees 16 minutes 50 seconds West 1759.70 feet; thence North 01 degree 14 minutes 43 seconds West 2357.61 feet to a point on the southeasterly right-of-way line of State Road No. 207; thence North 53 degrees 48 minutes West 182.00 feet to a point on the northwesterly right-of-way line of said State Road No. 207; thence, along said northwesterly right-of-way line of State Road No. 207, South 36 degrees 12 minutes 00 seconds West 491.73 feet; thence, continuing along said northwesterly right-of-way line, South 35 degrees 50 minutes 00 seconds West 488.26 feet to the Point of Beginning of the parcel of land to be described; thence continue South 35 degrees 50 minutes 00 seconds West, along said northwesterly right-of-way line, 190.98 feet to the easterly line of that certain parcel of land described as Parcel Two in Official Records Book 789, page 156 of the public records of St. Johns County, Florida; thence North 02 degrees 23 minutes 40 seconds West along said easterly line 200.00 feet; thence, continuing along said easterly line, North 00 degrees 18 minutes 58 seconds West 44.35 feet to the southwesterly right-of-way line of Deerpark Boulevard; thence southeasterly along said right-of-way line, 36.82 feet along the arc of a curve concave to the northeast having a radius of 350.00 feet through a central angle of 6 degrees 01 minute 41 seconds and a chord bearing South 51 degrees 09 minutes 10 seconds East for 36.81 feet; thence South 54 degrees 10 minutes 00 seconds East, tangent to said curve, 113.16 feet to the Point of Beginning.

Subject to Right-of-way Easement for Electric Transmission Lines along a 50 foot wide strip on northwest side of State Road No. 207 as shown in Deed Book 75, page 7, public records of St. Johns County, Florida, to Florida Power and Light Company in Section 9, Township 8 South, Range 29 East.

Subject to Easements granted to Florida Power and Light Company as shown in Deed Book 75, page 11, and Deed Book 75, page 17, public records of St. Johns County, Florida, running adjacent to State Road No. 207 with right to cut and trim trees within 50 feet of each side of said transmission line.

Containing 14,355 square feet, more or less.