

RESOLUTION NO. 2002- 114

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FROM ST. JOHNS RIVER COMMUNITY COLLEGE TO ST. JOHNS COUNTY CONVEYING THE RIGHT-OF-WAY REQUIRED FOR THE HOLMES BOULEVARD EXTENSION.

RECITALS

WHEREAS, Resolution No. 2002-82 approved an exchange of real property between St. Johns County and St. Johns River Community College in connection with the Holmes Boulevard Extension Project; and

WHEREAS, St. Johns River Community College has requested that the Warranty Deed incorporated as Exhibit "B" in said resolution be replaced by a Quit Claim Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to be consistent with the County Deed the College is receiving in the exchange; and

WHEREAS, the property the College is conveying by the Quit Claim Deed is free and clear of all encumbrances.

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

1. The above Recitals are incorporated as Findings of Fact.
2. The Quit Claim Deed attached hereto is hereby accepted in replacement of Warranty Deed.
3. The Clerk is instructed to record the Quit Claim Deed in the Public Records of St. Johns County, Florida, along with the County Deed approved in Resolution mentioned above.

PASSED AND ADOPTED, this 25 day of June, 2002.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Cheryl Strickland

RENDITION DATE 06-28-02

Exhibit "A" to Resolution

Prepared by:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this ____ day of _____, 2002, by **DISTRICT BOARD OF TRUSTEES OF ST. JOHNS RIVER COMMUNITY COLLEGE, FLORIDA**, a political subdivision of the State of Florida, whose address is 5001 St. Johns Avenue, Palatka, Florida 32177, first party, to **ST. JOHNS COUNTY, FLORIDA**, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, second party:

WITNESSETH: That the said first party for and in consideration of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand in which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

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

Property Appraiser's Parcel Identification No. 089325-0000

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
in the presence of:

**DISTRICT BOARD OF TRUSTEES OF
ST. JOHNS RIVER COMMUNITY
COLLEGE, FLORIDA**

Print Name: _____

By: _____
Chairman

Print Name: _____

ATTEST:

By: _____
Secretary

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2002, by _____ as Chairman and _____ as Secretary of the District Board of Trustees of St. Johns River Community College, Florida, on behalf of the Board of Trustees. They are personally known to me or have produced _____ as identification.

Notary Public
My Commission Expires: _____

EXHIBIT "A" TO Quit Claim Deed

PARCEL H (REVISED)

A PART OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1114, PAGE 840 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY WITH THE EASTERLY RIGHT OF WAY LINE OF KENTON MORRISON ROAD AS ESTABLISHED BY AFOREMENTIONED OFFICIAL RECORDS 1114, PAGE 840; THENCE NORTH $00^{\circ}12'17''$ EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, THE SAME BEING THE EASTERLY LINE OF SAID OFFICIAL RECORDS 1114, PAGE 840, A DISTANCE OF 783.39 FEET; THENCE SOUTH $89^{\circ}49'41''$ EAST A DISTANCE OF 1.83 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE EASTERLY, HAVING A RADIUS OF 3770.00 FEET; THENCE SOUTHERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH $01^{\circ}13'45''$ EAST AND A CHORD DISTANCE OF 178.60 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $02^{\circ}37'22''$ EAST, A DISTANCE OF 327.33 FEET TO A POINT OF CURVE OF A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 3870.20 FEET; THENCE SOUTHERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH $01^{\circ}27'34''$ EAST AND A CHORD DISTANCE OF 157.16 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $70^{\circ}16'58''$ EAST A DISTANCE OF 65.03 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1824.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH $58^{\circ}21'28''$ EAST AND A CHORD DISTANCE OF 753.78 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $46^{\circ}26'56''$ EAST A DISTANCE OF 199.16 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1724.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE A CHORD BEARING OF SOUTH $52^{\circ}56'41''$ EAST AND A CHORD DISTANCE OF 390.73 FEET TO A POINT ON SAID CURVE; THENCE SOUTH $30^{\circ}26'50''$ WEST A DISTANCE OF 23.97 FEET; THENCE NORTH $59^{\circ}33'53''$ WEST, ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD, A DISTANCE OF 532.59 FEET; THENCE NORTH $46^{\circ}26'56''$ WEST A DISTANCE OF 74.38 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 1724.00 FEET; THENCE NORTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH $58^{\circ}21'28''$ WEST AND A CHORD DISTANCE OF 717.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $00^{\circ}16'58''$ EAST A DISTANCE OF 35.89 FEET TO THE

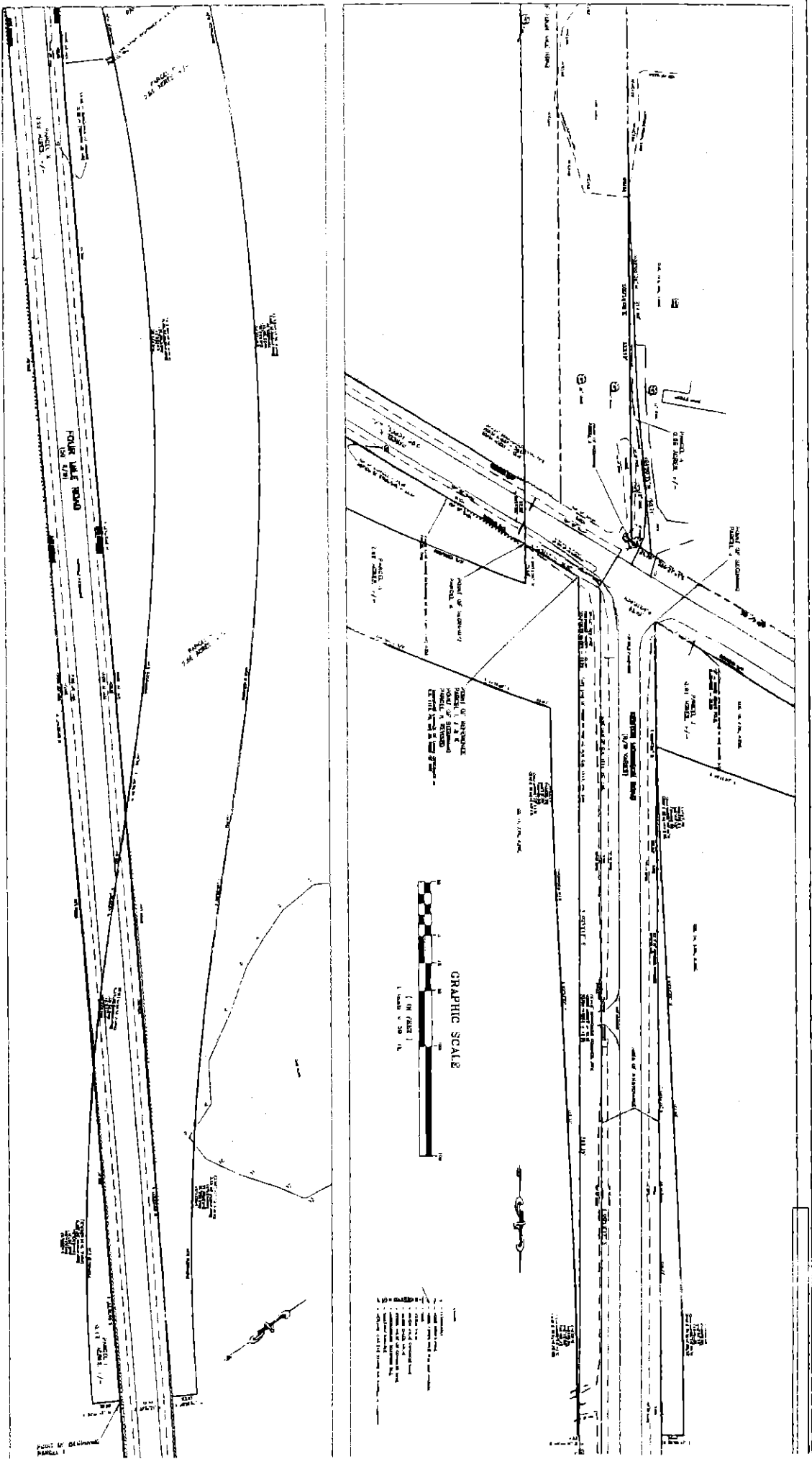
AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD; THENCE NORTH 59°33'53" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 58.20 FEET TO THE POINT OF BEGINNING. CONTAINING 2.89 ACRES, MORE OR LESS.

PARCEL I

A PART OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1114, PAGE 840 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY WITH THE EASTERLY RIGHT OF WAY LINE OF KENTON MORRISON ROAD AS ESTABLISHED BY AFOREMENTIONED OFFICIAL RECORDS 1114, PAGE 840; THENCE SOUTH 59°33'53" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1362.09 FEET; THENCE SOUTH 30°34'21" WEST A DISTANCE OF 49.98 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 30°26'49" WEST A DISTANCE OF 26.05 FEET TO A POINT ON A CURVE, SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1824.00 FEET; THENCE NORTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 54°38'57" WEST AND A CHORD DISTANCE OF 305.53 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 59°32'23" EAST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED FOUR MILE ROAD, A DISTANCE OF 304.41 FEET TO THE POINT OF BEGINNING. CONTAINING 0.12 ACRES, MORE OR LESS.

PARCEL L

THE EASTERLY 34.00 FEET OF THE WESTERLY 100.00 FEET OF
GOVERNMENT LOTS 12 AND 13, SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29
EAST, ST. JOHNS COUNTY, FLORIDA, LYING SOUTH OF FOUR MILE ROAD.



1. This drawing is a plan view of the proposed road layout. It is not to scale. The actual dimensions of the roads and easements should be determined from the field notes and other data provided.

DATE	11/11/11
SCALE	AS SHOWN
PROJECT NO.	11111
DRAWN BY	J. J. J.
CHECKED BY	K. K. K.
APPROVED BY	L. L. L.

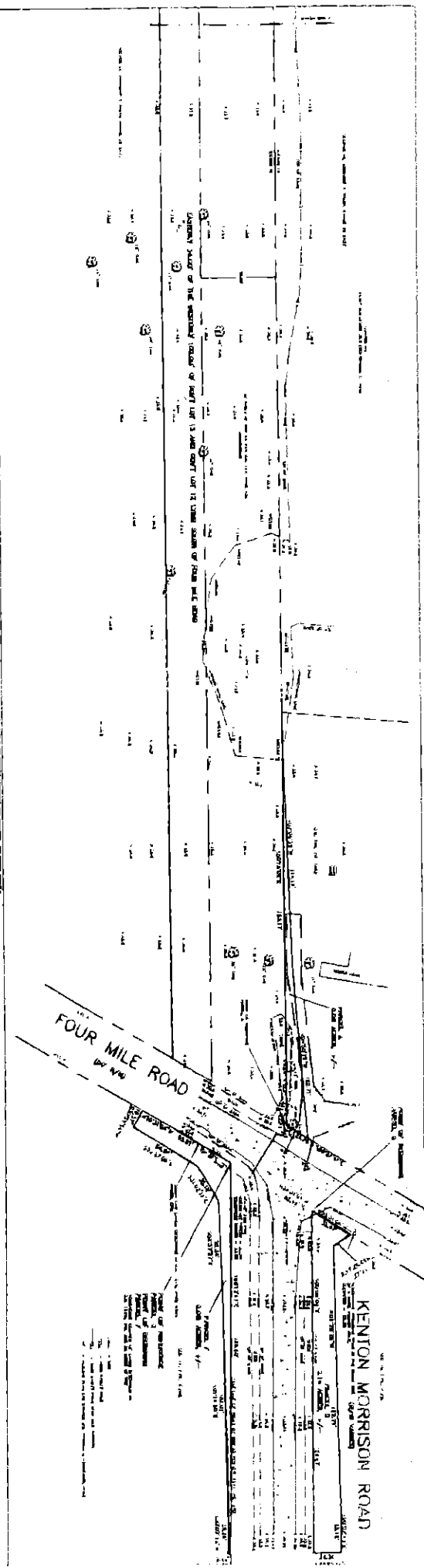
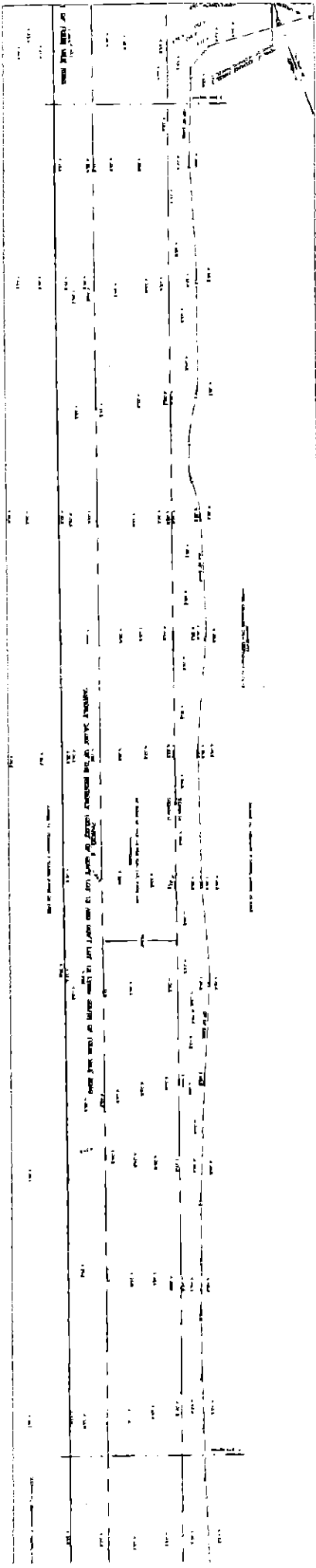
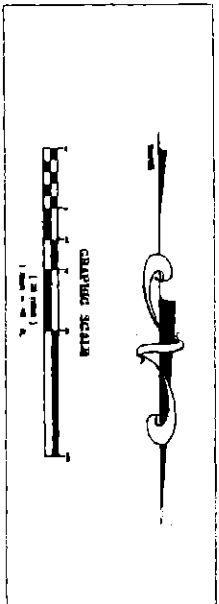
PROJECT NAME	FOUR MILE ROAD
PROJECT NO.	11111
DRAWN BY	J. J. J.
CHECKED BY	K. K. K.
APPROVED BY	L. L. L.

This drawing is a plan view of the proposed road layout. It is not to scale. The actual dimensions of the roads and easements should be determined from the field notes and other data provided.

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT
SURVEYING AND MAPPING/GIS DIVISION
 4000 LYNCH SPRENGER - P.O. BOX 140
 ST. JOHNS COUNTY, FLORIDA 32044
 Phone: (904) 321-2400



HOLMES ROADWAY NORTH
TOPOGRAPHIC SURVEY
 SHEET 1 OF 1



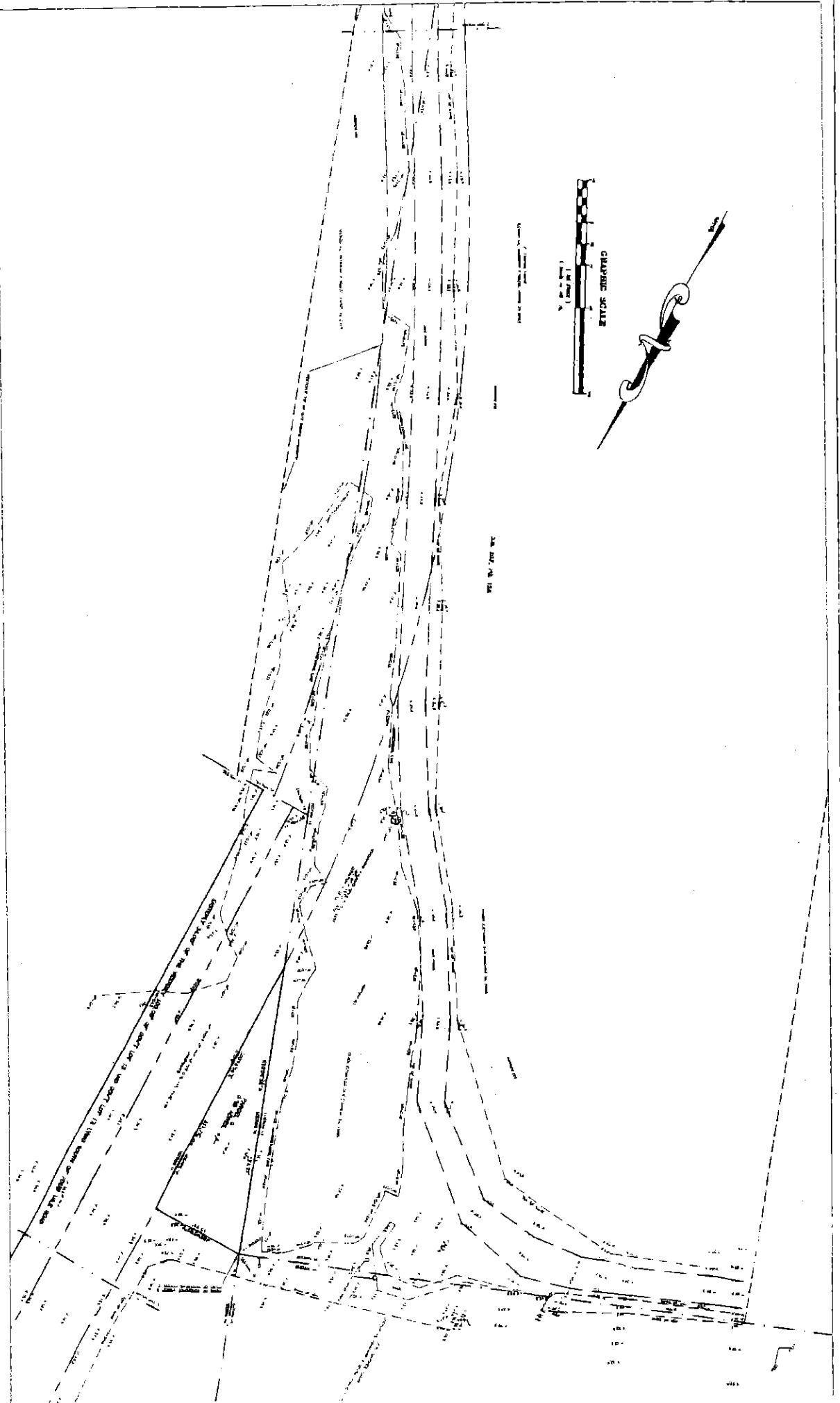
This map is a reproduction of the original map on file in the office of the State Engineer, Tallahassee, Florida, and is not to be used for any purpose other than that for which it was prepared.

STATE OF FLORIDA
 DEPARTMENT OF STATE ENGINEERING
 TALLAHASSEE, FLORIDA

ST. JOHNS COUNTY, FLORIDA
 SURVEYING AND MAPPING
 400 WEST GERRARD - P.O. BOX 348
 TALLAHASSEE, FLORIDA 32309

KOLBES BOUTVARD NORTH
 TOPOGRAPHIC SURVEY

SHEET 1 OF 3



This Instrument Prepared By:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this 25 day of June, 2002, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter "Grantor", to **ST. JOHNS RIVER COMMUNITY COLLEGE**, a political subdivision of the State of Florida, whose address is c/o Melissa Miller, Esq., 5001 St. Johns Avenue, Palatka, Florida 32177, 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")

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;

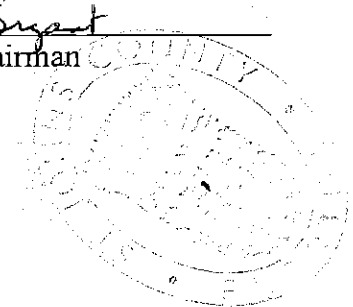
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

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 may be in, on, or under the said land and an undivided one-half interest in all 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: James E. Bryant
James E. Bryant, Chairman



ATTEST: Cheryl Strickland, Clerk

By: Cheryl Strickland
Deputy Clerk

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

The foregoing instrument was acknowledged before me this 10th day of July, 2002, by James E. Bryant, Chairman of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board, who is personally known to me.

Patricia DeGrande
Notary Public State of Florida
My Commission Expires: 01-26-04

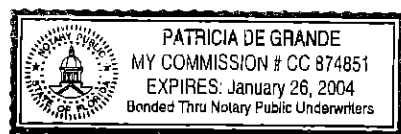


Exhibit "A" to County Deed

PARCEL K

A PART OF SECTION 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1114, PAGE 840 OF THE PUBLIC RECORDS OF SAID COUNTY, THE SAME POINT BEING THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF FOUR MILE ROAD AS NOW ESTABLISHED AS A 50 FOOT RIGHT OF WAY WITH THE EASTERLY RIGHT OF WAY LINE OF KENTON MORRISON ROAD AS ESTABLISHED BY AFOREMENTIONED OFFICIAL RECORDS 1114, PAGE 840; THENCE SOUTH 59°33'53" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 58.20 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 59°33'53" EAST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 771.30 FEET; THENCE SOUTH 46°26'56" EAST A DISTANCE OF 122.58 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1824.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 48°06'11" EAST AND A CHORD DISTANCE OF 110.89 FEET TO A POINT ON SAID CURVE; THENCE NORTH 59°32'24" WEST, ALONG THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED FOUR MILE ROAD, A DISTANCE OF 970.00 FEET; THENCE NORTH 00°16'52" WEST A DISTANCE OF 57.50 FEET TO THE POINT OF BEGINNING. CONTAINING 0.99 ACRES, MORE OR LESS.