

RESOLUTION NO. 2004- 327

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA, APPROVING CONVEYANCE OF  
CERTAIN COUNTY OWNED PROPERTY TO THE STATE OF  
FLORIDA DEPARTMENT OF TRANSPORTATION TO COMPLETE  
A BORROW PIT PARCEL.**

**WHEREAS**, the State of Florida Department of Transportation has requested that St. Johns County consider conveyance of a 3,600+/- square foot parcel of County owned property to the State of Florida Department of Transportation to complete a borrow pit parcel owned by State of Florida Department of Transportation that is adjacent to the County parcel. The subject property is not needed for County purposes and is described in the County Deed attached hereto as Exhibit "A" incorporated by reference and made a part hereof; and

**WHEREAS**, the property was acquired for unpaid real estate taxes May 28, 1945 by Chancery Number 6115 and has remained vacant since that time; and

**WHEREAS**, pursuant to Florida Statute 125.38, the County may convey any property that is not needed for County purposes if satisfied that such property is required for such use.

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The request by the State of Florida Department of Transportation for this conveyance is for maintenance purposes, which are in the public or community interest and for public welfare. The Subject Property is not needed for County purposes.

Section 3. The County Deed, attached herein as Exhibit "A", in favor of the State of Florida Department of Transportation conveys all rights, title and interest of St. Johns County, without warranty of title or warranty of method of conveyance, in and to the land described thereon for maintenance purposes, shall be executed by the Chair of the Board of County Commissioners. Consideration shall be \$10.00.

Section 4. The County Deed transferring the property to the State of Florida Department of Transportation shall be duly recorded in the Official Records of St. Johns County, Florida by the Clerk of Circuit Court.

PASSED AND ADOPTED, this 3rd day of November, 2004.

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

BY: 

**Karen R. Stern, Chair**

**ATTEST:** Cheryl Strickland, Clerk

By: 

Deputy Clerk



This Instrument Prepared By:  
Michael Hunt, Esq.  
Deputy County Attorney  
P.O. Box 1533  
St. Augustine, FL 32085-1533

**COUNTY DEED**

**THIS DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 2004, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084 hereinafter the "Grantor" to **STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION**, whose address is 1109 South Marion Avenue, Mail Station 2020, Lake City, Florida 32025-7478, hereinafter "Grantee".

**WITNESSETH** that the said party of the first part, for and in consideration of the sum of \$10.00 to it in hand paid by the party of the second party, receipt whereof is hereby acknowledged, has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in St. Johns County, Florida:

**Woodland Heights Lot 1 Block 41, as recorded in Map Book 3 Page 78 of the Public Records of St. Johns County, Florida. (THE "PROPERTY")**

**IN WITNESS WHEREOF** the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair, or Vice Chair, of said Board, the day and year aforesaid.

**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, or 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: \_\_\_\_\_  
Karen R. Stern, Chair

**ATTEST:** Cheryl Strickland, Clerk

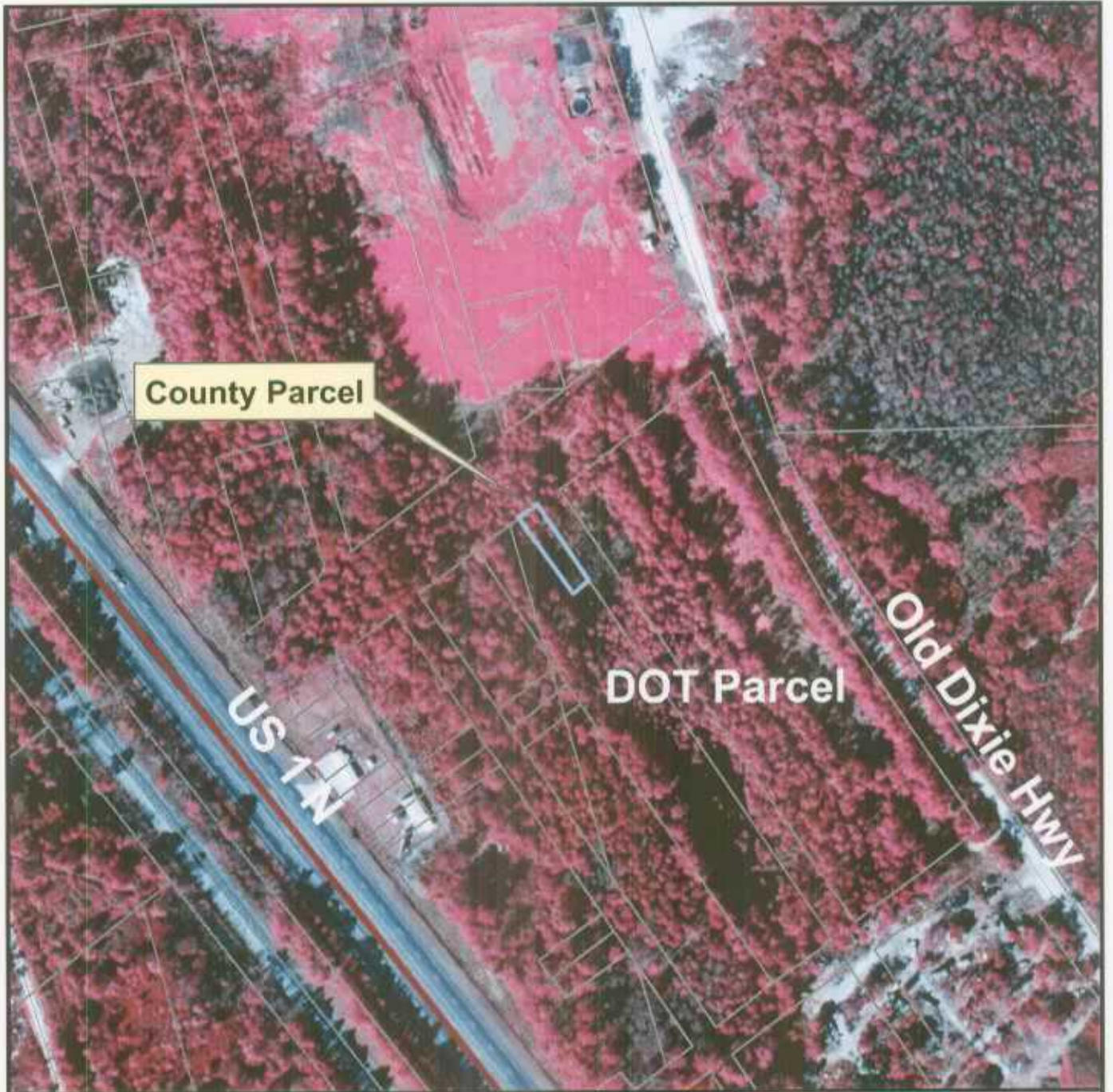
By: \_\_\_\_\_  
Deputy Clerk

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

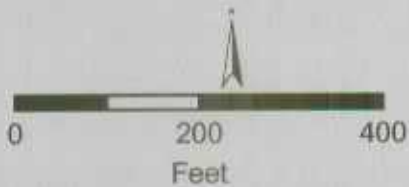
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2004, by Karen R. Stern, Chair of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me and who did not take an oath.

\_\_\_\_\_  
Notary Public State of Florida

My Commission Expires: \_\_\_\_\_



## 2002 CIR AERIAL IMAGERY MAP



Map Prepared: 10/18/2004

\*Depicts General Project Boundary

State of Florida  
Department of  
Transportation  
request

File:BCC November 3, 2004



St. Johns County  
Land Mgmt. Systems  
Real Estate