

RESOLUTION NO. 2004- 80

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR A 2.44 ACRE FIRE STATION SITE LOCATED IN WHISPER RIDGE PLANNED UNIT DEVELOPMENT.

RECITALS

WHEREAS, Whisper Ridge, LLC, a Florida Limited Liability Company, is the Developer of certain lands contained within the Whisper Ridge Planned Unit Development and has executed and presented a Special Warranty Deed, attached as Exhibit "A", incorporated by reference and made a part hereof, for a 2.44 acre fire station site to be located in Whisper Ridge Subdivision; and

WHEREAS, the location of the fire station will be in close proximity of State Road 16 and Interstate 95 and will be staffed by career rescue personnel. The Bakersville Fire Station had been serving this area manned with a decreasing number of volunteers; and

WHEREAS, the funds for the construction of this fire station have been allocated within the 2004 Fire Services Budget; and

WHEREAS, due to the growing population of residents in this area it is in the best interest of the public to accept this property for construction of the fire station for the health, safety and well being of the citizens of this area.


NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions 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. Upon acceptance of this Resolution by the Board of County Commissioners, the Special Warranty Deed is hereby accepted in the form of that which is attached hereto as Exhibit "A" and the Clerk of Circuit Court is instructed to record the original, executed Special Warranty Deed in the Public Records of St. Johns County.


PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 27th day of April, 2004.

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

By: 
Karen R. Stern, Chair

RENDITION DATE 5/4/04

**ATTEST:
CHERYL STRICKLAND
CLERK OF CIRCUIT COURT**

By: 
Deputy Clerk



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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 19 day of April 2004, is by and from **WHISPER RIDGE, LLC, a Florida Limited Liability Company**, whose address is 4729 U.S. Highway 17, Suite 204, Orange Park FL 32003, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the 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 in the County of St. Johns, State of Florida, being more particularly described as follows:

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


TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

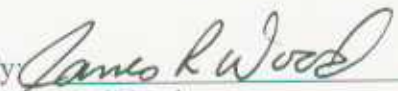
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2003; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

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

Signed, sealed and delivered
in our presence:

Whisper Ridge, LLC, a Florida
Limited Liability Company


Print Name: Shirley Smith

By: 
James R. Wood
Its Managing Member


Print Name: Sandra Spencer

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19 day of April, 2004 by James R. Wood, Managing Member of Whisper Ridge, LLC, a Florida Limited Liability Company. They are personally known to me.


Notary Public
Sandra Spencer

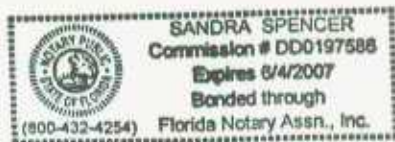
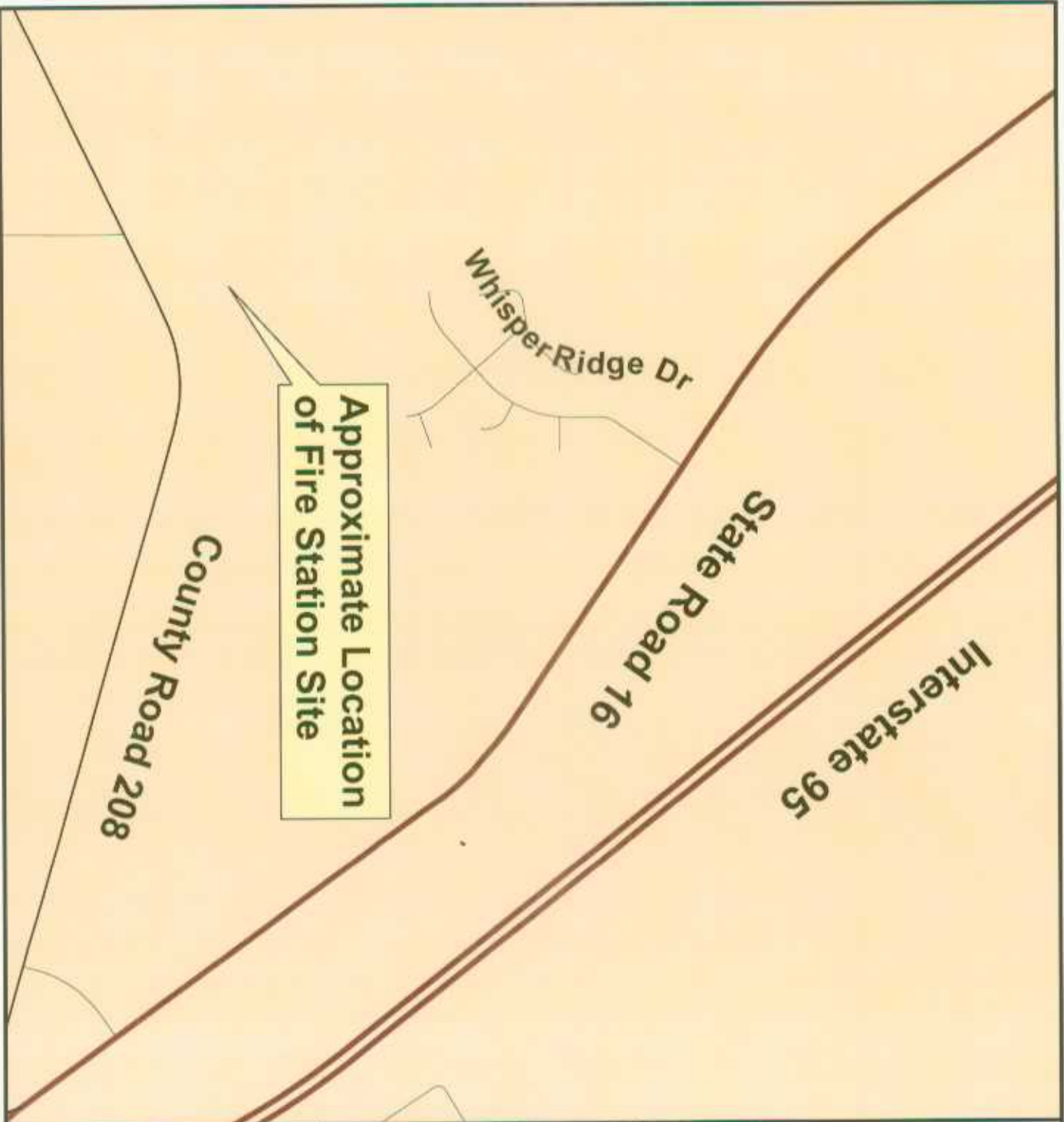


EXHIBIT A to Deed

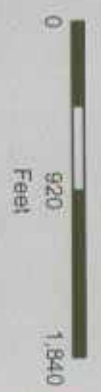
That part of Section 1, Township 7 South, Range 28 East, St. Johns County, Florida, being more fully described as follows:

Commence at the north east corner of said Section 1; thence south 01 degrees 09 minutes 03 seconds east, along the east line of said Section 1, a distance of 3042.33 feet to the intersection with the northerly right-of-way line of County Road Number 208 (a 66 foot wide right-of-way); thence north 73 degrees 58 minutes 18 seconds west along said northerly right-of-way line, 447.10 feet to a point of curvature of a curve concave to the South having a radius of 1177.68 feet (State Road plans 1179.28 feet) and a central angle of 41 degrees 45 minutes 13 seconds (State Road plans 41 degrees 45 minutes 30 seconds), thence westerly along the arc of said curve and along said right-of-way line, 858.22 feet (State Road plans 859.48 feet) to the point of tangency of said curve; thence south 64 degrees 16 minutes 29 seconds west, along said right-of-way line, 3136.99 feet to the point of beginning of the parcel to be described; thence continue south 64 degrees 16 minutes 29 seconds west, along said right-of-way 362.35 feet; thence north 25 degrees 43 minutes 31 seconds west 209.85 feet to the westerly line of said Section 1; thence north 39 degrees 15 minutes 53 seconds east, along said westerly section line 399.84 feet; thence south 25 degrees 43 minutes 31 seconds east 378.89 feet to the point of beginning.

Containing 2.44 acres more or less



**GENERAL
LOCATION MAP**



Map Prepared: 4/20/2004
 *Depicts General Project Boundary

**Whisper Ridge
 Fire Station Site**



File: BCC April 27, 2004
 St. Johns County
 Public Works Dept.
 Real Estate