

RESOLUTION NO. 2005- 221

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING A FORTY FOOT STRIP CONTAINING LESS THAN AN ACRE OF CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO AN ADJOINING PROPERTY OWNER PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES. BECAUSE OF THE SIZE, SHAPE, LOCATION AND VALUE THIS PORTION OF THE PARCEL IS OF USE ONLY TO THE ADJOINING PROPERTY OWNER FOR CONSTRUCTION OF EAST WATSON ROAD.**

**RECITALS**

**WHEREAS**, there has been a written request from an adjoining property owner to acquire a forty foot strip of certain County owned property for construction of East Watson Road, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The County owned property consists of an approximately sixteen acre parcel that was previously used by St. Johns County Utility Department and is located off of Domenico Circle in St. Augustine Shores; and

**WHEREAS**, the forty foot strip is needed by the Developer to comply with Development Review requirements that require East Watson Road to be an eighty foot wide right-of-way and this forty foot strip as described in the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof, will be deeded back to the County once the road has been constructed; and

**WHEREAS**, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when, due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners. The adjacent property owners have been notified by certified mail and no other adjoining property owner has notified our office of their desire to acquire this portion of the parcel; and

**WHEREAS**, St. Johns County Utility Department has no objection to the sale of this property. The construction of East Watson Road will be beneficial to the County to provide additional access to the County property off of US#1 South via East Watson Road.

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

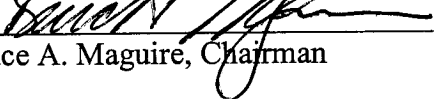
1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

2. 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. Specifically, the Board of County Commissioners has determined that the size, shape, and/or location is of use to the adjoining property owner. Consequently, the sale of the property to Watson Road L.L.C. is hereby approved.

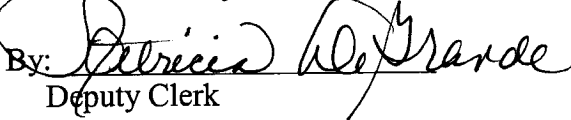
3. The Board of County Commissioners hereby authorizes the Board Chairman to execute said County Deed.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 23<sup>rd</sup> day of August, 2005.

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

By:   
Bruce A. Maguire, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 8-29-05



**Watson Road, LLC**

August 15, 2005

Ms. Nanette Bradbury  
St. Johns County Real Estate Division  
4020 Lewis Speedway Rd.  
St. Augustine, FL 32095

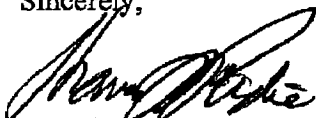
Re: Watson Rd., LLC purchase of ~ 40-ft strip along Watson Road East

Dear Nanette,

This letter is intended to convey our interest in purchasing .29 acres of real property, consisting of an approximate 40 -ft strip of property along Watson Road East ("the property"), described in exhibit A as parcel B attached hereto and owned by St. Johns County Utilities for the purchase price of \$8,700.00. The Property is needed for the improvement of East Watson Road, which improvements are proposed as a part of the obligations of the Applicant pursuant to the Villages of Valencia PUD application (PUD 2005-10). Upon completion of the East Watson Road improvements, we will execute a plat which includes a dedication of The Property, along with the remainder of improvements to St. Johns County, as a part of the East Watson road improvements, as public road.

Should you need anything further to continue processing this request, please do not hesitate to contact either me, or our counsel, Susan Bloodworth, at Rogers Towers. Thank you for your assistance in getting this matter resolved so quickly. We look forward to finalizing this transaction at the Board of County Commissioners hearing on August 23, 2005 and recording of the deed into Watson Rd., LLC, a Florida limited liability company, as soon as possible thereafter.

Sincerely,



Thomas J. Purdie

Exhibit "A" to Watson Rd. LLC Letter

A parcel of land, being a portion of TRACT "M", (Utility Site), REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, as shown on the plat thereof, recorded in Map Book 13, pages 114 through 124 of the Public Records of St. Johns County, Florida, said parcel of land being more particularly described as follows:

For a POINT OF REFERENCE, COMMENCE at the Northeast corner of said TRACT "M", (Utility Site), the same being the Northwest corner of TRACT "L", (Park Site), as shown on the aforesaid plat, and run thence South  $88^{\circ}55'22''$  West, along the North line of said TRACT "M", (Utility Site), and also being the North line of the Peter Miranda Grant, Section 41, Township 8 South, Range 30 East, ( and also being the South line of Section 18, Township 8 South, Range 30 East), a distance of 527.28 feet, to the Northwest corner of those lands described and recorded in that County Deed recorded in Official Records Book 1281, page 1676 of the Public Records of said St. Johns County, Florida, and the POINT OF BEGINNING.

From the POINT OF BEGINNING thus described, continue South  $88^{\circ}55'22''$  West, along the North line of said TRACT "M", (Utility Site), and also being the North line of the Peter Miranda Grant, Section 41, Township 8 South, Range 30 East, ( and also being the South line of Section 18, Township 8 South, Range 30 East), a distance of 291.10 feet, to a point on the North line of said TRACT "M", (Utility Site)(also being the most northeasterly corner of that portion of Tract "D", St. Augustine Shores, Unit Two, Map Book 11, Pages 95 through 106 (inclusive), as described in Official Records Book 2342, page 1244; run thence South  $44^{\circ}04'26''$  West, along the Northwesterly line of said TRACT "M", (Utility Site), and the aforementioned portion of said Tract "D", a distance of 46.79 feet, to a point, on the West line of said REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, (and also being the West line of TRACT "M", (Utility Site); run thence South  $00^{\circ}46'29''$  East, along the West line of said REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, a distance of 15.08 feet, to a point lying on the Westerly line of the aforesaid plat of REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, said line also being the Southerly line Right of Way line of Watson Road (a 66 foot Right of Way as now established) as shown on the plat of Camelot Village as recorded in Map Book 54, Page 1 of the public records of St. Johns County, Florida; said point also being on the arc of a curve leading Northeasterly; run thence Northeasterly, along and around the arc of said curve, being concave Northerly, and having a radius of 300.00 feet, through a central angle of  $09^{\circ}37'39''$  to the left, an arc distance of 50.41 feet, to the Point of Reverse Curvature, of a curve continuing Northeasterly, last said arc being subtended by a chord bearing and distance of North  $84^{\circ}06'36''$  East, 50.35 feet; run thence Northeasterly, along and around the arc of said curve, being concave Southerly, and having a radius of 273.88 feet, through a central angle of  $09^{\circ}37'36''$  to the right, an arc distance of 46.02 feet, to a point on the Southerly line of that forty (40) foot Drainage

Exhibit "A" Page 2

Easement as shown on the aforementioned plat of Replat of St. Augustine Shores, Unit Two, last said arc being subtended by a chord bearing and distance of North 84°06'36" East, 45.96 feet; run thence North 88°55'22" East, along the aforesaid Southerly line of said forty (40) foot Drainage Easement, a distance of 228.37 feet, to a point on the West line of those lands described and recorded in Official Records Book 1281, page 1676 of the Public Records of said St. Johns County, Florida; run thence North 01°04'38" West, along the aforesaid West line of said lands described and recorded in Official Records Book 1281, page 1676 of the Public Records of said St. Johns County, Florida, a distance of 40.00 feet, to the Northwest corner of last said lands, and the POINT OF BEGINNING.

The lands thus described contain 12,816 square feet, or 0.29 Acres, more or less, in area.

Subject to a 10 foot Florida Power and Light Easement, as recorded in Official Records Book 275, pages 34 through 36 of the Public Records of St. Johns County, Florida, and as shown on the plat of Replat of St. Augustine Shores Unit Two, recorded in Map book 13, pages 114 through 124 of the Public records of St. Joihns County, Florida.

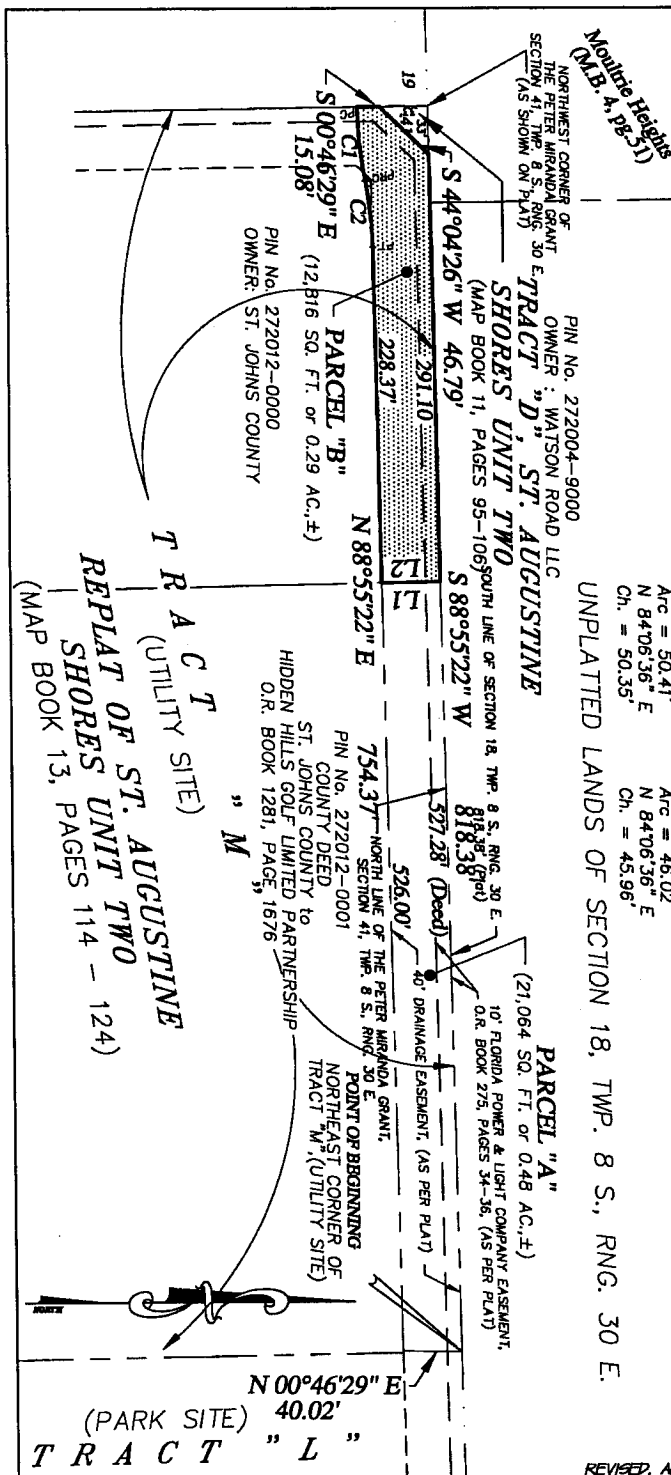
Subject to a 40 foot Drainage Easement, as shown on the plat of REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, as shown on the plat thereof, recorded in Map Book 13, pages 114 through 124 of the Public Records of St. Johns County, Florida.

Revised, August 11, 2005 (to show corrections)

**MAP SHOWING SKETCH OF PARCEL "B"**

A PARCEL OF LAND, BEING A PORTION OF TRACT "M", (UTILITY SITE), REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 13, PAGES 114 THROUGH 124 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

(SEE INDIVIDUAL LEGAL DESCRIPTIONS - ATTACHED TO MAP)



**CURVE TABLE FOR SKETCH**

CURVE NO.	BEARING	DISTANCE
1	S 01°04'38" E	40.00'
2	N 01°04'38" W	40.00'

UNPLATTED LANDS OF SECTION 18, TWP. 8 S., RNG. 30 E.

REVISED, AUGUST 9, 2005 (TO SHOW TWO OWNERSHIPS IN TRACT "M")

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE ORIGINAL PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE ORIGINAL PARTY OR PARTIES.

- NOTES:**
1. DESCRIPTIONS ARE BASED ON THE REPLAT OF ST. AUGUSTINE SHORES UNIT TWO, M.D. 19, PAGE 114-124
  2. THIS IS A MAP TO SHOW A SKETCH TO ACCOMPANY THE LEGAL DESCRIPTION PREPARED BY THIS FIRM.
  3. ELEVATIONS SHOWN THIS (50) REFER TO UNITED STATES CONICAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (NAD 29) OF 1983.
  4. BY GRATING PLOTTING ONLY, THE PROPERTY SHOWN HEREIN LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: MAP REVISED DATE:
  5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  6. THERE MAY BE RESTRICTIONS OR ENCUMBRANCES OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**LEGEND**

☐	RENOTES CONCRETE MONUMENT	DATE	JULY 28, 2005
X-X	RENOTES FENCE	SCALE	1" = 100'
○	RENOTES 1/4" IRON PIPE SET (AS NOTED)	JOB NO.	33282
●	RENOTES RUN PIPE POUND (AS NOTED)	PAGE(S)	
X	RENOTES CROSS CUT	COMPUTER FILE NAME	VALONIA-07012005

**A & J LAND SURVEYORS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LP 6661  
 PROFESSIONAL LAND SURVEYORS OFFICE (304) 346-1700  
 5847 LUELLA STREET FAX (304) 346-1706  
 JACKSONVILLE, FLORIDA 32207

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 46B-10, FORMERLY CHAPTER 391-10, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 460.01, FLORIDA STATUTES.

JONATHAN B. BOWMAN, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

**ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY**

PCP	PERMANENT CONTROL POINT	ESMT	EASEMENT
PRM	PERMANENT REFERENCE MONUMENT	LB	LICENSED BUSINESS
POC	POINT ON CURVE	WF	WIRE FENCE
POB	POINT OF BEGINNING	CLP	CHAIN LINK FENCE
POR	POINT OF REFERENCE	WPF	WOOD PRIVACY FENCE
PC	POINT OF CURVATURE	WC	WOOD CONDITIONER
PT	POINT OF TANGENCY	W/C	WITH OVERHEAD LINES
POC	POINT OF COMPOUND CURVE	ML	FIELD MEASURED
PRC	POINT OF REVERSE CURVATURE	R	RADIUS EQUALS
PI	POINT OF INTERSECTION	L	ARC LENGTH EQUALS
R/W	RIGHT OF WAY	Δ	CHORD BEARING & DISTANCE EQUALS
OR V.	OFFICIAL RECORDS VOLUME	∠	DELTA OR CENTRAL ANGLE EQUALS
DR	DEED BOOK	IP	IRON PIPE
PR	PAGE	CONC.	CONCRETE
DRL	BUILDING RESTRICTION LINE		

**Exhibit "B" to Resolution**

This Instrument Prepared By:  
Daniel J. Bosanko, Esq.  
County Attorney  
4020 Lewis Speedway  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_\_ day of \_\_\_\_\_, 2005, 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 **WATSON RD., LLC**, a Florida limited liability company, whose address is 2222 Saint Johns Avenue, Jacksonville, Florida, 32204, 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.

**GRANTEE** agrees upon construction of East Watson Road that they will compensate the Grantor for any damage to the existing force main, upon the property conveyed herein, during construction of East Watson Road.

**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.

**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: \_\_\_\_\_  
**Bruce A. Maguire,**  
**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 \_\_\_\_\_, 2005, by **Bruce A. Maguire**, Chairman 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: \_\_\_\_\_



Exhibit "A" to County Deed

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