

RESOLUTION NO. 2005- 329

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA FOR THE FORMER HASTINGS ELEMENTARY SCHOOL SITE INCLUDING APPROXIMATELY 42 ACRES.

RECITALS

WHEREAS, the former Hastings Elementary School was closed at the end of the 2004-2005 school year with the opening of the new South Woods Elementary School; and

WHEREAS, the School Board of St. Johns County, has designated the former school site to be surplus and has agreed to convey same, for no consideration, to the Board of County Commissioners of St. Johns County; and

WHEREAS, continued growth in St. Johns County increases the demand for space to continue County government operations and to provide services directly to the community; and

WHEREAS, the School Board of St. Johns County has agreed to transfer ownership of the former school site to St. Johns County, including three parcels (PIN 037200-0000, 040170-0000, and 039400-0000) consisting of approximately 42 acres, by Warranty Deed attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to acquire this property for future County use and for the benefit of the community.

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

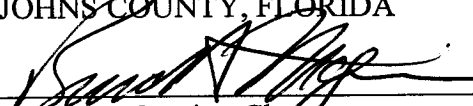
Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby approves the terms herein and agrees that the former school site will be used for government, public and/or community services only. If the aforementioned uses cease to exist, the property will revert back to the School Board of St. Johns County.

Section 3. The Clerk is hereby instructed to record the original Warranty Deed in the official records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 26 day of October, 2005.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

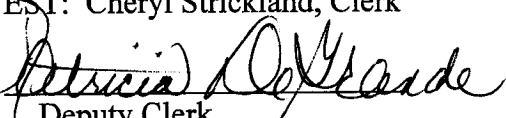
By: 
Deputy Clerk



EXHIBIT "A" TO THE RESOLUTION

This instrument prepared
by: Richard Q. Lewis III
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
File # 9-05-765

WARRANTY DEED

THIS WARRANTY DEED, made this _____ day of _____, 2005, by **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA** (the "Grantor"), a political subdivision of the State of Florida, 40 Orange Street, St. Augustine, Florida 32084, to **ST. JOHNS COUNTY, FLORIDA** (the "Grantee"), a political subdivision of the State of Florida, whose post office address is 4020 Lewis Speedway, St. Augustine, Florida 32095.

WITNESSETH, that said Grantors, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantors in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

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

SUBJECT TO: Those matters listed on Exhibit "B" attached hereto.

and said Grantors does hereby fully warrant the title to said land, and shall defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor have hereunto set his hand and seal on the day and year first above written.

Signed, sealed and delivered
in the presence of:

SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA

By: _____
Diane Lovell, Chair

Witness _____

Witness _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this ____ day of _____, 2005, by Diane Lovell, as Chair of the School Board of St. Johns County, Florida, who is personally known to me.

Signature of Notary

EXHIBIT "A"
TO THE WARRANTY DEED

Parcel One (PIN 039400-0000)

ALL OF BLOCKS ONE (1) AND TWO (2) OF MALTBY HALL REALTY COMPANY'S SUBDIVISION, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 4 PAGE 41, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Two (PIN 040170-0000)

LOTS ONE (1) TO SIXTEEN (16), BLOCK THIRTEEN (13), HASTINGS DEVELOPMENT CO. SUBDIVISION, ACCORDING TO MAP OR PLAT RECORDED IN MAP BOOK 2, PAGE 8, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

Parcel Three (PIN 037200-0000)

THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER (SW ¼ OF SW ¼) OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

A RECTANGULAR SHAPED PARCEL OF LAND IN SECTION 8, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 8, TOWNSHIP 9 SOUTH, RANGE 28 EAST; THENCE RUNNING NORTH ON THE WEST LINE OF SAID SECTION 8, A DISTANCE OF 520 FEET; THENCE RUNNING EAST ON A LINE DRAWN PARALLEL WITH THE SOUTH LINE OF SAID SECTION 8, A DISTANCE OF 300 FEET; THENCE RUNNING SOUTH PARALLEL WITH THE FIRST LINE HEREIN DESCRIBED A DISTANCE OF 520 FEET TO THE SOUTH LINE OF SAID SECTION 8; THENCE RUNNING WEST ON THE SOUTH LINE OF SAID SECTION 8, 300 FEET TO THE POINT OF BEGINNING. CONTAINING 3.58 ACRES, MORE OR LESS.

EXCEPTING THEREFROM THE WESTERLY 30 FEET OF THE ABOVE DESCRIBED PARCEL AS CONTAINED IN AN EASEMENT FOR RIGHT-OF-WAY TO ST. JOHNS COUNTY.

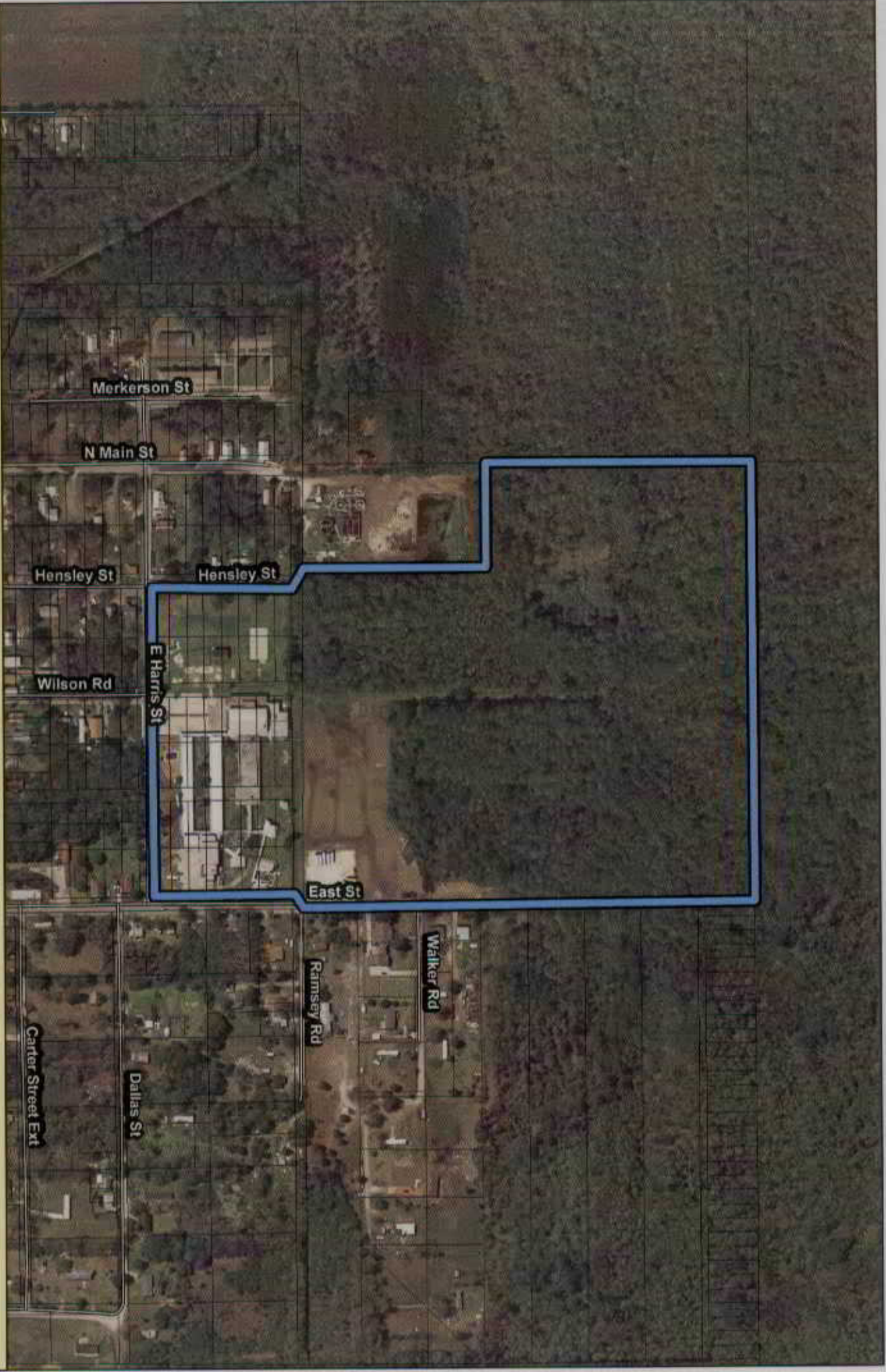
EXHIBIT B TO THE WARRANTY DEED

1. Taxes accruing subsequent to the date hereof.
2. The following use restriction imposed by Grantor for the benefit of Grantor and its assigns: "The Property shall be used for a public purpose as defined by § 196.012(6), Florida Statutes. In the event the Property is not used for a public purpose as defined herein, the Grantor shall have the immediate right to re-enter the Property and take and hold said Property without let or hindrance."



St. Johns County
 Real Estate Division
 (904) 209-0794
 September 28, 2005

Hastings Elementary School



DISCLAIMER:
 This map is for reference use
 only. Data provided are derived
 from multiple sources with
 varying levels of accuracy.

