

RESOLUTION NO. 2006- 100

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIRMAN OF THE BOARD TO EXECUTE A COUNTY DEED TO CONVEY PROPERTY TO A PROPERTY OWNER ALONG GAINES ROAD PURSUANT THE TERMS OF A DONATION OF PROPERTY ON GAINES ROAD TO ST. JOHNS COUNTY.

RECITALS

WHEREAS, the School Board of St. Johns County ("School Board") donated property on Gaines Road for construction of a St. Johns County Fire Administration Building. The donation was accepted by Resolution No. 2005-348 dated November 15, 2005, attached as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, the terms of the donation by the School Board are that St. Johns County convey three parcels or property with historic encroachments to the adjacent property owner. The three parcels are all contiguous to one property owner and are described in the County Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to convey the property to the adjacent property owner to cure the encroachment issues and to remain in compliance with the terms of the donation.

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. The Board of County Commissioners hereby authorizes the Chairman of the Board to execute said County Deed.
3. The Clerk of Circuit Court is hereby instructed to record the County Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 4th day of April, 2006.

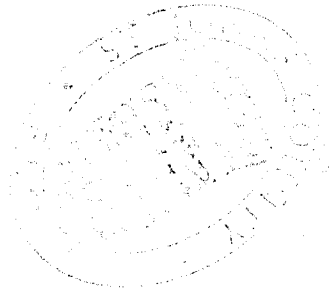
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

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

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk

RENDITION DATE 4-6-06



RESOLUTION NO. 2005- 348

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DONATION OF PROPERTY LOCATED ON GAINES ROAD NORTH OF WOODLAWN ROAD FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, FOR CONSTRUCTION OF A ST. JOHNS COUNTY FIRE ADMINISTRATION BUILDING.

RECITALS

WHEREAS, The School Board of St. Johns County adopted Resolution 2005-08, attached hereto as Exhibit "A", authorizing the donation of an approximately eight acre tract to St. Johns County, as more particularly described in the Warranty Deed attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, it is the intention of St. Johns County to use the property to construct the Fire Administration Building and have long term continued use of the property. If the land described in the Warranty Deed is not used for the above mentioned purposes, the land shall immediately revert back to The School Board of St. Johns County; and

WHEREAS, the County acknowledges that the value of the property is \$215,000 which is based on an appraisal performed by Pacetti Appraisal Services for the School Board. The County will convey the three parcels with historic encroachments, identified as Parcels "C", "D", and "E" on Exhibit "A" to the Warranty Deed, to the adjacent property owners and work with the property owners to cure any other encroachment issues. The County agrees to maintain the existing paved right-of-way of Gaines Road but the School Board will remain responsible for the drainage and mowing along the right-of-way of Gaines Road; and

WHEREAS, for the past three years St. Johns County Fire Services has teamed with First Coast Technical Institute to promote unity in training, utilizing shared resources for the purpose of enhancing public safety programs within St. Johns County. This relationship has strengthened the school's programs by utilizing Fire Rescue employees as instructors, providing program oversight, and allowing the use of the County's state-of-the-art training apparatus for school programs. In return, the use of the FCTI's facilities, fire grounds, and emergency driving track has provided unique training opportunities for the Department; and

WHEREAS, it is in the best interest of St. Johns County to accept this donation of property to enhance training programs for future fire rescue personnel and insure continued quality training opportunities for the public.

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

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

Section 2. The donation of property as described in the Warranty Deed is hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of Circuit Court is instructed to record the original Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of November, 2005.

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

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

ATTEST: Cheryl Strickland, Clerk

By: Robert L. Platt
Deputy Clerk

RENDITION DATE 11/17/2005

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA
RESOLUTION NUMBER 2005-08

A RESOLUTION OF THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE EXECUTION OF A DEED CONVEYING CERTAIN REAL PROPERTY TO THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA.

WHEREAS, the School Board of St. Johns County, Florida (hence "School Board") is the owner of a 7.19 acre parcel of property (hence "school site" that is part of the 100 Acres referred to as the North Campus of the First Coast Technical Institute) that formerly served as the location of the Gaines Alternative School, and

WHEREAS, the School Board also owns four smaller parcels (hence "roadway parcels") that abut the roadway to the school site, and

WHEREAS, the Board of the First Coast Technical Institute has approved a resolution recommending that the property be leased/donated to St. Johns County, and

WHEREAS, the School Board no longer needs the parcels for educational or ancillary purposes, and

WHEREAS, the Board of County Commissioners of St. Johns County, Florida, (hence "County"), is a public body and a unit of local government organized and existing under the laws of the state of Florida, and

WHEREAS, the County has need of the parcels to provide essential government services to the citizens of the county, to wit: to locate a Fire-Rescue Administrative Building, and

WHEREAS, the County has agreed to give the School board credit for the value of the property based upon its appraised value, and

WHEREAS, it is in the best interest of the public that these parcels be transferred to the County; now therefore, it is

RESOLVED:

1. The following described parcels of real property are no longer required by the School Board for educational or ancillary purposes to perform its duties under the law of the State of Florida:

SEE EXHIBIT "A", attached hereto and by this reference made a part hereof

2. The above described parcels of real property are hereby declared to be surplus and has been so designated in the current Educational Plant Survey of the School District.

3. Based upon the appraisal performed by Pacetti Appraisal Services dated March 15, 2005 the fair market value of the property is determined to be \$215,000.

4. The Superintendent is hereby directed to take all necessary steps to transfer the above described parcels to the County without consideration and to agree with the County Administrator upon a method of accounting for transactions between the School Board and the County.

PASSED AND ADOPTED by the School Board of St. Johns County, Florida this _____ day of _____, 2005

SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: _____
Diane Lovell
Its Chairman

PARCEL A

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 906.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122 OF SAID PUBLIC RECORDS. SAID INTERSECTION ALSO BEING A POINT ON THE WESTERLY LINE OF PROPOSED VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP PREPARED BY L.D. BRADLEY SURVEYORS, WORK ORDER NUMBER 04-288 AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, DEPARTING SAID SECTION LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL B, NORTH $09^{\circ}56'32''$ WEST, 79.13 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY LINE, BEING THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3650.00 FEET, THROUGH A CENTRAL ANGLE OF $08^{\circ}19'56''$, AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}46'34''$ WEST 530.34 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, PARALLEL WITH AND 50 FEET WESTERLY OF THE AFOREMENTIONED EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 346.69 FEET TO A POINT ON A LINE AS SHOWN ON A SURVEY BY THE ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT, PROJECT NUMBER 95-084; THENCE THE FOLLOWING 9 COURSES, SAID COURSES FOLLOWING THE EASTERLY LINE OF LAST MENTIONED SURVEY: NORTH $89^{\circ}46'44''$ WEST, 185.21 FEET; THENCE SOUTH $79^{\circ}05'02''$ WEST, 172.60 FEET; THENCE SOUTH $01^{\circ}59'24''$ WEST, 159.10 FEET; THENCE SOUTH $14^{\circ}38'20''$ EAST, 133.64 FEET; THENCE SOUTH $7^{\circ}47'20''$ EAST, 174.90 FEET; THENCE SOUTH $03^{\circ}29'54''$ EAST, 147.08 FEET; THENCE SOUTH $18^{\circ}40'38''$ EAST, 146.80 FEET; THENCE SOUTH $09^{\circ}33'19''$ EAST, 188.32 FEET; THENCE SOUTH $05^{\circ}42'57''$ EAST, 16.29 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY PROLONGATION THEREOF, NORTH $84^{\circ}15'39''$ EAST, 292.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 2148, PAGE 119 OF SAID PUBLIC RECORDS.

CONTAINING 7.19 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF GOVERNMENT LOT 5, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID NORTHERLY LINE, NORTH $84^{\circ}03'47''$ EAST, 45.13 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50' ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH $01^{\circ}36'36''$ WEST, 322.18 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 AND THE POINT OF BEGINNING; THENCE ALONG A WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, ALSO BEING THE SOUTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH $87^{\circ}38'24''$ WEST, 11.01 FEET TO A POINT ON SAID SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE 34 FEET EAST OF AND PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 277.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $8^{\circ}19'56''$, AN ARC DISTANCE OF 140.63 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}46'34''$ WEST, 140.50 FEET; THENCE NORTH $09^{\circ}56'32''$ WEST, 243.35 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3650.00 FEET, THROUGH A CENTRAL ANGLE OF $8^{\circ}19'56''$, AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY. SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}46'34''$ WEST, 530.34 FEET; THENCE 50 FEET WEST OF A PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 346.69 FEET; THENCE SOUTH $89^{\circ}46'44''$ EAST, 50.03 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF SECTION 34; THENCE ALONG SAID EASTERLY LINE OF SECTION 34, SOUTH $01^{\circ}36'36''$ EAST, 553.37 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG SAID EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH $10^{\circ}08'42''$ EAST, 640.11 FEET; THENCE CONTINUE ALONG LAST SAID EASTERLY LINE, SOUTH $01^{\circ}36'36''$ EAST, 345.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SAID

BEING THE SAME AS THE NORTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, SOUTH 87°38'24" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558, ALSO SUBJECT TO A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 2148, PAGE 119 OF SAID PUBLIC RECORDS.

CONTAINING 1.94 ACRES, MORE OR LESS.

PARCEL C

A PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 696.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE AFOREMENTIONED PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}15'38''$ WEST, 66.17 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH $01^{\circ}36'36''$ WEST, 210.00 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, NORTH $84^{\circ}15'39''$ EAST, 66.17 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY LINE OF SECTION 34. SAID POINT ALSO BEING ON THE WESTERLY LINE OF VARIABLE WIDTH RIGHT-OF-WAY, SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH $09^{\circ}56'32''$ EAST, 164.22 FEET TO A POINT OF CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $2^{\circ}42'36''$, AN ARC DISTANCE OF 45.74 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $08^{\circ}35'14''$ EAST 45.73 FEET; THENCE ALONG SAID EASTERLY PROLONGATION AND NON-TANGENT TO LAST SAID CURVE, SOUTH $84^{\circ}15'38''$ WEST, 29.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.39 ACRES, MORE OR LESS.

PARCEL D

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 486.33 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}09'27''$ WEST, 66.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH $01^{\circ}36'36''$ WEST, 209.82 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833, NORTH $84^{\circ}15'38''$ EAST, 95.60 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, NON-TANGENT TO LAST SAID LINE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $5^{\circ}37'20''$ AN ARC DISTANCE OF 94.89 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $04^{\circ}25'16''$ EAST, 94.85 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH $01^{\circ}36'36''$ EAST, 114.57 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG LAST SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}09'27''$ WEST, 34.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.48 ACRES, MORE OR LESS.

PARCEL E

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 325.00 FEET TO ITS INTERSECTION WITH A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 OF SAID PUBLIC RECORDS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 AND THE POINT OF BEGINNING; THENCE ALONG LAST MENTIONED SOUTHERLY LINE, SOUTH 87°38'24" WEST, 66.01 FEET TO ITS INTERSECTION WITH AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID EASTERLY LINE, NORTH 01°36'36" WEST, 157.32 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454, NORTH 84°09'27" EAST, 100.27 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°36'36" EAST, 163.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG LAST SAID SOUTHERLY LINE, SOUTH 87°38'24" WEST, 34.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 667, ALSO SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 681 OF SAID PUBLIC RECORDS, ALSO SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.37 ACRES, MORE OR LESS.

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

WARRANTY DEED

THIS WARRANTY DEED made and executed the 12th day of July, 2005, By **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 40 Orange Street, St. Augustine, Florida, 32084, hereinafter called the Grantor, to **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:

(Wherever used herein the terms "Grantor" and "Grantee" shall include singular and plural, heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, wherever the context so admits or requires.)

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, 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, lying and being in St. Johns County, State of Florida, described as follows:

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

It is the intention of the Grantor by this instrument to convey to the Grantee the land herein described for use as a Fire Administration Building and for purposes incidental thereto.

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2004.

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

Signed, sealed and delivered
in the presence of:

GRANTOR:
THE SCHOOL BOARD OF ST. JOHNS
COUNTY, FLORIDA

David Toner
Witness: DAVID TONER

By: Diane Lovell
Its: School Board Chairman

Patricia Hoey
Witness: Patricia Hoey

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 12th day of July, 2005, by DIANE LOVELL, of The School Board of St. Johns County. Who is personally known to me or has produced _____ as identification.

Marcia A. Henderson
Notary Public MARCIA A. HENDERSON
My Commission Expires: _____



Marcia A. Henderson
MY COMMISSION # DD197133 EXPIRES
May 16, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

PARCEL A

A PORTION OF GOVERNMENT LOT 5, SECTION 34, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG THE EASTERLY LINE OF SAID SECTION 34, NORTH 01°36'36" WEST, 906.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122 OF SAID PUBLIC RECORDS. SAID INTERSECTION ALSO BEING A POINT ON THE WESTERLY LINE OF PROPOSED VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP PREPARED BY L.D. BRADLEY SURVEYORS, WORK ORDER NUMBER 04-288 AND THE POINT OF BEGINNING; THENCE FROM THE POINT OF BEGINNING THUS DESCRIBED, DEPARTING SAID SECTION LINE AND ALONG THE WESTERLY LINE OF SAID PARCEL B, NORTH 09°56'32" WEST, 79.13 FEET; THENCE CONTINUE NORTHWESTERLY ALONG SAID WESTERLY LINE, BEING THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3650.00 FEET, THROUGH A CENTRAL ANGLE OF 08°19'56", AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 05°46'34" WEST 530.34 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, PARALLEL WITH AND 50 FEET WESTERLY OF THE AFOREMENTIONED EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 346.69 FEET TO A POINT ON A LINE AS SHOWN ON A SURVEY BY THE ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT, PROJECT NUMBER 95-084; THENCE THE FOLLOWING 9 COURSES, SAID COURSES FOLLOWING THE EASTERLY LINE OF LAST MENTIONED SURVEY: NORTH 89°46'44" WEST, 185.21 FEET; THENCE SOUTH 79°05'02" WEST, 172.60 FEET; THENCE SOUTH 01°59'24" WEST, 159.10 FEET; THENCE SOUTH 14°38'20" EAST, 133.64 FEET; THENCE SOUTH 7°47'20" EAST, 174.90 FEET; THENCE SOUTH 03°29'54" EAST, 147.08 FEET; THENCE SOUTH 18°40'38" EAST, 146.80 FEET; THENCE SOUTH 09°33'19" EAST, 188.32 FEET; THENCE SOUTH 05°42'57" EAST, 16.29 FEET TO A POINT ON THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 50, PAGE 122, SAID POINT ALSO LYING ON THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE ALONG SAID NORTHERLY LINE, AND THE EASTERLY PROLONGATION THEREOF, NORTH 84°15'39" EAST, 292.11 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 2148, PAGE 119 OF SAID PUBLIC RECORDS.

CONTAINING 7.19 ACRES, MORE OR LESS.

PARCEL B

A PORTION OF GOVERNMENT LOT 5, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID NORTHERLY LINE, NORTH $84^{\circ}03'47''$ EAST, 45.13 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF A 50' ROAD DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 OF THE AFOREMENTIONED PUBLIC RECORDS; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE, NORTH $01^{\circ}36'36''$ WEST, 322.18 FEET TO THE NORTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520 AND THE POINT OF BEGINNING; THENCE ALONG A WESTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, ALSO BEING THE SOUTHERLY LINE OF AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH $87^{\circ}38'24''$ WEST, 11.01 FEET TO A POINT ON SAID SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE 34 FEET EAST OF AND PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 277.98 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $8^{\circ}19'56''$, AN ARC DISTANCE OF 140.63 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}46'34''$ WEST, 140.50 FEET; THENCE NORTH $09^{\circ}56'32''$ WEST, 243.35 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG THE ARC OF A CURVE, CONCAVE EASTERLY AND HAVING A RADIUS OF 3650.00 FEET, THROUGH A CENTRAL ANGLE OF $8^{\circ}19'56''$, AN ARC DISTANCE OF 530.81 FEET TO A POINT OF TANGENCY. SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $05^{\circ}46'34''$ WEST, 530.34 FEET; THENCE 50 FEET WEST OF A PARALLEL TO SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 346.69 FEET; THENCE SOUTH $89^{\circ}46'44''$ EAST, 50.03 FEET TO A POINT ON THE AFOREMENTIONED EASTERLY LINE OF SECTION 34; THENCE ALONG SAID EASTERLY LINE OF SECTION 34, SOUTH $01^{\circ}36'36''$ EAST, 553.37 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG SAID EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SOUTH $10^{\circ}08'42''$ EAST, 640.11 FEET; THENCE CONTINUE ALONG LAST SAID EASTERLY LINE, SOUTH $01^{\circ}36'36''$ EAST, 345.73 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616, SAID

BEING THE SAME AS THE NORTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520; THENCE ALONG THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 291, PAGE 520, SOUTH 87°38'24" WEST, 50.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558, ALSO SUBJECT TO A NON-EXCLUSIVE PERPETUAL ACCESS EASEMENT AS RECORDED IN OFFICIAL RECORDS 2148, PAGE 119 OF SAID PUBLIC RECORDS.

CONTAINING 1.94 ACRES, MORE OR LESS.

PARCEL C

A PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 696.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE AFOREMENTIONED PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}15'38''$ WEST, 66.17 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH $01^{\circ}36'36''$ WEST, 210.00 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, NORTH $84^{\circ}15'39''$ EAST, 66.17 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY LINE OF SECTION 34. SAID POINT ALSO BEING ON THE WESTERLY LINE OF VARIABLE WIDTH RIGHT-OF-WAY, SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH $09^{\circ}56'32''$ EAST, 164.22 FEET TO A POINT OF CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $2^{\circ}42'36''$, AN ARC DISTANCE OF 45.74 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $08^{\circ}35'14''$ EAST 45.73 FEET; THENCE ALONG SAID EASTERLY PROLONGATION AND NON-TANGENT TO LAST SAID CURVE, SOUTH $84^{\circ}15'38''$ WEST, 29.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.39 ACRES, MORE OR LESS.

PARCEL D

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH $01^{\circ}36'36''$ WEST, 486.33 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}09'27''$ WEST, 66.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH $01^{\circ}36'36''$ WEST, 209.82 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833, NORTH $84^{\circ}15'38''$ EAST, 95.60 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, NON-TANGENT TO LAST SAID LINE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF $5^{\circ}37'20''$ AN ARC DISTANCE OF 94.89 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $04^{\circ}25'16''$ EAST, 94.85 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH $01^{\circ}36'36''$ EAST, 114.57 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG LAST SAID EASTERLY PROLONGATION, SOUTH $84^{\circ}09'27''$ WEST, 34.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.48 ACRES, MORE OR LESS.

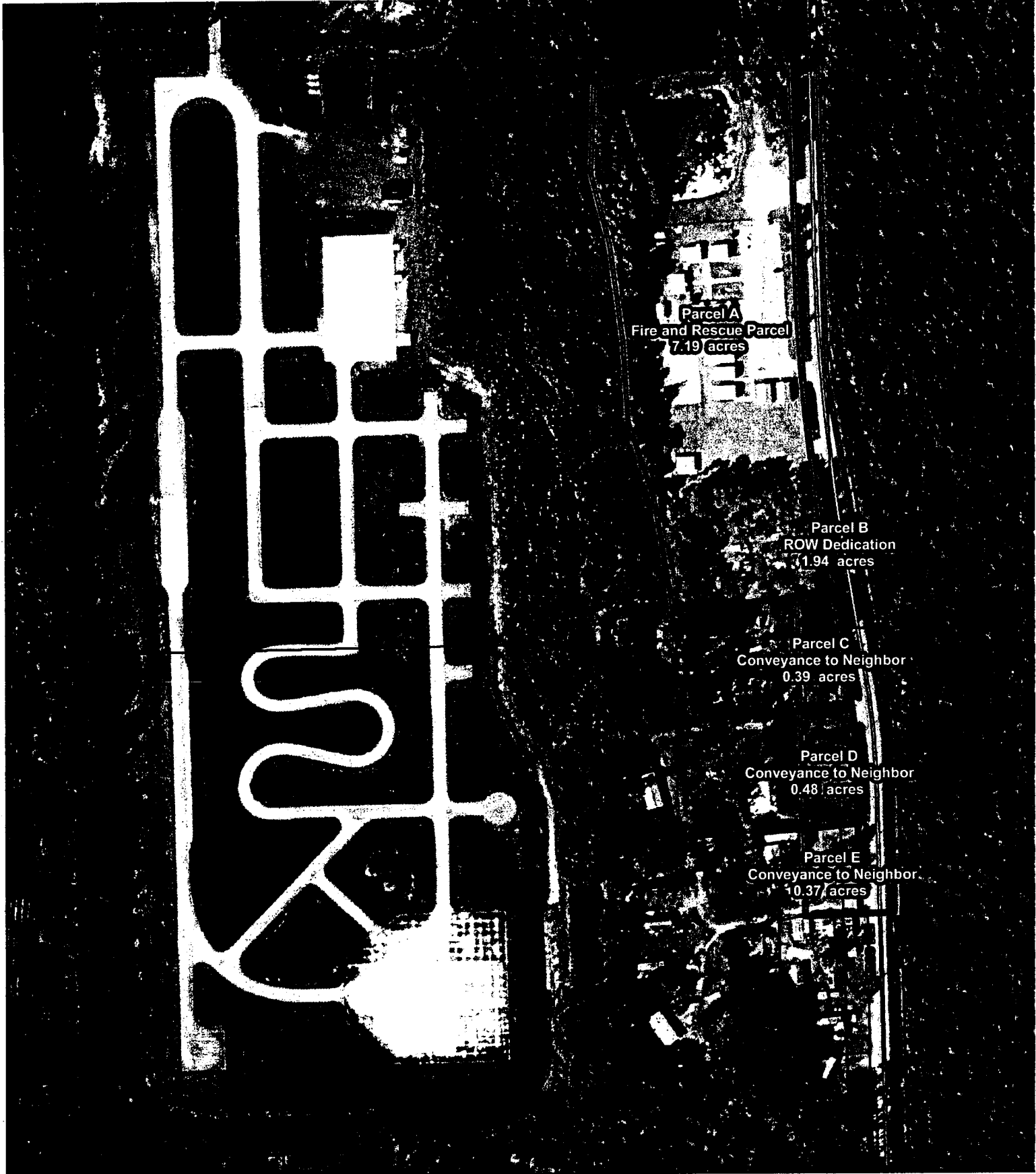
PARCEL E

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP-6-SOUTH, RANGE-29-EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 325.00 FEET TO ITS INTERSECTION WITH A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 OF SAID PUBLIC RECORDS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 AND THE POINT OF BEGINNING; THENCE ALONG LAST MENTIONED SOUTHERLY LINE, SOUTH 87°38'24" WEST, 66.01 FEET TO ITS INTERSECTION WITH AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID EASTERLY LINE, NORTH 01°36'36" WEST, 157.32 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454, NORTH 84°09'27" EAST, 100.27 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°36'36" EAST, 163.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG LAST SAID SOUTHERLY LINE, SOUTH 87°38'24" WEST, 34.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 667, ALSO SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 681 OF SAID PUBLIC RECORDS, ALSO SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.37 ACRES, MORE OR LESS.



Parcel A
Fire and Rescue Parcel
7.19 acres

Parcel B
ROW Dedication
1.94 acres

Parcel C
Conveyance to Neighbor
0.39 acres

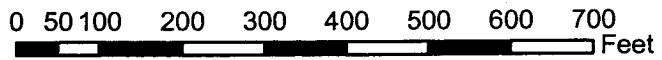
Parcel D
Conveyance to Neighbor
0.48 acres

Parcel E
Conveyance to Neighbor
0.37 acres



St. Johns County
Real Estate Division
(904) 823-2745
February 11, 2005

Gaines Road Acquisition



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



This Instrument Prepared By:
Michael D. Hunt
Deputy 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 _____, 2006, 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 **JOSE F. TORREGROSA AND SHARI LYNN TORREGROSA**, husband and wife, whose address is 3635 Gaines Road, St. Augustine, Florida 32084, 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.

SUBJECT TO the following terms and conditions, which the grantee, by accepting this deed, agrees to comply with:

The property cannot be traded or sold and if the grantee should find no use for the property in the future, the property shall revert back to the Grantor, its successors and/or assigns.

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: _____
James E. Bryant, 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 _____, 2006, by James E. Bryant, 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"

PARCEL 1

A PORTION OF GOVERNMENT LOT 5 AND GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 12 AND GOVERNMENT LOT 13, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01'36'36" WEST, 696.04 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802 OF THE AFOREMENTIONED PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 84'15'38" WEST, 66.17 FEET TO THE SOUTHEAST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH 01'36'36" WEST, 210.00 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, NORTH 84'15'39" EAST, 66.17 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY LINE OF SECTION 34. SAID POINT ALSO BEING ON THE WESTERLY LINE OF VARIABLE WIDTH RIGHT-OF-WAY, SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH 09'56'32" EAST, 164.22 FEET TO A POINT OF CURVATURE; THENCE CONTINUE SOUTHEASTERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF 2'42'36", AN ARC DISTANCE OF 45.74 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 782, PAGE 802, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08'35'14" EAST 45.73 FEET; THENCE ALONG SAID EASTERLY PROLONGATION AND NON-TANGENT TO LAST SAID CURVE, SOUTH 84'15'38" WEST, 29.43 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.39 ACRES, MORE OR LESS.

PARCEL 2

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 486.33 FEET TO ITS INTERSECTION WITH THE EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833 OF SAID PUBLIC RECORDS AND THE POINT OF BEGINNING; THENCE ALONG SAID EASTERLY PROLONGATION, SOUTH 84°09'27" WEST, 66.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG THE EASTERLY LINE OF LAST SAID LANDS, NORTH 01°36'36" WEST, 209.82 FEET TO THE NORTHEASTERLY CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833, NORTH 84°15'38" EAST, 95.60 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE SOUTHERLY ALONG SAID WESTERLY LINE AND THE ARC OF A CURVE, NON-TANGENT TO LAST SAID LINE, CONCAVE WESTERLY AND HAVING A RADIUS OF 967.00 FEET, THROUGH A CENTRAL ANGLE OF 5°37'20" AN ARC DISTANCE OF 94.89 FEET TO A POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°25'16" EAST, 94.85 FEET; THENCE CONTINUE ALONG SAID WESTERLY LINE, SOUTH 01°36'36" EAST, 114.57 FEET TO ITS INTERSECTION WITH THE AFOREMENTIONED EASTERLY PROLONGATION OF THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1332, PAGE 1833; THENCE ALONG LAST SAID EASTERLY PROLONGATION, SOUTH 84°09'27" WEST, 34.09 FEET TO THE POINT OF BEGINNING.

SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.48 ACRES, MORE OR LESS

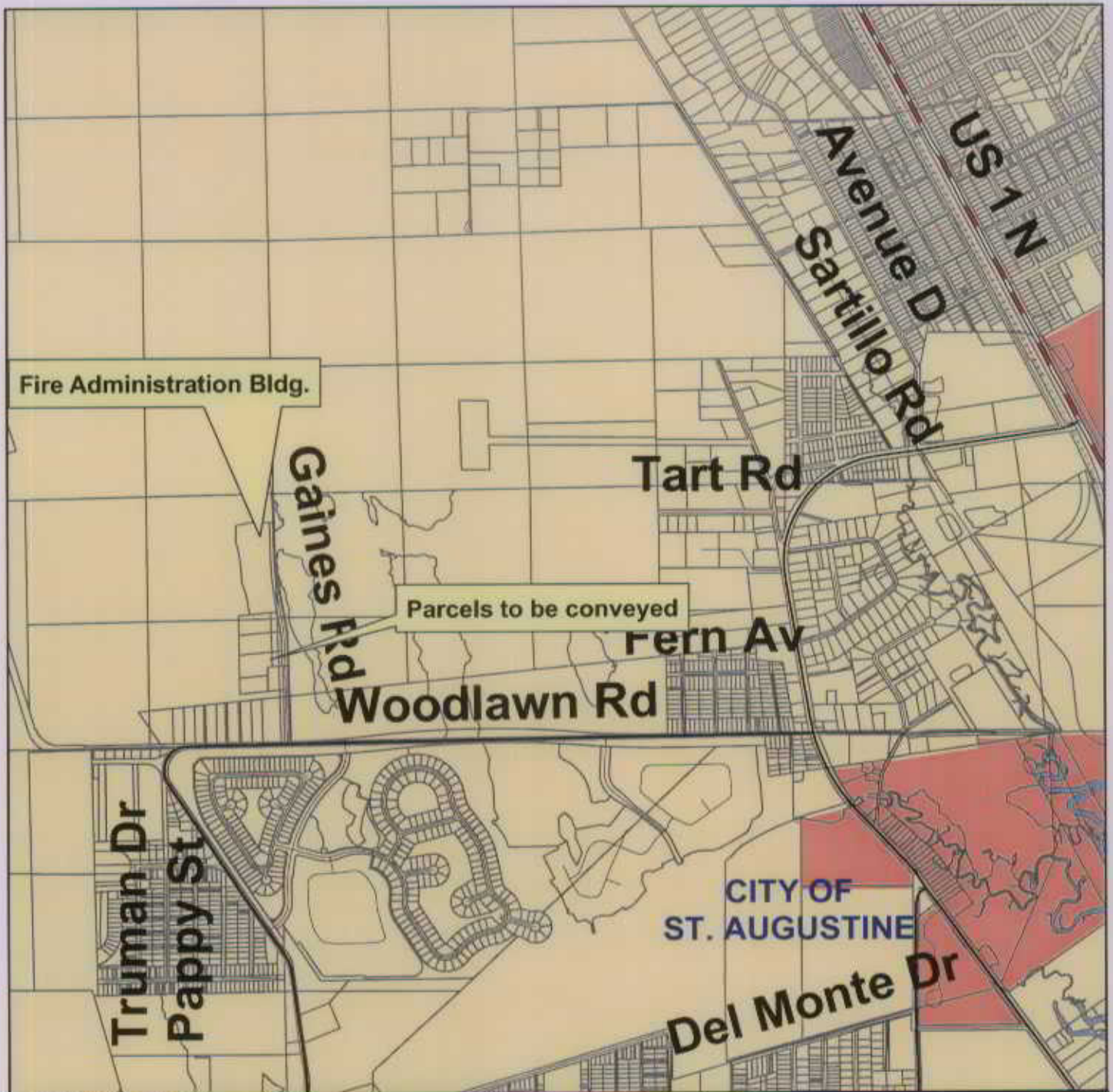
PARCEL 3

A PORTION OF GOVERNMENT LOT 12, SECTION 34, GOVERNMENT LOT 13, SECTION 35, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 AND OFFICIAL RECORDS BOOK 1037, PAGE 1616 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF SAID SECTION 34 WITH THE NORTHERLY LINE OF THE JOSEPH DELESPINE GRANT (SECTION 81); THENCE ALONG SAID EASTERLY LINE OF SECTION 34, NORTH 01°36'36" WEST, 325.00 FEET TO ITS INTERSECTION WITH A SOUTHERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 362, PAGE 240 OF SAID PUBLIC RECORDS, SAME BEING THE SOUTHWESTERLY CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616 AND THE POINT OF BEGINNING; THENCE ALONG LAST MENTIONED SOUTHERLY LINE, SOUTH 87°38'24" WEST, 66.01 FEET TO ITS INTERSECTION WITH AN EASTERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454 OF SAID PUBLIC RECORDS; THENCE ALONG LAST SAID EASTERLY LINE, NORTH 01°36'36" WEST, 157.32 FEET TO THE NORTHEAST CORNER OF LAST SAID LANDS; THENCE ALONG THE EASTERLY PROLONGATION OF THE NORTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1540, PAGE 454, NORTH 84°09'27" EAST, 100.27 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF A VARIABLE WIDTH RIGHT-OF-WAY SHOWN AS PARCEL B ON A MAP BY L.D. BRADLEY LAND SURVEYORS, WORK ORDER NUMBER D-04-288; THENCE ALONG SAID WESTERLY LINE, SOUTH 01°36'36" EAST, 163.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1037, PAGE 1616; THENCE ALONG LAST SAID SOUTHERLY LINE, SOUTH 87°38'24" WEST, 34.00 FEET TO THE POINT OF BEGINNING.

SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 667, ALSO SUBJECT TO A PERPETUAL, NON-EXCLUSIVE EASEMENT FOR ACCESS, INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 825, PAGE 681 OF SAID PUBLIC RECORDS, ALSO SUBJECT TO AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS BOOK 1074, PAGE 558 OF SAID PUBLIC RECORDS.

CONTAINING 0.37 ACRES, MORE OR LESS.



**GENERAL
LOCATION MAP**



Map Prepared: 3/22/2006
 *Depicts General Project Boundary

**Conveyance of
property along
Gaines Road**

File: April 4, 2006



St. Johns County
 Land Mgmt. Systems
 Real Estate