

RESOLUTION NO. 2006- 463

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE QUITCLAIM DEEDS FOR RIGHTS-OF-WAY NEEDED FOR SEGMENT III OF THE WEST KING STREET IMPROVEMENT PROJECT**

**RECITALS**

**WHEREAS**, the Mayor of the City of St. Augustine, has executed and presented to the County three Quitclaim Deeds; and

**WHEREAS**, the additional rights-of-way are needed for Segment III of the West King Street Improvement Project; and

**WHEREAS**, copies of the executed Quitclaim Deeds conveying certain additional rights-of-way for Segment III of the West King Street Improvement Project, which are shown on the attached as Exhibit "A", incorporated by reference and made a part hereof.

**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 Quitclaim Deeds are hereby accepted in the forms attached hereto as Exhibit "A" and the Clerk of Circuit Court is instructed to record the original, executed Deeds in the Public Records of St. Johns County.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 12<sup>th</sup> day of December, 2006.

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

BY: \_\_\_\_\_

*Ben Rich*  
Ben Rich, Chairman

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_

*Patricia A. Grande*  
Deputy Clerk

This Instrument Prepared By:  
Michael D. Hunt  
Deputy County Attorney  
4020 Lewis Speedway  
St. Augustine, FL 32084

**QUITCLAIM DEED**

**THIS QUIT-CLAIM DEED**, made this 17<sup>th</sup> day of NOVEMBER, 2006, between **CITY OF ST. AUGUSTINE**, a political subdivision of the State of Florida, whose principal address is 75 King Street, St. Augustine, Florida 32084 hereinafter "Grantor", and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose principal address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084 hereinafter "Grantee".

**WITNESSETH:**

That the Grantor for and in consideration of One Dollar and other good and valuable consideration, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his hers, legal representatives, successors and assigns forever, the following described non-homestead 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 (HEREINAFTER THE "PROPERTY")**

Property Appraiser's Parcel Identification No.111570-0000

**TO HAVE AND TO HOLD** the same, together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

**IN WITNESS WHEREOF**, Grantor has hereunto set their hands and seals all as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Kathy D. Poirer

Print Name: KATHY D. POIRER

Suzanne L. Poirer

Print Name: Suzanne L. Poirer

**GRANTOR**

**CITY OF ST. AUGUSTINE**, a political subdivision  
of the State of Florida

BY: George Gardner  
Name: George Gardner  
Its: Mayor-Commissioner



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

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of NOVEMBER, 2006, by George Gardner, the Mayor-Commissioner of City of St. Augustine, a political subdivision of the State of Florida, on behalf of the City. He (check one)  is personally known to me or  has provided me with (insert type of identification) \_\_\_\_\_ as satisfactory identification.

Karen Rogers  
Notary Public State of Florida  
My Commission Expires: 9/6/07

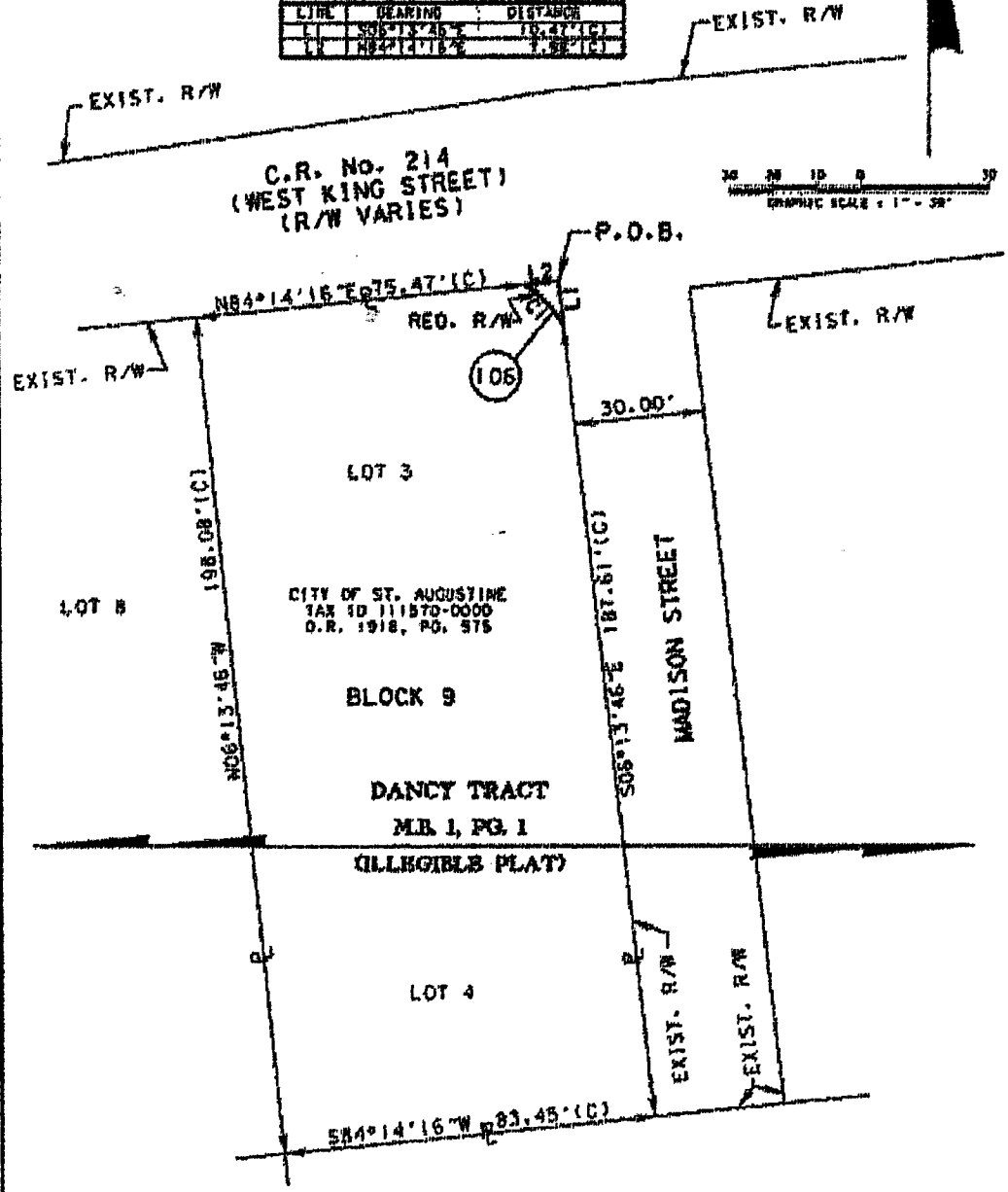



KAREN ROGERS  
Notary Public, State of Florida  
My comm. expires Sept. 6, 2007  
Comm. No. DD 233064

**SEC. 41, T-7-S, R-29-E**

CURVE DATA TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD	CH. BEARING
C1	29°17'38" (L.T.)	13.34' (C)	28.00'	13.21' (C)	N43°22'58" W

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	S06°13'46" E	10.47' (C)
L2	N04°14'16" E	7.82' (C)



<b>KING STREET</b>			ST. JOHN PRESENT PLAT		
			PARCEL NO. 195		
THIS IS A FIELD SURVEY AND DOES NOT CONSTITUTE A GUARANTEE OF ACCURACY OR LIABILITY FOR DAMAGES OF ANY KIND OR NATURE. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THIS SURVEY.	JOB NO. 02-0299.006 SHEET 1 OF 2	DATE: 10/28/05 SCALE: 1"=30' SURVEYOR: J. FLICK BY: W. RAY	SURVEYED BY  <b>DRMP</b> DYNAMIC RECORDS MANAGEMENT 1000 E. COLONIAL DRIVE ORLANDO, FLORIDA 32801 (407) 274-2004 FAX: (407) 274-2005		

PARCEL NUMBER 106  
LEGAL DESCRIPTION:  
FEE SIMPLE

A portion of Lot 3, Block 9, of the Dancy Tract, according to the plat thereof as recorded in Map Book 1, Page 1, of the Current Public Records of St. Johns County, Florida, lying in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, being more particularly described as follows:

BEGIN at the Northeast corner of Lot 3, Block 9, of the Dancy Tract, according to the plat thereof as recorded in Map Book 1, Page 1, of the Current Public Records of St. Johns County, Florida, in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, said point also being an intersection of the Existing Southerly right of way line of County Road No. 214 (West King Street) (a variable width right of way) with the Existing Westerly right of way line of Madison Street (a 30.00 foot right of way); Thence run along said Existing Easterly right of way line of Madison Street and the Easterly line of said Lot 3, Block 9, South  $06^{\circ}13'46''$  East 10.47 feet to a point on to a point on a non-tangent curve to the left (concave southwesterly); thence departing said lot line and said right of way line, from a chord bearing of North  $43^{\circ}22'08''$  West, run northwesterly along said curve, having a radius of 28.00 feet, for an arc distance of 13.34 feet, through a central angle of  $27^{\circ}17'38''$  to end of curve, said point lying on the aforementioned Existing Southerly right of way line of County Road No. 214 (West King Street); Thence North  $84^{\circ}14'16''$  East 7.98 feet along said right of way line to POINT OF BEGINNING;

Containing 35 Square Feet, More or Less.

This Instrument Prepared By:  
Michael D. Hunt  
Deputy County Attorney  
4020 Lewis Speedway  
St. Augustine, FL 32084

**QUITCLAIM DEED**

**THIS QUIT-CLAIM DEED**, made this 17<sup>th</sup> day of November, 2006, between **CITY OF ST. AUGUSTINE**, a political subdivision of the State of Florida, whose principal address is 75 King Street, St. Augustine, Florida 32084 hereinafter "Grantor", and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose principal address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084 hereinafter "Grantee".

**WITNESSETH:**

That the Grantor for and in consideration of One Dollar and other good and valuable consideration, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his hers, legal representatives, successors and assigns forever, the following described non-homestead 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 (HEREINAFTER THE "PROPERTY")

Property Appraiser's Parcel Identification No. 111660-0000

**TO HAVE AND TO HOLD** the same, together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

**IN WITNESS WHEREOF**, Grantor has hereunto set their hands and seals all as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

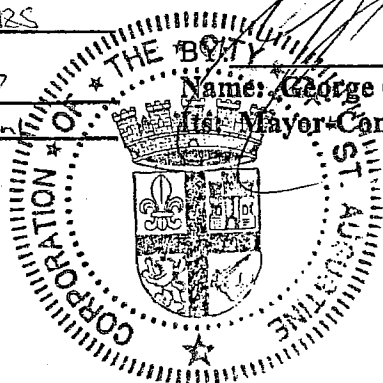
**GRANTOR**

**CITY OF ST. AUGUSTINE**, a political subdivision  
of the State of Florida

Print Name: EMERIL RAAGERS

Name: George Gardner  
His Mayor-Commissioner

Print Name: Susan L. Goin



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

The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of NOVEMBER, 2006, by **George Gardner**, the Mayor-Commissioner of City of St. Augustine, a political subdivision of the State of Florida, on behalf of the City. He (check one)  is personally known to me or  has provided me with (insert type of identification) \_\_\_\_\_ as satisfactory identification.

Karen Rogers  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

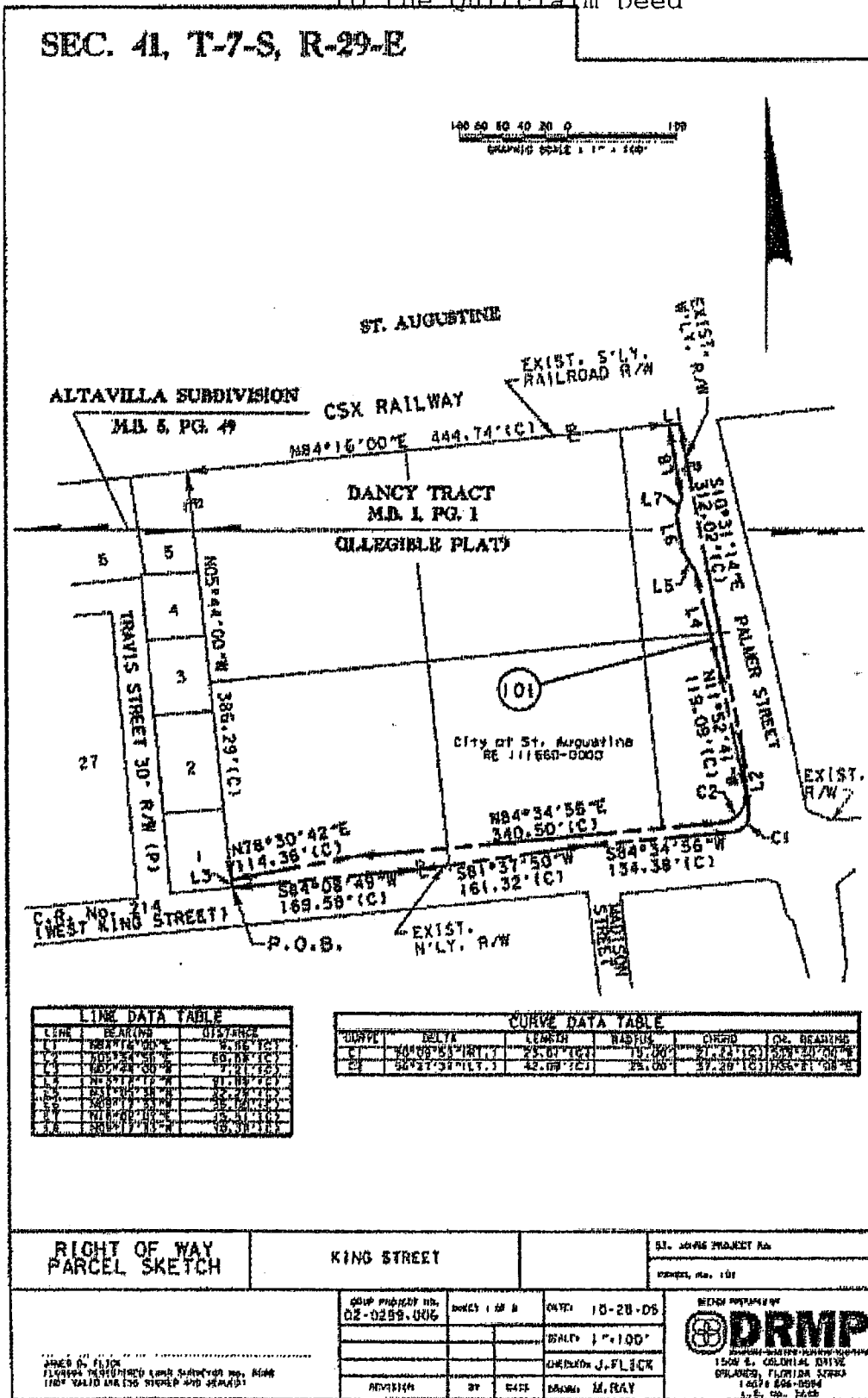


KAREN ROGERS  
Notary Public, State of Florida  
My comm. expires Sept. 6, 2007  
Comm. No. DD 233064

EXHIBIT "A"

to the Quitclaim Deed

SEC. 41, T-7-S, R-29-E



LINE	BEARING	DISTANCE
L1	N84°16'00"E	444.74'(C)
L2	N84°34'56"E	340.50'(C)
L3	N78°30'42"E	314.38'(C)
L4	S84°34'36"W	134.38'(C)
L5	S81°37'50"W	161.32'(C)
L6	S84°08'48"W	169.58'(C)
L7	N05°44'00"W	388.29'(C)
L8	N11°52'41"W	119.09'(C)
L9	S19°31'14"E	312.02'(C)
L10	S19°31'14"E	312.02'(C)

CURVE	DELTA	LENGTH	RADIUS	CHORD	CGC. BEARING
C1	80°08'54"RT	27.07'(C)	79.00'	27.23'(C)	S87°21'24"W
C2	58°27'34"LT	42.09'(C)	78.00'	37.39'(C)	N85°11'08"E

RIGHT OF WAY PARCEL SKETCH	KING STREET		ST. AUGUSTINE PROJECT No.
			Project No. 101
<small>AREA OF FILED PLANS REQUIRED FOR SUBDIVISION NO. NONE THIS VALID FOR 150 WORKING DAYS</small>	GROUP PROJECT NO. 02-0259-006	SHEET 1 OF 1	DATE 10-28-05
	ADVISOR	BY	DATE
		SCALE 1"=100'	DESIGNED J. FLECK
		DRAWN M. RAY	 <small>DRMP 1500 E. COLONIAL DRIVE ORLANDO, FLORIDA 32817 1-877-866-0994 407-226-1235</small>



PARCEL NUMBER 101  
LEGAL DESCRIPTION:  
FEE SIMPLE

A portion of the Dancy Tract (illegible plot), according to the plat thereof as recorded in Map Book 1, Page 1, of the Current Public Records of St. Johns County, Florida, lying in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, being more particularly described as follows:

BEGIN at the intersection of the Existing Northerly right of way line of C.R. No. 214 (West King Street) (a right of way of varying width) with the Easterly line of Lot 1, Altavilla Subdivision, according to the plat thereof as recorded in Map Book 5, Page 49, said Current Public Records of St. Johns County, Florida; thence North  $05^{\circ}44'00''$  West, along the Easterly line of said Lot 1, Altavilla Subdivision, a distance of 7.21 feet; thence North  $70^{\circ}30'42''$  East, departing said Easterly line of Lot 1, Altavilla Subdivision, a distance of 114.36 feet; thence North  $84^{\circ}34'56''$  East 340.50 feet to a point on a tangent curve to the left (concave Northwestwardly); thence Northeastwardly along said curve, having a radius of 25.00 feet, for a distance of 42.09 feet, chord bearing North  $36^{\circ}21'08''$  East 37.29 feet, through a central angle of  $26^{\circ}27'37''$  to end of curve; thence North  $11^{\circ}52'41''$  West a distance of 119.09 feet; thence North  $13^{\circ}12'11''$  West a distance of 91.89 feet; thence North  $31^{\circ}05'38''$  West a distance of 22.29 feet; thence North  $09^{\circ}17'33''$  West a distance of 33.00 feet; thence North  $18^{\circ}02'07''$  East a distance of 15.51 feet; thence North  $09^{\circ}17'33''$  West a distance of 70.38 feet to a point on the existing southerly right of way line of CSX Railway (R/W varies); thence run along said Railroad right of way line North  $84^{\circ}16'00''$  East a distance of 3.56 feet to the existing Westerly right of way line of Palmer Street (a right of way of varying width); thence South  $10^{\circ}31'14''$  East, along said existing Westerly right of way of Palmer Street, a distance of 312.02 feet; thence South  $05^{\circ}34'56''$  East, along said existing Westerly right of way line of Palmer Street, a distance of 60.58 feet to a point on a tangent curve to the right (concave Northwestwardly); thence Southwestwardly along said curve, having a radius of 15.00 feet, for a distance of 23.61 feet, chord bearing South  $39^{\circ}30'00''$  West 21.24 feet, through a central angle of  $60^{\circ}09'53''$  to said existing Northerly right of way line of C.R. No. 214 (West King Street), and end of curve; thence South  $84^{\circ}34'56''$  West along said existing Northerly right of way line of C.R. No. 214 (West King Street), a distance of 134.38 feet; thence South  $81^{\circ}37'50''$  West, along said existing Northerly right of way line of C.R. No. 214 (West King Street), a distance of 161.32 feet; thence South  $84^{\circ}08'49''$  West, along said existing Northerly right of way line of C.R. No. 214 (West King Street), a distance of 169.58 feet to POINT OF BEGINNING;

Containing 9.625 Square Feet, More or Less.

This Instrument Prepared By:  
Michael D. Hunt  
Deputy County Attorney  
4020 Lewis Speedway  
St. Augustine, FL 32084

**QUITCLAIM DEED**

**THIS QUIT-CLAIM DEED**, made this 17<sup>th</sup> day of NOVEMBER, 2006, between **CITY OF ST. AUGUSTINE**, a political subdivision of the State of Florida, whose principal address is 75 King Street, St. Augustine, Florida 32084 hereinafter "Grantor", and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose principal address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32084 hereinafter "Grantee".

**WITNESSETH:**

That the Grantor for and in consideration of One Dollar and other good and valuable consideration, has remised, released and quit-claimed, and by these presents does remise, release and quit-claim unto the said Grantee, and his hers, legal representatives, successors and assigns forever, the following described non-homestead 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 (HEREINAFTER THE "PROPERTY")

Property Appraiser's Parcel Identification No.111600-0000

**TO HAVE AND TO HOLD** the same, together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee, its successors and assigns forever.

Grantee, by the acceptance of this Quit-Claim Deed, acknowledges that in giving this Quit-Claim Deed Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

**IN WITNESS WHEREOF**, Grantor has hereunto set their hands and seals all as of the day and year first above written.

Signed, sealed and delivered  
in the presence of:

Karen Rogers  
Print Name: KAREN ROGERS

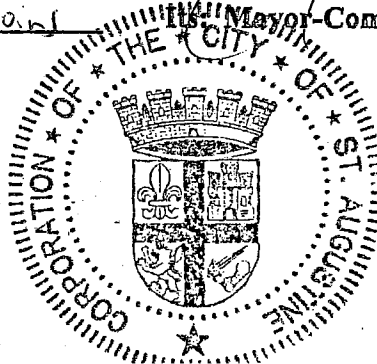
SWAN L. GARDNER  
Print Name: SWAN L. GARDNER

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

**GRANTOR**

**CITY OF ST. AUGUSTINE**, a political subdivision  
of the State of Florida

BY: George Gardner  
Name: **George Gardner**  
Mayor-Commissioner



The foregoing instrument was acknowledged before me this 17<sup>th</sup> day of November, 2006, by **George Gardner**, the Mayor-Commissioner of City of St. Augustine, a political subdivision of the State of Florida, on behalf of the City. He (check one)  is personally known to me or  has provided me with (insert type of identification) \_\_\_\_\_ as satisfactory identification.

Karen Rogers  
Notary Public State of Florida  
My Commission Expires: 9/6/07



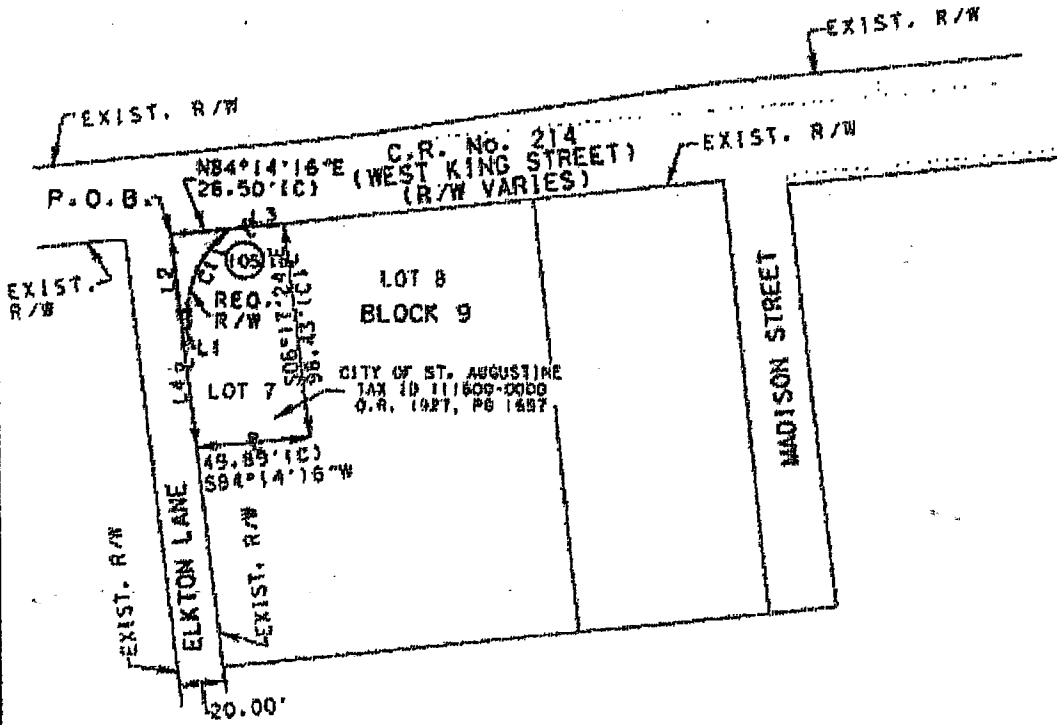
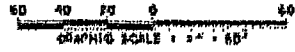
KAREN ROGERS  
Notary Public, State of Florida  
My comm. expires Sept. 6, 2007  
Comm. No. DD 233064

EXHIBIT "A" to the Quitclaim Deed

SBC. 41, T-7-S, R-29-E

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L.1	S84°38'00"W	31.33'(C)
L.2	N05°17'21"W	43.23'(C)
L.3	S84°14'16"W	28.50'(C)
L.4	N84°14'16"E	28.50'(C)

CURVE DATA TABLE					
CURVE	DELTA	LENGTH	RADIUS	CURVED	CH. BEARINGS
C1	61°17'45" (L.1,2)	51.34'(C)	48.00'	48.93'(C)	S21°57'37"W



DANCY TRACT  
M.B. 1, PG. 1  
(ILLEGIBLE PLAT)

RIGHT OF WAY PARCEL SKETCH	KING STREET		ST. JOHN'S PROJECT NO.
			PARCEL NO. 100
JAMES D. FLICK FLORIDA REGISTERED LAND SURVEYOR NO. 8577 (NOT VALID UNLESS SIGNED AND SEALED)	DRMP PROJECT NO. 02-0299-006	SHEET 1 OF 2	DATE: 10-28-05
			SCALE: 1"=40'
			DRAWN BY: J. FLICK
	REVISION	BY	DATE
			DRMP 1800 E. ZEPHYRUS DRIVE ORLANDO, FLORIDA 32812 407.841.0000 FAX 407.841.0000

PARCEL NUMBER 105  
LEGAL DESCRIPTION:  
FEE SIMPLE

A portion of Lot 7, Block 9, of the Dancy Tract, according to the plat thereof as recorded in Map Book 1, Page 1, of the Current Public Records of St. Johns County, Florida, lying in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, being more particularly described as follows:

BEGIN at the Northwest corner of Lot 7, Block 9, of the Dancy Tract, according to the plat thereof as recorded in Map Book 1, Page 1, of the Current Public Records of St. Johns County, Florida, in Section 41, Township 7 South, Range 29 East, of said St. Johns County, Florida, said point also being an intersection of the Existing Southerly right of way line of County Road No. 214 (West King Street) (a variable width right of way) with the Existing Easterly right of way line of Elkton Lane (a 20.00 foot right of way); Thence run along said Existing Southerly right of way line of County Road No. 214 (West King Street) and the Northerly line of said Lot 7, Block 9, North  $84^{\circ}14'16''$  East 26.50 feet to a point on to a point on a non-tangent curve to the left (concave southeasterly); thence departing said lot line and said right of way line, from a chord bearing of South  $21^{\circ}57'42''$  West, run southwesterly along said curve, having a radius of 45.00 feet, for an arc distance of 51.34 feet, through a central angle of  $61^{\circ}17'06''$  to end of curve; Thence South  $04^{\circ}35'00''$  West 3.35 feet to the aforesaid Existing Easterly right of way line of Elkton Lane; thence run along said Easterly right of way line, North  $06^{\circ}17'24''$  West 43.29 feet to POINT OF BEGINNING;

Containing 424 Square Feet, More or Less.