

RESOLUTION NO. 2011- 35

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED PRIOR TO CLOSING ON THE PROPERTY.**

**RECITALS**

**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; and

**WHEREAS**, upon review of the County's property inventory there were several small, currently unbuildable parcels that would be of no use for County projects; and

**WHEREAS**, letters were mailed to adjoining property owners asking for interest and bids on these parcels; and

**WHEREAS**, the adjoining property owner has submitted an offer in the amount of \$1,500 for the property, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property is located in the vicinity of Old Dixie Highway as shown as a map attached hereto as Exhibit "B", incorporated by reference and made a part thereof; and

**WHEREAS**, the County acquired the property in 1993 at no cost and there is no intended use and the subject property is further described in the County Deed attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, to the extent that there are typographical, scrivener's or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**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. The sale of the property to the adjacent property owner is hereby approved.

3. The Board of County Commissioners hereby authorizes the Board Chair to execute said County Deed prior to closing on the property.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 15<sup>th</sup> day of February, 2011.

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

By: 

J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 2/16/11

**Dudley P. Hardy, P.A.**  
**Attorney at Law**

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403 W. Georgia Street ■ Starke, Florida 32091  
(904)964-5701 ↔ Fax: (904)964-2304 ■ e-mail: dudleyph@embarqmail.com

December 13, 2010

St. Johns County Board of County Commissioners  
Attn: Nanette Bradbury  
500 San Sebastian View  
St. Augustine, FL 32084

**RE:** Rothschild Subdivision Lots 3 and 4, Block 3 of Section  
19, Township 7, Range 30 as shown on the re-plat recorded  
in Deed Book 52 Page 144 of the public records of St.  
Johns County, Florida

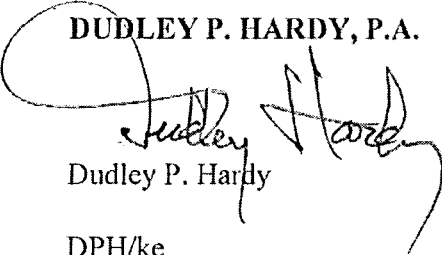
Dear Ms. Bradbury:

In response to a letter dated November 12, 2010 received by my client, George Hadjis of Island Motorcars, Inc., please accept this as Mr. Hadjis' offer to purchase the above described property for the sum of \$1,500.00.

Please keep me advised of any developments.

Sincerely,

**DUDLEY P. HARDY, P.A.**



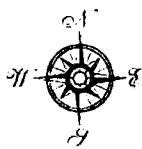
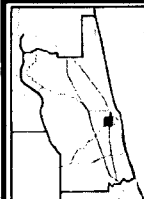
Dudley P. Hardy

DPH/ke  
Encl

cc: George Hadjis

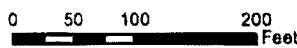


PIN 096840 0000  
0.2 acres



### Old Dixie Highway

PIN 096840 0000



2009 Aerial Imagery

Disclaimer  
 This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County GIS Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.



**Exhibit "C" to Resolution**

This Instrument Prepared By:  
Michael D. Hunt  
Deputy County Attorney  
500 San Sebastian View  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_ day of \_\_\_\_\_, 2011, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **GEORGE HADJIS**, whose address is PO Box 100, Elkton Florida 32033, 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 Fifteen Hundred Dollars (\$1,500.00) 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.

**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: \_\_\_\_\_  
**J. Ken Bryan, Chair**

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
**Deputy Clerk**

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2011 by J. Ken Bryan, who is personally known to me.

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

### Exhibit "A" to County Deed

LOTS 3 AND 4, BLOCK 3, ACCORDING TO THE MAP OR PLAT OF ROTHSCHILD'S ADDITION, RELOCATING BLOCKS 3, 4, 6, 8, 11, 12, 15 AND 16 OF ROTHSCHILD'S ADDITION, SAID MAP OR PLAT BEING RECORDED IN DEED BOOK 52, PAGES 143 AND 144 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. TOGETHER WITH THE SOUTHERLY ONE-HALF OF THAT ALLEY LYING NORTHERLY OF AND ADJACENT TO SAID LOTS 3 AND 4, SAID ALLEY BEING VACATED BY ST. JOHNS COUNTY BOARD OF COUNTY COMMISSIONERS RESOLUTIONS 84-96 AND 92-108, ALL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A **POINT OF BEGINNING**, COMMENCE AT THE SOUTHWESTERLY CORNER OF AFOREMENTIONED LOT 4, SAID POINT LYING ON THE NORTHERLY RIGHT OF WAY LINE OF HENRY STREET (NOT OPEN) AS NOW ESTABLISHED AS A FIFTY FOOT RIGHT OF WAY; THENCE NORTHERLY, ALONG THE WESTERLY LINE OF SAID LOT 4, AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 106.00 FEET; THENCE EASTERLY, WITH AN INTERIOR ANGLE TO THE LEFT OF 89 DEGREES 53 MINUTES 30 SECONDS FROM LAST SAID LINE, AND ALONG THE CENTERLINE OF AFOREMENTIONED VACATED EASEMENT, A DISTANCE OF 81.67 FEET; THENCE SOUTHERLY, WITH AN INTERIOR ANGLE TO THE LEFT OF 90 DEGREES 05 MINUTES 04 SECONDS FROM LAST SAID LINE, AND ALONG THE EASTERLY LINE OF AFOREMENTIONED LOT 3 AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 106.00 FEET; THENCE WESTERLY, WITH AN INTERIOR ANGLE TO THE LEFT OF 89 DEGREES 54 MINUTES AND 56 SECONDS FROM LAST SAID LINE, AND ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF HENRY STREET (NOT OPEN), A DISTANCE OF 81.67 FEET TO THE POINT OF BEGINNING, WITH A CLOSING ANGLE OF 90 DEGREES 06 MINUTES 30 SECONDS FROM LAST SAID LINE.