

RESOLUTION NO. 2011- 360

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO QUIT CLAIM DEEDS FOR CONVEYANCE OF PROPERTY FOR UTILITY PURPOSES WITHIN BARTRAM OAKS SUBDIVISION.

RECITALS

WHEREAS, Jon B. Stump d/b/a Orangedale Utilities, Inc., ("Stump") filed a Notice of Abandonment of the utility service to the Public Service Commission which served the residents in Bartram Oaks Subdivision. The Court appointed St. Johns County as receiver of the utility and after the ninety day period the County became the owner; and

WHEREAS, at the June 21, 2011 meeting the Board established a budget for the utility and agreed to incorporate Bartram Oaks into the County utility system; and

WHEREAS, Stump and the Bartram Oaks Homeowners Association have executed and presented Quit Claim Deeds, attached hereto as Exhibit "A" and "B," incorporated by reference and made a part hereof, transferring any interest they may have in the properties where the water plant, lift station and waste water treatment plant are located; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above as stated in a memo attached hereto as Exhibit "C," incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept the deeds for the property and operate the utility for the health, welfare and safety of the residents in the subdivision; and

WHEREAS, to the extent that there are scrivener, typographical, 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 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 two Quit Claim Deeds are hereby accepted.

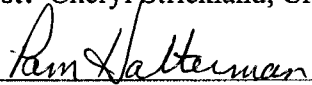
Section 3. The Clerk of Circuit Court is instructed to record the original Quit Claim Deeds in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 20th day of December, 2011.

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

By: 
Mark P. Miner, Chair

Attest: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

RENDITION DATE 12/20/11



PREPARED BY:
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084

QUIT CLAIM DEED

Made this November 16 2011, A.D. by **JON B. STUMP, INDIVIDUALLY AND D/B/A VINYARD MOBILE HOME PARK**, whose address is P.O. Box 886, Green Cove Springs Florida 32043 hereinafter called the grantor, to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, FL 32084 hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Johns County, Florida:


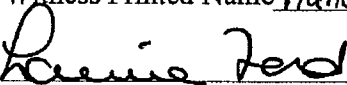
LAND DESCRIBED ON THE EXHIBIT "A" ATTACHED HERTO

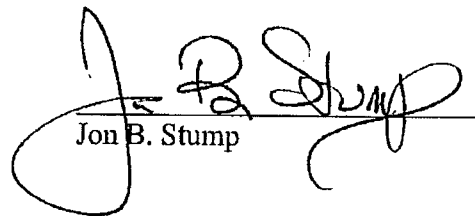
Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same together with all singular the appurtenances 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 only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:


Witness Printed Name Nanette Bradbury

Witness Printed Name Laurie Ford


Jon B. Stump

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 16th day
of November, 2011, by Jon B. Stump, who is personally known to me
and who has not taken an oath. *produced Florida driver license.*

Nanette Br

Notary Public

Print Name _____

My Commission Expires: _____

[NOTARY SEAL]



Exhibit "A" to Deed

Tract B and E, Bartram Oaks Phase 2 as recorded in Map Book 39, Pages 20-25 of the public records of St. Johns County, Florida; AND

WASTEWATER TREATMENT PLANT LEGAL DESCRIPTION

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, TOGETHER WITH A PART OF LOT 73, BARTRAM OAKS PHASE 3 AS RECORDED IN MAP BOOK 50, PAGES 87 THROUGH 92 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1326.00 FEET TO THE NORTH LINE OF SAID BARTRAM OAKS PHASE 3; THENCE SOUTH 88 DEGREES 23 MINUTES 05 SECONDS WEST, ALONG THE NORTH LINE OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 300.97 FEET TO THE NORTHWEST CORNER OF LOT 67 OF SAID BARTRAM OAKS PHASE 3 THENCE SOUTH 45 DEGREES 08 MINUTES 19 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOTS 68 AND 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 120.49 FEET; THENCE SOUTH 28 DEGREES 54 MINUTES 28 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF LOT 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 80.61 FEET; THENCE SOUTH 21 DEGREES 45 MINUTES 46 SECONDS WEST, CONTINUING ALONG THE NORTHWESTERLY LINE OF LOT 69 OF SAID BARTRAM OAKS PHASE 3, A DISTANCE OF 44.70 FEET TO THE NORTHWEST CORNER OF LOT 70 OF SAID BARTRAM OAKS PHASE 3; THENCE SOUTH 33 DEGREES 47 MINUTES 09 SECONDS WEST, A DISTANCE OF 95.00 FEET TO THE NORTHWEST CORNER OF LOT 71 OF SAID BARTRAM OAKS - PHASE 3; THENCE SOUTH 48 DEGREES 02 MINUTES 11 SECONDS WEST, ALONG THE NORTHWESTERLY LINE OF SAID LOT 71, A DISTANCE OF 95.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 71; THENCE NORTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF LOT 73 OF SAID BARTRAM- OAKS PHASE 3, A DISTANCE OF 90.00 FEET; THENCE SOUTH 39 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 71.99 FEET TO A POINT ON THE WEST LINE OF SAID LOT 73; THENCE SOUTH 17 DEGREES 23 MINUTES 16 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 73, A DISTANCE OF 24.03 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF MAJESTIC OAK PARKWAY (A 40 FOOT RIGHT OF WAY), SAID POINT LYING ON A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 95.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 64.66 FEET, MAKING A CENTRAL ANGLE OF 38 DEGREES 59 MINUTES 55 SECONDS AND HAVING A CHORD BEARING OF SOUTH 88 DEGREES 28 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 63.42 FEET TO THE SOUTHEAST CORNER OF LOT 74 OF SAID BARTRAM OAKS PHASE 3; THENCE NORTH 17 DEGREES 23 MINUTES 16 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 74, A DISTANCE OF 65.55 FEET; THENCE NORTH 39 DEGREES 25 MINUTES 11 SECONDS WEST, ALONG THE NORTHEASTERLY LINE OF SAID LOT 74, A DISTANCE OF 137.23 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 112.46 FEET; THENCE NORTH 56 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.18 FEET TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE

SOUTHEAST 1/4 OF SAID SECTION 5; THENCE NORTH 88 DEGREES 23 MINUTES 05 SECONDS EAST, ALONG LAST SAID LINE, A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A PART OF THE SOUTHEAST ¼ OF THE SOUTHEAST ¼ OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5, THENCE NORTH 00 DEGREES 47 MINUTES 30 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 5, A DISTANCE OF 1,326.00 FEET; THENCE SOUTH 88 DEGREES 23 MINUTES 05 SECONDS WEST, A DISTANCE OF 300.97 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 45 DEGREES 08 MINUTES 19 SECONDS WEST, A DISTANCE OF 120.49 FEET THENCE SOUTH 28 DEGREES 54 MINUTES 28 SECONDS WEST, A DISTANCE OF 80.61 FEET; THENCE SOUTH 21 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 77.53 FEET; THENCE SOUTH 48 DEGREES 02 MINUTES 11 SECONDS WEST, A DISTANCE OF 139.70 FEET; THENCE SOUTH 39 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 19.62 FEET; THENCE NORTH 58 DEGREES 54 MINUTES 53 SECONDS WEST, A DISTANCE OF 110.28 FEET; THENCE SOUTH 17 DEGREES 23 MINUTES 16 SECONDS WEST, A DISTANCE OF 77.36 FEET TO A POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 95.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 64.66 FEET MAKING A CENTRAL ANGLE OF 38 DEGREES 59 MINUTES 55 SECONDS AND HAVING A CHORD BEARING OF SOUTH 88 DEGREES 28 MINUTES 59 SECONDS WEST AND A CHORD DISTANCE OF 63.42 FEET; THENCE NORTH 17 DEGREES 23 MINUTES 16 SECONDS EAST, A DISTANCE OF 65.55 FEET; NORTH 39 DEGREES 25 MINUTES 11 SECONDS WEST, A DISTANCE OF 137.23 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 52 SECONDS EAST, A DISTANCE OF 112.46 FEET; NORTH 56 DEGREES 11 MINUTES 32 SECONDS EAST, A DISTANCE OF 125.18 FEET; THENCE NORTH 88 DEGREES 23 MINUTES 05 SECONDS EAST, A DISTANCE OF 376.18 FEET TO THE POINT OF BEGINNING.

Exhibit "B" to Resolution

PREPARED BY:
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084

QUIT CLAIM DEED

Made this October 25th 2011, A.D. by **BARTRAM OAKS HOMEOWNERS ASSOCIATION**, a Florida non-profit corporation, whose address is 271 Vintage Oak Circle, St. Augustine, FL 32092, hereinafter called the grantor, to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, FL 32084 hereinafter called the grantee:

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Johns County, Florida:

Tract B and E, Bartram Oaks Phase 2 as recorded in Map Book 39, Pages 20-25 of the public records of St. Johns County, Florida. *In the event that Tract E ceases to be used for utility purposes the land will revert back to the Grantor.*

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

EB
initials

To Have and to Hold, the same together with all singular the appurtenances 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 only proper use, benefit and behoof of the said grantee forever.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence: BARTRAM OAKS HOMEOWNERS ASSN.

Eugene Bourne
Witness Printed Name EUGENE BOURNE

By: Helen J Bickert

Nanette
Witness Printed Name Nanette Bradbury

Its: President

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 25th day of October, 2011, by Helen Bickert, who is personally known to me and who has not taken an oath. presented driver license.

Nanette
Notary Public
Print Name _____
My Commission Expires: _____





St. Johns County Board of County Commissioners

Utility Department

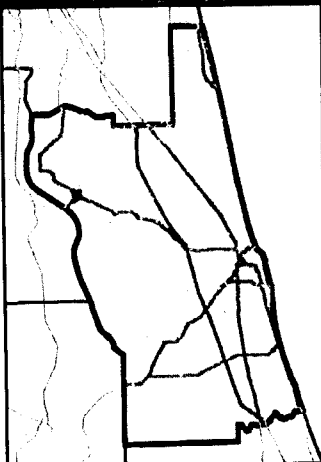
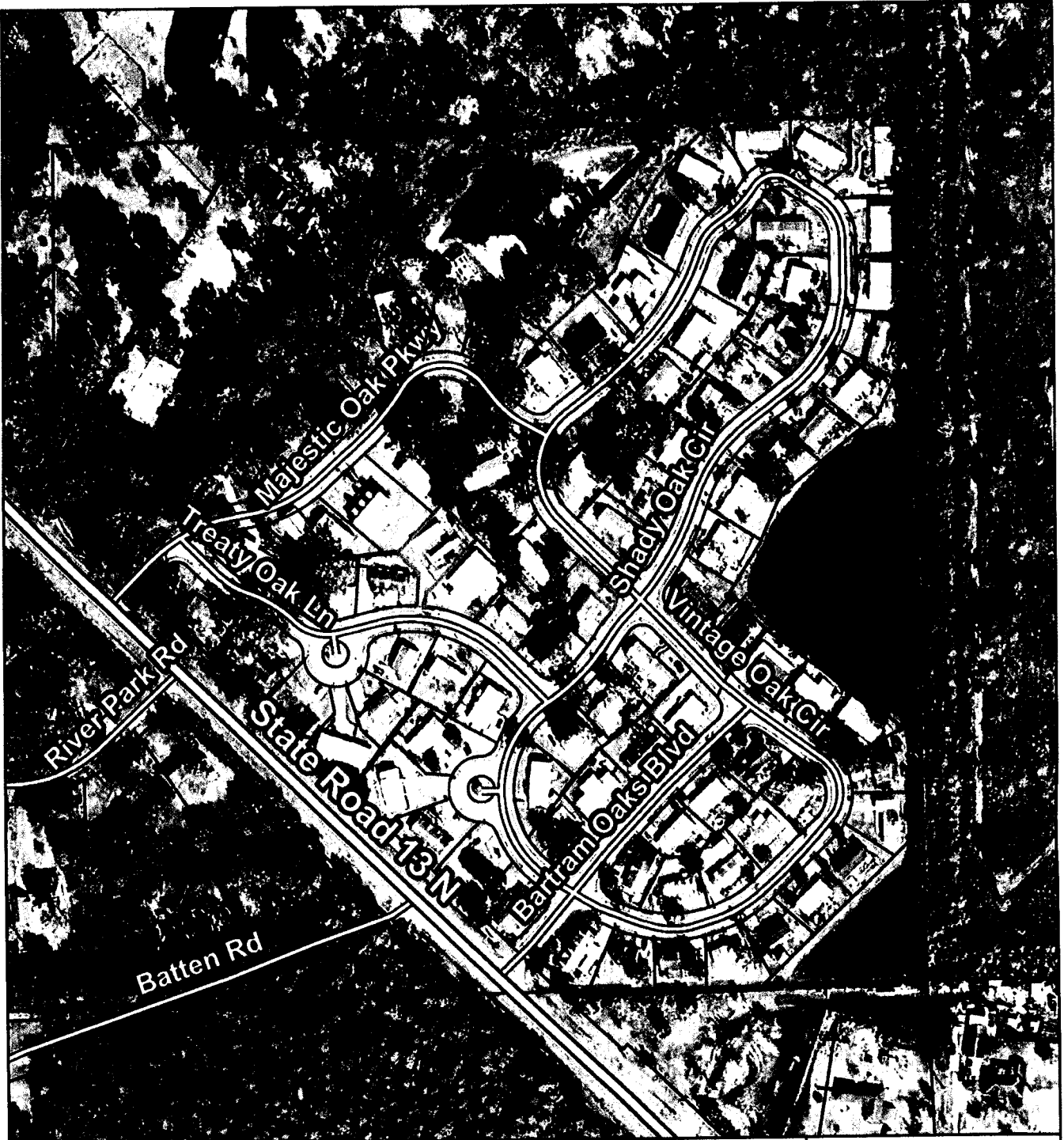
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Karri Thomas, Asset Management Tech
SUBJECT: Bartram Oaks
DATE: November 17, 2011

Please present the Quit Claim Deeds to the Board of County Commissioners (BCC) for final approval and acceptance of Bartram Oaks.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy of the Deed for our files.

Your support and cooperation as always are greatly appreciated.



Bartram Oaks Utility Parcels being conveyed



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared
November 17, 2011
(904) 209-0788



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