

RESOLUTION NO. 2011- 37

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 \$200 for the property, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property is located on US #1 North 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 1945 by tax deed for unpaid taxes 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 15th day of February 2011.

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

By: _____

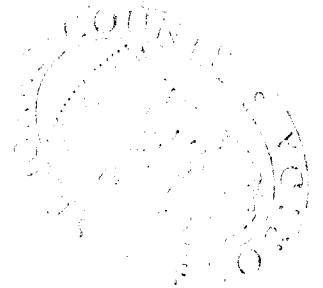
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: _____

Deputy Clerk

RENDITION DATE 2/16/11



Nanette Bradbury

From: Doug Burnette [dgburnette@bellsouth.net]
Sent: Thursday, January 13, 2011 8:47 AM
To: Nanette Bradbury
Subject: Re: Woodland Heights Lot

Hello Nanette Bradbury Sorry it took me so long to reply, I was out of town. I would like to submit an offer for Parcel # 070890-0001,(aprox. .01 acres in Woodland Heights subdivision) of \$200.00 for this parcel. Doug Burnette

From: Nanette Bradbury <nbradbury@sjcfl.us>
To: Doug Burnette <dgburnette@bellsouth.net>
Sent: Mon, January 3, 2011 9:52:42 AM
Subject: RE: Woodland Heights Lot

Hello,

I hope you had a nice holiday. I did leave you a message on December 7th but I have never received an offer from you for the property mentioned below. Will you please submit an offer in the form of a letter that can be included in the agenda item to be presented to the Board for approval of the sale?

Thanks.

Nanette

From: Doug Burnette [mailto:dgburnette@bellsouth.net]
Sent: Monday, December 06, 2010 9:57 AM
To: Nanette Bradbury
Subject: Woodland Heights Lot

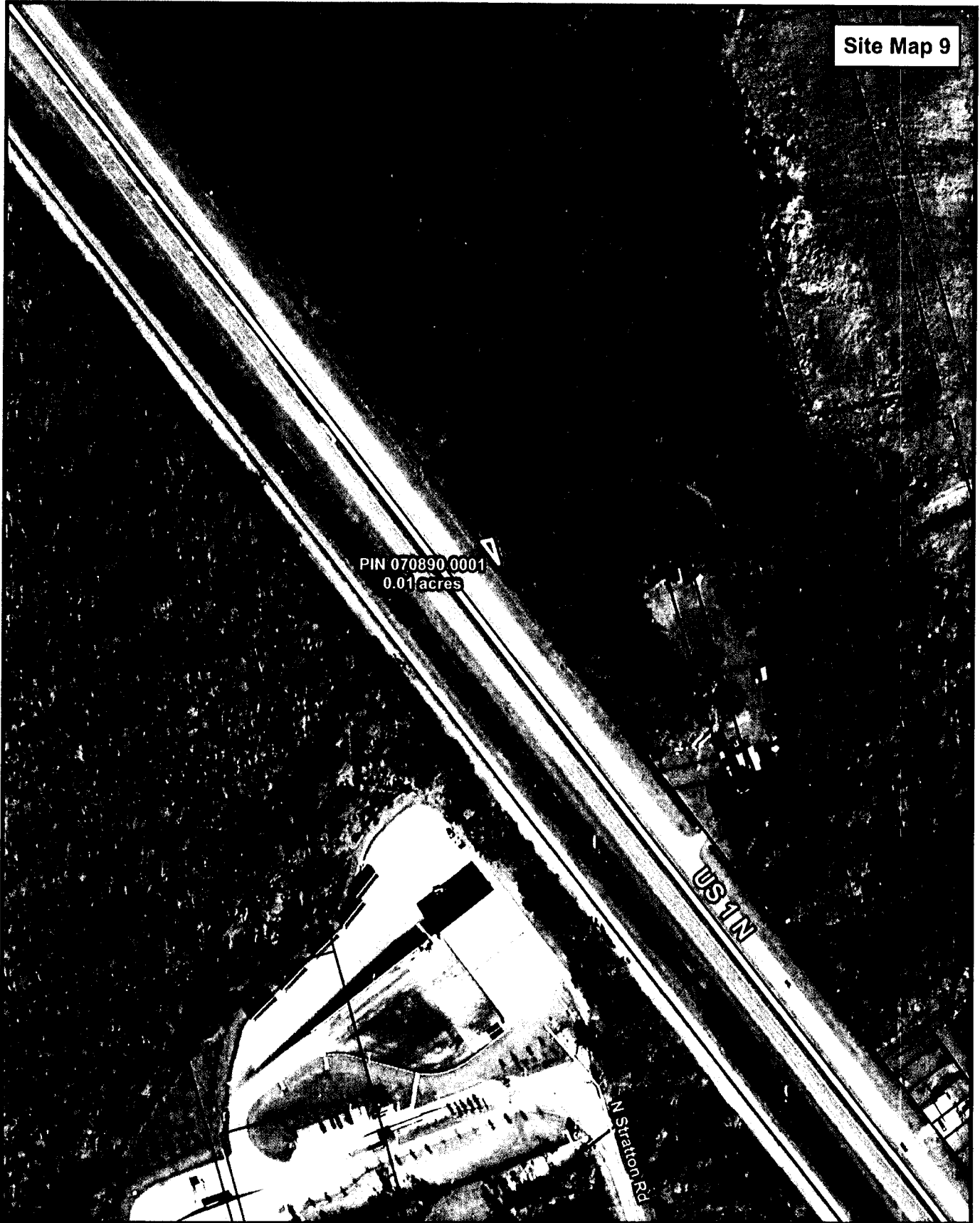
Hello Nannette Bradbury,

This email is in response to your letter of November 12, 2010 indicating that St. Johns County has su adjacent to my property, that is for sale. I am interested in purchasing this Woodland Heights subdivisior (.01 acre) Parcel # 070890-0001. Please contact me at (904) 813-9264 Cell or (904) 808-4745 office.

Thank You and Merry Christmas

Doug Burnette

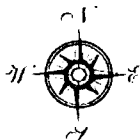
Site Map 9



PIN 070890 0001
0.01 acres

US 11N

N Stratton Rd



US1 North
PIN 070890 0001



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 herein.



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 **DOUG BURNETTE**, whose address is 8998 US #1 North, St. Augustine FL 32095, 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 Two Hundred Dollars (\$200.00) 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:

WOODLAND HEIGHTS LOTS 2 THRU 6 BLOCK 23 (EXCEPT RIGHT OF WAY OF ST. RD. #5) AS RECORDED IN MAP BOOK 3 PAGE 78 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.

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: _____