

RESOLUTION NO. 2013- 124

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING AN EXCHANGE OF PROPERTY TO REALIGN THE CONFIGURATION OF A WELL SITE ADJACENT TO CR2209 AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED.

RECITALS

WHEREAS, the County acquired a well site in 2002 prior to the creation of the proposed right-of-way of County Road 2209 ("2209") adjacent to International Golf Parkway; and

WHEREAS, in 2003 the right-of-way of 2209 was created and a portion of that right-of-way fell within the boundary of the well site; and

WHEREAS, the County deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, will convey the portion of the well site that falls into the right-of-way of 2209 to White's Ford Timber, LLC ("White's"); and

WHEREAS, White's will convey to the County by Quit Claim Deed, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, the portion of property needed to realign the configuration of the well site; and

WHEREAS, the proposed exchange of real property was advertised May 28, 2013 and June 4, 2013 in accordance with Section 125.37, Florida Statutes.

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.

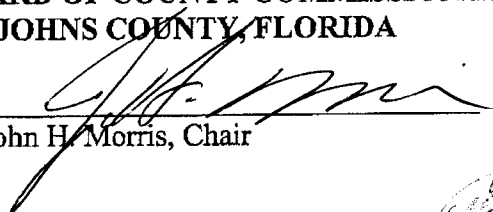
2. The Board of County Commissioners hereby accepts the Quit Claim Deed and authorizes the Chair of the Board to execute said County Deed.

3. To the extent that there are typographical, scrivener 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.

4. The Clerk of Circuit Court is hereby instructed to record the County Deed and Quit Claim Deed in the Public Records of St. Johns County, Florida.

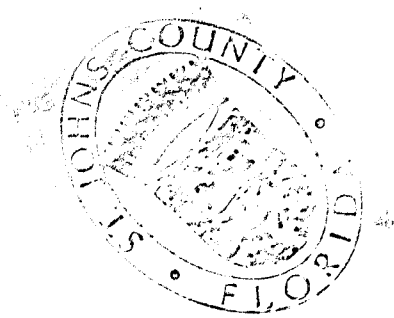
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of June, 2013.

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

By: 
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk



RENDITION DATE 6/20/13

Exhibit "A" to Resolution

This Instrument Prepared By:
St. Johns County Real Estate Division
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 _____, 2013 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 **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, and successor by merger to SJP, L.L.C., White's Ford Timber & Investment Company, Ltd. and other entities, ("White's"), whose address is 3030 Hartley Road, Suite 300, Jacksonville, Florida 32257, 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.

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: _____
John H. Morris, 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 _____, 2013, by John H. Morris, Chair 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: _____



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 8, 2013

Work Order No. 13-057.01

File No. 122E-05.00D

Parcel 2 Swap Parcel

A portion of Subsection 6 of the Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, also being a portion of Parcel 2 as described and recorded in Official Records Book 1837, page 1870 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Subsection 6; thence North $72^{\circ}44'25''$ West, along the Northerly line of said Subsection 6, a distance of 1984.35 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 3664, page 1576 of said Public Records; thence Southerly, departing said Northerly line, along said Easterly line and along the arc of a curve concave Easterly having a radius of 3600.00 feet, through a central angle of $01^{\circ}33'50''$, an arc length of 98.26 feet to a point lying on the Northerly line of said Parcel 2, Well Site, and the Point of Beginning, said arc being subtended by a chord bearing and distance of South $02^{\circ}28'25''$ West, 98.26 feet.

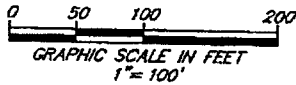
From said Point of Beginning, thence South $72^{\circ}44'25''$ East, departing said Easterly line of Official Records Book 3664, page 1576 and along said Northerly line of Parcel 2, a distance of 51.15 feet to the most Easterly corner thereof; thence South $17^{\circ}15'35''$ West, along the Easterly line of said Parcel 2, a distance of 167.70 feet to its intersection with said Easterly line of Official Records Book 3664, page 1576; thence Northerly, departing said Easterly line of Parcel 2, along said Easterly line of Official Records Book 3664, page 1576 and along the arc of a curve concave Easterly having a radius of 3600.00 feet, through a central angle of $02^{\circ}47'27''$, an arc length of 175.35 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $00^{\circ}17'47''$ East, 175.33 feet.

Containing 4414 square feet, more or less.

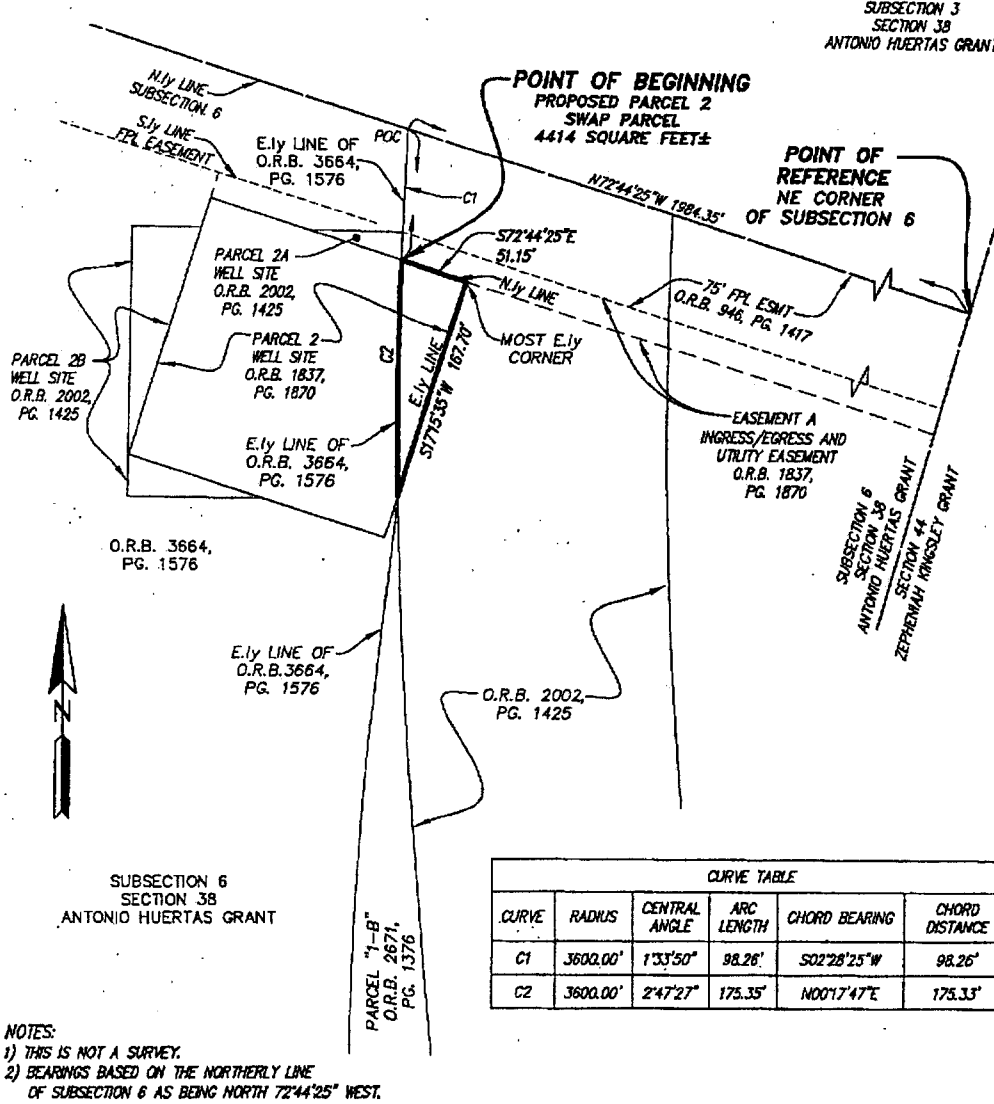
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SUBSECTION 6 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF PARCEL 2, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1837, PAGE 1870 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 POC POINT ON A CURVE
 C1 TABULATED CURVE DATA



SUBSECTION 3
SECTION 38
ANTONIO HUERTAS GRANT



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	3600.00'	1° 33' 50"	98.26'	S02° 28' 25" W	98.26'
C2	3600.00'	2° 47' 27"	175.35'	N00° 17' 47" E	175.33'

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SUBSECTION 6 AS BEING NORTH 72° 44' 25" WEST.

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGLAS ASSOCIATES, INC.
 SURVEYORS - PLANNERS - CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

Damon Kelly
 DAMON K. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

DATE: MAY 8, 2013 SCALE: 1"=100'

Exhibit "B" to Resolution

This instrument prepared by:
St. Johns County Real Estate Division
500 San Sebastian View
St. Augustine, Florida 32084

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this ____ day of _____, 2013 between **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, and successor by merger to SJP, L.L.C., White's Ford Timber & Investment Company, Ltd. and other entities, ("White's"), whose address is 3030 Hartley Road, Suite 300, Jacksonville, Florida 32257, first party, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida, 32084, second party:

WITNESSETH: That the first party for and in consideration of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand in which the said first party has in and to the following described lot, piece or parcel of land, situated, lying and being in the County of St. Johns, State of Florida, to-wit:

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

Property Appraiser's Parcel Identification No.: part of 028189-0120

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first party, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

WHITE'S FORD TIMBER, LLC

Witness (Print Name): _____

Its: _____

Witness (Print Name): _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ___ day of _____, 2013, by _____ He/She/They are personally known to me or has produced _____ as identification.

Notary Public, State of Florida

My commission expires: _____

Exhibit "A" to Deed

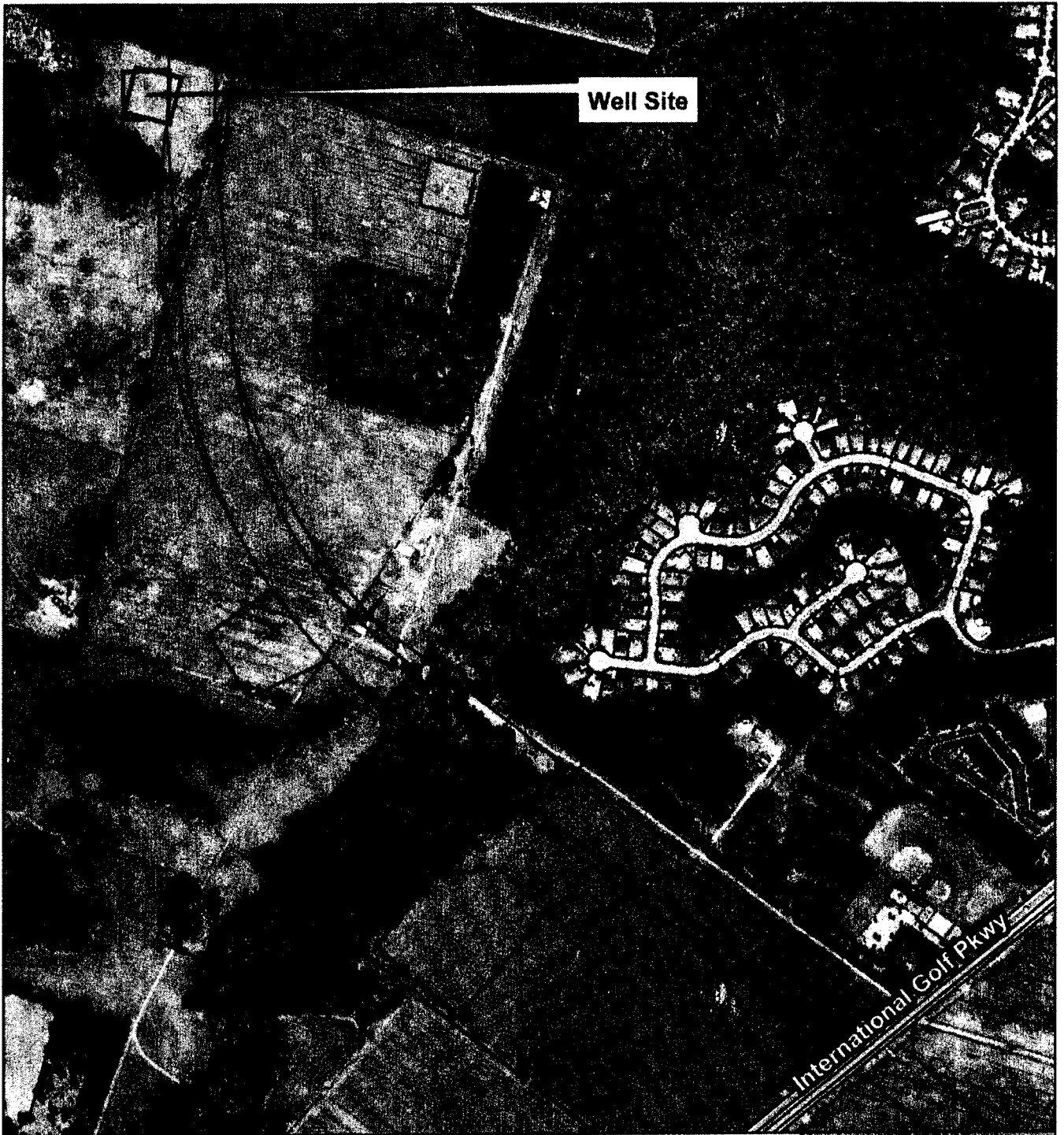
PARCEL 2A, WELL SITE

A PORTION OF LOT 6, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 6; FROM THE POINT OF REFERENCE THUS DESCRIBED, RUN NORTH 72 DEGREES 28 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 486.79 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 613, PAGE 341, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY, FLORIDA; THENCE CONTINUE ALONG THE SAID NORTHERLY LINE OF LOT 6 AND THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 613, PAGE 341, NORTH 72 DEGREES 44 MINUTES 34 SECONDS WEST, A DISTANCE OF 1498.06 FEET; THENCE DEPARTING SAID LINE; RUN SOUTH 03 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 6.82 FEET TO A POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3600.00 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 70.70 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 34 MINUTES 14 SECONDS WEST, 70.70 FEET; FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN NORTH 89 DEGREES 35 MINUTES 02 WEST, DEPARTING SAID CURVE A DISTANCE OF 69.03 FEET TO IT'S INTERSECTION WITH THE NORTHEASTERLY LINE OF PARCEL 2 WELL SITE, AS RECORDED IN OFFICIAL RECORDS VOLUME 1837, PAGE 1870, OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE RUN SOUTH 72 DEGREES 44 MINUTES 34 SECONDS EAST ALONG SAID NORTHEASTERLY LINE A DISTANCE OF 71.59 FEET TO A POINT ON A CURVE, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3600.00 FEET; THENCE RUN NORTHEASTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 20.75 FEET TO THE POINT OF BEGINNING, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01 DEGREES 50 MINUTES 34 SECONDS EAST, 20.75 FEET.

PARCEL 2B, WELL SITE

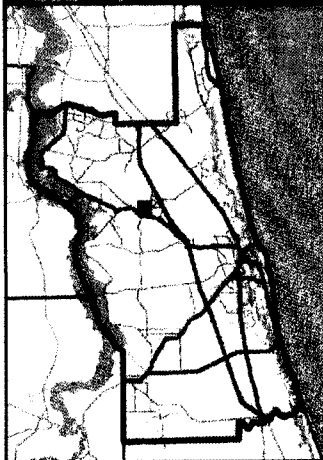
A PORTION OF LOT 6, OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 6; FROM THE POINT OF REFERENCE THUS DESCRIBED, RUN NORTH 72 DEGREES 28 MINUTES 29 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 6, A DISTANCE OF 486.79 FEET TO THE SOUTHEASTERLY CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 613, PAGE 341, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY, FLORIDA; THENCE CONTINUE ALONG THE SAID NORTHERLY LINE OF LOT 6 AND THE SOUTHERLY LINE OF SAID OFFICIAL RECORDS VOLUME 613, PAGE 341, NORTH

72 DEGREES 44 MINUTES 34 SECONDS WEST, A DISTANCE OF 1498.06 FEET; THENCE DEPARTING SAID LINE; RUN SOUTH 03 DEGREES 07 MINUTES 59 SECONDS WEST, A DISTANCE OF 6.82 FEET TO A POINT OF A CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE EAST AND HAVING A RADIUS OF 3600.00 FEET; THENCE RUN SOUTHWESTERLY ALONG AND AROUND SAID CURVE, AN ARC DISTANCE OF 70.70 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02 DEGREES 34 MINUTES 14 SECONDS WEST, 70.70 FEET; THENCE DEPARTING SAID CURVE; RUN NORTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, A DISTANCE OF 148.39 FEET TO IT'S INTERSECTION WITH THE NORTHWESTERLY LINE OF PARCEL 2 WELL SITE, RECORDED IN OFFICIAL RECORDS VOLUME 1837, PAGE 1870, OF THE SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN SOUTH 17 DEGREES 15 MINUTES 26 SECONDS WEST, ALONG THE SAID NORTHWESTERLY LINE, A DISTANCE OF 177.01 FEET TO THE SOUTHWESTERLY CORNER OF SAID PARCEL 2 WELL SITE, RECORDED IN OFFICIAL RECORDS VOLUME 1837, PAGE 1870; THENCE RUN SOUTH 72 DEGREES 44 MINUTES 34 SECONDS EAST, ALONG THE SOUTHWESTERLY LINE OF SAID PARCEL 2 WELL SITE RECORDED IN OFFICIAL RECORDS VOLUME 1837, PAGE 1870, A DISTANCE OF 105.56 FEET; THENCE DEPARTING SAID LINE, RUN NORTH 89 DEGREES 35 MINUTES 02 SECONDS WEST, A DISTANCE OF 101.36 FEET; THENCE RUN NORTH 00 DEGREES 24 MINUTES 58 SECONDS EAST, A DISTANCE OF 200.00 FEET; THENCE RUN SOUTH 89 DEGREES 35 MINUTES 02 SECONDS EAST, A DISTANCE OF 51.61 FEET TO THE POINT OF BEGINNING.



Well Site

International Golf Pkwy



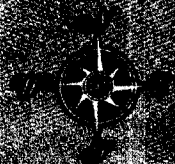
Proposed Exchange Well Site reconfiguration

0 237.5 475 950 1,425 1,900 Feet

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
March 14, 2013
(904) 209-0788



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

Consent #3

THE ST. AUGUSTINE RECORD

COPY OF ADVERTISEMENT

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.#: L1672-13
P.O.#: MTG 06-18

PUBLISHED EVERY MORNING SUNDAY THRU SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared **STEVEN SMITH**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **NOTICE OF MEETING**
In the matter of **EXCHANGE PROPERTY - SJC / WHITE'S FORD TIMBER**
was published in said newspaper on **05/28/2013, 06/04/2013**

Affiant further says that the St. Augustine Record is a newspaper published
at St. Augustine, in said St. Johns County, Florida, and that the said newspaper
heretofore has been continuously published in said St. Johns County, Florida,
each day and has been entered as second class mail matter at the post office in the
City of St. Augustine, in said St. Johns County, for a period of one year preceding
the first publication of the copy of advertisement; and affiant further says that
he/she has neither paid nor promised any person, firm or corporation any discount,
rebate, commission or refund for the purpose of securing the advertisement for
publication in the said newspaper.

Sworn to and subscribed before me this day of JUN 04 2013
by *Steven Smith* who is personally known to me
or who has produced as identification

 Tiffany M. Lowe
(Signature of Notary Public)



(Seal)

NOTICE OF PROPOSED EXCHANGE OF COUNTY PROPERTY

On Tuesday, June 18, 2013, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (U.S.#1 North) St. Augustine, Florida, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County (owner of property described in Exhibit "A" of the County Deed) and White's Ford Timber, LLC (owners of property described in Exhibit "A" of the Quit Claim Deed). This exchange of property will realign the configuration of a well site adjacent to CR2209. White's Ford Timber has agreed to convey the silvers around the well site to the County and the County will convey the portion of the original well site that falls within the right-of-way of CR2209 to White's Ford Timber.

The proposed legal descriptions and maps of the real property to be exchanged are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners, located in the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact, ADA Coordinator, at 904-209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA
CHERYL STRICKLAND, ITS CLERK
By: Yvonne Kins, Deputy Clerk
L1672-13 May 28, Jun 4, 2013