

RESOLUTION NO. 2013- 56

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CONVEYANCE OF PROPERTY SURROUNDING A LIFT STATION SITE TO A PROPERTY OWNER AND ACCEPTANCE OF A QUIT CLAIM DEED FOR A PORTION OF THE LIFT STATION SITE OFF STATE ROAD 312 AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED.

RECITALS

WHEREAS, a lift station was constructed in 1986 on County property adjacent to Coquina Lakes condo. During a recent upgrade to the lift station site it was found that the lift station encroaches on property owned by The Church of the Movement of Spiritual Inner Awareness; and

WHEREAS, in order to clear up the encroachment the Church was contacted and has agreed to convey the encroached area to the County and the County will convey the vacant portion of the original lift station site to the Church; and

WHEREAS, the Church has executed the Quit Claim deed attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the County deed, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, will convey the vacant portion of the County property to the Church.

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 19 day of March, 2013.

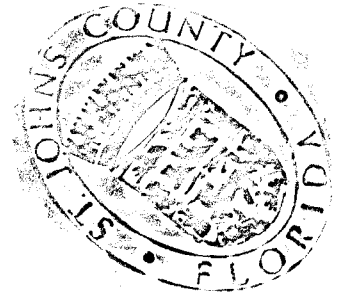
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: _____

J. H. Morris
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: *Pam Halterman*
Deputy Clerk



RENDITION DATE 3/21/13

Exhibit "A" to Resolution

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

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, made this 22 day of January, 2013,
between **THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS**,
whose mailing address is 3500 West Adams Blvd., Los Angeles CA 90048, 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 \$0.00 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")

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.

THE CHURCH OF THE MOVEMENT OF
SPIRITUAL INNER AWARENESS

Robert D Lurie

Mark Lurie

Witness (Print Name): ROBERT D LURIE

Its: _____

Alexandra Kelsey
Witness (Print Name): Alexandra Kelsey

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2012, by _____ He/She/They are personally known to me or has produced _____ as identification.

Notary Public, State of _____

My commission expires: _____

Exhibit "A" to Quit Claim Deed

COQUINA LAKES LIFT STATION (PARCEL A)

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF POPE ROAD, A 60-FOOT RIGHT OF WAY, WITH THE EAST RIGHT OF WAY LINE OF MIZELL ROAD, A 60-FOOT RIGHT OF WAY AND RUN NORTH 01°10'32" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 597.00 FEET TO A POINT ON THE NORTH LINE OF COQUINA LAKES PHASE ONE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS 585, PAGE 818, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE THE FOLLOWING COURSES ALONG SAID LAST MENTIONED NORTH LINE; 1st COURSE-SOUTH 77°50'05" EAST A DISTANCE OF 108.13 FEET; 2nd COURSE-SOUTH 62°40'05" EAST A DISTANCE OF 318.34 FEET; 3rd COURSE-NORTH 63°19'55" EAST A DISTANCE OF 129.03 FEET; 4th COURSE-SOUTH 82°23'14" EAST A DISTANCE OF 137.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 82°23'14" EAST ALONG SAID NORTH LINE, A DISTANCE OF 30.61 FEET; THENCE NORTH 03°52'47" WEST A DISTANCE OF 65.55 FEET; THENCE SOUTH 86°07'13" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 03°52'47" EAST A DISTANCE OF 59.45 FEET TO THE POINT OF BEGINNING.

CONTAINING 1875 SQUARE FEET, MORE OR LESS.

TOGETHER WITH AN EASEMENT FOR ACCESS AND UTILITIES AS DESCRIBED BELOW AS PARCEL C:

COQUINA LAKES LIFT STATION EASEMENT (PARCEL C)

PART OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF POPE ROAD, A 60-FOOT RIGHT OF WAY, WITH THE EAST RIGHT OF WAY LINE OF MIZELL ROAD, A 60-FOOT RIGHT OF WAY AND RUN NORTH 01°10'32" WEST, ALONG THE SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 597.00 FEET TO A POINT ON THE NORTH LINE OF COQUINA LAKES PHASE ONE, A CONDOMINIUM, AS RECORDED IN OFFICIAL RECORDS 585, PAGE 818, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE THE FOLLOWING COURSES ALONG SAID LAST MENTIONED NORTH LINE; 1st COURSE-SOUTH 77°50'05" EAST A DISTANCE OF

108.13 FEET; 2nd COURSE-SOUTH 62°40'05" EAST A DISTANCE OF 318.34 FEET; 3rd COURSE-NORTH 63°19'55" EAST A DISTANCE OF 129.03 FEET; 4th COURSE-SOUTH 82°23'14" EAST A DISTANCE OF 204.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 56°35'04" WEST A DISTANCE OF 5.63 FEET; THENCE NORTH 34°51'57" WEST A DISTANCE OF 52.68 FEET; THENCE NORTH 86°48'24" WEST A DISTANCE OF 4.14 FEET; THENCE NORTH 03°52'47" WEST, ALONG THE EAST LINE OF A PROPOSED LIFT STATION PARCEL (PARCEL A), A DISTANCE OF 10.07 FEET; THENCE SOUTH 86°48'24" EAST A DISTANCE OF 10.25 FEET; THENCE SOUTH 34°51'57" EAST A DISTANCE OF 55.63 FEET; THENCE SOUTH 56°35'04" EAST A DISTANCE OF 24.58 FEET TO A POINT ON A CURVE; SAID CURVE BEING ON THE AFORESAID NORTH LINE OF COQUINA LAKES PHASE ONE AND HAVING A RADIUS OF 327.00 FEET; A CHORD BEARING OF NORTH 81°43'24" WEST AND A CHORD DISTANCE OF 7.58 FEET; THENCE ALONG SAID NORTH LINE AN ARC DISTANCE OF 7.58 FEET TO THE POINT OF TANGENCY; THENCE NORTH 82°23'14" WEST, ALONG SAID NORTH LINE, A DISTANCE OF 15.57 FEET TO THE POINT OF BEGINNING. CONTAINING 763.39 SQUARE FEET, MORE OR LESS.

Exhibit "B" 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 **THE CHURCH OF THE MOVEMENT OF SPIRITUAL INNER AWARENESS**, whose address is 3500 West Adams Blvd., Los Angeles CA 90018, 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:

PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼, SECTION 28, TOWN SHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR POINT OF REFERENCE COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF POPE ROAD, AN 88-FOOT RIGHT-OF-WAY WITH THE EAST RIGHT-OF-WAY LINE OF MIZELL ROAD, A 60-FOOT RIGHT-OF-WAY AND RUN NORTH 0 DEGREES 20 MINUTES 27 SECONDS WEST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 597.00 FEET TO A POINT ON THE NORTH LINE OF COQUINA LAKES PHASE ONE, A CONDOMINIUM; RUN THENCE THE FOLLOWING COURSES AND DISTANCES ALONG SAID LAST MENTIONED NORTH LINE; 1ST COURSE – SOUTH 77 DEGREES 00 MINUTES EAST, 108.13 FEET; 2ND COURSE – SOUTH 61 DEGREES 50 MINUTES EAST, 318.34 FEET; 3RD COURSE – NORTH 64 DEGREES 10 MINUTES EAST, 129.03 FEET; 4TH COURSE – SOUTH 81 DEGREES 33 MINUTES 09 SECONDS EAST, 137.00 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING CONTINUE SOUTH 81 DEGREES 33 MINUTES 09 SECONDS EAST ALONG SAID NORTH LINE, 30 FEET; THENCE NORTH 8 DEGREES 26 MINUTES 51 SECONDS EAST, 62.5 FEET; THENCE NORTH 81 DEGREES 33 MINUTES 09 SECONDS WEST, 30 FEET; THENCE SOUTH 8 DEGREES 26 MINUTES 51 SECONDS WEST, 62.5 FEET TO THE POINT OF BEGINNING.

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

- 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

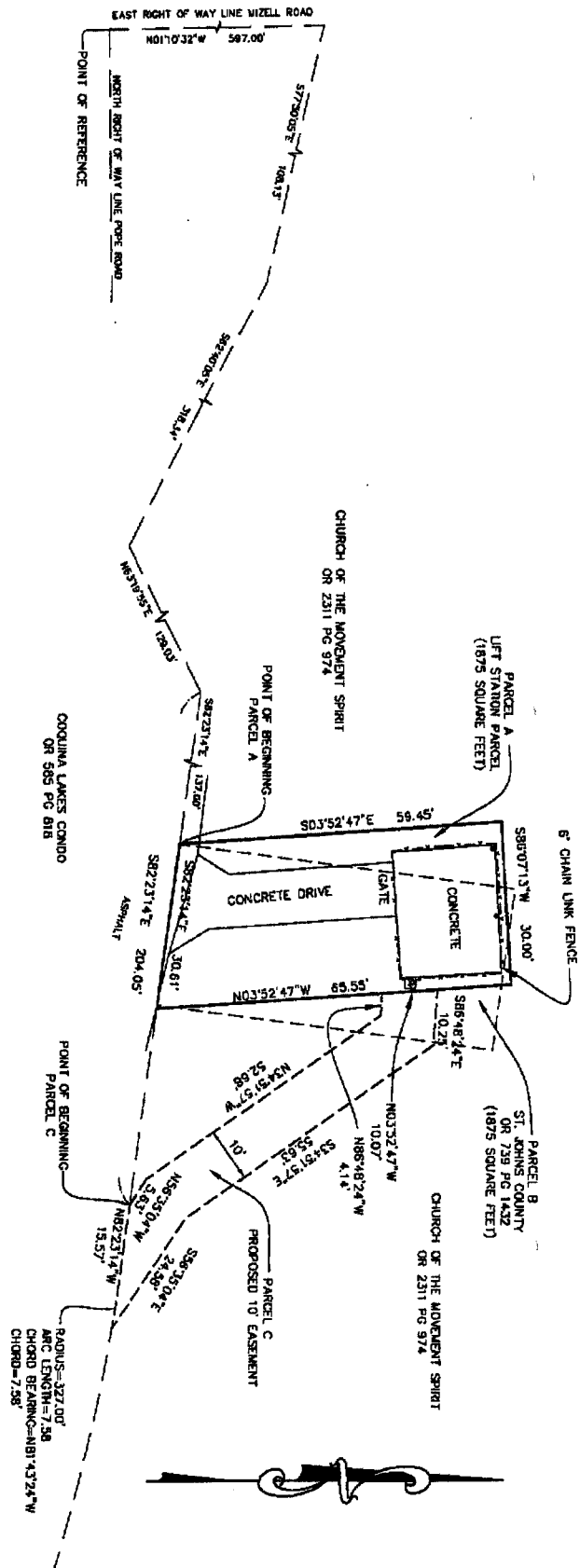
By: _____
Deputy Clerk

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by John A. 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: _____

MAP SHOWING A SPECIFIC PURPOSE SURVEY OF
 A PORTION OF THE SE 1/4 OF THE SW 1/4 OF
 SECTION 28, TOWNSHIP 7 SOUTH, RANGE 30 EAST,
 ST. JOHNS COUNTY, FLORIDA
 FOR: ST. JOHNS COUNTY REAL ESTATE DIVISION



LEGEND
 OR ORIGINAL RECORDS
 OR PLAT
 OR SETBACK VALUE

- REFERENCES:
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL DATED SEAL OF A LICENSED SURVEYOR AND MAPPER.
 2. NO INDEMNITY, TITLE, INSTALLATION OR IMPROVEMENTS ARE SHOWN UNLESS SPECIFICALLY NOTED AS SUCH.
 3. NO INDEMNITY OF RECORDS REFLECTING EASEMENTS, RIGHT OF WAY, FEDERAL OWNERSHIP, INTERESTS, OR OTHER RIGHTS OR INTERESTS, EXCEPT AS SHOWN.
 4. BEARING DATA BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET.
 5. REFERENCE TO THE ROAD CENTER.
 6. THIS IS A SPECIFIC PURPOSE SURVEY TO SHOW LEFT STATION IN RELATION TO COUNTY OWNED PARCEL.
 7. METAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN JANUARY 2014.
 8. DESCRIPTION NUMBERED SEPARATELY.

SHEET NO. 1 OF 1	
PLAT NUMBER: 2-747	
DRAWN BY: D. HAY	
AMENDMENTS	
COQUINA LAKES LEFT STATION SPECIFIC PURPOSE SURVEY	
ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION 800 SAN SEBASTIAN VIEW ST AUGUSTINE, FLORIDA 32084 Phone (904) 209-0764 Email: gcoltrera@flda.us	
FABRIZIO G. OLIVER, P.L.M., S.L.M. PROFESSIONAL SURVEYOR AND MAPPER FIELD SURVEY DATE: NOVEMBER 8, 2012	





Lift Station Site

Coquina Lakes Condo Lift Station Site

225 450 900 1,350 1,800 Feet

St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
February 1, 2013
(904) 209-0788



DISC

MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE FL 32084

Ref.#: L696-13
P.O.#: L696-13

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

STATE OF FLORIDA,
COUNTY OF ST. JOHNS

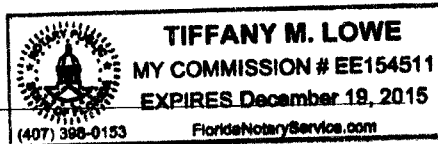
Before the undersigned authority personally appeared **STEVEN SMITH**
who on oath says that he/she is an Employee of the St. Augustine Record,
a daily newspaper published at St. Augustine in St. Johns County, Florida:
that the attached copy of advertisement being a **MISC NOTICE**

In the matter of **RESOLUTION - EXCHANGE COUNTY PROPERTY**
was published in said newspaper on **03/05/2013, 03/12/2013**

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 MAR 12 2013
by St. 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, March 19, 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 1,875 square feet of property described in Exhibit "A" of the County Deed) and The Church of the Movement of Spiritual Inner Awareness (owners of 1,875 square feet) described in Exhibit "A" of the Quit Claim Deed). This exchange of property will clear up an encroachment of a County lift station on the Church property. ~~The Church has agreed to convey the encroached area to the County~~ and the County will convey the vacant portion of the original lift station site to the Church.

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 King, Deputy Clerk
L696-13 Mar 5, 12, 2013