

RESOLUTION NO. 2019- 259

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY, INC. TO ST. JOHNS COUNTY CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG THE SOUTH SIDE OF BROACH STREET AND THE WEST SIDE OF N. ST. JOHNS STREET.

RECITALS

WHEREAS, Habitat for Humanity of St. Augustine/St. Johns County, Inc., a Florida corporation not-for-profit, has executed and presented to St. Johns County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying additional right-of-way along the south side of Broach Street and the west side of N. St. Johns Street; and

WHEREAS, the additional right-of-way is required for the improvements to Broach Street and N. St. Johns Street in connection with Habitat's project known as Canopy Oaks; and

WHEREAS, it is in the best interest of the County to accept the deed for the health, safety and welfare of its citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS 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. The Board of County Commissioners hereby accepts the Special Warranty Deed, attached hereto.

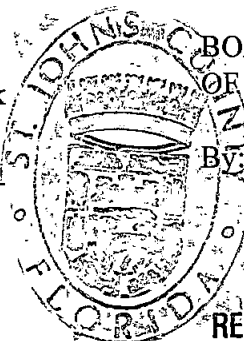
Section 3. The Clerk is instructed to record the original Special Warranty Deed in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners this 20 day of August, 2019.

ATTEST: Hunter S. Conrad, Clerk

By: Pam Salterma
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Paul M. Waldron
Paul M. Waldron, Chair

RENDITION DATE 8/23/19

Exhibit "A" to Resolution

Katherine G. Jones, Esq.
Upchurch, Bailey and Upchurch, P.A.
780 N. Ponce de Leon Boulevard
St. Augustine, Florida 30284

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 28th day of June, 2019, by and between HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST. JOHNS COUNTY INC., a Florida corporation not for profit ("Grantor"), whose mailing address is 7 Hopkins Street, St. Augustine, Florida 320834, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (Wherever used herein the term "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations).

WITNESSETH: That Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), to it in hand paid by Grantee, the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, and Grantee's heirs, successors and assigns forever, the parcel of land situate, lying and being in the County of St. Johns, State of Florida, and more particularly described as follows:

THAT CERTAIN REAL PROPERTY DESCRIBED IN EXHIBIT "A" AND DESIGNATED AS TRACT "A" ON THE MAP AND SKETCH ATTACHED AS EXHIBIT "B" ("THE PROPERTY).

Subject to restrictions, covenants, conditions and easements, of record; however, reference hereto shall not be deemed to reimpose same.

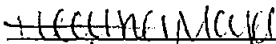
TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.


TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor, for itself and its successors, hereby covenants with Grantee and Grantee's heirs, successors and assigns that it is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to sell and convey the Property; that Grantor hereby specially warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor only.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed as of the day and year first above written.

Signed, sealed and delivered
in the presence of:


Print: Heather Mayer


Print: Linda P. Gerback

HABITAT FOR HUMANITY OF ST. AUGUSTINE/ST.
JOHNS COUNTY, INC., a Florida corporation not for
profit.

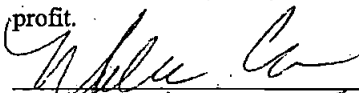

Print Name: Malinda Everson
Its: Executive Director

EXHIBIT "A"

TRACT "A" RIGHT OF WAY EXPANSION

A PORTION OF THE AVICE AND VIEL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF VOLUSIA STREET, (A VARIABLE WIDTH RIGHT OF WAY) AS NOW ESTABLISHED AND SHOWN IN COUNTY ROAD PLAT BOOK 2, PAGES 91-101, WITH THE NORTHERLY LINE OF BLOCK 2 OF BLOCK 76 RE-SUBDIVIDED, DANCY TRACT, ACCORDING TO MAP BOOK 1, PAGE 15, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LINE ALSO BEING SOUTHERLY RIGHT OF WAY LINE OF BROACH STREET, (A 30' RIGHT OF WAY) AS NOW ESTABLISHED AND SHOWN ON COUNTY ROAD PLAT BOOK 2, PAGES 91-101; THENCE N 84°48'28" E, ALONG SAID NORTHERLY LINE OF BLOCK 2 OF BLOCK 76 RE-SUBDIVIDED, DANCY TRACT, A DISTANCE OF 554.18'; TO THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS STREET, (A 30' RIGHT OF WAY) AS NOW ESTABLISHED AND SHOWN IN COUNTY ROAD PLAT BOOK 2, PAGES 91-101, OF SAID PUBLIC RECORDS; THENCE S 05°53'41" E, DEPARTING LAST SAID LINE AND ALONG THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS STREET A DISTANCE OF 185.01' TO THE NORTHERLY RIGHT OF WAY LINE FOR JOHN STREET, (A 30' RIGHT OF WAY), AS NOW ESTABLISHED AND SHOWN IN AFOREMENTIONED SAID COUNTY ROAD PLAT BOOK 2, PAGES 91-101; THENCE S 84°48'28" W, DEPARTING LAST SAID LINE AND ALONG THE NORTHERLY RIGHT OF WAY LINE FOR JOHN STREET A DISTANCE OF 10.00'; THENCE N 05°53'41" W, DEPARTING LAST SAID LINE AND ALONG A LINE PARALLEL WITH THE SAID WESTERLY RIGHT OF WAY LINE OF ST. JOHNS STREET, A DISTANCE OF 145.02'; THENCE N 49°52'12" W, A DISTANCE OF 28.02'; THENCE S 84°48'28" W, DEPARTING LAST SAID LINE AND PARALLEL WITH THE AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF BROACH STREET, A DISTANCE OF 505.01'; THENCE S 39°45'08" W, A DISTANCE OF 28.15' TO THE EASTERLY RIGHT OF WAY LINE OF VOLUSIA STREET; THENCE N 05°18'11" W, ALONG THE SAID EASTERLY RIGHT OF WAY LINE OF VOLUSIA STREET, A DISTANCE OF 40.00' TO THE POINT OF BEGINNING.

CONTAINING 0.30 ACRES MORE OR LESS

A MAP SHOWING A SKETCH AND DESCRIPTION OF
A PORTION OF THE AVAGE AND VIEL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST

DESCRIPTION:
BLOCK 2 OF BLOCK 76 RE-SUBDIVIDED, DANCY TRACT, ACCORDING TO MAP THEREOF RECORDED IN MAP BOOK 1, PAGE 15 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
EXCEPT LOTS 12 AND 13, OF SAID BLOCK 2 OF BLOCK 76 RE-SUBDIVIDED, AS DESCRIBED IN OFFICIAL RECORDS BOOK 2971, PAGE 466 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

B L O C K 1
OF BLOCK 76 RE-SUBDIVIDED
MAP BOOK 1, PAGE 15

B L O C K 2
OF BLOCK 76 RE-SUBDIVIDED
MAP BOOK 1, PAGE 15

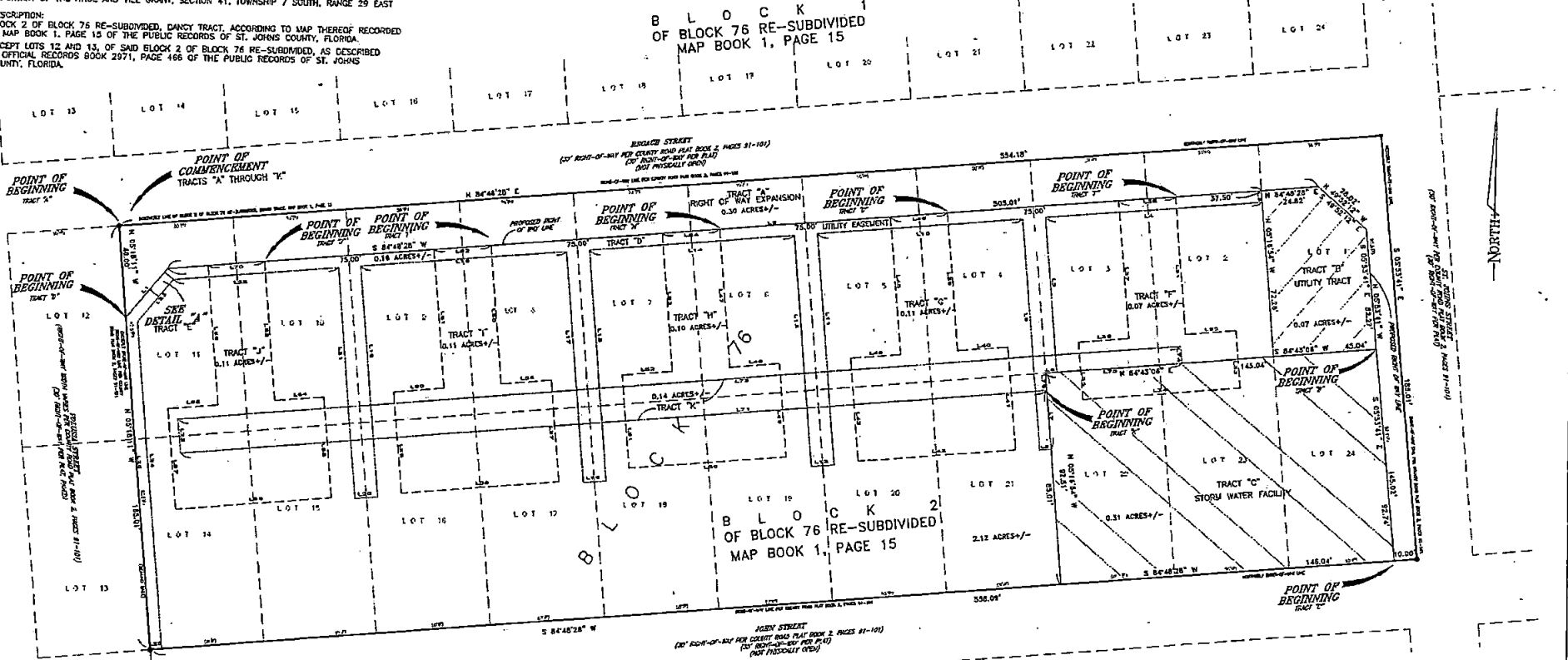
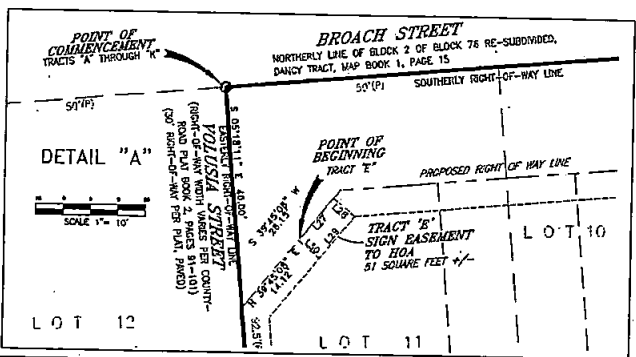


EXHIBIT "B"



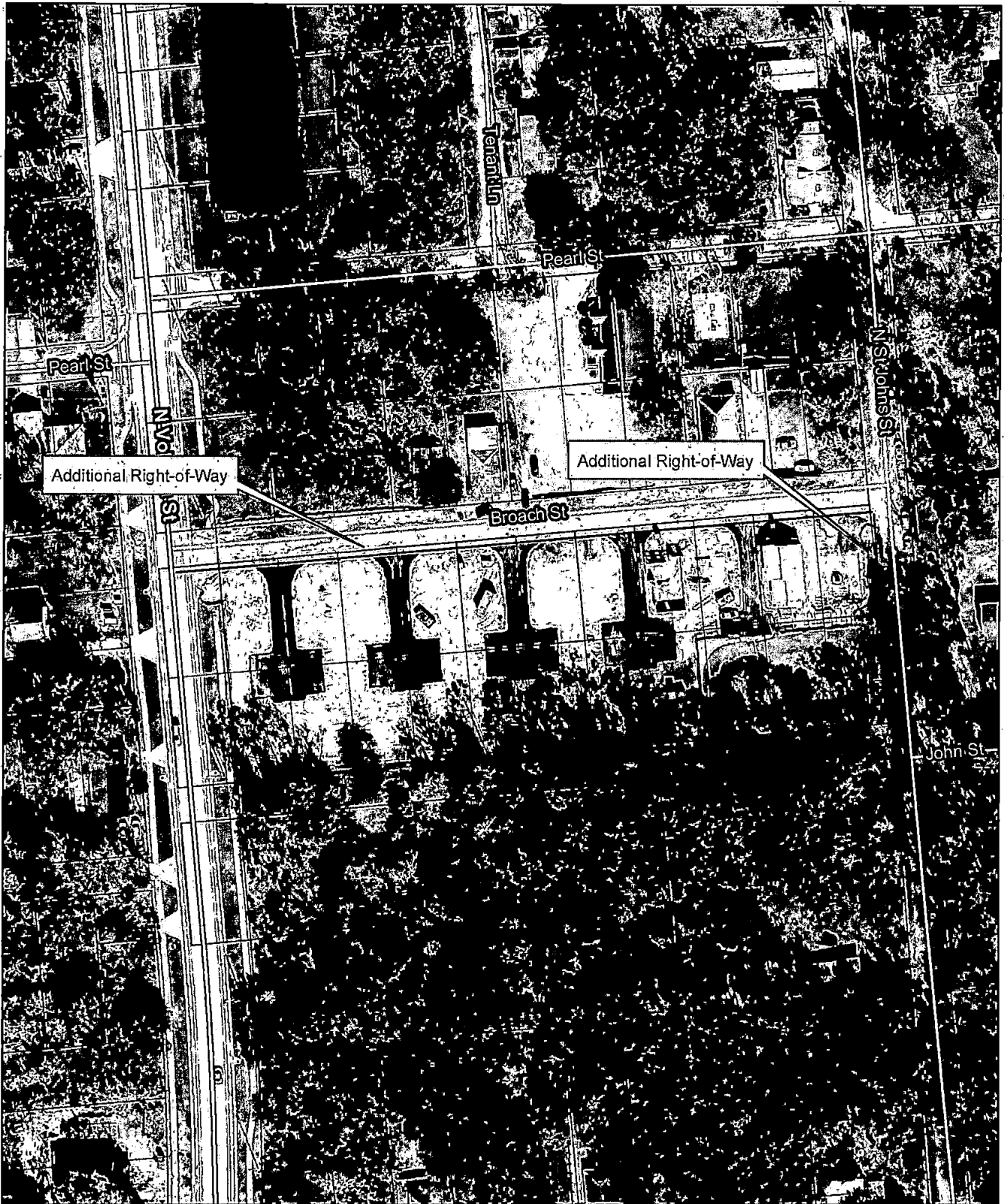
LINE TABLE TRACT D			LINE TABLE TRACT F			LINE TABLE TRACT I		
LINE	BEARING	LENGTH	LINE	BEARING	LENGTH	LINE	BEARING	LENGTH
L1	N 84°48'08" E	28.15	L31	S 05°18'54" E	58.33	L51	S 05°18'54" E	48.20
L2	N 84°48'08" E	48.01	L32	N 84°43'08" E	32.20	L52	N 84°43'08" E	22.00
L3	S 05°18'54" W	52.00	L33	S 05°18'54" E	24.00	L53	S 05°18'54" E	24.88
L4	S 84°48'28" W	83.00	L34	S 84°43'08" E	69.00	L54	S 84°43'08" W	78.00
L5	S 05°18'54" E	67.41	L35	N 05°18'54" W	25.00	L55	N 05°18'54" W	44.00
L6	S 84°48'28" W	83.25	L36	N 84°43'08" E	22.00	L56	N 84°43'08" E	22.00
L7	S 05°18'54" W	33.23	L37	N 05°18'54" W	54.87	L57	N 05°18'54" W	46.33
L8	S 84°43'08" W	83.00	L38	N 84°48'28" E	32.00	L58	N 84°48'28" E	25.00
L9	N 05°18'54" W	100.00						
L10	S 84°48'28" W	93.00						
L11	S 05°18'54" E	100.00						
L12	S 84°48'28" W	10.00						
L13	N 05°18'54" W	100.00						
L14	S 84°48'28" W	83.75						
L15	S 05°18'54" E	100.00						
L16	S 84°48'28" W	100.00						
L17	N 05°18'54" W	100.00						
L18	S 84°48'28" W	10.25						
L19	S 05°18'54" W	100.00						
L20	S 84°48'28" W	15.00						
L21	N 05°18'54" W	100.00						
L22	S 84°48'28" W	28.15						
L23	S 05°18'54" W	142.88						
L24	N 05°18'54" W	124.01						
L25	N 84°48'28" W	100.00						
L26	N 05°18'54" W	100.00						
L27	N 84°48'28" W	2.08						
L28	S 05°18'54" W	2.08						
L29	S 84°48'28" W	2.08						
L30	N 05°18'54" W	2.08						


NOTES:
1) THIS IS NOT A BOUNDARY SURVEY.
2) BEARINGS ARE BASED ON THE BEST LINE OF THE SURVEY PROPERTY SHOWN HEREON IN CERTAINITY AND ARE REFERRED TO THE FLORIDA STATE COORDINATE SYSTEM, FLORIDA EAST ZONE (EPS), NORTH AMERICAN DATUM OF 1983, 1993 ADJUSTMENT.
3) IN PREPARING THIS SKETCH, REFERENCE WAS MADE TO THE FOLLOWING:
A) FINAL ENGINEERING PLANS FOR DANCY TRACT, PROJECT D-14-0051
B) SURVEY SURVEY PREPARED BY GEOMATICS CORP., PROJECT D-14-0051
C) ST. JOHNS COUNTY ROAD PLAT BOOK 2, PAGES 81-101.
4) THE SURVEY IS BASED ON PROPOSED INFORMATION FOR THE SITE AS DESCRIBED BY OUP STREAM DESIGN GROUP.
5) THE SURVEY IS NOT COMPLETE WITHOUT SHEETS ONE AND TWO.

PROJECT No. D-14-2063 Broach St

GEOMATICS CORP.
SURVEYING-MAPPING-CAD
200 N. W. 10th Street, Suite 101
Tallahassee, Florida 32301
Tel: 904.224.1111 Fax: 904.224.1112

DATE: 11/15/2018
DRAWN BY: S. CURRY
CHECKED BY: A. LIND
FIELD WORK:




 2019 Aerial Imagery
 July 29, 2019

*Special Warranty Deed
 Additional Right-of-Way
 Broach Street and N. St. Johns Street
 Canopy Oaks*

**Land Management
 Systems
 Real Estate
 Division
 (904) 209-0790**
Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

