

RESOLUTION NO. 2019- 353

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A RELEASE OF PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS AND RELEASE RELATED RIGHTS OF ENTRY AND EXPLORATION SET FORTH IN COUNTY DEED.**

**RECITALS**

**WHEREAS**, St. Johns County ("County") conveyed Lots 5 and 6, Block 1, J.J. Brown's Subdivision of Hastings to Andrew Phillip Olson and Dannette Olson, in County Deed dated June 8, 2004 and recorded in Official Records Book 2220, page 1700, of the public records of St. Johns County, Florida; and

**WHEREAS**, pursuant to Florida Statute 270.11 (2) (b) there has been a written request from Andrew P. Olson, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to release the reservations reserved in said County Deed; and

**WHEREAS**, said reservations, and in particular the right to mine and develop, is a cloud on the title which could prohibit the ability for the owner to obtain financing or convey clear title; and

**WHEREAS**, the execution of a Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration document, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, would remove the cloud on the title as requested by the owner.

**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 into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby authorizes the Chair of the Board to execute a Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration document, on behalf of the County.

Section 3. The Clerk is instructed to record the original Release of Phosphate, Minerals, Metals and Petroleum Reservations and Release of Related Rights of Entry and Exploration document in the public records of St. Johns County, Florida.

Section 4. 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.

PASSED AND ADOPTED this 15<sup>th</sup> day of October, 2019.

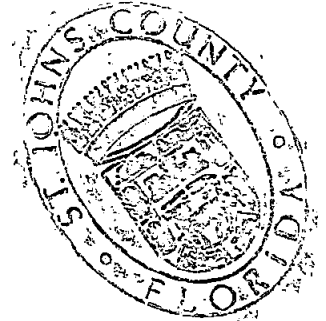
**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

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

RENDITION DATE 10/17/19

ATTEST: Hunter S. Conrad, Clerk

By: Sam Halterman  
Deputy Clerk



ANDREW PHILLIP OLSON  
700 Sturdivant Rd.  
St. Augustine, FL 32086

September 10, 2019

Gail Oliver, Land Management Systems Director  
St. Johns County  
500 San Sebastian View  
St. Augustine FL 32084

RE: Reservations in County Deed

Dear Mrs. Oliver:

Please consider this letter a request that St. Johns County release the phosphate, minerals, metals and petroleum reservation and release related rights of entry and exploration included in the County Deed dated June 8, 2004 and recorded in Official Records Book 2220, page 1700, of the public records of St. Johns County, Florida. Said reservations create a cloud on the title which could prohibit the ability to obtain financing or convey a clear title. Thank you for your consideration to this request.

Sincerely,

A handwritten signature in cursive script that reads "Andrew P. Olson".

Andrew P. Olson

Exhibit "B" to Resolution

Prepared by:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

RELEASE OF  
PHOSPHATE, MINERALS, METALS AND PETROLEUM RESERVATIONS  
AND  
RELEASE OF RELATED RIGHTS OF ENTRY AND EXPLORATION

**THIS RELEASE** is made and given this \_\_\_ day of \_\_\_\_\_, 2019, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("County").

**WITNESSETH:**

**WHEREAS**, St. Johns County ("County") conveyed Lots 5 and 6, Block 1, J.J. Brown's Subdivision of Hastings to Andrew Phillip Olson and Dannette Olson, in County Deed dated June 8, 2004 and recorded in Official Records Book 2220, page 1700, of the public records of St. Johns County, Florida; and

**WHEREAS**, pursuant to Section 270.11(1), F.S. the County reserved certain phosphate, mineral, metals and petroleum rights; and

**WHEREAS**, pursuant to Section 270.11(2) (b), F.S. Andrew P. Olson petitioned the County for a release of said reservation which petition the County has approved.

**KNOWN ALL MEN BY THESE PRESENTS:** That the County, for and in consideration of mutual benefits, has released and by these presents does release unto the fee simple owners of record, their successors, heirs and assigns, the following reservation reserved in Official Records Book 2220, page 1700, to wit:

"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 or 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 County has caused this Release to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

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

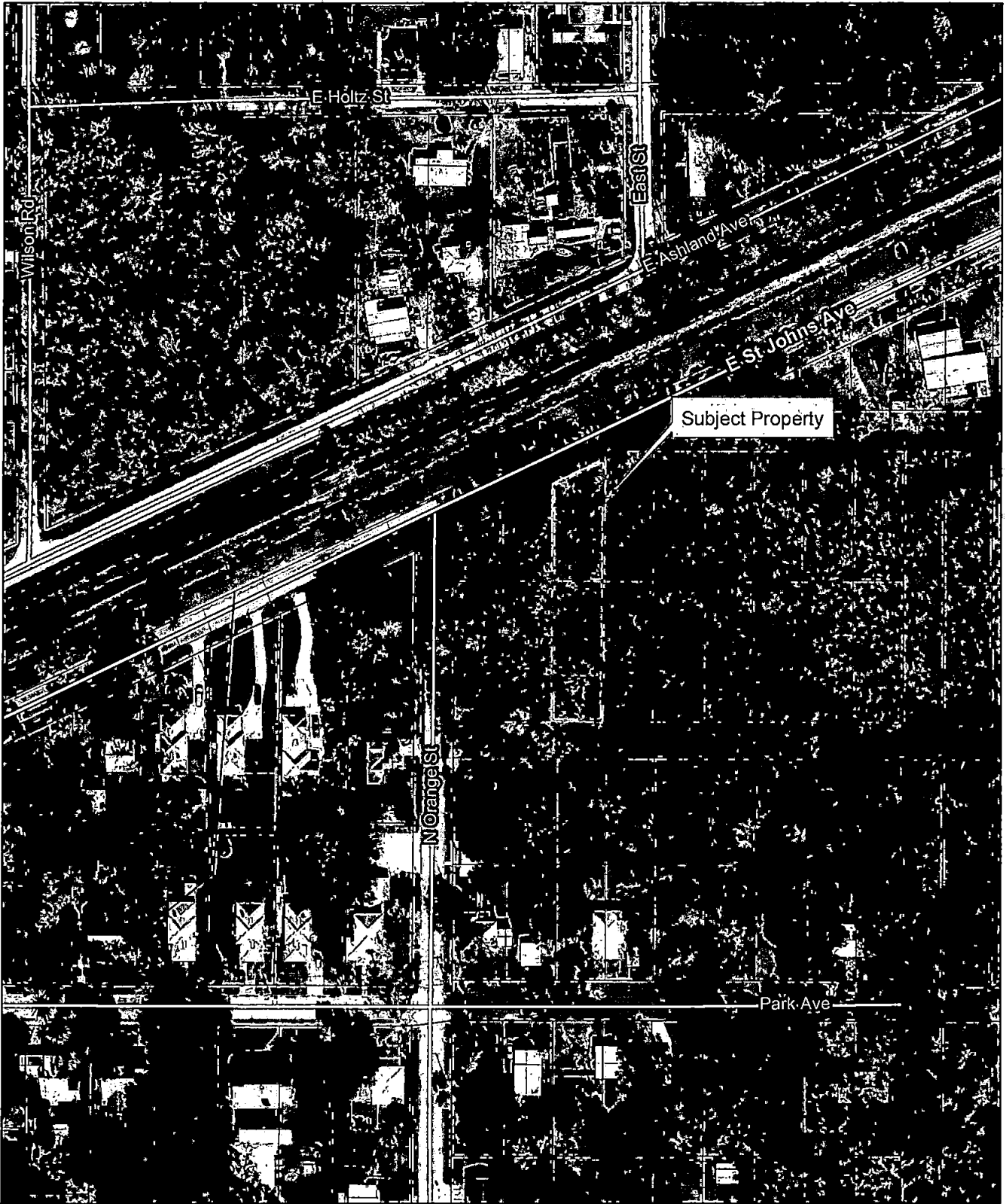
By: \_\_\_\_\_  
Paul M. Waldron, Chair


ATTEST: Hunter S. Conrad, Clerk

By: \_\_\_\_\_  
Deputy Clerk

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2019, by Paul M. Waldron, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board, who is personally know to me.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



  
 2019 Aerial Imagery  
 September 11, 2019

*Release of Phosphate, Minerals,  
 Metals and Petroleum Reservations  
 Lots 5 and 6, Block 1,  
 J.J. Brown's Subdivision of Hastings*

**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.

