

RESOLUTION NO. 2019 - 417

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO ENTER INTO A MEMORANDUM OF AGREEMENT WITH THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION (FWC) TO HELP MAINTAIN ELIGIBLE ST. JOHNS COUNTY BOAT RAMPS

WHEREAS, the purpose of the Memorandum of Agreement is to establish an agreement between the parties to provide mutually beneficial support and enhancement of public recreational boating opportunities; and

WHEREAS, the FWC has available labor, equipment, and materials funded part from the Sport Fish Restoration Act – Boat Access and part from state funding to construct new, improve existing, and maintain eligible St. Johns County boat ramps, and

WHEREAS, St. Johns County (the “COUNTY”) agrees to enter into a “Memorandum of Agreement” to maintain eligible St. Johns County boat ramps; and

WHEREAS, the COUNTY has adopted the terms, provisions, and requirements of the Agreement, and has determined that accepting the terms of the Agreement, will service the interests of both the FWC and the COUNTY, and

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, THAT:

1. The above recitals are hereby adopted as findings of fact.
2. The County Administrator, or designee, is hereby authorized to execute the Contract on behalf of the County for the purposes mentioned above.
3. To the extent that there are typographical and/or administrative errors and/or omissions that do not change the tone, tenor, or context of this Resolution, then this Resolution may be revised without subsequent approval of the Board of County Commissioners.

PASSED AND ADOPTED by the Board of Board of County Commissioners of St. Johns County, Florida this 19th day of November 2019.

ATTEST: Hunter S. Conrad, Clerk

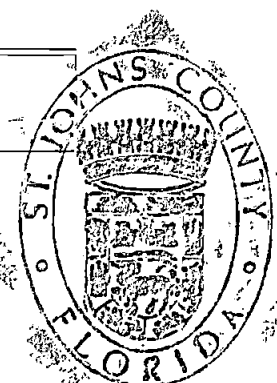
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Sam Halterman
Deputy Clerk

By: Jeb S. Smith
Jeb S. Smith, Chairman

Rendition Date: 11/21/19

Effective Date: 11/19/19



MEMORANDUM OF AGREEMENT
BETWEEN
THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION
AND
St. Johns County Board of County Commissioners
FOR
BOATING ACCESS PROJECTS

THIS MEMORANDUM OF AGREEMENT is entered into by and between THE FLORIDA FISH AND WILDLIFE CONSERVATION COMMISSION, 620 South Meridian Street, Tallahassee, Florida 32399-1600, hereafter called "COMMISSION," and St. Johns County Board of County Commissioners, (500 San Sebastian View, St. Augustine, FL 32084) hereafter called "COOPERATOR."

WHEREAS, the purpose of this Memorandum of Agreement is to establish an agreement between the parties to provide mutually beneficial support and enhancement of public recreational boating opportunities in their respective efforts for the following in Attachment A: Table A, hereafter referred to as the "PROJECTS," and

WHEREAS, the COMMISSION has available labor, equipment, and materials funded part from the Sport Fish Restoration Act – Boat Access and part from state funding to construct new, improve existing, and maintain the PROJECTS, and

WHEREAS, the COOPERATOR has property available for boating access, further described in Attachments A: Table B, hereafter referred to as the "PROJECT SITES," and wishes to cooperate with the COMMISSION.

In consideration of mutual promises contained herein, the COMMISSION and the COOPERATOR agree as follows:

1. RESPONSIBILITIES OF THE PARTIES. The parties hereby agree to accept and undertake the following responsibilities assigned to them under this Agreement:

A. Responsibilities of the COMMISSION.

1. Provide labor, equipment, and materials to maintain the structure or improvements at the PROJECT SITES described in Attachment A: Table B.

The foregoing structures and improvements shall hereinafter be collectively referred to as the "PROJECT FACILITIES."

2. Agrees to perform all structural maintenance, improvements to the PROJECT FACILITIES as may be necessary during the term of this Agreement.

3. Obtain appropriate permits prior to construction or repair work performed hereunder.
4. Communicate with the COOPERATOR on any changes to the Agreement.

B. Responsibilities of the COOPERATOR

1. Agrees to dedicate, by appropriate action of its governing body, the real property referenced in Attachment A, Table A, Exhibit 1, and by its acceptance to the provisions of this Agreement does hereby dedicate it to public use, in perpetuity, as a recreation area available to the general public for recreation and boating purposes only. The parties further agree that the execution of this Agreement shall constitute an acceptance of the dedication of this Project Site on behalf of the general public of the State.
2. Agrees to provide a means of ingress and egress to the PROJECT SITES and PROJECT FACILITIES capable of accommodating standard two-wheel drive vehicles, and to provide adequate parking facilities adjacent to the PROJECT FACILITIES, as referenced in Attachment A: Table C.

Each parking space will be capable of accommodating a standard vehicle and boat trailer. COOPERATOR further agrees, subject to availability of necessary funds, to provide other ancillary facilities such as, but not limited to, lighting, public restrooms, picnic and recreational facilities as may be deemed, in the opinion of the COOPERATOR, to be necessary or desirable.

3. Agrees to operate and, subject to the terms of paragraph A.2 hereof, maintain PROJECT SITES, and all ancillary facilities thereon for the duration of the term of this agreement. Such operational and maintenance responsibility shall include, but not be limited to, the maintenance of ancillary facilities, trash removal, grounds maintenance on the PROJECT SITES, and the provision of such law enforcement services as are usual and customary in order to allow the safe and orderly public utilization of the PROJECT SITES.
4. Shall keep the PROJECT SITES and PROJECT FACILITIES open for public use, maintained in accordance with all applicable health and safety standards and kept in good repair to prevent undue deterioration and provide for safe public use.
5. Covenants that it has full legal authority and financial ability to develop, operate and maintain the PROJECT FACILITIES and improvements in accordance with the terms of this Agreement.
6. Communicate in writing to the COMMISSION when repairs or maintenance to be conducted by the COMMISSION in accordance with paragraph A.2 hereof are deemed necessary by the COOPERATOR.

7. Shall not, for any reason, convert all or any portion of the PROJECT SITES or PROJECT FACILITIES to other purposes, without prior approval of the COMMISSION.
8. Agrees that no launch fee shall be charged by the COOPERATOR. Entrance fees for large multi-park facilities maybe collected by the COOPERATOR if agreed to in writing by the COMMISSION and if done in accordance with Federal Aid guidelines. Fees charged for the PROJECT SITES by the COOPERATOR shall be imposed uniformly upon all users without regard to age, sex, race, religion, handicap, other condition, or the political subdivision in which the users may reside. COOPERATOR further agrees, in accordance to 50 CFR 80.24, that no restrictions limiting motorboats with common horsepower ratings shall be applied to waters adjacent to the PROJECT SITES, which is the subject of this Agreement.
9. Agrees not to restrict access hours to boat launching facilities comprising the PROJECT FACILITIES unless such restriction is agreed to by the COMMISSION in writing and made part of this Agreement by way of an amendment.
10. Agrees, upon request, to provide the COMMISSION with any existing documents such as surveys, design plans, or as built drawings as may be necessary for construction or repair of the project facilities and to otherwise assist the COMMISSION, as appropriate, in obtaining all necessary permits for work on the PROJECT FACILITIES. As available, the COOPERATOR further agrees to provide engineering services, when necessary, to address special design problems and for the purpose of reviewing and signing permit applications requiring a professional engineer's signature.
11. Agrees to indemnify the Commission for any penalties imposed by United States, Department of Interior due to the COOPERATOR'S non-compliance with applicable Federal regulations, to the extent provide by law. Any such penalties will be paid by the COOPERATOR.
12. Agrees to give the COMMISSION the right to access the PROJECT FACILITIES, through its agents and employees designated for that purpose, to inspect the PROJECT FACILITIES thereon, and to perform any duties imposed hereunder. The parties agree that, in compliance with 50 CFR 80.20, those lands or waters on which capital improvements are made by the COMMISSION hereunder shall remain within the control of the COMMISSION to the extend necessary to assure the protection, maintenance, and use of the improvement(s) throughout the term of this agreement.
13. Agrees to allow the COMMISSION to post, at its own expense, signs at the PROJECT SITES identifying, the PROJECT FACILITIES, as a Federal Aid Project, and the parties hereto as cooperators in providing boating access facilities. In addition, such signs may include public information concerning maintenance of the PROJECT SITES.

2. **TERM OF THE AGREEMENT.** It is understood and agreed that the relation established by this Agreement is meant to be for the benefit of both parties, and that this Agreement shall be effective on the date of execution by both parties, and shall remain in effect for a period of 20 (twenty) years, or for a period of 20 (twenty) years from the completion of any reconstruction or major repair, or significant structural alteration or addition to the PROJECT FACILITIES, approved in writing by the parties and conducted at the expense of the COMMISSION, unless otherwise terminated, suspended or modified in writing by an appropriate amendment executed by both parties.

3. **TERMINATION.** The COMMISSION may terminate the contract, in whole as to the PROJECT SITE, or as to any specified PROJECT FACILITIES which are the subject hereof, upon giving written notice to the COOPERATOR, specifying the termination date, by certified mail, return receipt requested, at least 60 (sixty) days prior to the termination date specified in the notice. In the event of such termination, the obligations of the parties hereunder shall cease as to the PROJECT SITES or PROJECT FACILITIES which are the subject of termination, and such PROJECT SITES or PROJECT FACILITIES shall revert to the exclusive control of the COOPERATOR.

4. **NOTICES.** Any and all notices shall be delivered to the parties at the following addresses (or such changed address or addressee as may be provided by notice). A notice or other communication shall be deemed received by the addressee on the next business day after having been placed in overnight mail with the U. S. Postal Service, or other overnight express service such as FedEx, UPS, or similar service. Notices sent by means other than overnight delivery shall be deemed received when actually received by the addressee:

FOR THE COMMISSION:

Chanda Zirkelbach/or Successor
Boating Access Coordinator
Florida Fish and Wildlife Conservation
Conservation Commission
620 South Meridian Street
Tallahassee, Florida
850-617-9538
850-488-9284
Chanda.Zirkelbach@myfwc.com

FOR THE COOPERATOR:

Doug Bataille
Parks and Recreation Director
St. Johns County
2175 Mizell Road
St. Augustine, FL 32080
904-209-0324
dbataille@sjcfl.us

5. **AUTHORITIES.** It is understood and agreed that each party operates under its own legal authorities, policies and administration, and each party's obligations under this Agreement are thereby limited. It shall be the responsibility of each party to interpret its own authorities and policies, and make decisions as required under law and policies applicable to each. This Agreement is hereby entered into under the following authorities, and other applicable law:

- a. FWC: Article IV, Section 9, Florida Constitution.

6. **PUBLIC RECORDS.** All records in conjunction with this Agreement shall be public records in accordance with the laws applicable to the parties.

7. **LIABILITY.** Each party hereto agrees that it shall be solely responsible for the negligent or wrongful acts of its employees and agents. However, nothing herein shall constitute a waiver by either party of sovereign immunity or statutory limitations on liability.

8. **STATE REQUIRED CLAUSES.**

a. **Non-discrimination:** No person, on the grounds of race, creed, color, national origin, age, sex, or disability, shall be excluded from participation in, be denied the proceeds or benefits of, or be otherwise subjected to discrimination in performance of this Agreement.

b. **Prohibition of Discriminatory Vendors.** In accordance with Section 287.134, Florida Statutes, an entity or affiliate who has been placed on the discriminatory vendor list may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; may not submit a bid, proposal or reply on a contract with a public entity for the construction or repair of a public building or public work; may not submit bids, proposals, or replies on leases of real property to a public entity; may not be awarded or perform work as a __, supplier, sub __, or consultant under a contract with any public entity; and may not transact business with any public entity.

c. **Public Entity Crimes.** In accordance with Section 287.133(2)(a), F.S., a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not perform work as a grantee, __, supplier, sub __, consultant or by any other manner under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, F.S., for Category Two, for a period of 36 months from the date of being placed on the convicted vendor list.

d. **Legislative appropriation.** For contracts whose term extends beyond the State fiscal year in which encumbered funds were appropriated, the State of Florida's performance and obligation to pay is contingent upon an annual appropriation by the Legislature.

9. **FEDERAL REQUIRED CLAUSES.**

a. **Non-discrimination.** All activities pursuant to this Agreement and the provisions of Exec. Order No. 11246, 3 C.F.R. 339 (1964-65) shall be in compliance with the requirements of Title VI of the Civil Rights Act of 1964 (78 Stat. 252; 42 U.S.C. 2000d et seq.); Title V, Section 504 of the Rehabilitation Act of 1973 (87 Stat. 394; 29 U.S.C. 794); the Age Discrimination Act of 1975 (89 Stat. 728; 42 U.S.C. 6101 et seq.); and with all other Federal laws, regulations, and policies prohibiting discrimination on the grounds of race, color, national origin, handicap, religion, sex, or sexual orientation, in providing for facilities and service to the public.

b. **Public Laws.** Nothing herein contained in this Agreement shall be deemed to be inconsistent with or contrary to the purpose of or intent of any Act of Congress or the laws of the District establishing, affecting, or relating to the Agreement.

c. **Appropriations.** Nothing contained in this Agreement shall be construed as binding the SERVICE to expend in any one fiscal year any sum in excess of appropriations made by Congress, and available for the purposes of this Agreement for that fiscal year, or as involving

the United States in any contract or other obligation for the further expenditure of money in excess of such appropriations.

10. NON-ASSIGNMENT. This Agreement may not be assigned in whole or in part without the written approval of all parties. Any such assignment or attempted assignment shall be null and void.

11. SEVERABILITY AND CHOICE OF VENUE. This Agreement has been delivered in the State of Florida and shall be construed in accordance with the laws of Florida. Wherever possible, each provision of this Agreement shall be interpreted in such manner as to be effective and valid under applicable law, but if any provision of this Agreement shall be prohibited or invalid under applicable law, such provision shall be ineffective to the extent of such prohibition or invalidity, without invalidating the remainder of such provision or the remaining provisions of this Agreement. Any action in connection herewith, in law or equity, shall be brought in Leon County, Florida, to the exclusion of all other lawful venues.

12. NO THIRD-PARTY RIGHTS. The parties hereto do not intend, nor shall this Agreement be construed to grant any rights, privileges or interest to any person not a party to this Agreement.

13. JURY TRIAL WAIVER. As part of the consideration for this Agreement, the parties hereby waive trial by jury in any action or proceeding brought by any party against any other party pertaining to any matter whatsoever arising out of or in any way connected with this Agreement, or with the products or services provided under this Agreement; including but not limited to any claim of quantum meruit.

14. PROHIBITION OF UNAUTHORIZED ALIENS. In accordance with Executive Order 96-236, the Commission shall consider the employment by the Contractor of unauthorized aliens a violation of section 274A(e) of the Immigration and Nationalization Act. Such violation shall be cause for unilateral cancellation of this Contract if the Contractor knowingly employs unauthorized aliens.

15. EMPLOYMENT ELIGIBILITY VERIFICATION. The Contractor shall enroll in and use the U.S. Department of Homeland Security's E-Verify Employment Eligibility Verification System (<http://www.uscis.gov/portal/site/uscis>) to verify the employment eligibility of all new employees hired by the Contractor during the term of this Contract.

The Contractor shall include in any subcontracts for the performance of work or provision of services pursuant to this Contract the requirement that the subcontractor use the E-Verify system to verify the employment eligibility of all new employees hired by the subcontractor during the contract term.

The Contractor further agrees to maintain records of its participation and compliance with the provisions of the E-Verify program, including participation by its subcontractors as provided above, and to make such records available to the Commission or other authorized state entity consistent with the terms of the Contractor's enrollment in the program. This includes

maintaining a copy of proof of the Contractor's and subcontractors' enrollment in the E-Verify Program (which can be accessed from the "Edit Company Profile" link on the left navigation menu of the E-Verify employer's homepage).

Compliance with the terms of the Employment Eligibility Verification provision is made an express condition of this Contract and the Commission may treat a failure to comply as a material breach of the Contract.

16. ENTIRE AGREEMENT; AMENDMENT. This Agreement with all incorporated attachments and exhibits represents the entire agreement of the parties. This Agreement may be amended by mutual written agreement of the parties.

IN WITNESS WHEREOF, the parties hereto have caused this Memorandum of Agreement to be executed through their duly authorized signatories on the day and year last below written.

ST. JOHNS BOARD OF COUNTY
COMMISSIONERS

FLORIDA FISH AND WILDLIFE
CONSERVATION COMMISSION

Chair

SIGNATURE

Name: _____

Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

APPROVED as to form and legality
by FWC Attorney:

SIGNATURE

Attachments:

Attachment A: Boat Ramp Reference- Tables identifying ramp number, name, location, structures, parking and ancillary facilities.

Exhibit 1: Project Site Description- Multiple Exhibits if the Cooperator, i.e. County, owns multiple ramps that could be included in this Agreement.

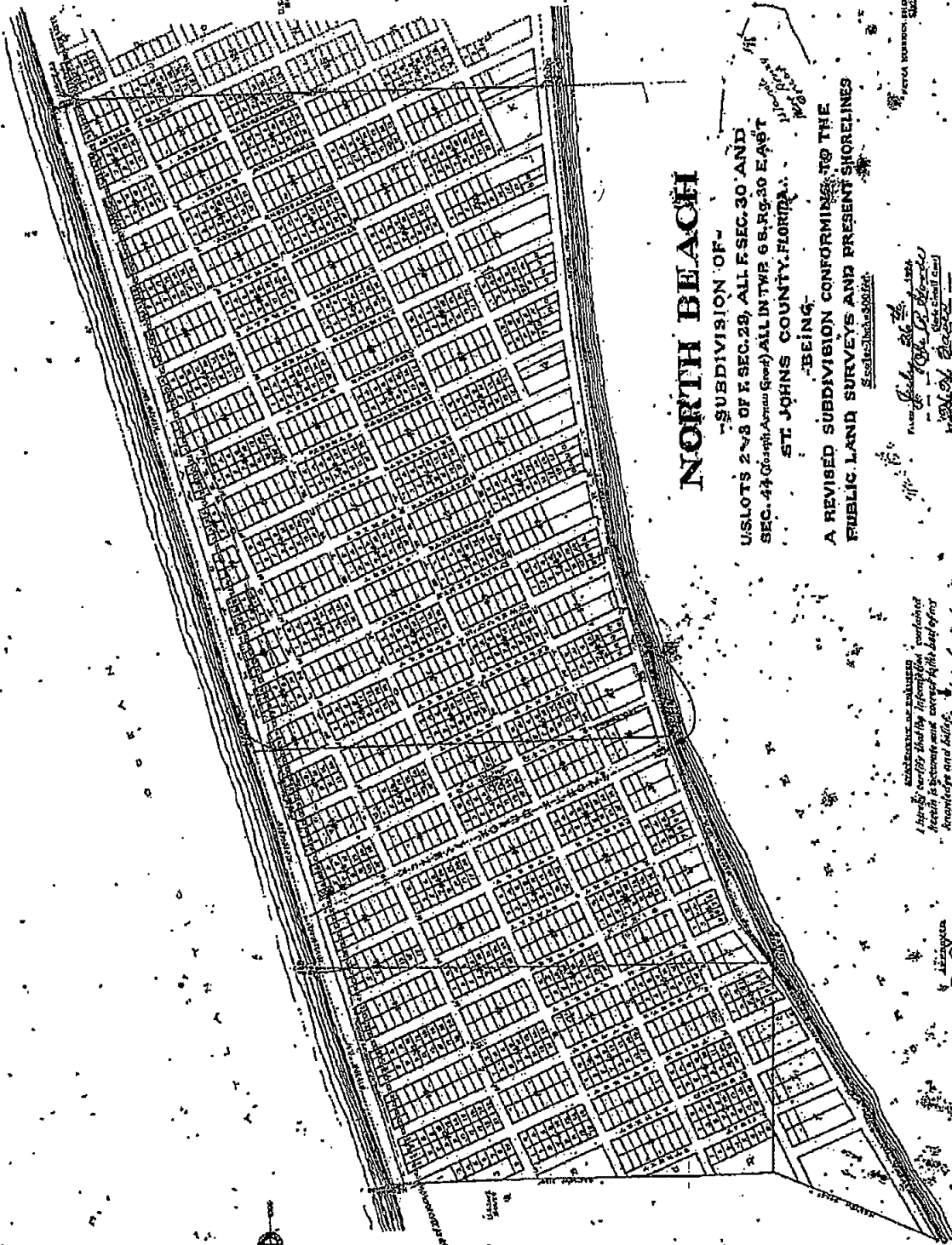
Table A: PROJECTS			
FWC Ramp Number	Ramp Name	GPS Location	Exhibit: Site Control/Legal Description (Deed, Easement, Property Appraisal Document)
SJ00718SI	Boating Club Road Boat Ramp	29°56.5576' 81°18.5178'	
SJ00368PU	Doug Crane Park Boat Ramp	29°51.3342' 81°18.741'	
SJ00592BM	Moultrie Creek (Shore Drive) Boat Ramp	29°49.7268' 81°18.8256'	
SJ00846FB	Palm Valley Boat Ramp	30°7.956' 81°23.0946'	
SJ30004MN	Palmo Road Boat Ramp	29°58.032' 81°34.0476'	
SJ61138WL	Riverdale Park Boat Ramp	29°49.419 81°33.1878	
SJ00346ZF	Trout Creek	29°59.082 81°33.8022'	
SJ30001BF	Usina Boat Ramp	29°56.9412' 81°18.5958	
SJ00438EY	Vilano Boat Ramp	29°54.7056' 81° 18.5088'	

Table B: PROJECT SITES			
FWC Ramp Number	Ramp Name	Waterbody	Structures Maintained
SJ00718SI	Boating Club Road Boat Ramp	Tolomato River	Parking Lot
SJ00368PU	Doug Crane Park Boat Ramp	Matanzas	Parking Lot, Portable Restrooms
SJ00592BM	Moultrie Creek (Shore Drive) Boat Ramp	Moultrie Creek	Parking Lot
SJ00846FB	Palm Valley Boat Ramp	Tolomato River	Parking Lot, Portable Restrooms
SJ30004MN	Palmo Road Boat Ramp	St. Johns River	Parking Lot
SJ61138WL	Riverdale Park Boat Ramp	St. Johns River	Parking Lot, Restrooms
SJ00346ZF	Trout Creek Park Boat Ramp	St. Johns River	Parking Lot, Restrooms,
SJ30001BF	Usina Boat Ramp	Tolomato River	Parking Lot, Restrooms
SJ00438EY	Vilano Boat Ramp	Tolomato River/St. Aug Inlet	Parking Lot, Restrooms

Table C: PROJECT FACILITIES		
FWC Ramp Number	Ramp Name	List of Parking Spaces & Additional Ancillary Facilities
SJ00718SI	Boating Club Road Boat Ramp	15 spaces
SJ00368PU	Doug Crane Park Boat Ramp	30 spaces
SJ00592BM	Moultrie Creek (Shore Drive) Boat Ramp	15 spaces; Trail Network, Floating Dock
SJ00846FB	Palm Valley Boat Ramp	40 spaces; Floating Dock
SJ30004MN	Palmo Road Boat Ramp	70 spaces; Floating Dock
SJ61138WL	Riverdale Park Boat Ramp	30 spaces; Pavilion, Playground
SJ00346ZF	Trout Creek Park Boat Ramp	50 spaces; Playground, Community Center, Trail Network
SJ30001BF	Usina Boat Ramp	20 spaces; floating dock, fishing pier, observation platform
SJ00438EY	Vilano Boat Ramp	175 spaces; Picnic Pavilion, floating docks; Bait & Tackle Shop

Boating Club Road Boat Ramp-is owned by the County per the Plat of North Beach Map Book 3, page 28.

There is no property sheet or deed because it is per the plat.



NORTH BEACH

-SUBDIVISION OF-
 USLOTS 2-3 OF E SEC. 29, ALL F SEC. 30 AND
 SEC. 47 (Joseph Aron Green) ALL IN TWP. 6 S., R. 30 E. ASST
 ST. JOHNS COUNTY, FLORIDA.

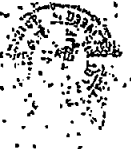
-BEING-
 A REVISED SUBDIVISION CONFORMING TO THE
 PUBLIC LAND SURVEYS AND PRESENT SHORELINES

Scale 1/4" = 100 Feet

Prepared by
 J. M. [Signature]
 Surveyor
 State of Florida
 No. 1234

Subdivision as shown
 is hereby certified that the information furnished
 herein is accurate and correct to the best of my
 knowledge and belief.
 [Signature]

Approved
 [Signature]
 County Surveyor



Map No. 28
 1908



St. Johns County, FL

Doug Crane

WARNING! Internet Explorer 6 and 7 are not suitable for viewing this site. Please consider upgrading to a modern browser.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

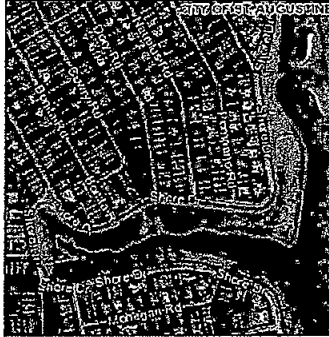
Summary

Parcel ID 225660000
 Location Address 1039 SHORE DR
 SAINT AUGUSTINE 32084-0000
 Neighborhood St. Augustine South (647)
 Tax Description* 8-35 ST AUG SOUTH UT 3 PARK & DRAINAGE AREA
 *This Description above is not to be used on legal documents.
 Property Use Code County Owned (8600)
 Subdivision St. Augustine South Unit No. 1-5
 Sec/Twp/Rng 41-7-30
 District St. Augustine South Lighting (with port) (District 451)
 Millage Rate 14.9771
 Acres 3.540
 Homestead Y

Owner Information

Owner Name St. Johns County Park 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$26,550
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$26,550
Total Deferred	\$0
Assessed Value	\$26,550

https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageT... 6/10/2019

https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageT... 6/10/2019

ST. AUGUSTINE SOUTH

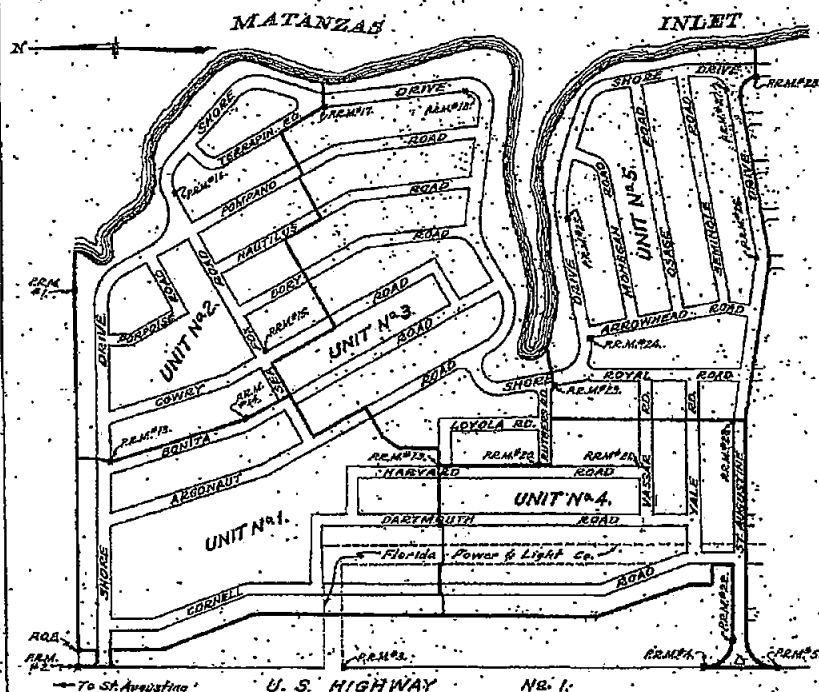
ST. JOHNS COUNTY - FLORIDA.

MB. 8 P. 32
SHEET 1 OF 6 SHEETS

DESCRIPTION

A subdivision of a portion of St. Augustine South, lying in Section 31 and 41, of Twp. 15, Rge. 30 E., St. Johns County, State of Florida, more particularly described as follows: Beginning at a point in the northerly boundary of a tract designated as St. Augustine South and shown on a plat recorded on June 3, 1954, in Map Book B, Pages 30 and 31, said point of beginning being distant 30.18' on a course S 89° 41' 40" E from R.E.M. #2 at the northwesterly corner of the afore mentioned recorded plat, thence S 0° 16' 20" W 100.00' to the northerly line of Shore Drive as shown on sheet #2 of this subdivision, thence along the northerly line of said Shore Drive N 89° 41' 40" W 400.00' to a curve, thence along said curve having a radius of 50.00, an arc length of 70.39' to its intersection with the easterly boundary of U.S. Highway No. 1, thence along said easterly boundary of U.S. Highway No. 1, S 0° 08' 00" W 100.00' to its intersection with the southerly boundary of said Shore Drive, thence along the southerly boundary of said Shore Drive along a curve having a radius of 50.00, an arc length of 70.39', thence along the following courses and distances: S 89° 41' 40" E 49.45'; S 0° 08' 00" W 267.39'; S 19° 56' 00" E 542.36'; S 0° 05' 00" W 1898.87' to the southwest corner of Lot #891 as shown on sheet #5 of this subdivision, thence S 18° 30' 00" E 502.07'; S 0° 05' 00" W 120.00'; S 89° 55' 00" E 100.00'; S 0° 05' 00" W 123.55'; N 89° 52' 00" W 346.72' to a point of curve, said point being designated as R.E.M. #2 on sheet #5 of this subdivision, thence along a curve having a radius of 200.00, an arc length of 314.16' to R.E.M. #3 as shown on the aforementioned plat of St. Augustine South, recorded in Map Book B, page 31, thence S 0° 08' 00" W 410.00' to R.E.M. #5, shown on said recorded plat, thence along the southerly line of St. Augustine Drive as shown on sheets #3 and 6 of this subdivision along a curve having a radius of 200.00, an arc length of 314.16', thence continuing along the southerly line of said St. Augustine Drive S 89° 52' 00" E 1084.76'; S 80° 22' 00" E 885.44'; N 80° 00' 40" E 903.47' to a point of curve, thence along a curve having a radius of 100.00, an arc length of 174.43' to R.E.M. #28 shown on sheet #6 of this subdivision, thence S 89° 56' 00" E 70.00' to the easterly edge of Shore Drive as shown on said sheet #6, thence continuing along the same course to the marshes of Matanzas, thence northerly along the marshes of Matanzas as it winds and turns to its intersection with the northerly boundary of the afore mentioned tract of St. Augustine South shown in Map Book B, page 31, thence along the northerly boundary of said tract N 69° 41' 40" W to the point of beginning.

INDEX



APPROVALS

Examined and approved this 13th day of July, A.D. 1954 by the Board of County Commissioners of St. Johns County, Florida.
Attest: *William J. Davis* Ex Officio Clerk *Don J. Mueller* Chairman
I hereby certify that this plan has been examined and that it complies in form with Chapter 10275, Laws of Florida of 1953, and is filed for record in Map Book B, Page 32-33 of the public records of St. Johns County, Florida, this 13th day of July, A.D. 1954.
Clerk of Circuit Court: *Edward J. Davis*

SURVEYOR'S CERTIFICATION

This is to certify that this plan is a correct representation of the lands surveyed, subdivided and described above, that the Permanent Reference Markers have been placed according to the Laws of the State of Florida, and that St. Johns County zoning rules and regulations have been complied with.
Signed this 12th day of July, A.D. 1954.
Edo J. Davis
Registered Surveyor No. 22, Florida

ADOPTION AND DEDICATION

This is to certify that Florida Spooks Corporation, a corporation under the Laws of the State of Florida, is the lawful owner of the lands described in the caption hereof, and has caused the same to be surveyed and subdivided, and this plat made in accordance with said survey is hereby adopted as the true and correct plat of said lands, and all roads, rights of ways, parks and easements are hereby and without reservation irrevocably dedicated to St. Johns County and its successors.
In witness whereof the Florida Spooks Corporation has caused these presents to be signed by its duly authorized officers and the aforesaid officers, respectively, its president and secretary, and its corporate seal affixed this 8th day of July, A.D. 1954.

Don J. Mueller Witness *Edo J. Davis* President
William J. Davis Witness *Edo J. Davis* Secretary

State of Florida
County of Pinellas

NOTARIZATION

I hereby certify that on this day personally appeared before me, an officially authorized to administer oaths and take acknowledgments, *Edo J. Davis* and *William J. Davis*, known to me to be the persons described in, and who executed the foregoing instrument and that they acknowledged to me that they executed the same as officers of the Florida Spooks Corporation for the purposes expressed therein, and as an act of said corporation.



→ To St. Augustine U. S. HIGHWAY N# 1

ST. AUGUSTINE SOUTH

ST. JOHNS COUNTY - FLORIDA.

UNIT No. 3.

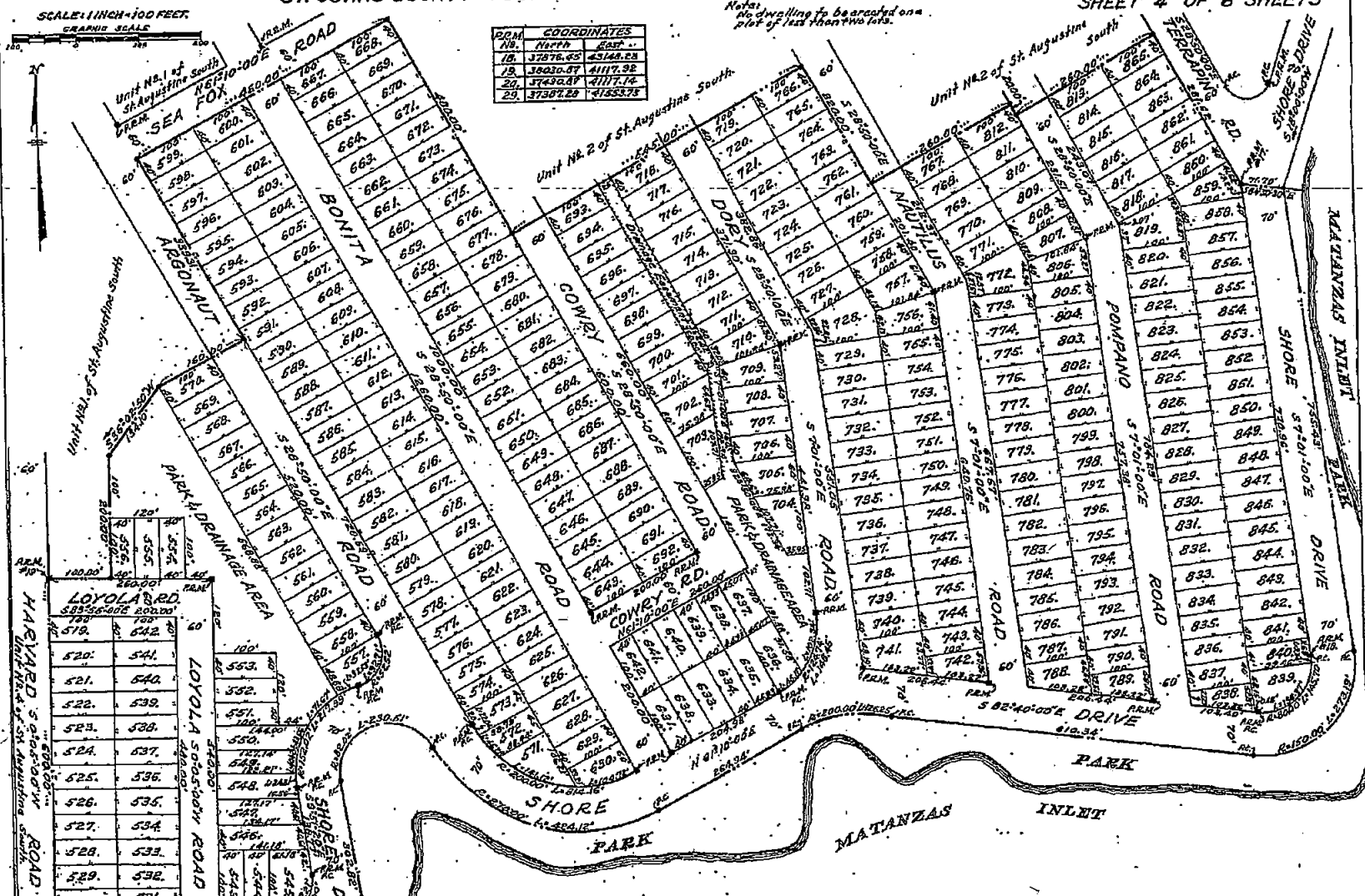
MB. 8 P. 55.

SHEET 4 OF 6 SHEETS

SCALE: 1 INCH = 100 FEET
GRAPHIC SCALE

Note: No dwelling to be erected on plot of less than two lots.

COOR.	COORDINATES	
NO.	NORTH	EAST
18	32876.85	45544.28
19	32820.87	41117.38
20	37430.87	41117.14
29	37387.28	41553.78



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ATTACHMENT E-8

ATTORNEYS CERTIFICATION OF TITLE 2016
(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE ST. JOHNS COUNTY ATTORNEY
500 San Sebastian View
St. Augustine, FL 32084

March 27, 2017

TO WHOM IT MAY CONCERN:

I, Regina D. Ross, am the Senior Assistant County Attorney for St. Johns County, Florida. I hereby state that I have examined a copy of a deed from the State of Florida to Board of County Commissioners, St. Johns County dated October 29, 1985, conveying fee simple in the following described property:

Part of Sections 28 and 54, Township 4 South, Range 29 East, St. Johns County, Florida.

I have also examined a document showing that this property is listed on the tax rolls as belonging to the County. Finally, I have also examined such documents and records as necessary for this certification.

This property is what is now called "Palm Valley Boat Ramp West Phase I".

I certify that the County has in fact owned this property for 31 years.

Very truly yours,

Regina D. Ross
Senior Assistant County Attorney

Prepared under the supervision of:

P. S. BENNETT, Attorney

REC 688 PAGE 1499

Florida Department of Transportation
605 Suwannee Street
Tallahassee, Florida 32301

85 24225

COUNTY : St. Johns
SECTION : 78000
STATE ROAD : 210
PARCEL NO. : 2

QUITCLAIM DEED

THIS INDENTURE, made this 29 day of October,
1985, by and between the STATE OF FLORIDA, by and through the STATE OF
FLORIDA DEPARTMENT OF TRANSPORTATION as the Party of the First Part and
Board of County Commissioners, St. Johns County, Post Office Drawer 300, St.
Augustine, Florida 32085 the party of the second part.

WITNESSETH

WHEREAS, said land hereinafter described was heretofore acquired for
state highway purposes; and

WHEREAS, said land is no longer required for such purposes, and the
Party of the First Part, by action of the Secretary of Transportation on
October 10, 1985 pursuant to the provisions of Section 337.25, Florida
Statutes has agreed to quitclaim the land hereinafter described to the Party
(Parties) of the Second Part;

NOW, THEREFORE, THIS INDENTURE WITNESSETH: That the Party of the
First Part, for and in consideration of the premises and the sum of One Dollar
and other valuable considerations to it paid by the Party (Parties) of the
Second Part, the receipt of which is hereby acknowledged, does hereby remise,
release and quitclaim unto the Party (Parties) of the Second Part, and
assigns, forever, all the right, title and interest of the State of Florida
and/or the State of Florida Department of Transportation to the property
described on Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD the said premises and the appurtenances thereof
unto the Party (Parties) of the Second Part.

THIS CONVEYANCE IS made subject to any unpaid taxes, assessments,
liens, or encumbrances.

FLORIDA DOCUMENTARY STAMP TAX PAID

Date 11-7-85 14.50

STATE OF FLORIDA

Clerk of Circuit Court, St. Johns County

By: Ann M. Melby Deputy Clerk

COUNTY : St. Johns
SECTION : 78000
STATE ROAD : 210
PARCEL NO. : 2

REC 688 PAGE 1500

IN WITNESS WHEREOF, the State of Florida Department of Transportation has caused these presents to be signed in the name of the State of Florida and in the name of the State of Florida Department of Transportation by its Director of Preconstruction and Design and its seal to be hereunto affixed, attested by its Executive Secretary, on the date first above written.

Signed, sealed and delivered in our presence as witnesses:

STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

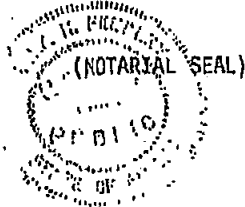
[Signature]
BY: Director, Division of Preconstruction and Design

ATTEST: *[Signature]*
Executive Secretary

STATE OF FLORIDA)
COUNTY OF LEON)

BEFORE ME, the undersigned authority, this day personally appeared, W. W. Giddens, Director, Division of Preconstruction and Design and *[Signature]* Executive Secretary of the State of Florida Department of Transportation, respectively, to me known to be the persons described in and who executed the foregoing instrument, and they severally acknowledged the execution thereof to be their free act and deed as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said State of Florida Department of Transportation, and the said instrument is the act and deed of said Department.

WITNESS my hand and official seal this 29th day of October, 19 88.



[Signature]
Notary Public

Notary Public, State of Florida at Large
My Commission Expires May 30, 1987
BONDED THRU HUCKLEBERRY, SIBLEY
& HARVEY INSURANCE & BOND, INC.

This instrument prepared and
legal description approved
Date: SEPT. 27, 1985 By: HAZEL LESLIE
City: DeLand, Florida
State of Florida Department of Transportation

Parcel No. 2
Section 78000
State Road 210
St. Johns County

Description of lands to be Quitclaimed by the Department of Transportation to
St. Johns County;

All existing rights of way for former State Road 210 (also known as Palm Valley Road), Beginning at the existing Easterly right of way line of State Road 5 (U. S #1) in Section 11, Township 5 South, Range 28 East, in the Town of Durbin, approximately 1062 feet South 41°14'47" East of the North line of said Section 11; thence run Northeasterly through Sections 1 and 2 of said Township and Range, and continue Northeasterly through the NW 1/4 of NW 1/4 of Section 6, Township 5 South, Range 29 East; thence continue Northeasterly through Sections 29, 31, 32, 51 and 55, Township 4 South, Range 29 East to the Florida East Coast Canal Bridge; thence continue Northeasterly and Northerly through Sections 3, 4, 9, 15, 22, 41, 42, 43, 44, 54 and 70 said Township and Range to the Westerly right of way line of State Road A-1-A in Section 34, Township 3 South, Range 29 East, for the end of this described right of way.

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

1985 NOV -7 PM 2:31

Paul "Bud" Munkel
CLERK OF CIRCUIT COURT



St. Johns County, FL

Palmo Boat Ramp

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Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 0142900000
 Location Address 8570 PALMO FISH CAMP RD
 SAINT AUGUSTINE 32092-0000
 Neighborhood M&B MA3 G1 (GOV) (4310.98)
 Tax Description* 2 PART OF M SOLANA GRANT 20AC LYING E OF OAK AVE BOUNDED N BY SIX MILE CREEK & PT OF VACATED OAK AVE ON SIX MILE CREEK (EX PTS IN OR86/5D 332 & 344 & OR91/355 & OR796/494) OR798/516 RES 88-237(EX PT IN OR1147/1097)(EX PT OR1723/990) OR2467/115
 *The Description above is not to be used on legal documents.
 Property Use Code County Owned (9600)
 Subdivision N/A
 Sec/Twp/Rng 39-6-27
 District County (District 300)
 Millage Rate 14.1233
 Acreage 21.460
 Homestead N

Owner Information

Owner Name St Johns County Florida 100%
 Bishop Larry Wayne 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$21,335
Extra Features Value	\$5,594
Total Land Value	\$1,366,047
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,392,976

Total Deferred	2019
Assessed Value	\$0
Total Exemptions	\$1,392,976
Taxable Value	\$1,392,976
	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Just (Market) Value
2018	\$21,333	\$5,660	\$1,366,047	\$1,393,042
2017	\$21,333	\$5,726	\$1,366,047	\$1,393,108
2016	\$21,333	\$3,673	\$1,366,047	\$1,391,055
2015	\$21,333	\$3,739	\$1,366,047	\$1,391,121
2014	\$20,080	\$3,805	\$1,366,047	\$1,389,932
2013	\$19,652	\$3,871	\$1,366,047	\$1,388,980
2012	\$20,492	\$3,937	\$1,366,047	\$1,390,476
2011	\$21,922	\$4,003	\$1,517,715	\$1,543,640
2010	\$23,351	\$4,069	\$1,686,235	\$1,713,655

Exemption Information

Exemption Type	Amount
County	\$1,392,976

Building Information

Building	8	Roof Structure	Gable Hip
Actual Area	2676	Roof Cover	Metal
Conditioned Area	1728	Interior Flooring	Carpet, Sheet Vinyl
Actual Year Built	1988	Interior Wall	Drywall
Use	Double Wide Mobile Home	Heating Type	Air Duct
Style	02	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Aluminum Vinyl (mobile)	Baths	

Category	Type	Pct
Exterior Wall	Aluminum Vinyl (mobile)	100%
Roofing Structure	Gable Hip	100%
Roofing Cover	Metal	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	70%
Interior Flooring	Sheet Vinyl	30%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Wood Frame	100%
Plumbing	10 Fixtures	100%
Electrical	Average	100%
Foundation	Piers and Posts	100%
Floor System	Wood Frame	100%
Condition	Average	100%

Description	Conditioned Area	Actual Area
BASE AREA	1728	1728
HALF SCREEN PORCH	0	768
FINISHED OPEN PORCH	0	180
Total Sq Ft	1728	2676

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Boat Dock (Average)	0	0	0	0	428
Metal Fence 4'	0	0	0	0	144
Carport	0	0	0	0	620

Land Information

Use Description	Front	Depth	Total Land Mills	Unit Type	Land Value
County Owned	388	300	588	FF	\$1,143,072
County Owned	0	0	13.7	AC	\$221,940
County Owned	0	0	4.14	AC	\$1,035

Sale Information

Retording Date

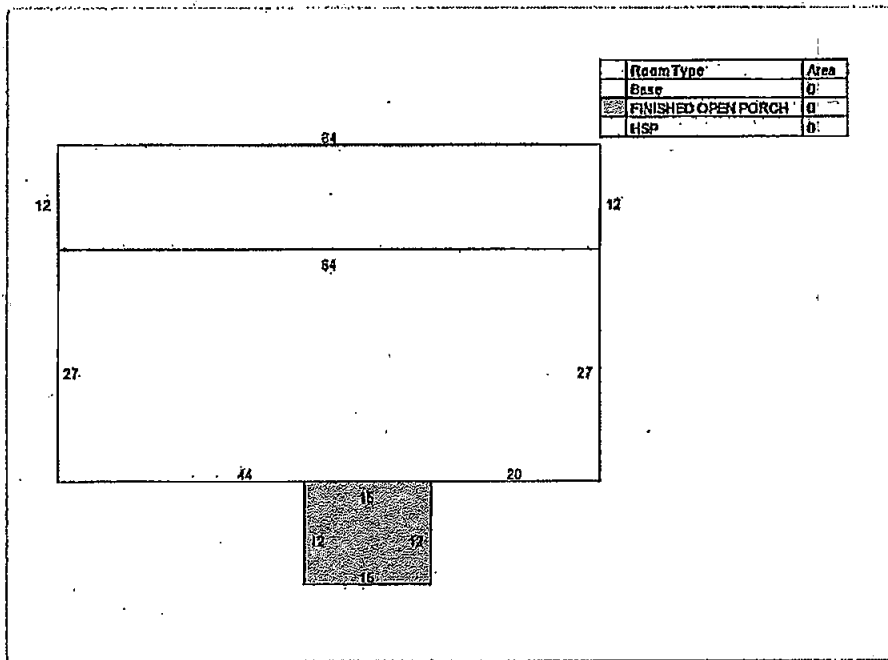
Sale Date
6/21/2005
6/21/2004
11/1/1988
9/1/1988

Sale Price
\$3,760,000.00
\$0.00
\$0.00
\$0.00

Area Sales Report

Recent Sales in Area

Sketch Information



The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Version 2.2.23



2

2

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
FN: 6-05-194

WARRANTY DEED

THIS INDENTURE, made this 21 day of June, 2005, by LARRY WAYNE BISHOP and SANDRA BISHOP TILLIS, as joint tenants with right of survivorship conveying their undivided interests in non-homestead property ("Grantor"), to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 4020 Lewis Speedway, St. Augustine, Florida 32084, Grantee.

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

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

PARCEL IDENTIFICATION NUMBER: 014290-0000

**SUBJECT TO: Those matters listed on Exhibit "B", attached
hereto and by reference made a part hereof.**

and said Grantor does hereby fully warrant the title to the Property, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be duly executed on the day and year first hereinabove written.

Signed, sealed and delivered in the presence of:

Witness John D. Bailey, Jr.
(type name of witness)

Larry Wayne Bishop
Larry Wayne Bishop
990 Brananfield Road
Middleburg, Florida 32068

Witness Donna L. Watkins
(type name of witness)

Sandra Bishop Tillis
Sandra Bishop Tillis
Post Office Box 1048
Steinhatchee, Florida 32359

STATE OF FLORIDA
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this ___ day of June, 2005, by Larry Wayne Bishop and Sandra Bishop Tillis, as joint tenants with right of survivorship, who () are personally known to me or (X) have produced Florida driver's license numbers B 210-537-48-21 and T 420-782-51-566-0 as identification.



John D. Bailey, Jr.
Notary Public

(Name of notary, typed/stamped/printed)
My commission number: _____
My commission expires: _____

EXHIBIT "A"

LEGAL DESCRIPTION

A PART OF THE MAGDALENA SOLANA GRANT, SECTION 39, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE NORTHEAST CORNER OF LOT 21 AS SHOWN ON PLAT OF RIVER POINTE AS RECORDED IN MAP BOOK 23, PAGES 43 THROUGH 47, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH $01^{\circ}36'09''$ WEST, ALONG THE WESTERLY LINE OF AFOREMENTIONED RIVER POINTE THE SAME BEING THE EASTERLY LINE OF THOSE LANDS DESCRIBED IN PARCEL 3 OF OFFICIAL RECORDS 2225, PAGE 1394 OF SAID PUBLIC RECORDS, A DISTANCE OF 1315.62 FEET TO REFERENCE POINT A; THENCE RETURN TO THE POINT OF BEGINNING AND RUN THENCE SOUTH $88^{\circ}29'49''$ WEST, ALONG THE NORTHERLY LINE OF AFOREMENTIONED RIVER POINTE THE SAME BEING THE SOUTHERLY LINE OF THOSE AFOREMENTIONED LANDS DESCRIBED IN PARCEL 3, A DISTANCE OF 559.01 FEET; THENCE NORTH $01^{\circ}56'23''$ WEST, ALONG THE EASTERLY LINE OF THOSE LANDS AS RECORDED IN OFFICIAL RECORDS 1588, PAGE 1894; OFFICIAL RECORDS 1827, PAGE 1837; OFFICIAL RECORDS 652, PAGE 332; AND OFFICIAL RECORDS 873, PAGE 358 ALL OF SAID PUBLIC RECORDS, A DISTANCE OF 511.73 FEET; THENCE SOUTH $88^{\circ}01'07''$ WEST, ALONG THE NORTHERLY LINE OF THOSE AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS 1588, PAGE 1894 A DISTANCE OF 415.34 FEET; THENCE NORTH $01^{\circ}36'09''$ WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF PALMO FISH CAMP ROAD AS NOW ESTABLISHED, A DISTANCE OF 83.07 FEET; THENCE NORTH $88^{\circ}23'51''$ EAST, ALONG THE SOUTHERLY END OF AN ADDITIONAL RIGHT OF WAY PARCEL AS RECORDED IN OFFICIAL RECORDS 796, PAGE 494 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.00 FEET; THENCE NORTH $01^{\circ}36'09''$ WEST, ALONG THE EASTERLY LINE OF SAID ADDITIONAL RIGHT OF WAY PARCEL, A DISTANCE OF 484.24 FEET TO THE NORTHERLY LINE OF A 30 FOOT BASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS 91 PAGE 357 OF SAID PUBLIC RECORDS; THENCE NORTH $76^{\circ}08'34''$ EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 258.22 FEET; THENCE SOUTH $67^{\circ}56'26''$ EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 30.00 FEET TO A POINT OF CURVE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 73.63 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY LINE, A CHORD BEARING OF SOUTH $55^{\circ}51'23''$ EAST AND A CHORD DISTANCE OF 30.83 FEET TO A POINT ON SAID CURVE; THENCE NORTH $06^{\circ}50'56''$ EAST, ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS 1424, PAGE 451 OF SAID PUBLIC RECORDS, A DISTANCE OF 250.90 FEET TO REFERENCE POINT B; THENCE CONTINUE NORTH $06^{\circ}50'56''$ EAST, ALONG SAID EASTERLY

LINE, A DISTANCE OF 4 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF SIX MILE CREEK; THENCE EASTERLY, SOUTHERLY, AND NORTHERLY, ALONG SAID MEAN HIGH WATER LINE OF SIX MILE CREEK, A TRIBUTARY OF THE ST. JOHNS RIVER, 1228 FEET MORE OR LESS TO IT'S INTERSECTION WITH THE LINE WHICH BEARS NORTH 01°36'09" WEST FROM REFERENCE POINT A; THENCE SOUTH 01°36'09" EAST, ALONG THE AFOREMENTIONED WESTERLY LINE OF RIVER POINTE, A DISTANCE OF 1335 FEET MORE OR LESS TO THE POINT OF BEGINNING; THENCE RETURN TO REFERENCE POINT B AND RUN FOLLOWING 14 COURSES, ALONG A CLOSING LINE MEANDERING SAID MEAN HIGH WATER LINE, AS FOLLOWS: SOUTH 54°44'28" EAST A DISTANCE OF 214.05 FEET; SOUTH 03°30'42" WEST A DISTANCE OF 74.10 FEET; SOUTH 14°43'08" EAST A DISTANCE OF 68.00 FEET; SOUTH 40°38'50" EAST A DISTANCE OF 40.29 FEET; SOUTH 09°41'57" EAST A DISTANCE OF 58.20 FEET; SOUTH 81°39'54" EAST A DISTANCE OF 70.79 FEET; SOUTH 62°49'38" EAST A DISTANCE OF 37.79 FEET; NORTH 48°12'39" EAST A DISTANCE OF 23.80 FEET; NORTH 16°11'04" WEST A DISTANCE OF 115.59 FEET; NORTH 37°54'18" WEST A DISTANCE OF 65.31 FEET; NORTH 53°33'38" EAST A DISTANCE OF 80.10 FEET; NORTH 77°59'26" EAST A DISTANCE OF 103.14 FEET; NORTH 12°46'29" EAST A DISTANCE OF 42.80 FEET; NORTH 65°38'45" EAST A DISTANCE OF 174.52 FEET TO AFOREMENTIONED REFERENCE POINT A. CONTAINING 21.31 ACRES, MORE OR LESS.

EXHIBIT "B"

1. Taxes for the year 2005 and subsequent years.
2. Applicable zoning and other governmental regulations.
3. Easement to Florida Power and Light Company recorded in Official Record Book 913, page 683, Public Records of St. Johns County, Florida.
4. Resolution No. 88-237 recorded in Official Record book 798, Page 516, Public Records of St. Johns County, Florida.
5. The rights, if any, of the public to use as a public beach or recreation area any part of the Property lying between the body of water abutting the Property and the natural line of vegetation, bluff, extreme high water line, or other apparent boundary lines separating the publicly used area from the upland private area.
6. The warranties of title contained in this deed do not extend to any portion of the Property lying waterward of the mean-high water line of Six Mile Creek.
7. Easement for ingress and egress in Official Records 91, Page 357, Public Records of St. Johns County, Florida.

ATTACHMENT E-8

ATTORNEYS CERTIFICATION OF TITLE 2019
(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE St. Johns County Board of County Commissioners ATTORNEY
500 San Sebastian View
St. Augustine, Florida 32084

March 27, 2019

TO WHOM IT MAY CONCERN:

I, Regina D. Ross, am the Senior Assistant County Attorney for the St. Johns County Board of County Commissioners of St. Johns County, Florida. I hereby state that I have examined a copy of Resolution No. 2003-32 dated February 18, 2003, establishing Fee Simple ownership in St. Johns County in the following described property:

Park Lot and part of St. Augustine Avenue of the Town of Riverdale, as recorded in Map Book 1, page 149, of the public records of St. Johns County, Florida. OR 1902, page 820.

I have also examined a document showing that this property is listed on the tax rolls as belonging to the County. Finally, I have also examined such documents and records as necessary for this certification.

This property is what is now called "Riverdale Boat Ramp".

I certify that the St. Johns County does in fact own this property since the date of the above resolution, dated February 18, 2003.

Very truly yours,

Regina D. Ross
Senior Assistant County Attorney



St. Johns County, FL

Riverdale Boat Ramp

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Tax Bill

[My Tax Bill](#)

Estimate Taxes

[Tax Estimator](#)

2018 TRIM Notice

[2018 TRIM Notice](#)

2017 TRIM Notice

[2017 TRIM Notice](#)

Summary

Parcel ID 0222900000
 Location Address 988 COUNTY ROAD 13 S
 SAINT AUGUSTINE 32092-0000
 Neighborhood City of Riverdale (129)
 Tax Description* 1-142 TOWN OF RIVERDALE LOTS 12 11 & 12 BLK 25 CR134/193
 Title Description above is not to be used on legal documents.
 Property Use Code County Owned (6600)
 Subdivision City of Riverdale
 Sec/Twp/Rng 38-6-27
 District County (District 300)
 Millage Rate 14.4233
 Acreage 0.570
 Homestead N

Owner Information

Owner Name St Johns County 100K
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$107,968
Extra Features Value	\$6,404
Total Land Value	\$20,455
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$135,027
Total Deferred	\$0
Assessed Value	\$135,027

Total Exemptions	2019
Taxable Value	\$135,027
	39

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Just (Market) Value
2018	\$137,904
2017	\$141,113
2016	\$142,388
2015	\$145,459
2014	\$141,249
2013	\$142,642
2012	\$101,327
2011	\$103,336
2010	\$104,742

Exemption Information

Exemption Type	Amount
County	\$135,027

Building Information

Building	1	Roof Structure	Steel Frame
Actual Area	3097	Roof Cover	Modular Metal
Conditioned Area	3077	Interior Flooring	Concrete Finish
Actual Year Built	1999	Interior Wall	
Use	Fire Stations	Heating Type	Convection
Style	D4	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Modular Metal	Bath	

Category	Type	Pct
Exterior Wall	Modular Metal	100%
Roofing Structure	Steel Frame	100%
Roofing Cover	Modular Metal	100%
Interior Flooring	Concrete Finish	100%
Heating Type	Convection	100%
Air Conditioning	None	100%
Frame	Steel	100%
Plumbing	3 Fixtures	100%
Electrical	Average	100%
Insulation	2" Fiberglass	100%
Foundation	Concrete Perimeter Footing	100%
Condition	Average	100%
Floor System	Concrete Slab	100%

Description	Conditioned Area	Actual Area
DASE AREA	3077	3077
CANOPY	0	20
Total Sq Ft	3077	3097

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	2720
Residential Fence	0	0	0	0	1
Steel Door	0	0	0	0	448

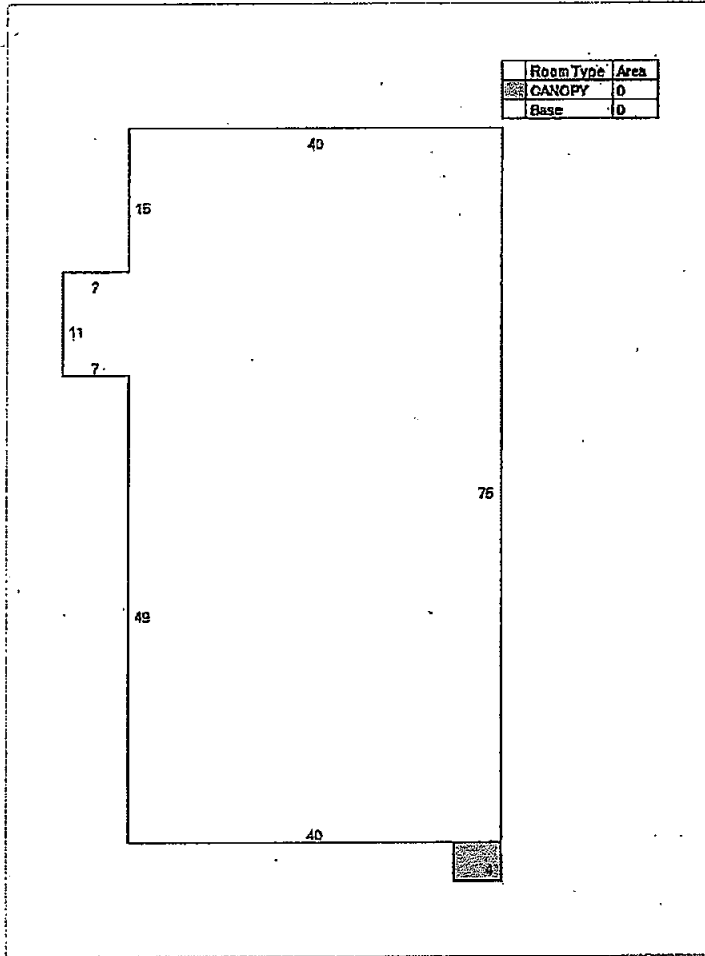
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	120	120	2	UT	\$14,778
County Owned	0	0	2	UT	\$6,845

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 4/7/2019 11:16:54 PM

Version 2.2.23



1810 This Indenture

Wherein said herein, the term "party" shall include the heirs, personal representatives, executors and administrators of the original parties hereto; the use of the singular number shall include the plural, and the plural the singular; the use of any gender shall include all genders; and, if used, the term "note" shall include all the notes herein described if more than one.

Made this 14th day of October A. D. 19 68

Between, W.L. SANDERS joined by his wife, RUTH E. SANDERS,

of the County of St. Johns in the State of Florida party of the first part, and ST. JOHNS COUNTY, a Political Subdivision of the State of Florida, whose mailing address is St. Johns County Courthouse, St. Augustine, Florida, 32084

~~of the County of St. Johns in the State of Florida party of the second part,~~

Witnesseth, that the said party of the first part, for and in consideration of the sum of \$10.00 & other good & valuable considerations ~~to him in hand paid by the said party of the second part, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said party of the second part forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, to wit:~~

Lots One (1), Two (2), Eleven (11) and Twelve (12) of Block Twenty-five (25) on a subdivision known as Riverdale Plat of Sections 38 and 39, Township 8 South Range 27 East, and Section 39, Township 8 South, Range 28 East, said plat being recorded in Map Book 1, page 148, of the Public Records of St. Johns County, Florida.

SUBJECT, however, to the rights of the owners of Lots Three (3) to Ten (10) inclusive of Block 25, and One (1) to Four (4) inclusive of Block 24, Riverdale Subdivision to use of water from the well located on the above described lands, without warranty of any type or guarantee of purity or flow.

The above named W.L. Sanders being the surviving spouse and the surviving tenant by the entirety of Matilda Frada Sanders, who departed this life, intestate, leaving no debts, on February 19, 1956.

STATE OF FLORIDA DOCUMENTARY SUR TAX	STATE OF FLORIDA DOCUMENTARY SUR TAX	STATE OF FLORIDA DOCUMENTARY SUR TAX	STATE OF FLORIDA DOCUMENTARY SUR TAX
\$1.10	\$1.10	\$1.10	\$1.10
OCT 17 1968	OCT 14 1968	OCT 14 1968	OCT 14 1968

ST. JOHNS COUNTY
STATE OF FLORIDA
DOCUMENTARY STAMP TAX
OCT 14 1968
\$12.00
CONTROLLER
P.B. 100137

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, Sealed and Delivered in Our Presence:

Willard Howatt
Bigg H. Howatt

W.L. Sanders
Ruth E. Sanders

This instrument was prepared by
WILLARD HOWATT
HOWATT AND BENNETT
115 Cordova Street
St. Augustine, Florida

State of Florida

County of ST. JOHNS

OFF REC 134 PAGE 194

I Herby Certify That on this day personally appeared before me, an officer duly authorized to administer oaths and take acknowledgments, W.L. SANDERS and his wife, RUTH E. SANDERS,

to me well known and known to me to be the individuals described in and who executed the foregoing deed, and they each acknowledged before me that they executed the same freely and voluntarily for the purposes therein expressed.

Witness my hand and official seal at St. Augustine County of St. Johns and State of Florida, this 14th day of October, A. D. 1968.

My Commission Expires 9-15-71

Sierra H. Howatt
Notary Public - State of Florida at Large.



FILED AND RECORDED -
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

OCT 14 3 51 PM '68

CLERK CIRCUIT COURT

W. L. Sanders
Ruth E. Sanders

Date
ABSTRACT OF DESCRIPTION

TO

Warrant

VERIFIED BY
[Signature]



St. Johns County, FL

Riverdale Boat Ramp

WARNING! Internet Explorer 6 and 7 are not suitable for viewing this site. Please consider upgrading to a modern browser.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID 022860000
 Location Address 9805 COUNTY ROAD 13
 SAINT AUGUSTINE 32092-0000
 Neighborhood City of Riverdale (RIVER) (12574)
 Tax Description* 1-149 TOWN OF RIVERDALE - PARK LOT & PTS OF ST AUGUSTINE AVE LYNGS OR 1761/7 (SIC RES#2002-B) & 1902/820 (SIC RES#2003-32)
*The Description above is not to be used on legal documents.
 Property Use Code County Owned (8500)
 Subdivision City of Riverdale
 Sec/Twp/Rng 98-0-27
 District County (District) 000
 Millage Rate 14.1233
 Acres 8.460
 Homestead N

Owner Information

Owner Name St Johns County 2009
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$11,874
Total Land Value	\$1,044,375
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$1,044,375
Total Deferred	\$0
Assessed Value	\$1,044,375

Total Exemptions	2019
Taxable Value	\$1,056,249
	50

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Just (Market) Value
2018	\$1,018,211
2017	\$1,018,696
2016	\$1,046,149
2015	\$1,047,772
2014	\$1,049,414
2013	\$1,051,047
2012	\$984,319
2011	\$1,049,446
2010	\$1,453,104

Exemption Information

Exemption Type	Amount
County	\$1,056,249

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Rest Room (Average)	0	0	0	0	1
Detached Finished Open Porch	0	0	0	0	121
Boat Dock (Average)	0	0	0	0	595
Concrete Paving	0	0	0	0	1870
Pole Signs	0	0	0	0	16
Stops	0	0	0	0	12

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	855	107	855	EF	\$961,875
County Owned	660	328	53	AC	\$82,500

Sale Information

Recording Date	Sale Date	Sale Price
	2/16/2003	\$0.00
	3/14/2002	\$0.00

Area Sales Report

Recent Sales In Area

No data available for the following modules: Building Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 6/7/2019 11:16:54 PM

Version 2.2.23



1
⑤

5240

Public Records of
St. Johns County, FL
Clerk# 02-029571
O.R. 1761 PG 9
02:39PM 05/20/2002
REC \$21.00 SUR \$3.00

RESOLUTION NO. 2002- 84

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CLERK OF COURTS TO FILE THE SURVEY MAP OF RIVERDALE PARK CLAIMING A VESTED INTEREST IN ST. JOHNS COUNTY IN THE PARK DESCRIBED IN THIS SURVEY BY PRESCRIPTIVE RIGHTS OF THE PUBLIC PER CASE LAW DOWNING VS. BIRD AND CITY OF HOMESTEAD 100 SO. 2d 57 (FLA. DIST. CT. APP.- 1958)

RECITALS

WHEREAS, the filing of the survey map with the Clerk of the Courts, the boundaries of the park as shown in this survey, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, will be vested in St. Johns County, a political subdivision of the State of Florida, by prescriptive rights of the public, per case law, Downing vs. Bird and City of Homestead 100 So.2d 57 (Fla. Dist. Ct. App.- 1958); and

WHEREAS, the public has been continuously using Riverdale Park without permission of the underlying land owners and Park Maintenance Worker, Dennis Leonard, has stated in an affidavit that the County has been responsible for maintaining Riverdale Park for the last 20 years, copy attached hereto and made a part hereof as Exhibit "B", and

WHEREAS, it is in the best interest of St. Johns County to acquire ownership of Riverdale Park that will benefit the citizens of St. Johns County.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. All the above recitals are finds of fact.

Section 2. The Chair of the Board of County Commissioners and the Clerk of the Courts are hereby authorized to file the attached survey map of Riverdale Park in the Public Records of St. Johns County, Florida.

Section 3. The Clerk is instructed to record this Resolution in the Public Records of St. Johns County, Florida.

Bill Co
P. Degraude
Bill Co

PASSED AND ADOPTED, this 14th day of May, 2002.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA.

By: James E. Bryant
James E. Bryant, Chairman

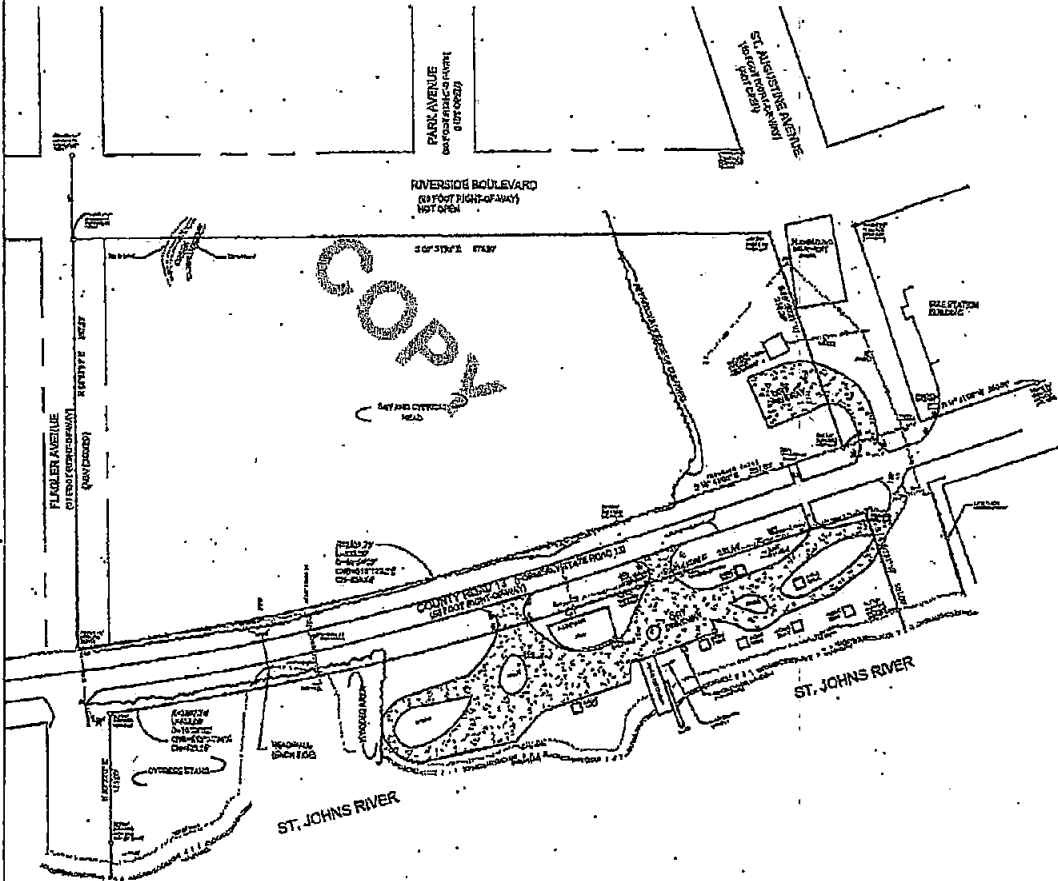
ATTEST: Cheryl Strickland, Clerk

Patricia A. Grande
Deputy Clerk

RENDITION DATE 5-16-02

COPY





MAINTENANCE MAP OF RIVERDALE PARK
ST. JOHN'S COUNTY
FOR
RIVERDALE PARK
WEIDENER SURVEYING AND MAPPING, P.A.

LEGAL DESCRIPTION:

RIVERDALE COUNTY PARK

**SECTION 38, TOWNSHIP 8 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA.**

A PARK AS SHOWN ON THE MAP OF RIVERDALE LAND COMPANY, A MAP OR PLAT THEREOF RECORDED IN MAP BOOK 1, PAGE 149 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING BOUNDED ON THE NORTH BY FLAGLER AVENUE (60 FOOT RIGHT-OF-WAY), NOW PARTIALLY ABANDONED, ON THE EAST BY RIVERSIDE BOULEVARD (80 FOOT RIGHT-OF-WAY), ON THE SOUTH BY ST. AUGUSTINE AVENUE (80 FOOT RIGHT-OF-WAY), AND ON THE WEST BY THE ST. JOHNS RIVER, LESS AND EXCEPT THAT PART LYING WITHIN THE RIGHT-OF-WAY OF COUNTY ROAD 13, FORMERLY STATE ROAD 13, (66 FOOT RIGHT-OF-WAY).

AFFIDAVIT

STATE OF FLORIDA
COUNTY OF ST. JOHNS

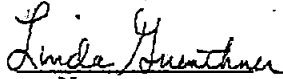
On this day before me, the undersigned authority, personally appeared Dennis Leonard, Park Maintenance Worker, who being first by me duly sworn, deposes and says that the County has been maintaining Riverdale Park for the last 20 years and the public has continuously used the park during this time. This maintenance includes the mowing, road grading, cleaning and stabilization.

FURTHER AFFIANT SAYETH NAUGHT.


Dennis Leonard

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 3 day of May, 2002, by Dennis Leonard, Park Maintenance Worker, who is personally known to me.


Notary



Linda Guenther
MY COMMISSION # 0004471 EXPIRES
August 14, 2005
BONDED DEPUTY NOTARY PUBLIC INSURANCE INC.

③
6584

RESOLUTION NO. 2003- 32

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CLERK OF COURTS TO FILE AN AMENDED SURVEY MAP OF RIVERDALE PARK CLAIMING A VESTED INTEREST IN ST. JOHNS COUNTY IN THE PARK DESCRIBED IN THIS AMENDED SURVEY BY PRESCRIPTIVE RIGHTS OF THE PUBLIC PER CASE LAW DOWNING VS. BIRD AND CITY OF HOMESTEAD 100 SO.2d 57 (FLA. DIST. CT. APP.-1958)

WHEREAS, Resolution No. 2002-84 authorized the filing of a survey map of Riverdale Park claiming a vested interest in St. Johns County by prescriptive rights of the public per case law Downing vs. Bird and City of Homestead 100 So. 2d 57 (Fla. Dist. Ct. App.-1958); and

WHEREAS, it has come to County's attention that the survey map filed with said Resolution did not include a portion of the park that has been continuously used and maintained by St. Johns County, and

WHEREAS, the survey map has been amended to include that portion of the park and is attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, by virtue of filing the amended survey map the boundaries of the park will be vested in St. Johns County by prescriptive rights of the public.

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 Chairman of the Board of County Commissioners and the Clerk of the Courts are hereby authorized to file the attached amended survey map of Riverdale Park in the Public records of St. Johns County, Florida.

Section 3. The Clerk is instructed to record this Resolution in the Public Records of St. Johns County, Florida

Janet - P. Degraide
BCC Secty

Public Records of
St. Johns County, FL
Clerk# 03-012164
O.R. 1902 PG 820
11:36AM 02/24/2003
REC \$13.00 SUR \$2.00

PASSED AND ADOPTED, this 18th day of February, 2003.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Cheryl Strickland
Deputy Clerk



COPY

RENDITION DATE 02-18-03



St. Johns County, FL

Riverdale

⚠WARNING! Internet Explorer 6 and 7 are not suitable for viewing this site. Please consider upgrading to a modern browser.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

Summary

Parcel ID 0223000000
 Location Address 994 N CR 10
 ST. AUGUSTINE 32092-0000
 Neighborhood City of Riverdale (129)
 Tax Description* 1-149 TOWN OF RIVERDALE LOTS 9 THRU 10 BLK 23 CR4644/1839
 *The Description above is not to be used on legal documents.
 Property Use Code Vacant Residential (0000)
 Subdivision City of Riverdale
 Sec/Twp/Rng 38-6-27
 District County (District 300)
 Millage Rate 14.1233
 Acreage 0.990
 Homestead N

Owner Information

Owner Name St. Johns County 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$0
Total Land Value	\$55,080
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$55,080
Total Deferred	\$5,758
Assessed Value	\$49,322
Total Exemptions	\$49,322
Taxable Value	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Just (Market) Value
2018	\$44,838
2017	\$45,717
2016	\$45,838
2015	\$49,888
2014	\$49,599
2013	\$50,109
2012	\$50,220
2011	\$59,561
2010	\$119,300

Exemption Information

Exemption Type	Amount
County	\$49,322

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
Vacant Residential	200	200	8	UT	\$33,680

Sale Information

Recording Date	Sale Date	Sale Price
11/29/2018	11/29/2018	\$115,000.00
5/16/2014	5/16/2014	\$0.00
	10/28/2010	\$0.00
	4/1/1994	\$100.00
	9/1/1991	\$40,000.00

Area Sales Report

Recent Sales in Area

No data available for the following modules: 2017 TRIM Notice, Building Information, Extra Feature Information, Sketch Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

Last Data Upload: 6/7/2019 11:16:54 PM

Version 2.2.23



This Instrument was prepared by:

Craig M. Herzog, CLC
Action Title Services of St. Johns County, Inc.
3670 US 1 South, Suite 110, St. Augustine, Florida 32086
File Number: 18-15956
Consideration: \$115,000.00
Documentary Stamps Paid: \$805.00

This Warranty Deed

Made this November 29, 2018 A.D. By Gregory K. Crews, a single man and Angela N. Jones, a single woman hereinafter called the grantor, to St. Johns County, Florida, a political subdivision of the State of Florida, whose post office address is: 500 San Sebastian View, Attn: Real Estate Dept., St. Augustine, FL 32084, hereinafter called the grantee:

(Whenever 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 the sum of Ten Dollars and no cents (\$10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee the following described property:

Lots 3, 4, 5, 6, 7, 8, 9 and 10, Block 25, Riverdale, according to the map or plat thereof, as recorded in Plat Book 1, Page(s) 148 through 153, of the Public Records of St. Johns County, Florida.

Parcel ID Number: 022300-0000

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X, Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s) and that the property described herein is not now, nor has it ever been, the primary residence/homestead of the owner or the owner's spouse or dependent child, if any.

In addition, the property is not contiguous to such persons' homestead, which is located at: 2761 Watroak Rd., Bunnell, FL 32110.

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

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes and assessments accruing subsequent to December 31, 2018.

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

TWO DIFFERENT WITNESSES HAVE SIGNED BELOW (THE NOTARY MAY BE ONE OF THE TWO WITNESSES) AND NEITHER WITNESS NOR THE NOTARY IS RELATED TO THE GRANTOR(S) OR HAS A BENEFICIAL INTEREST IN THE SALE OF THIS PROPERTY DESCRIBED HEREIN.

Signed, sealed and delivered in our presence:

(1) Nick Asselta _____
Gregory K. Crews (Seal)
Address: 2761 Wateroak Rd., Bunnell, FL 32110

Witness Print Name: Nick Asselta

(2) Jennifer F. Brown _____
Angela N. Jones (Seal)
Address: 2761 Wateroak Rd., Bunnell, FL 32110

Witness Print Name: Jennifer F. Brown

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this November 29, 2018, by Gregory K. Crews, a single man and Angela N. Jones, a single woman, who is | are personally known to me or who has | have produced DRIVER'S LICENSE(S) as identification.

Nick Asselta
Notary Public
Print Name: Nick Asselta
My Commission Expires: 01/27/2020

[NOTARY SEAL]





St. Johns County, FL

Shore Drive

WARNING! Internet Explorer 6 and 7 are not suitable for viewing this site. Please consider upgrading to a modern browser.

Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

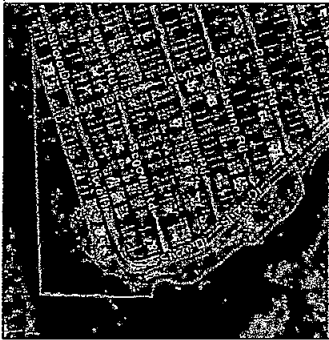
Summary

Parcel ID 242750000
 Location Address 4805 SHORE DR
 SAINT AUGUSTINE 32084-0000
 Neighborhood St. Augustine South (647)
 Tax Description* 8-54 ST AUG SOUTH UT 20 PARK AREA ALONG MOUTRIE CREEK
 *The Description above is not to be used on legal documents.
 Property Use Code Forests, Parks & Recreational Areas (8200)
 Subdivision St. Augustine South Unit No. 15-22
 Sec/Twp/Rng 47-5-30
 District St. Augustine South Lighting (no port) (District 401)
 Millage Rate 14.3333
 Acreage 11.980
 Homestead N

Owner Information

Owner Name St. Johns County 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$0
Extra Features Value	\$2,425
Total Land Value	\$75,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$77,425
Total Deferred	\$0
Assessed Value	\$77,425

<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageT...> 6/10/2019

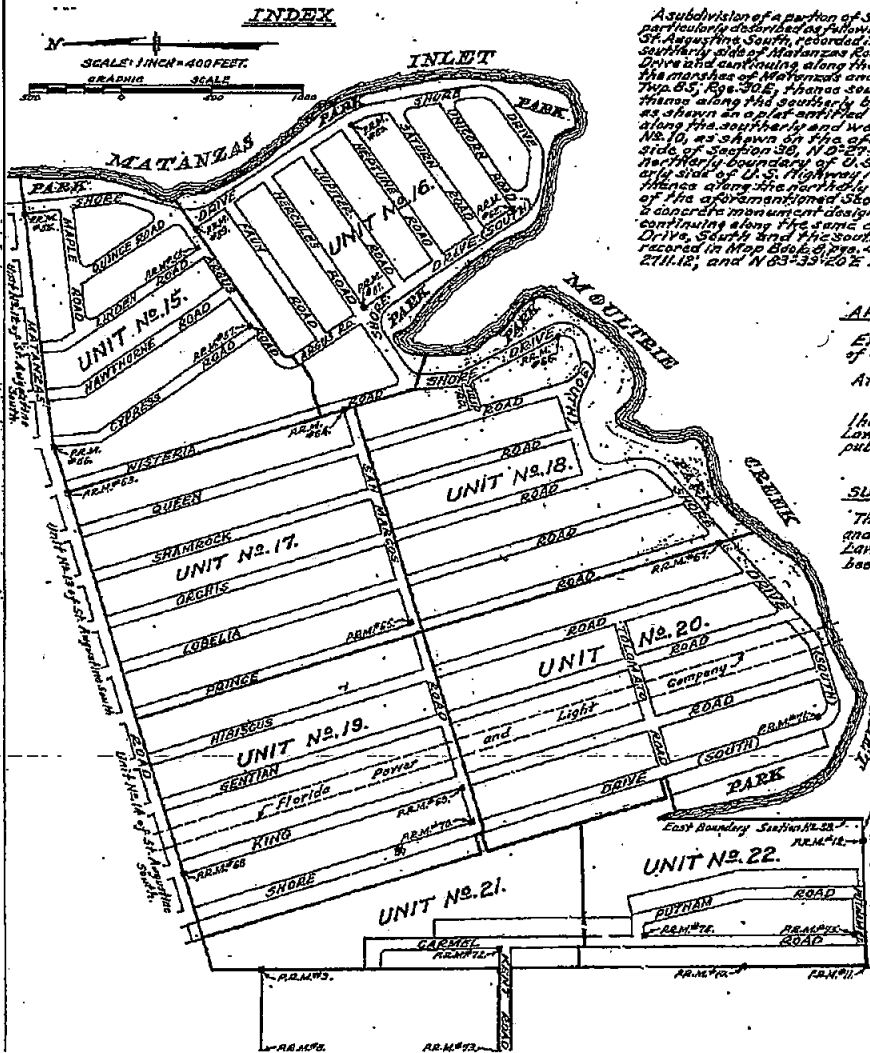
<https://qpublic.schneidercorp.com/Application.aspx?AppID=960&LayerID=21179&PageT...> 6/10/2019

ST. AUGUSTINE, SOUTH

ST. JOHNS COUNTY - FLORIDA.

MB. 8 P.50

SHEET 1 OF 3 SHEETS



DESCRIPTION

A subdivision of a portion of St. Augustine South, lying in Section 36, Twp. 8 S., Rge. 30 E., St. Johns County, State of Florida, more particularly as defined below: Beginning at a certain permanent monument designated as P.M. No. 12, as shown on a plat entitled Unit No. 12, St. Augustine South, recorded in Map Book 6, pgs. 47, as shown on a plat of the Point of Beginning, being at the intersection of the southerly side of Matanzas Road with the westerly side of Shure Drive, thence N 89° 33' 20" E. 79.00 to the easterly side of Shure Drive and continuing along the same course N 89° 33' 20" E. to the intersection of Matanzas Road, thence southerly and westerly along the margin of Matanzas Road and the north-south line of Shure Drive as they wind and turn to the easterly boundary of Section 36, Twp. 8 S., Rge. 30 E., thence southerly along the easterly boundary of said Section 36 to the southeast corner of Section 36, thence along the southerly boundary of said Section 36, S 89° 33' 20" W. 107.00 to a concrete monument designated as P.M. No. 12, as shown on a plat entitled St. Augustine South, Boundary, recorded in Map Book 6, pgs. 30, on June 6, 1954, thence along the southerly and westerly boundary of Section 36, S 89° 33' 20" W. 684.00, and N 0° 38' 12" E. 662.52 to P.M. No. 10, as shown on a plat of a certain plat of St. Augustine South, Boundary, thence continuing along the westerly side of Section 36, N 0° 27' 00" W. 1260.36 to a point, thence along a course 60.00 southerly and parallel to the westerly boundary of U.S. Government Lot #8, of Section 36, Twp. 8 S., Rge. 30 E., N 89° 33' 20" W. 456.52 to the easterly side of U.S. Highway No. 1, thence along the easterly boundary of U.S. Highway No. 1, N 0° 00' 00" E. 60.00, thence along the easterly boundary of U.S. Government Lot #8, S 89° 33' 20" E. 456.52 to the westerly boundary of the aforementioned Section 36, thence along the westerly boundary of said Section 36, N 0° 27' 00" W. 1260.36 to a concrete monument designated as P.M. No. 9 on the aforementioned plat of St. Augustine South, Boundary, thence continuing along the same course N 0° 27' 00" W. 266.34, thence N 73° 07' 00" E. 266.00 to the westerly side of Shure Drive, thence along the southerly side of Matanzas Road, as shown on a plat entitled Unit No. 14, St. Augustine South, recorded in Map Book 6, pgs. 49, as shown on a plat of the southerly side of Matanzas Road, N 73° 07' 00" E. 271.12, and N 89° 33' 20" E. 1300.00 to the Point of Beginning.

APPROVALS

Examined and approved this 12th day of October A.D. 1954 by the Board of County Commissioners of St. Johns County, Florida.

Attest Merand Paul Dean J. Mubler
Ex Officio Clerk Chairman

I hereby certify that this plan has been examined and that it complies in form with Chapter 122.25, Laws of Florida of 1925, and is filed for record in Map Book 8, pgs. 50-51 of the public records of St. Johns County, Florida, this 13th day of October, A.D. 1954.

Clark of Circuit Court

SURVEYOR'S CERTIFICATION

This is to certify that this plat is a correct representation of the lands surveyed, subdivided and described above, that the Permanent Reference Markers have been placed according to the Laws of the State of Florida, and that St. Johns County zoning rules and regulations have been complied with.

Signed this 7th day of October, A.D. 1954.

D. W. [Signature]
Registered Surveyor No. 72, Florida

ADOPTION AND DEDICATION

This is to certify that Florida Speaks Corporation, a corporation under the Laws of the State of Florida, is the lawful owner of the lands described in the caption hereof and has caused these same to be surveyed and subdivided, and this plat made in accordance with Survey Laws heretofore adopted, the true and correct plat of said lands, and all roads, rights of ways, parks and easements, hereby and without reservation irrevocably dedicated to St. Johns County and its successors. In witness whereof the Florida Speaks Corporation has caused these presents to be signed by Lucia J. [Signature] and Clayton [Signature], respectively its president and secretary, and its corporate seal affixed this 12th day of October, A.D. 1954.

Florida Speaks Corporation.

[Signature] Witness [Signature] the President
[Signature] Witness [Signature] Secretary

NOTARIZATION

State of Florida
County of Pinellas
I hereby certify that on this day personally appeared before me one of my duly authorized to administer oaths and take acknowledgments, [Signature] and [Signature], to me well known to be the persons described by and who executed the foregoing instrument and that they acknowledge the same as of their own free will and for the purposes expressed therein, and as on behalf of said corporation.
Witness my hand and official seal of office in the County of Pinellas, State of Florida, this 13th day of October, A.D. 1954.

Notary Public
State of Florida
My Commission Expires Dec 31 1956
[Signature]

ST. AUGUSTINE SOUTH

ST. JOHNS COUNTY - FLORIDA.

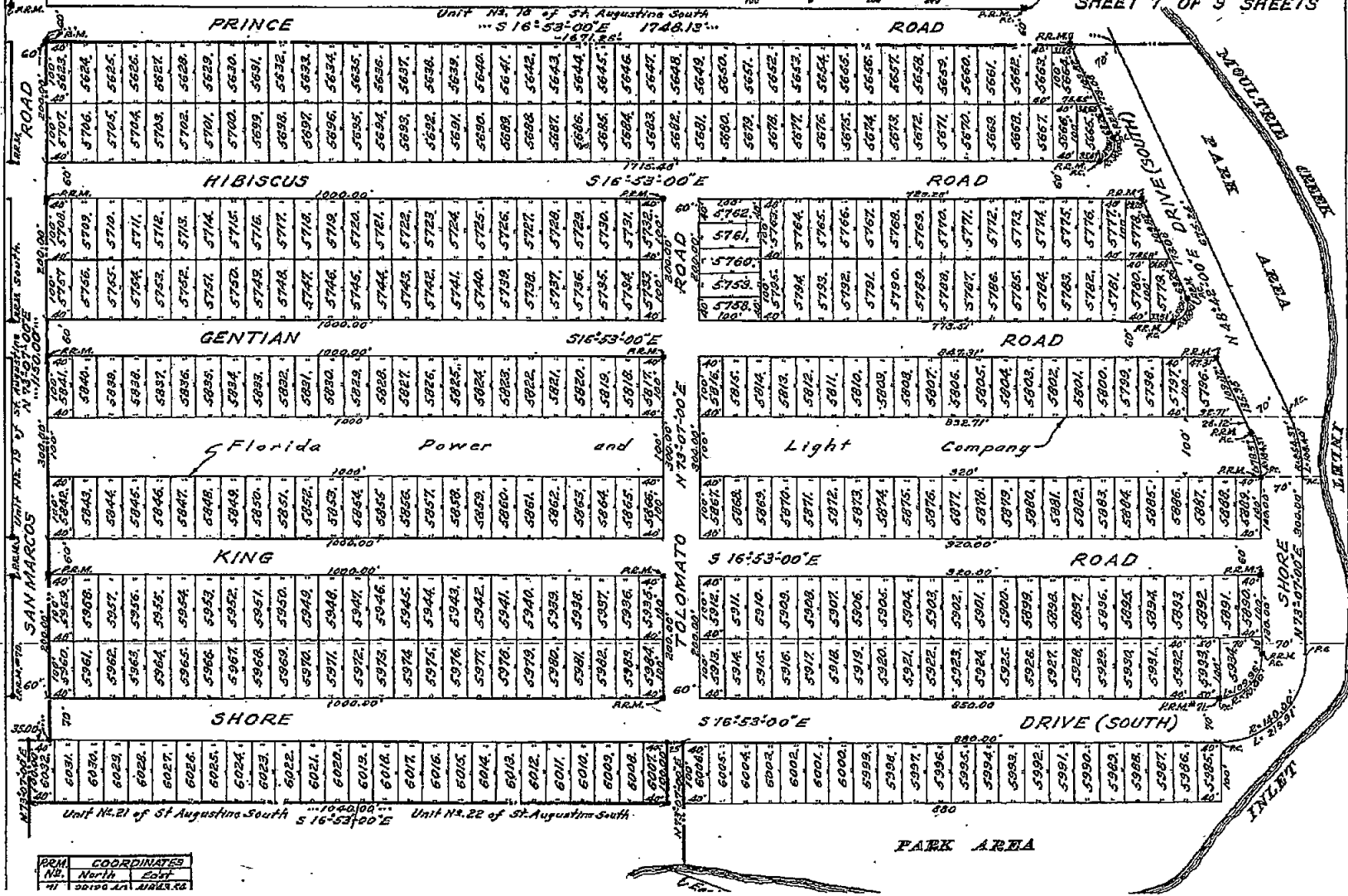
UNIT No. 20.

MB. 8 P. 56

SCALE: 1 INCH = 100 FEET.



SHEET 7 OF 9 SHEETS



PRM	COORDINATES
No.	North East
71	59190.00 49185.00



St. Johns County, FL

Trout Creek

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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID 0123300000
 Location Address 6795 COLLIER RD
 SAINT AUGUSTINE 32092-0000
 Neighborhood M&B MA2 G3 (GOV) (4230.99)
 Tax Description* 4 PT OF NW 1/4 OF NW 1/4 SEC 14 & PT LOT 7 SEC 15 ALL LYING N OF RD 13 OR 663/478 & 886/1076
 *The Description above is not to be used on legal documents.
 Property Use Code County Owned (8600)
 Subdivision N/A
 Sec/Twp/Rng 14-6-27
 District County (District 300)
 Millage Rate 14.1233
 Acreage 16.500
 Homestead N

Owner Information

Owner Name St Johns County 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Building Value	2019	\$176,577
Extra Features Value		\$81,000
Total Land Value		\$408,375
Agricultural (Assessed) Value		\$0
Agricultural (Market) Value		\$0
Just (Market) Value		\$665,952
Total Deferred		\$68,616
Assessed Value		\$597,336

Total Exemptions	2019
Taxable Value	\$597,336
	50

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Just (Market) Value
2018	\$184,986	\$81,087	\$408,375	\$674,448
2017	\$195,076	\$39,739	\$408,375	\$643,190
2016	\$201,803	\$39,826	\$207,158	\$448,787
2015	\$211,892	\$39,912	\$207,158	\$458,962
2014	\$205,759	\$39,999	\$207,158	\$452,916
2013	\$212,090	\$40,087	\$207,158	\$459,335
2012	\$190,842	\$22,592	\$207,158	\$420,592
2011	\$196,374	\$22,679	\$230,175	\$449,228
2010	\$201,905	\$22,766	\$255,750	\$480,422

Exemption Information

Exemption Type	Amount
County	\$597,336

Building Information

Building	1	Roof Structure	Rigid Frame
Actual Area	8785	Roof Cover	Built Up
Conditioned Area	4400	Interior Flooring	Carpet
Actual Year Built	1980	Interior Wall	Drywall
Use	Fitness Clubs	Heating Type	Air Duct
Style	04	Heating Fuel	
Class	N	Air Conditioning	Central
Exterior Wall	Concrete Stucco	Baths	

Category	Type	Pct
Exterior Wall	Concrete Stucco	100%
Roofing Structure	Rigid Frame	100%
Roofing Cover	Built Up	100%
Interior Walls	Drywall	100%
Interior Flooring	Carpet	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Frame	Masonry	100%
Plumbing	25 Fixtures	100%
Electrical	Average	100%
Foundation	Concrete Perimeter Footing	100%
Insulation	1" Fiberglass	100%
Condition	Average	100%
Floor System	Concrete Slab	100%

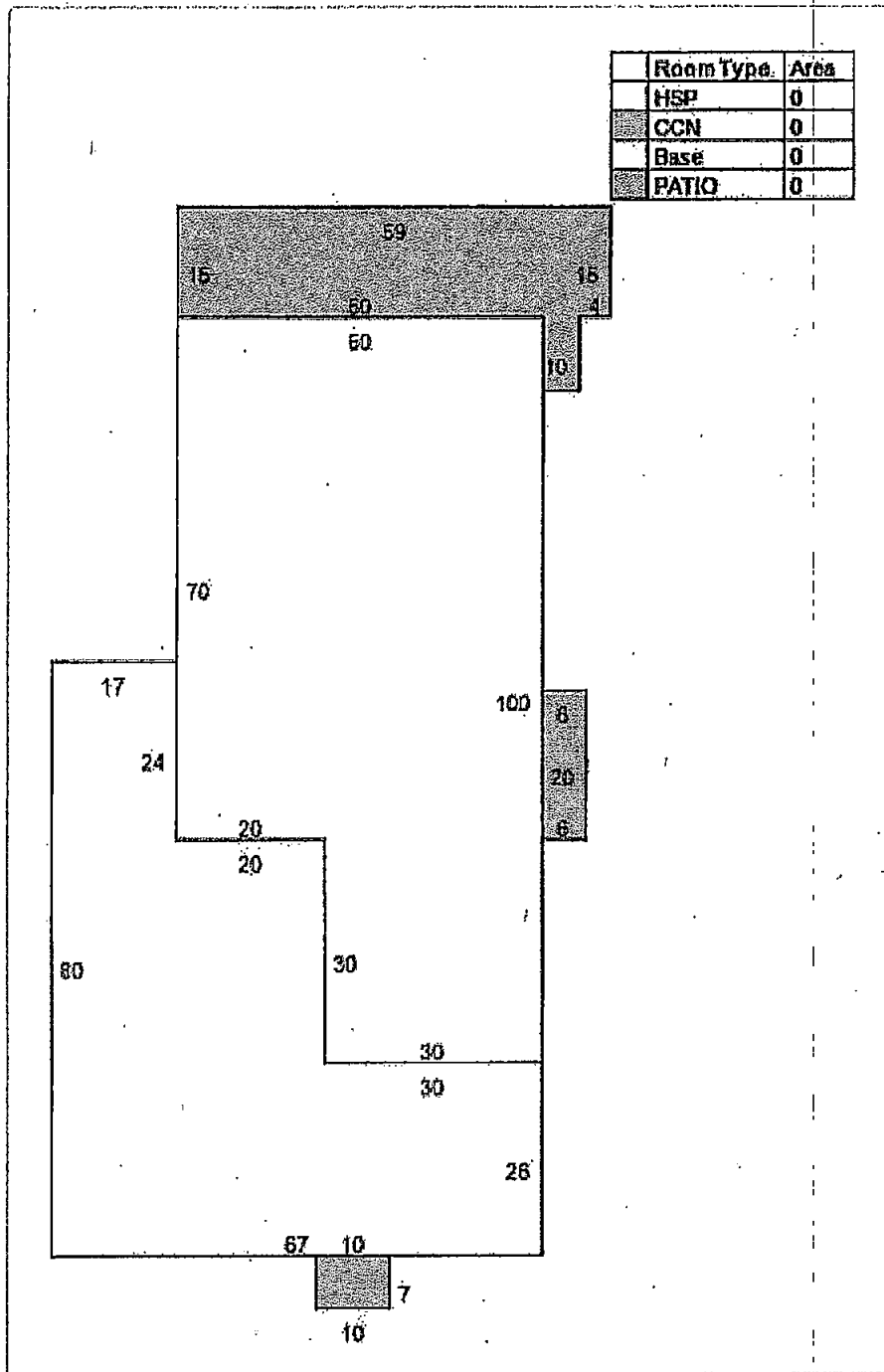
Description	Conditioned Area	Actual Area
PATIO	0	935
BASH AREA	4400	4400
CANOPY (COMMERCIAL)	0	70
HALF SCREEN PORCH	0	3260
CANOPY (COMMERCIAL)	0	120
Total SqFt	4400	8785

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Boat Dock (High)	0	400	7	0	2800
Handicap Ramp	0	21	5	0	105
Rest Room (Good)	0	14	7	0	1
Concrete Paving	0	65	34	0	2210
Canopy	0	30	16	0	480
Storage Building	0	12	10	0	120

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	0	0	16.5	AC	\$408,375



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WARRANTY DEED

THIS INDENTURE, made this 5th day of July, 1990 A.D., Between HOMER SMITH and MARIE SMITH, his wife, GRANTORS, and ST. JOHNS COUNTY FLORIDA, a political subdivision of the State of Florida, GRANTEES, whose address is: P.O. Drawer 349, St. Augustine, Florida.

WITNESSETH that the GRANTORS, for and in consideration of the sum of \$10.00 and other good and valuable consideration to GRANTORS in hand paid by GRANTEES, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said GRANTEES and GRANTEES' heirs and assigns forever, the following described land, situate, lying and being in the County of ST. JOHNS State of Florida whose parcel identification number is 012330-0000 to wit:

Property as described on attached "Schedule A" which description is made a part hereof by reference as though fully and completely set forth herein.

Subject to restrictions, reservations, easements and covenants of record, if any. This reference to restrictions shall not operate to reimpose same.

Documentary Tax Pd. \$ 2681.25
Intangible Tax Pd.
Carl B. Markel, Clerk St. Johns
County Ey, 204 D.C.

and the GRANTORS do hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever. Subject to taxes for the year 1990, and all subsequent years.

IN WITNESS WHEREOF, the GRANTORS have hereunto set their hand and seal the day and year first above written. Signed, sealed and delivered in our presence:

[Signature]
WITNESS
Julie B. Curbish

[Signature]
HOMER SMITH

[Signature]
WITNESS
Julie B. Curbish

[Signature]
MARIE SMITH

STATE OF FLORIDA North Carolina
COUNTY OF ST. JOHNS CARTERET

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared HOMER SMITH and MARIE SMITH, his wife to me known to be the person(s) described in and who executed the foregoing instrument and they acknowledged before me that they executed the same.

WITNESS my hand and official seal in the County and State last aforesaid this 5th day of July, 1990

This Document Prepared By:
LENA GORDON
NORTH FLORIDA TITLE COMPANY
1510 PONCEDE LEON BLVD. SUITE 200
ST. AUGUSTINE FL 32084
(904) 889-2050

[Signature]
NOTARY PUBLIC
COMMISSION Expires 3-31-97

O. R. 853 PA 0479

SCHEDULE 'A'

That part of the Northwest Quarter (NW 1/4) of the Northwest Quarter (NW 1/4) Section 14, Township 6 South, Range 27 East, lying North of State Highway Thirteen (13) (formerly State Highway Forty-seven (47)), EXCEPT, however, that portion of the above described Sectional Tract described as follows: BEGIN at the Northwest corner of the above described Sectional Tract and run thence South along the East line of said Tract a distance of 77 feet to a point; thence West parallel to the North line of said Tract a distance of 473 feet to a point; thence Northwesterly in a straight line to a point on the North line of said Tract, which point is 1,007 feet West of the Point of Beginning; thence East 1,007 feet to the Point of Beginning.

Also that part of Government Lot 7, Section 15, Township 6 South, Range 27 East, lying North of State Highway No. 13, and bordered on the West by Mcroot Creek, AND FURTHER EXCEPTING any portion of the above parcels of land which may lie within the boundaries of the lands described in Deed Book 160, Page 105, of the public records of St. Johns County, Florida.

NOTE: The policy to be issued hereunder will be based on a survey to be provided and approved by the company.

COPY

FILED AND RECORDED IN
PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLA.

90 JUL 19 PM 3:31

ST. JOHNS COUNTY
CLERK OF COURTS

ATTEST:
REC-853



St. Johns County, FL

Usina Boat Ramp

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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

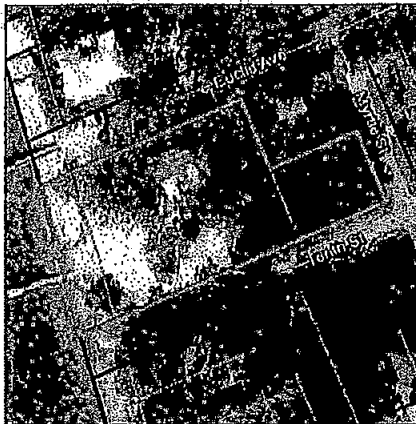
Summary

Parcel ID 1457500050
 Location Address 611 EUCLID AVE
 SAINT AUGUSTINE 32084-0000
 Neighborhood North Beach (CWFR) (562,42)
 Tax Description* 3-28 PACETTI SUB NORTH BCH ALL BLK 47 (EX N1/2 OF E125FT) & VACATED BAY ST LYING W OR 306/393 & OR 2514/1032 & 3077/1850 & 3362/272 (O/C)
 *The Description above is not to be used on legal documents.
 Property Use Code County Owned (8600)
 Subdivision North Beach
 Sec/Twp/Rng 44-6-30
 District South Ponte Vedra & US 1 North Area (District 450)
 Millage Rate 14.1871
 Acreage 1.670
 Homestead N

Owner Information

Owner Name St Johns County 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

Building Value	2019
Extra Features Value	\$50,309
Total Land Value	\$24,343
Agricultural (Assessed) Value	\$1,321,600
Agricultural (Market) Value	\$0
Just (Market) Value	\$0
Total Deferred	\$1,396,252
Assessed Value	\$152,762
	\$1,243,490

Total Exemptions	2019
Taxable Value	\$1,243,490
	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Building Value	Extra Feature Value	Total Land Value	Just (Market) Value
2018	\$53,902	\$24,607	\$1,321,600	\$1,400,109
2017	\$56,896	\$24,870	\$1,321,600	\$1,403,366
2016	\$54,502	\$18,677	\$1,321,600	\$1,394,786
2015	\$57,234	\$18,940	\$1,062,000	\$1,138,174
2014	\$56,432	\$19,204	\$1,062,000	\$1,137,636
2013	\$59,510	\$19,467	\$1,146,960	\$1,225,937
2012	\$61,562	\$19,731	\$1,146,960	\$1,228,233
2011	\$64,641	\$19,994	\$1,274,400	\$1,339,035
2010	\$66,693	\$20,258	\$1,416,000	\$1,502,951

Exemption Information

Exemption Type	Amount
County	\$1,243,490

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	2300	Roof Cover	Composite Shingle
Conditioned Area	2220	Interior Flooring	Concrete Finish
Actual Year Built	1984	Interior Wall	
Use	Garage	Heating Type	None
Style	04	Heating Fuel	
Class	N	Air Conditioning	None
Exterior Wall	Concrete Stucco	Baths	
Category		Type	Pct
Exterior Wall	Concrete Stucco		100%
Roofing Structure	Wood Truss		100%
Roofing Cover	Composite Shingle		100%
Interior Flooring	Concrete Finish		100%
Heating Type	None		100%
Air Conditioning	None		100%
Frame	Masonry		100%
Plumbing	5 Fixtures		100%
Electrical	Average		100%
Foundation	Concrete Slab		100%
Floor System	Concrete Slab		100%
Condition	Average		100%

Description	Conditioned Area	Actual Area
FOOTER	0	0
CANOPY	0	80
BASE AREA	1620	1620
AVERAGE FINISHED OFFICE	600	600
Total Sq Ft	2220	2300

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Concrete Paving	0	0	0	0	3300
Steel Door	0	0	0	0	100
Deck (Unattached)	0	0	0	0	549
Metal Fence 6'	0	0	0	0	100
Boat Dock (Low)	0	0	0	0	1722
Carport	0	0	0	0	770
Curb	0	0	0	0	941

Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	0	0	236	TP	\$1,321,600

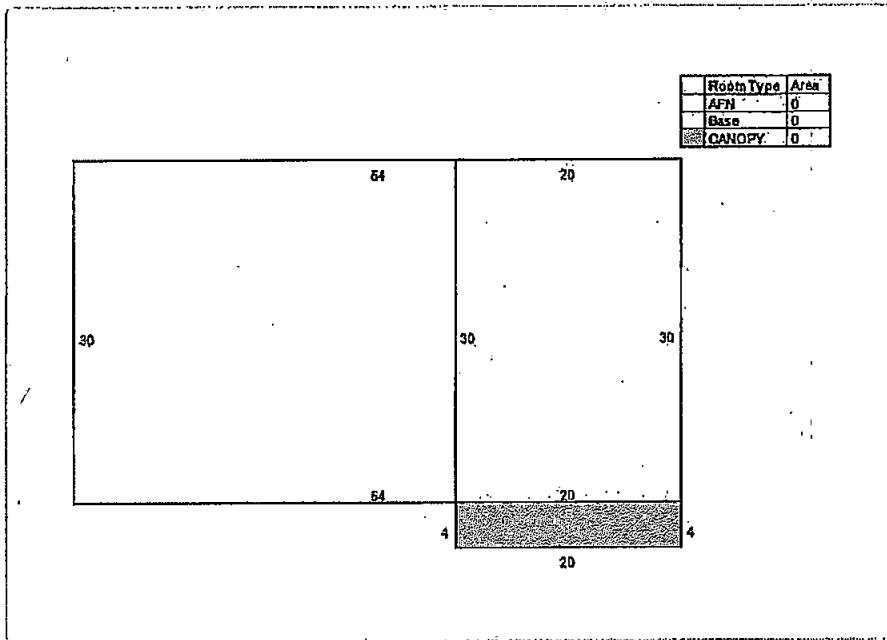
Sale Information

Recording Date	Sale Date	Sale Price
8/31/2018	8/16/2018	\$0.00
10/22/2013	10/14/2013	\$0.00
10/6/2010	9/14/2010	\$0.00
	5/5/2008	\$2,700,000.00
5/6/2008	4/1/2008	\$0.00

Area Sales Report

Recent Sales in Area

Sketch Information



The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.
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 Developed by **Schneider** GEOS

3(a)

Prepared by:
IN + REC - Craig M. Herzog
Action Title Services of St. Johns County, Inc.,
3670 US 1 South, Suite 110
St. Augustine, Florida 32086
File Number: 07-3842

This Corporate Warranty Deed

This Indenture, made, May 5, 2008 A.D.
Between North Beach Investment, Inc., a Florida corporation whose post office address is:
4125 Coastal Highway, Saint Augustine, Florida 32084 a corporation existing under the laws
of the State of Florida, Grantor and St. Johns County, Florida, a Political Subdivision of the
State of Florida whose post office address is: 4020 Lewis Speedway- Real Estate Dept.,
Saint Augustine, Florida 32084, Grantee.

Witnesseth, that the said Grantor, for and in consideration of the sum of **Ten and No/100 Dollars (\$10.00)**,
to it in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the
said Grantee forever, the following described land, situate, lying and being in the County of **St. Johns**, State of Florida, to wit:

All of Block 47 of North Beach, as recorded in Map Book 3, Page 28 of the Public Records of St. Johns County, Florida,
Except the East 125 feet of the North one-half of said Block 47, together with all right, title and interest of Grantor, if any,
in and to that portion of Bay Street being adjacent to the above described property and which street was closed by
resolution adopted July 13, 1971 and recorded in Official Records Book 200, Page 134 of the Public Records of St. Johns
County, Florida.

Subject to restrictions as set forth in Schedule "B" attached hereto and by this reference made a part hereof.

SUBJECT TO covenants, restrictions, easements, limitations and reservations of record, if any. However, this
reference does not reimpose same. Subject to all applicable zoning ordinances and/or restrictions and
prohibitions imposed by governmental authorities, if any. Subject to taxes and assessments for the current year.

Parcel Identification Number: 145750-0050

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in
that neither Grantor(s) or any members of the household of Grantor(s) reside thereon as defined by Article X,
Section 4 of the Florida Constitution, nor is it adjacent to or contiguous with any of his/their homestead(s).

And the said Grantor does hereby fully warrant the title to said land, and will defend the same against the lawful
claims of all persons whomsoever.

In Witness Whereof, the said Grantor has caused this instrument to be executed in its name by its duly
authorized officer and caused its corporate seal to be affixed the day and year first above written.

North Beach Investment, Inc., a Florida corporation

Signed and Sealed in Our Presence:
TWO (2) SEPARATE WITNESSES ARE REQUIRED TO SIGN
AND PRINT NAMES:

By: 
Frank D. Usina
Its President

Witness Print Name: Craig M. Herzog

Witness Print Name: David A. Graubard

(Corporate Seal)

State of FLORIDA
County of ST. JOHNS

The foregoing instrument was acknowledged before me this **May 5, 2008**, by **Frank D. Usina**, the President of
North Beach Investment, Inc. A corporation existing under the laws of the State of , on behalf of the corporation.
He/She is personally known to me or has produced **A VALID DRIVER'S LICENSE** and who has taken an oath.

[Notary Seal]

NOTARY PUBLIC-STATE OF FLORIDA
Craig M. Herzog
Commission # DD498100
Expires: JAN. 27, 2010
Bonded thru Atlantic Bonding Co., Inc.

Notary Public  (Seal)
Notary Printed Name: Craig M. Herzog
My Commission Expires: 01/27/2010

**Schedule "B" to Warranty Deed
Restrictions**

AS
W

1. If this property is not used for a boat ramp and/or public park the property will revert back to the Grantor or their successor and or assigns.
2. Buyer shall construct and maintain a six foot tall vinyl privacy fence along the south and east side of the leased portion of Block 47 in North Beach Subdivision, Map Book 3, page 28 at approximately the existing tree line.
3. Buyer shall also construct and maintain a six foot tall vinyl privacy fence along the south side of the east 125 feet of the North ¼ of Block 47 of North Beach Subdivision, Map Book 3, page 28. The fences shall be constructed at the same time buyer constructs the intended improvements.
4. Public access to the premises shall be by way of Euclid Avenue only. No vehicular access shall be permitted from Myrtle or 10th Street.
5. Prior to the construction, alteration, or reconstruction of the required improvements of the intended improvements on the premises or the removal of trees having a circumference in excess of six inches measured two feet above the surface of the ground, the buyer must submit to the seller for approval a site plan depicting vehicular access to the premises, anticipated tree removal, and all boat ramps, docks, restroom facilities, buildings, parking areas, picnic areas, driveways, walks, landscaping, drainage systems, signage and other improvements currently existing or to be constructed on the Premises. The Sellers approval of such site plan shall not be unreasonably withheld or delayed.
6. Buyer may use the Premises for the purpose of operating a boat launch ramp and docks with associated parking, fishing, and picnic areas ("Buyer's Intended Use") provided such is made available for public use without charge or fee and such is not in violation of any applicable law, ordinance, or regulation of any governmental body having jurisdiction thereof. Buyer shall not use or suffer to be used the Premises or any portion thereof for any commercial venture (whether owned and/or operated by buyer or a third party) or any purpose or purposes other than those specified above without the Seller or their successor and/or assigns, prior written consent, which consent may be granted or withheld in Seller's sole discretion. Buyer shall regularly police the Premises to inhibit and/or suppress conduct by the public that is or may be a nuisance to neighboring property or in violation of any federal, state, or local law or ordinance, such as over flow parking on neighboring properties or along the rights-of-way of adjacent streets, the dumping of litter or trash on the Premises and neighboring properties, late night partying, excessive noise and/or loitering on the Premises.

PREPARED BY:
Michael D. Hunt
Deputy County Attorney
St. Johns County, Florida
500 San Sebastian View
St. Augustine, Florida 32084

Res 2010-216

QUIT CLAIM DEED

Made this Sept 14, 2010 A.D. by **NORTH BEACH INVESTMENT, INC.**, whose address is 4125 Coastal Highway, St. Augustine, Florida 32084 hereinafter called the Grantor, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 hereinafter called the Grantee:

Witnesseth, that the grantor, for and in consideration of the sum of \$ TEN AND NO/100 (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, does hereby remise, release, and quit claim unto the grantee forever, all the right, title, interest, claim and demand which the said grantor has in and to, all that certain land situate in St. Johns County, Florida

SEE ATTACHED EXHIBIT (A) FOR LEGAL DESCRIPTION

THIS QUIT CLAIM DEED IS GIVEN FOR THE SOLE PURPOSE OF RELEASING THE RESTRICTIONS AND REVERTER CLAUSE CONTAINED IN THAT CERTAIN DEED RECORDED IN OFFICIAL RECORDS BOOK 3077 PAGE 1850, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.


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

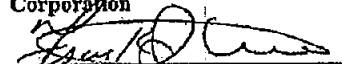
To Have and to Hold, the same together with all singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said grantor, either in law or equity, to only proper use, benefit and behoof of the said grantee forever.


In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

GRANTOR
North Beach Investment
Corporation, a Florida
Corporation


Witness Printed Name Kim Wiedman

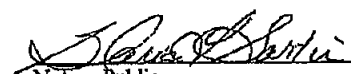

By: Frank D. Usina
President


Witness Printed Name Gloria F. Sartin

State of Florida
County of St. Johns

COPIES

The foregoing instrument was acknowledged before me this 14th Day
Of Sept. 2010, Frank D. Usina, President of North Beach Investment, Inc. who is
personally known to me or who has produced _____ as identification
and who has taken an oath.


Notary Public
Print Name _____
My Commission Expires _____

[NOTARY SEAL]



EXHIBIT "A"
LEGAL DESCRIPTION

All of Block 47 of North Beach, as recorded in Map Book 3, Page 28 of the Public Records of St. Johns County, Florida, except the East 125 feet of the North one-half of said Block 47, together with all right, title and interest of Grantor, if any, in and to that portion of Bay Street being adjacent to the above described property and which street was closed by resolution adopted July 13, 1971 and recorded in Official Records Book 200, Page 134 of Public Records of St. Johns County, Florida.

COPY



St. Johns County, FL

Vilano Boat Ramp

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Tax Bill

My Tax Bill

Estimate Taxes

Tax Estimator

2018 TRIM Notice

2018 TRIM Notice

2017 TRIM Notice

2017 TRIM Notice

Summary

Parcel ID 1494300000
 Location Address 101 VILANO CSWY
 SAINT AUGUSTINE 32084-0000
 Neighborhood M&B MA9 G3 (GOV) (4930,98)
 Tax Description* 7 PART OF UNSURVEYED PARTS DB235/511
*The Description above is not to be used on legal documents.
 Property Use Code County Owned (8600)
 Subdivision N/A
 Sec/Twp/Rng 8-7-30
 District City of St Augustine (District 452)
 Millage Rate 20.2171
 Acreage 10.000
 Homestead N

Owner Information

Owner Name St Johns County 100%
 City Of St Augustine 100%
 Mailing Address 500 SAN SEBASTIAN VW
 SAINT AUGUSTINE, FL 32084-0000

Map



Valuation Information

	2019
Building Value	\$18,535
Extra Features Value	\$201,991
Total Land Value	\$100,000
Agricultural (Assessed) Value	\$0
Agricultural (Market) Value	\$0
Just (Market) Value	\$320,526
Total Deferred Assessed Value	\$62,959
Assessed Value	\$257,567

Total Exemptions	2019
Taxable Value	\$257,567
	\$0

Values listed are from our working tax roll and are subject to change.

Historical Assessment Information

Year	Just (Market) Value
2018	\$321,988
2017	\$212,865
2016	\$213,628
2015	\$215,115
2014	\$211,508
2013	\$212,981
2012	\$214,200
2011	\$215,726
2010	\$217,199

Exemption Information

Exemption Type	Amount
County	\$257,567

Building Information

Building	1	Roof Structure	Wood Truss
Actual Area	555	Roof Cover	Composite Shingle
Conditioned Area	483	Interior Flooring	Sheet Vinyl
Actual Year Built	2007	Interior Wall	Drywall
Use	Snack Bars	Heating Type	Air Duct
Style	04	Heating Fuel	Central
Class	N	Air Conditioning	Central
Exterior Wall	Stucco	Baths	

Category	Type	Pct
Plumbing	5 Fixtures	100%
Foundation	Piers and Posts	100%
Exterior Wall	Stucco	100%
Roofing Structure	Wood Truss	100%
Roofing Cover	Composite Shingle	100%
Interior Walls	Drywall	100%
Interior Flooring	Sheet Vinyl	100%
Heating Type	Air Duct	100%
Air Conditioning	Central	100%
Electrical	Average	100%
Condition	Average	100%
Frame	Wood Frame	100%

Description	Conditioned Area	Actual Area
BASE AREA	483	483
OUTSIDE STAIRS	0	72
Total SqFt	483	555

Extra Feature Information

Code Description	BLD	Length	Width	Height	Units
Sprinkler Wet	0	0	0	0	483
Pole Light	0	0	0	0	90
Gazebo	0	0	0	0	625
Concrete Paving	0	0	0	0	4740
Concrete Paving	0	0	0	0	4163
Metal Fence 6'	0	0	0	0	68
Steel Door	0	6	3	0	18
Handicap Ramp	0	55	6	0	330
Deck (Unattached)	0	0	0	0	478
Bulkhead (Average)	0	0	0	0	3000
Boat Dock (High)	0	0	0	0	395
Asphalt Paving	0	0	0	0	12000

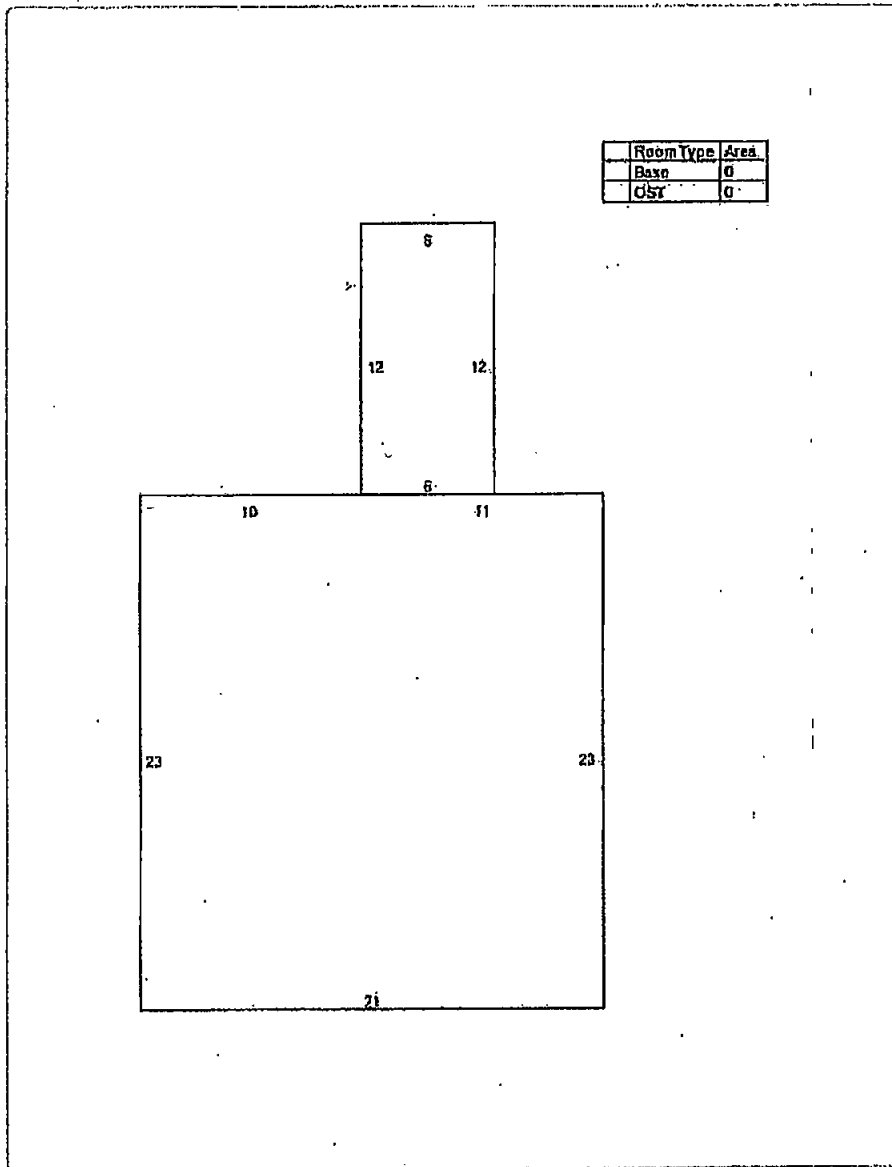
Land Information

Use Description	Front	Depth	Total Land Units	Unit Type	Land Value
County Owned	0	0	10	AC	\$100,000

Area Sales Report

Recent Sales in Area

Sketch Information



No data available for the following modules: Sale Information.

The St. Johns County Property Appraiser's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation.

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Version 2.2.23



ATTACHMENT E-7

ATTORNEYS CERTIFICATION OF TITLE 2012
(See Rule 66B-2.006(4) & 2.008(2) FAC)

OFFICE OF THE COUNTY ATTORNEY
500 San Sebastian View
St. Augustine, Florida 32084

March 12, 2012

TO WHOM IT MAY CONCERN:

I, Patrick F. McCormack, am the Attorney for St. Johns County, Florida. I hereby state that I have examined a copy of a deed from St. Augustine Port, Waterway and Beach District to Saint Johns County and the City of St. Augustine, Florida, dated March 21, 1957, conveying Fee Simple in the following described property:

*Part of Section 8, Township 7 South, Range 30 East, St. Johns County, Florida.
Deed Book 235, page 511.*

I have also examined a document showing that this property is listed on the tax rolls as belonging to the County and City. Finally, I have also examined such documents and records as necessary for this certification.

This property is what is now called "Vilano Boat Ramp".

I certify that St. Johns County and the City of St. Augustine do in fact own this property since the date of the above deed, March 21, 1957.

Very truly yours,

Patrick F. McCormack
County Attorney

64682

THIS DEED, Made this 24th day of March, 1957, between ST. AUGUSTINE PORT, WATERWAY AND BEACH COMMISSION of the ST. AUGUSTINE PORT, WATERWAY AND BEACH DISTRICT, St. Johns County, Florida, party of the first part, and SAINT JOHNS COUNTY, a political subdivision of the State of Florida, and THE CITY OF ST. AUGUSTINE, FLORIDA, a municipal corporation, organized and existing under and by virtue of the laws of the State of Florida, parties of the second part,

WITNESSETH: That the party of the first part for and in consideration of the sum of \$1.00 and other good and valuable considerations to it in hand paid, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto said parties of the second part, their successors and assigns forever, all that certain parcel of land lying and being in the County of St. Johns, and State of Florida, more particularly described as follows:

Commence at a concrete monument at the Northeast corner Section 8, Township 7 South, Range 30 East; thence S 89°28' W along the Section line 890.92 feet to a concrete monument on the East Shore of North River; thence continue S 89°28' W 3,482 feet to a concrete monument on said section line on the West side of North River, said concrete monument being 817.61 feet Easterly of an iron pipe marking the Northwest corner of said Section 8; thence S 4°57' E 1,258.4 feet to a point on the centerline of State Road No. A-1-A designated as Station 51+00 on the State Road Right-of-Way Map; thence S 41°29' E 100.00 feet to a concrete monument on the Easterly Right-of-Way of said State Road for the point of beginning; thence continue S 41°29' E 1,628.8 feet to a concrete monument on the Shore line of North River; thence Southwesterly along shore line 845 feet more or less to a concrete monument; thence N 41°29' W 1,371.6 feet; thence N 48°31' E 200 feet; thence N 41°29' W 500 feet to the East Right-of-Way line of State Road No. A-1-A; thence N 48°31' E along said Right-of-Way 600.0 feet to the point of beginning.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and ease-



ment, thereto belonging or in anywise appertaining;

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

IN WITNESS WHEREOF, said party of the first part has caused these presents to be signed in its name by its Chairman, and its official seal to be affixed, attested by its Secretary, the day and year above written.

ST. AUGUSTINE PORT, WATERWAY AND BEACH COMMISSION of the ST. AUGUSTINE PORT, WATERWAY AND BEACH DISTRICT

By W. I. Drysdale
Its Chairman



Hiram Faver
Its Secretary

Signed, sealed and delivered in the presence of:

Mildred O'Connell
Oliver Lawler

STATE OF FLORIDA
ST. JOHNS COUNTY;

I HEREBY CERTIFY that on this day before me, the undersigned officer, personally appeared W. I. DRYSDALE and HIRAM FAVER, Chairman and Secretary, respectively, of ST. AUGUSTINE PORT, WATERWAY AND BEACH COMMISSION of the ST. AUGUSTINE PORT, WATERWAY AND BEACH DISTRICT, St. Johns County, Florida, and as such officers authorized to execute instruments on behalf of said District, and known to me to be the persons described in and who executed the foregoing instrument freely and voluntarily as such officers for the uses and purposes therein mentioned, and that they affixed thereto the official seal of said District, and the said instrument is the act and deed of said District.

WITNESS my hand and official seal this 24th day of March, 1957.



Oliver Lawler
Notary Public, State of Florida at Large
My commission expires 12/12/57

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No. 2:59 Filed VER 11 1957
at 2:59 o'clock PM Recorded in the
Public Records of St. Johns County, Florida in the
book and pages noted above.