

RESOLUTION NO. 2023- 294

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A CORRECTIVE QUITCLAIM DEED FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, TO ST. JOHNS COUNTY FOR A PORTION OF THE RIGHT-OF-WAY OF OSCEOLA ELEMENTARY ROAD.

RECITALS

WHEREAS, The School Board of St. Johns County, Florida (“School Board”) conveyed to St. Johns County (“County”) certain property by deed recorded in Official Records Book 1425, page 129, of the public records of St. Johns County, Florida, for a portion of the right-of-way of Osceola Elementary Road; and

WHEREAS, research done in connection with a recent survey of the adjacent property found that a call was missing from the legal description in the deed; and

WHEREAS, School Board has executed and presented to the County a Corrective Quitclaim Deed, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to correct the legal description.

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

Section 1. The above Recitals are incorporated into the body of the Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Quitclaim Deed for the purpose mentioned above.

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

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

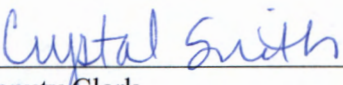
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of August, 2023.

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

Rendition Date AUG 15 2023

By: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk



This Instrument Prepared
Without Opinion of Title By:
Sidney F. Ansbacher, Esq.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

**CORRECTIVE
QUITCLAIM DEED**

(to correct legal description on deed recorded at Official Records 1425, page 129)

THIS INDENTURE, made this 13 day of JUNE, 2023, between THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 40 Orange Street, St. Augustine, Florida 32084, Grantor, to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is c/o Clerk of Court, 4020 Lewis Speedway, St. Augustine, Florida 32084, Grantee.

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

**SEE EXHIBITS "A-1" AND "A-2" ATTACHED
HERETO AND BY THIS REFERENCE MADE A PART
HEREOF (THE "REAL PROPERTY").**

**SUBJECT TO: Those matters listed on Exhibit "B"
attached hereto.**

**NOTE: This deed corrects the legal description in that
Warranty Deed recorded at Official Records 1425, page
129, public records of St. Johns County, Florida.**

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

[SIGNATURES FOUND ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the authorized representatives of the Grantor have hereunto set their hands and seals this 13th day of June, 2023.

Signed, sealed and delivered in our presence as witnesses:

Sarah Wilcox
Print Name: Sarah Wilcox

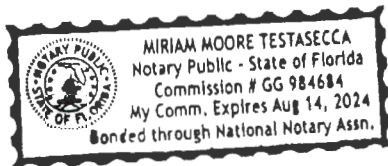
Judith Harvey
Print Name: Judith Harvey

THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: Kelly Barrera
Kelly Barrera
Its Chair

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13th day of June, 2023, by Kelly Barrera, as Chair of the School Board of St. Johns County, who is personally known to me or has produced _____ as identification.



Miriam Moore Testasecca
Notary Public
My Commission Expires: 8/14/24

[NOTARY SEAL]

EXHIBIT "A-1"

A strip of land 60 feet in width in the Northwest quarter of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, containing 1.8011 acres more or less and being more fully described as follows:

Beginning at the Northwest corner of the Northeast quarter of the Northwest quarter of Section 25; thence North 88 degrees 21 minutes 21 seconds East, on the north line of said Section 25, a distance of 39.16 feet thence southerly on a curve concave easterly with radius of 320.00 feet (bearing to center of curve being north 61 degrees 59 minutes 30 seconds East), through a central angle of 02 degrees 48 minutes 35 seconds, an arc distance of 15.69 feet to a point of reverse curve; thence on a curve to the right with radius of 380.00 feet, through a central angle of 18 degrees 12 minutes 24 seconds, an arc distance of 120.75 feet; thence South 12 degrees 36 minutes 41 seconds East, tangent to said curve, 1,157.13 feet to the point of a curve to the left with radius of 320.00 feet; thence on said curve to the left, through a central angle of 00 degrees 26 minutes 57 seconds, an arc distance of 2.51 feet; thence South 68 degrees 07 minutes 18 seconds West, on the south line of Parcel "A" (School Site) Exhibit "A", as recorded in Official Records Book 862, Page 1358, public records of said county, a distance of 30.33 feet to the centerline of the herein described strip of land; thence continuing South 68 degrees 07 minutes 18 seconds West, on said south line of Parcel "A", 30.28 feet to a point North 68 degrees 07 minutes 18 seconds East from the Northwest corner of Parcel "B" (access) of Exhibit "A" as recorded in Official Records Book 862, Page 1358; thence northerly on a curve concave easterly with radius of 380.00 feet, through a central angle of 01 degree 51 minutes 00 seconds, an arc distance of 12.27 feet; thence North 12 degrees 36 minutes 41 seconds West, tangent to said curve, 1,157.13 feet to the point of a curve to the left with radius of 320.00 feet; thence on said curve to the left, through a central angle of 18 degrees 12 minutes 24 seconds, an arc distance of 101.69 feet to a point of reverse curve; thence on a curve to the right with radius of 380.00 feet, through a central angle of 07 degrees 12 minutes 50 seconds, an arc distance of 47.85 feet; thence North 88 degrees 35 minutes 40 seconds East, on said north line of Section 25, a distance of 26.60 feet to the Point of Beginning.

EXHIBIT "A-2"

A 60-foot wide strip of land in the Northwest quarter of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, containing 0.4346 acre more or less and being more fully described as follows:

Commencing at the Northeast corner of said Northwest quarter of Section 25; thence South 01 degree 33 minutes 57 seconds East, on the east line of said Northwest quarter of Section 25, a distance of 925.49 feet; thence South 46 degrees 16 minutes 21 seconds West, on the south line of that land described in Parcel "A", Exhibit "A", as recorded in Official Records Book 875, Page 1578, public records of said county, 1,108.04 feet; thence North 14 degrees 00 minutes 56 seconds West, on the east line of Parcel "B" (access), Exhibit "A" as recorded in Official Records Book 862, Page 1358, public records of said county, 118.15 feet to the Point of Beginning at the most southerly corner of the herein described strip of land; thence northerly on a curve concave northeasterly with radius of 380.00 feet, through a central angle of 54 degrees 33 minutes 35 seconds, an arc distance of 361.85 feet, to a point on the north line of said Parcel "B" which is North 68 degrees 07 minutes 18 seconds East 2.21 feet from the northwest corner of said Parcel "B"; thence North 68 degrees 07 minutes 18 seconds East, on said north line of Parcel "B", 60.61 feet; thence southerly on a curve concave easterly with radius of 320.00 feet, through a central angle of 48 degrees 01 minutes 52 seconds, an arc distance of 268.26 feet; thence South 14 degrees 00 minutes 56 seconds East on the east line of said Parcel "B", 76.98 feet to the Point of Beginning.

EXHIBIT "B"

1. Taxes for the year 2023 and subsequent years.
2. The real property shall be used and maintained by Grantee as a public right of way for vehicular and pedestrian access, and installation of utilities, drainage facilities and signage.



Subject



2021 Aerial Imagery
July 24, 2023

*Osceola Elementary Road
Corrective Quitclaim Deed*

Land Management
Systems
Real Estate
Division
(904) 209-0790



Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.