

RESOLUTION NO. 92-203

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONER'S OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE EXECUTION OF A CERTAIN CONTRACT FOR THE PURCHASE OF CERTAIN PROPERTY MORE FULLY DESCRIBED IN THE COPY OF THE ATTACHED CONTRACT NECESSARY FOR IMPROVING THE INTERSECTION AT COUNTY ROAD 5A AND STATE ROAD 312 AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, St. Johns County, Florida, a political subdivision of the State of Florida, hereinafter called "County," has received an offer to sell certain property necessary for the County's improvements to the intersection at County Road 5A and State Road 312 from Sharon C. Dennison hereinafter called "Seller"; and

WHEREAS, the County is desirous of accepting the proposed Contract offered by said Sharon C. Dennison upon the terms and conditions contained therein, a copy of such proposed Contract being attached hereto and made a part hereof.

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

Section 1. The County accepts the aforementioned Contract by Sharon C. Dennison upon the terms and conditions contained therein:

Section 2. By its acceptance of such proposed Contract the County agrees to pay only the following costs involved in the purchase of said property from Sharon C. Dennison:

- a. To pay only the following costs involved in the purchase of said property from Sharon C. Dennison:
 - i. Title Insurance;
 - ii. Cost of preparation of the Deed; and
 - iii. Cost of recording the Deed; and
 - iv. Documentary stamps on the deed; and
 - v.. Any other charges which may be levied necessary to the recording of the Deed.

Section 3. The Chairman of the Board of County Commissioners, St. Johns County, Florida, and the Clerk of the Circuit Court for St. Johns County, ex-officio Clerk of the Board of County Commissioners, St. Johns County, Florida or his designated Deputy Clerk, be, and they are hereby, authorized and directed to duly execute and attest to the original of such Contract and Grant of Option.

Section 4. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 8th day of December, 1992.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
By: James Balvage
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

Janne Carter
Deputy — Clerk of the Circuit Court for

St. Johns County, ex officio
Clerk of the Board of County
Commissioners, St. Johns County
Florida.



C O N T R A C T

THIS AGREEMENT made and entered into this 8 day of December, 1992, by and between the Board of County Commissioners of ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, herein called "County" and Sharon C. Dennison, deeding non-homestead property hereinafter called "Seller".

W I T N E S S E T H:

WHEREAS, the County is desirous of purchasing, on a negotiated basis, a portion of the properties owned by the Seller and Seller is desirous of selling upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the County to acquire ownership of the property described in Exhibit "A" and highlighted on Exhibit "B" for the purpose of improving the intersection at County Road 5 A and State Road 312.

NOW, THEREFORE, in consideration of the mutual benefits, promises and consideration herein set forth, it is mutually agreed as follows:

1. Seller shall sell and the County shall buy, for the purchase price hereinafter set forth, all that real estate described in Exhibit "A" which exhibit is attached hereto and made a part hereof (the Property) and highlighted on Exhibit "B".

2. The purchase price of the Property to be purchased by the County shall be \$15,000.00.

3. Conveyance of the Property shall be by good and sufficient warranty deed which shall convey the property in fee simple. The County shall have thirty (30) days from the date of this contract to make such examination of title as it deems appropriate and shall advise the Seller, in writing, of any defects of title or exceptions thereto and Seller shall have fifteen (15) days from the date of such notice to clear such defects or exceptions and to close. The purchase price shall be paid at the time of closing.

4. It is understood and agreed that the County shall pay for a title insurance, cost of preparation of the deed, documentary stamps on the deed, recording of the deed, and any other charges which may be levied necessary to the recording of the deed. Property taxes will be prorated at time of closing.

5. Notices required to be sent to the County under this Contract shall be sent to the County Administrator at his office.

That part of Fractional Section 30, Township 7 South, Range 30 East, St. Johns County, Florida, described as follows:

Beginning at the southeast corner of the lands described in Official Records Book 441, Page 477 of the Public Records of said County; thence 88 degrees 58 minutes 00 seconds East, along the easterly extension of the south line of the lands as described in said Official Records Book 441, Page 477, a distance of 42.83 feet to the east line of said Fractional Section 30; thence South 01 degree 18 minutes 44 seconds East, along said east line of said Fractional Section 30, a distance of 407.65 feet to the intersection with the westerly extension of the south line of the lands described in Official Records Book 737, Page 717 of said Public Records; thence North 81 degrees 32 minutes 42 seconds West, along said westerly extension of the south line of the lands as described in said Official Records Book 737, Page 717, a distance of 45.44 feet to the west line of said Fractional Section 30; thence North 01 degree 02 minutes 00 seconds West, along the west line of said Fractional Section 30, a distance of 400.16 feet to the Point of Beginning.

Containing 0.40 acres, more or less.

DIVISION INDEX
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SEC. 46 AIRBORNE CADASTRAL MAP

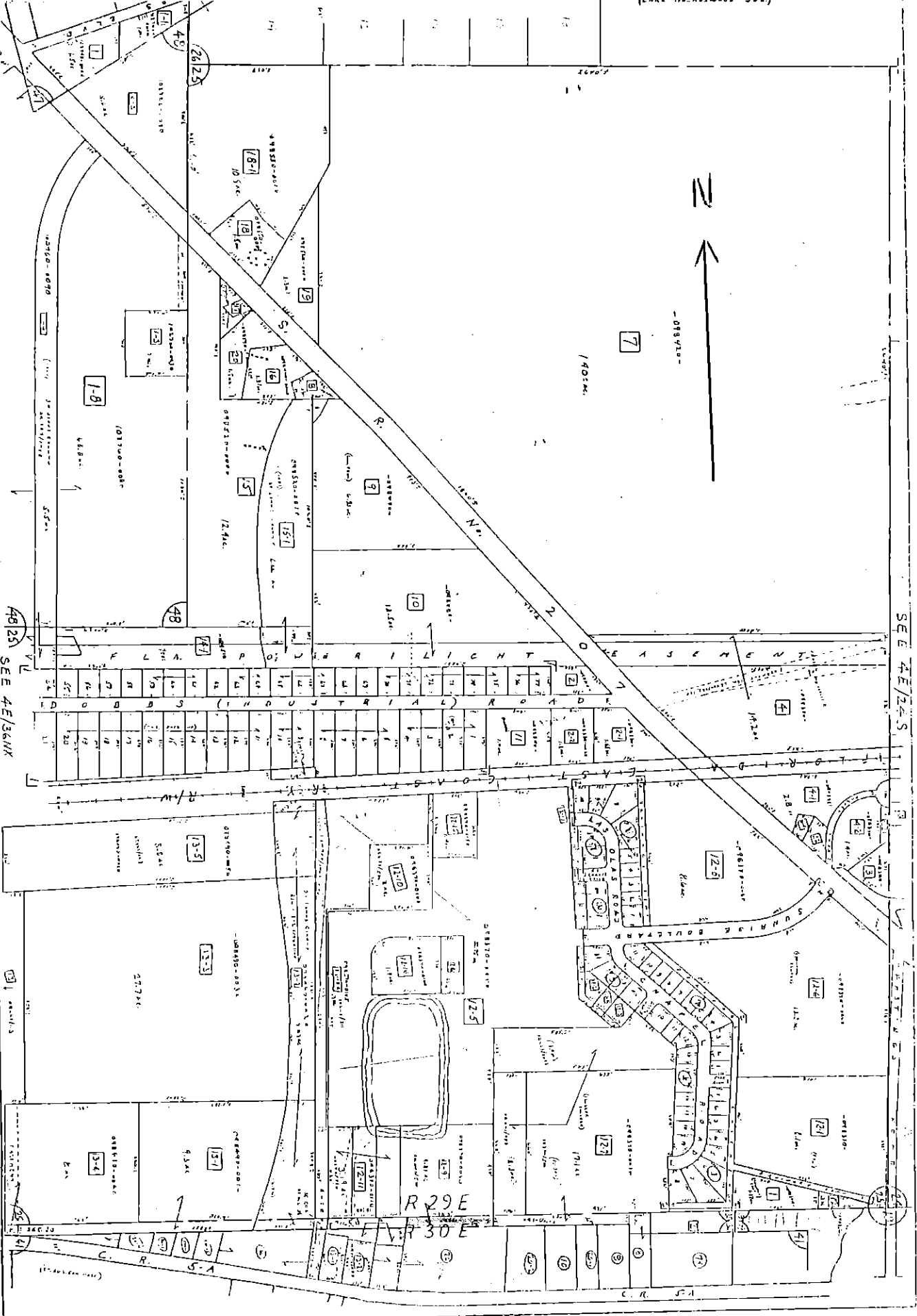
SECTION 46 AIRBORNE CADASTRAL MAP

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OVERLAYS AERIAL PHOTO 1974

ASSESSMENT MAP
ST. JOHNS COUNTY, FLORIDA
OFFICE OF PROPERTY APPRAISER

SECTION	RANGE	TRAIL	BLK. BOUND
25	75	29E	4E
			25N



SEE 5E/30N
EXHIBIT "B"