

RESOLUTION A

RESOLUTION NO. 96-51

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA AUTHORIZING THE COUNTY ADMINISTRATOR TO ACCEPT FRED S. AND MARGARET PATTERSON'S OFFER TO RELEASE THE COUNTY FROM ANY OBLIGATION TO PROVIDE ACCESS TO HIS PROPERTY ADJOINING THE CASA MONICA PROPERTY IN THE AMOUNT OF \$20,000.

WHEREAS, Fred S. and Margaret Patterson were given permission to access their property located at 214 St. George Street, through the Casa Monica property, as evidenced by the May 16, 1991 letter attached hereto as Exhibit A, incorporated by reference and made a part hereof; and

WHEREAS, the County has received an offer to sell the Casa Monica property and all un-recorded access licenses must be cleared before the buyer will enter into the Contract; and

WHEREAS, Fred S. and Margaret Patterson have offered to release the County from any obligation to provide access to their property adjoining the Casa Monica building for the sum of \$20,000.

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 offer from Fred S. and Margaret Patterson as stated in that Quit Claim Deed, General Release, and Release of Obligations, attached hereto and incorporated herein as Exhibit B, and authorizes the payment of \$20,000. in consideration for such release.

Section 2. The County Administrator is hereby authorized to execute said Quit Claim Deed, General Release, and Release of Obligations and remit to Fred S. and Margaret D. Patterson said consideration of \$20,000.

Section 3. That the Clerk is instructed to record/ and or file said Exhibit B as approved by the Office of the County Attorney and executed by the County Administrator.

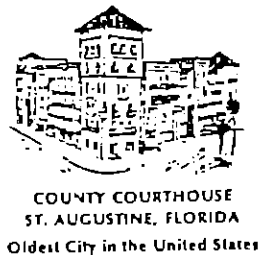
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA this 26th day of March, 1996.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY FLORIDA

BY: Ronald Jordan
Donald Jordan - Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Spemary Lewis
Deputy Clerk



BOARD OF COUNTY COMMISSIONERS

Historical St. Johns County, Florida

COUNTY ADMINISTRATOR

P. O. DRAWER 349
ST. AUGUSTINE, FLORIDA
32085-0349

TELEPHONE: 829-5666

TELEPHONE: 823-2500

EXHIBIT A TO RESOLUTION A

May 16, 1991

Mr. Fred S. Patterson, Jr.
214 St. George Street
St. Augustine, Florida 32084

Dear Mr. Patterson:

In reference to your letter to Mr. Halstead of April 20, 1991 regarding the access driveway off of the courthouse parking lot, the County will be receptive to closing the space #13 as you suggested and allowing you to construct a new gate at that location.

However, we will require you to close the existing gate and construct a wall to permanently close that space.

All permits and other requirements by the City of St. Augustine will be your responsibility. We will cooperate in any way we can to expedite the procedure.

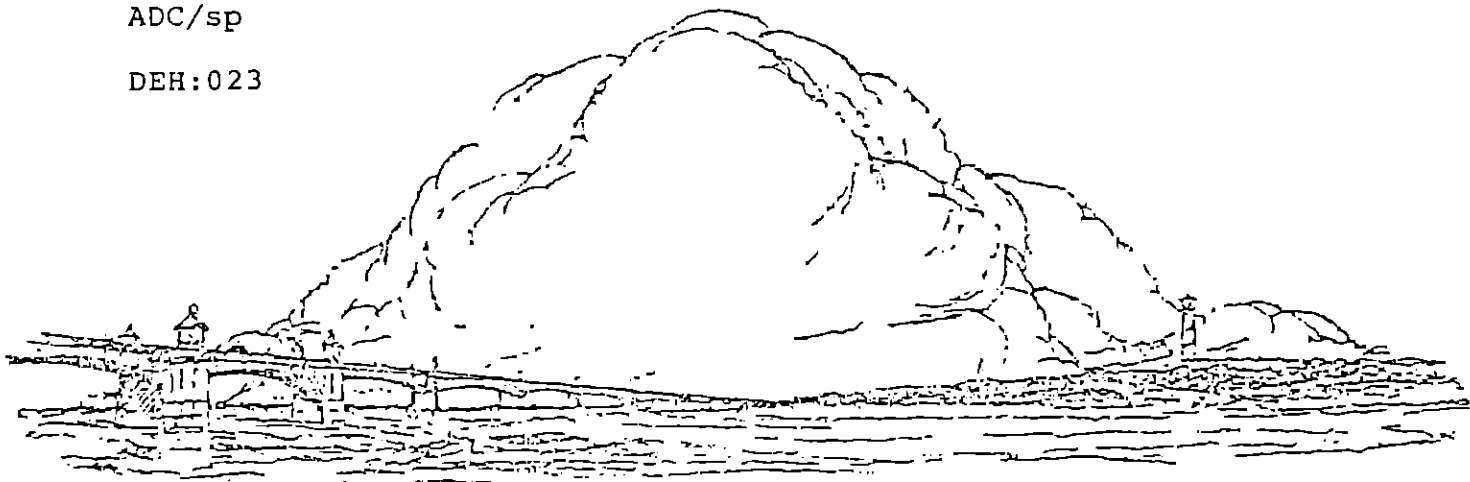
If this meets with your approval, get back with Mr. Halstead and we will start making arrangements to close the space #13 so that you can build your new gate and wall up the old gate.

Yours truly,

Andrew D. Campbell
St. Johns County
Interim County Administrator

ADC/sp

DEH:023



QUIT CLAIM DEED, GENERAL RELEASE,
AND RELEASE OF OBLIGATIONS

THAT FRED S. PATTERSON, JR. and MARGARET D. PATTERSON, husband and wife, (the "first party"), for and in consideration of the settlement and compromise of certain claims and other valuable considerations, received from or on behalf of ST. JOHNS COUNTY FLORIDA, (the "second party"), the receipt and sufficiency whereof are hereby acknowledged,

(Wherever used herein the terms "first party" and "second party" shall include singular and plural heirs, legal representatives, the assigns of the individuals, subsidiaries and the successors and assigns of corporations, wherever the context so admits or requires)

HEREBY remise, release, acquit, satisfy, and forever discharge the second party, of and from all and all manner of obligation, sequela, action and actions, cause and causes of action, suits, debts, dues, sums of money, accounts, reckonings, bonds, bills, specialties, covenants, contracts, controversies, agreements, promises, variances, trespasses, damages, judgements, executions, claims and demands whatsoever, in law or in equity, which the first party ever had, now has or which the first party and any personal representative, successor, heir or assign of the first party hereinafter can, shall or may have, against the second party, for, upon or by reason of any matter, cause or thing whatsoever, from the beginning of the world to the date of this General Release. Without limiting the generality of the foregoing, the first party hereby releases, acquits, and forever discharges the second party of and from any liability, cause of action, suite, claim or demand arising out of any obligation concerning or relating to any license or easement providing access to real property described in Exhibit A hereto, record title to which is held by the first party, across real property described in Exhibit B hereto, record title to which is held by the second party. Any such license or easement being made hereby null and void forever. This release specifically includes, but is not limited to, the first parties' release of the second party from all claims, liabilities, or obligations for (1) any improvement or loss of any use of property that may be required to provide alternative access to the property described in Exhibit A as a result of this release and quit claim, or (2) any loss or diminishment of use or value of improvement to any property as may be otherwise caused by the release or quit claim of any license or easement. This release of the second party and its successors and assigns, by the first party and all successors, heirs, assigns of the first party, is appurtenant to the lands hereintofore described, and shall run with the title to such lands to release any claim originating prior to the date of this release is executed by the County Administrator of St. Johns County, Florida.

This release and quit claim is to be given by the first party to the second party in consideration of payment of a sum of Twenty Thousand Dollars (\$20,000.00) from the second party to the first party, and this agreement and release shall be binding on both the first and second parties immediately upon approval of this Release and Quit Claim by the Board of County Commissioners of St. Johns County which approval shall be acknowledged by the signature hereon by the County Administrator of St. Johns County. The required payment of \$20,000 to the first party by the second party shall be made within 15 days after the date of execution of this agreement by the County Administrator.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 22nd day of March, 1996.

Signed, sealed and delivered in the presence of:

Diane Lehmann
Diane Lehmann
(Name Printed or Typed)

Karen Ann Clark
Karen Ann Clark
(Name Printed or Typed)

As to Fred S. Patterson, Jr.

Diane Lehmann
Diane Lehmann
(Name Printed or Typed)

Karen Ann Clark
Karen Ann Clark
(Name Printed or Typed)
As to Margaret D. Patterson

"FIRST PARTY"
Fred S. Patterson, Jr.
Fred S. Patterson, Jr.

Address: P.O. Box 3524
St. Augustine, FL 32085

Margaret D. Patterson
Margaret D. Patterson

Address: P.O. Box 3524
St. Augustine, FL 32085

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 22nd day of March, 1996 by Fred S. Patterson, Jr., who is personally known to me or who has produced _____ as identification.

Mary Anita Scott
Notary Public, State of Florida
Mary Anita Scott
(Name of Notary, typed or printed)
Commission Number: _____
Commission Expires: _____
(Seal)



MARY ANITA SCOTT
MY COMMISSION # CC292560 EXPIRES
June 7, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 2nd
day of March, 1996 by Margaret D. Patterson, who is
personally known to me or who has produced _____
as identification.

Mary Anita Scott
Notary Public, State of Florida

Mary Anita Scott
(Name of Notary, typed or printed)

Commission Number:

Commission Expires:



MARY ANITA SCOTT
MY COMMISSION # CG292560 EXPIRES
June 7, 1997
BONDED THRU TROY FAIR INSURANCE, INC.

(Seal)

"SECOND PARTY

St. Johns County by and through
its Board of County Commissioners

By: Nicholas M. Meiszer
Nicholas M. Meiszer,
County Administrator

Date: MAR 28 1996

Attest:

Rosemary Lewis
Deputy Clerk