

RESOLUTION NO. 97-150

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE WARRANTY DEEDS THAT CONVEY THE OSCEOLA SCHOOL ROAD PROPERTY TO ST. JOHNS COUNTY.

WHEREAS, in 1991 Howard Mizell, Jr. executed the Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying to St. Johns County the entrance portion of the Osceola School Road; and

WHEREAS, Flagler College agreed in the 1991 Statement of Understanding, to convey the portion of the Osceola School Road as described in Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, the St. Johns County School Board also agreed in the Statement of Understanding to convey the portion of Osceola School Road as described in Exhibit "C-1" and "C-2", incorporated by reference 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 Warranty Deed from Howard Mizell, Jr., attached hereto as Exhibit "A" is hereby accepted.

Section 2. The Warranty Deeds from Flagler College and the St. Johns County School Board are hereby approved with the descriptions of the right-of-way as defined in Exhibits "B" and "C-1" and "C-2".

Section 3. The Clerk is authorized to record the Warranty Deeds in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED this 23 day of September, 1997, by the Board of County Commissioners of St. Johns County, Florida.

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

By: 
David J. Bruner, Chairman

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

EXHIBIT "A"
to Resolution

THIS INSTRUMENT PREPARED BY:
JOHN D. BAILEY, JR.
UPCHURCH, BAILEY & UPCHURCH, P.A.
780 NORTH PONCE DE LEON BOULEVARD
POST OFFICE DRAWER 3007
ST. AUGUSTINE, FLORIDA 32085-3007

*Copy
unrecorded
and*

WARRANTY DEED

THIS INDENTURE, made this 1st day of April, 1991,
between HOWARD W. MIZELL, JR., as Personal Representative and Sole
Beneficiary Under the Will of Howard W. Mizell, Deceased, Grantor, and
ST. JOHNS COUNTY, a political subdivision of the State of Florida,
whose post office address is c/o Clerk of the Circuit Court, St.
Augustine, St. Johns County, 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 and
sold to the said Grantee and Grantee's heirs and assigns forever, the
following described land situate, lying and being in St. Johns County,
Florida, to-wit:

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

Parcel Identification Number: 098420-0000

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

and 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, Grantor has hereunto set her hand and seal on
the day and year first above written.

Signed, sealed and delivered
in the presence of:

Patricia B. Vestal
Witness

Howard W. Mizell, Jr.
HOWARD W. MIZELL, JR., as Personal
Representative and Sole Beneficiary
Under the Will of Howard W. Mizell,
Deceased

Malcolm N. Clark
Witness

STATE OF North Carolina
COUNTY OF Rockingham

I HEREBY CERTIFY that on this day before me personally appeared
HOWARD W. MIZELL, JR., as Personal Representative and Sole Beneficiary
Under the Will of Howard W. Mizell, Deceased, to me known to be the
person described in and who executed the foregoing instrument and he
acknowledged before me that he executed the same for the uses and
purposes therein expressed.

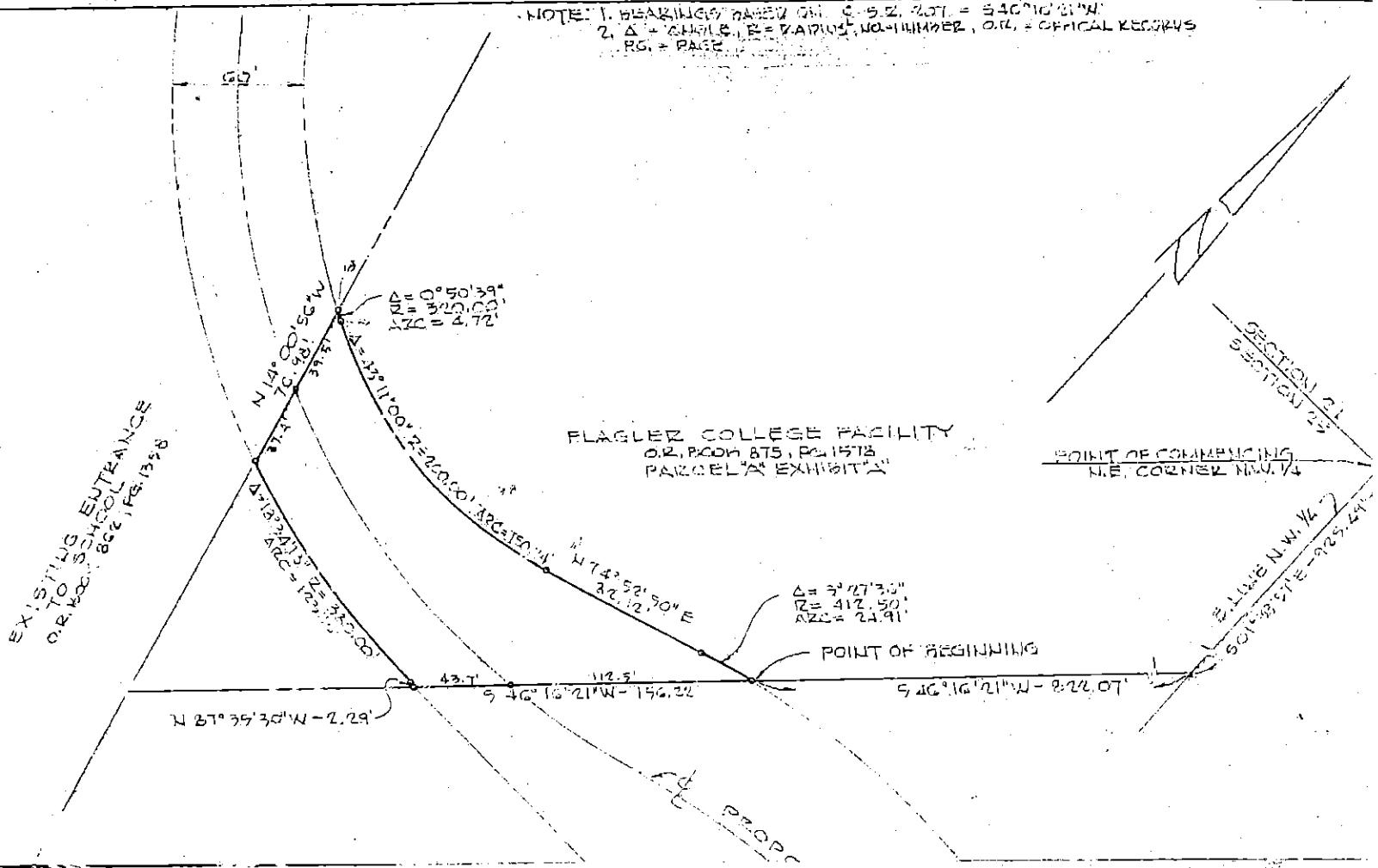
WITNESS my hand and official seal in the County and State last
aforesaid this 1st day of April, 1991.

Patricia B. Vestal
Notary Public
State of North Carolina
My commission expires: 1-20-96

Warranty Deed

EXHIBIT "B" to Resolution

NOTE: 1. BEARINGS BASED ON C.S.Z. 201 = S40°16'21"W
 2. Δ = CHANG. BE = RADIUS, NO. NUMBER, O.R. = OFFICIAL RECORDS
 R.C. = PAGE



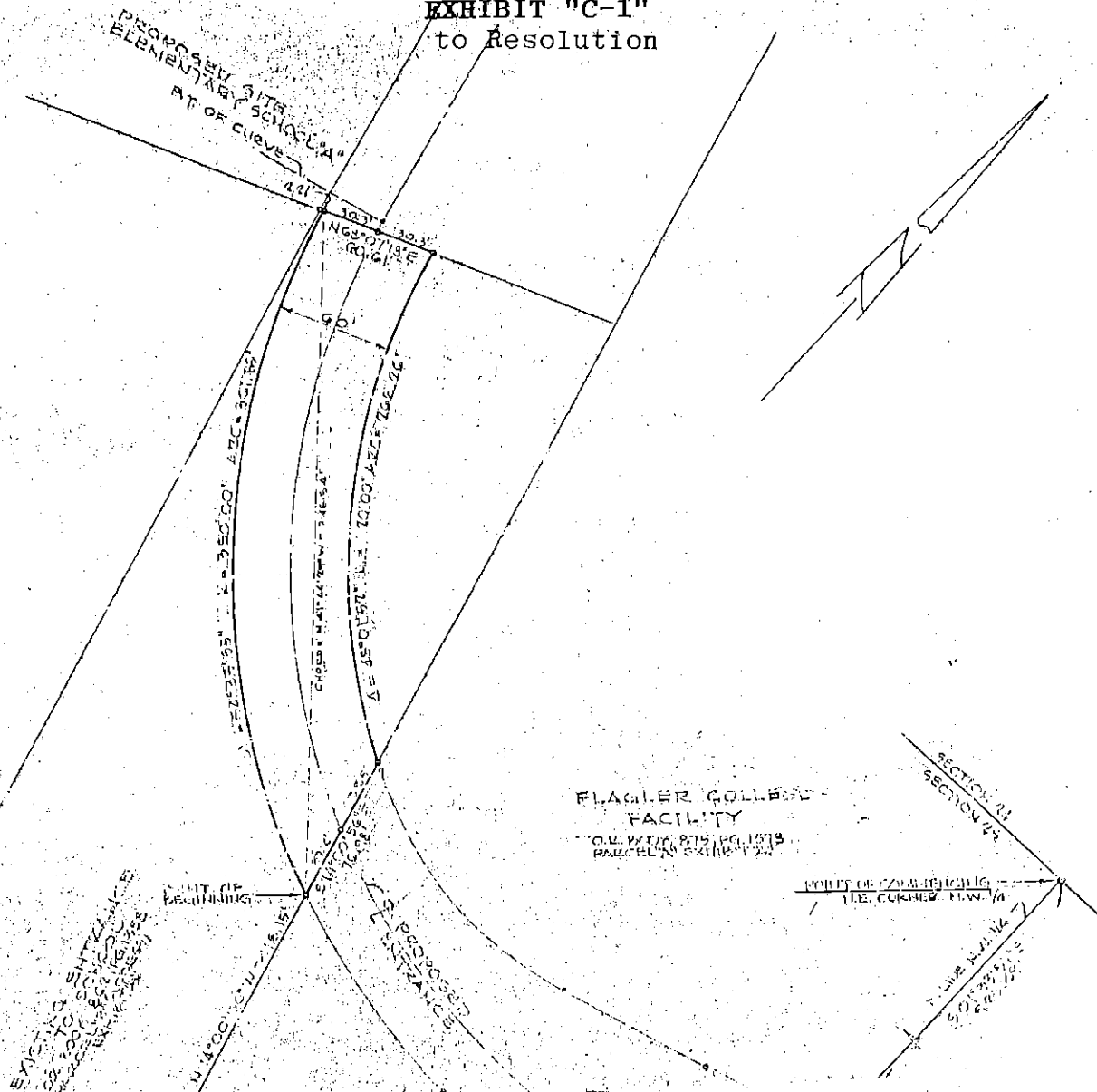
SKETCH
 FOR BOARD OF PUBLIC INSTRUCTION
 PART OF SECTION 25, TOWNSHIP 7 S, RANGE
 29 E, ST. JOHNS COUNTY, FL.
 SCALE: 1" = 50'
 FEBRUARY 18, 1991

DESCRIPTION: RIGHT OF WAY FOR ROAD ON FLAGLER COLLEGE PROPERTY:

A PARCEL OF LAND IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, CONTAINING 0.3100 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, 822.07 FEET TO THE POINT OF BEGINNING AT THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUING SOUTH 46 DEGREES 16 MINUTES 21 SECONDS WEST, ON SAID SOUTH LINE OF PARCEL "A", 156.22 FEET; THENCE NORTH 87 DEGREES 35 MINUTES 30 SECONDS WEST 2.29 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 380.00 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 18 DEGREES 34 MINUTES 13 SECONDS, AN ARC DISTANCE OF 123.16 FEET; THENCE NORTH 14 DEGREES 00 MINUTES 56 SECONDS WEST, ON THE WEST LINE OF SAID PARCEL "A", 76.98 FEET; THENCE SOUTHERLY ON A CURVE CONCAVE NORTHEASTERLY WITH RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 00 DEGREES 50 MINUTES 39 SECONDS, AN ARC DISTANCE OF 4.72 FEET TO A POINT OF COMPOUND CURVE; THENCE ON A CURVE CONCAVE NORTHERLY WITH RADIUS OF 200.00 FEET, THROUGH A CENTRAL ANGLE OF 43 DEGREES 11 MINUTES 00 SECONDS, AN ARC DISTANCE OF 150.74 FEET; THENCE NORTH 74 DEGREES 52 MINUTES 50 SECONDS EAST, TANGENT TO SAID CURVE WITH RADIUS OF 200.00 FEET, A DISTANCE OF 82.12 FEET TO THE POINT OF A CURVE TO THE RIGHT WITH RADIUS OF 412.50 FEET; THENCE ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 03 DEGREES 27 MINUTES 36 SECONDS, AN ARC DISTANCE OF 24.91 FEET TO THE POINT OF BEGINNING.

EXHIBIT "C-1"
to Resolution



FLAGLER COLLEGE FACILITY
O.L. 875, P. 1578
PARCEL "A" EXHIBIT "A"

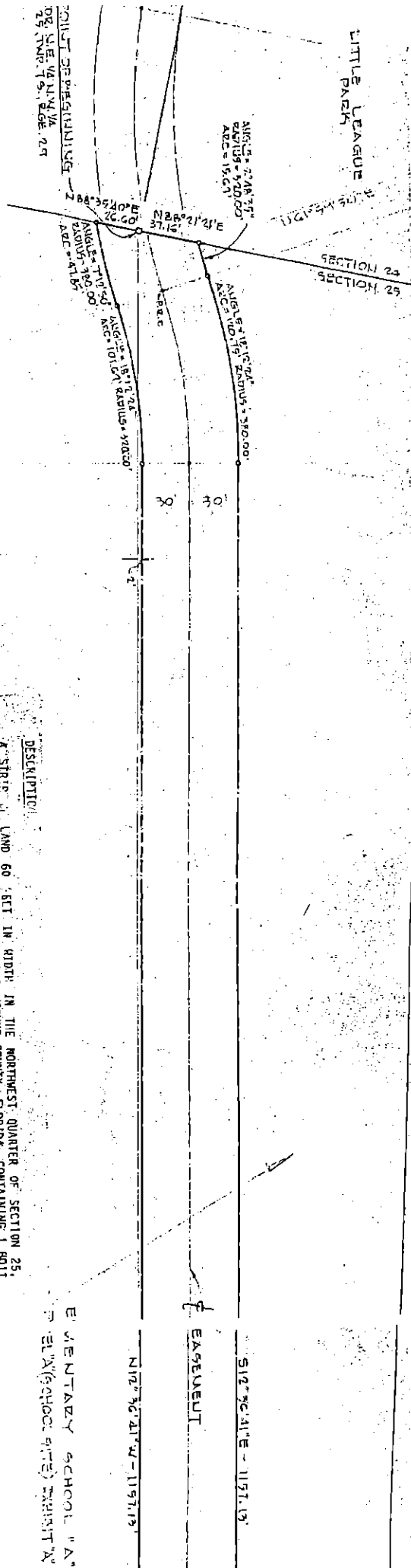
DESCRIPTION: 60 FOOT WIDTH STRIP FOR ROAD THROUGH "ACCESS" PARCEL - R.P. 1.

A 60.00 FOOT WIDTH 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 "D" (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 300.00 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", 60.51 FEET; THENCE SOUTHERLY ON A CURVE CONCAVE EASTERLY WITH RADIUS OF 320.00 FEET, THROUGH A CENTRAL ANGLE OF 48 DEGREES 01 MINUTE 52 SECONDS, AN ARC DISTANCE OF 268.28 FEET; THENCE SOUTH 14 DEGREES 00 MINUTES 56 SECONDS EAST, ON THE EAST LINE OF SAID PARCEL "B", 76.90 FEET TO THE POINT OF BEGINNING.

Loren N. Jones, P.E./L.S.
906 Anastasia Blvd.
St. Augustine, FL 32004

EXHIBIT "C-2"
to Resolution



DESCRIPTION

A STRIP OF LAND 60 FEET IN WIDTH IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 7 SOUTH, RANGE 29 EAST, 5TH, JOHN'S COUNTY, FLORIDA, CONTAINING 1.8011 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25; THENCE NORTH 88 DEGREES 21 MINUTES 21 SECONDS EAST, QUARTER OF SAID SECTION 25; A DISTANCE OF 39.16 FEET; THENCE SOUTHERLY ON THE NORTH LINE OF SAID SECTION 25; A DISTANCE OF 320.00 FEET; (BEARING TO CENTER OF CURVE CONCAVE EAST) WITH RADIUS OF 320.00 FEET; THROUGH A CENTRAL ANGLE OF 02 DEGREES 48 MINUTES 35 SECONDS; AN ARC DISTANCE OF 15.69 FEET TO A POINT OF TANGENCY; THENCE ON A CURVE TO THE RIGHT WITH RADIUS OF 380.00 FEET; THROUGH A CENTRAL ANGLE OF 18 DEGREES 12 MINUTES 41 SECONDS; AN ARC DISTANCE OF 120.75 FEET; THENCE SOUTH 12 DEGREES 12 MINUTES 41 SECONDS EAST, TANGENT TO SAID CURVE; 1.15713 FEET TO THE POINT OF A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 00 DEGREE 26 MINUTES 18 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 HERBICIDE DESCRIBED STRIP OF LAND; THENCE CONTINUING SOUTH 60 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 "A" (ACCESS) OF EXHIBIT "A", AS RECORDED IN OFFICIAL RECORDS BOOK 826, PAGE 1388; THENCE NORTH 04 DEGREE 31 MINUTES 51 SECONDS WEST; AN ARC DISTANCE OF 12.27 FEET; THENCE NORTH 12 DEGREES 06 MINUTES 41 SECONDS WEST; TANGENT TO SAID CURVE; 1.15713 FEET TO THE POINT OF A CURVE TO THE LEFT WITH RADIUS OF 320.00 FEET; THENCE ON A CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 12 DEGREES 12 MINUTES 41 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 47.88 FEET; THENCE NORTH 82 DEGREES 15 MINUTES 40 SECONDS EAST ON SAID NORTH LINE OF SECTION 25; A DISTANCE OF 28.60 FEET TO THE POINT OF BEGINNING.

E. MENTAZAY SCHOOL "A"

N 12° 30' 41" E - 1157.13'

S 12° 30' 41" E - 1157.13'

EXHIBIT "A"

to Deed

A parcel of land in the Northwest quarter of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, containing 1.1936 acres, more or less, and being more fully described as follows:

Commencing at the Northeast corner of said Northwest quarter of Section 25; thence South $01^{\circ}33'57''$ East, on the East line of said Northwest quarter of Section 25, a distance of 925.49 feet; thence South $46^{\circ}16'21''$ 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, 822.07 feet to the Point of Beginning at the Northwest corner of the herein described parcel of land; thence Easterly on a curve concave Southerly with radius of 412.50 feet, through a central angle of $54^{\circ}39'22''$, an arc distance of 393.50 feet (chord for said curve being South $74^{\circ}19'53''$ East, 378.75 feet) to a point of reverse curve; thence on a curve to the left with radius of 25.00 feet, through a central angle of $86^{\circ}43'27''$, an arc distance of 37.84 feet; thence South $46^{\circ}16'21''$ West, on the North right-of-way line of State Road No. 207, a 100 foot width right-of-way, 175.48 feet; thence Northerly on a curve concave Northwesterly with radius of 25.00 feet (bearing to center of curve being North $43^{\circ}43'39''$ West) through a central angle of $95^{\circ}27'54''$, an arc distance of 41.65 feet to a point of compound curve; thence Westerly on a curve to the left with radius of 287.50 feet, through a central angle of $38^{\circ}23'57''$, an arc distance of 192.68 feet; thence North $87^{\circ}35'30''$ West, tangent to said curve with radius of 287.50 feet, a distance of 208.52 feet; thence North $46^{\circ}16'21''$ east, on said South line of Parcel "A", 156.22 feet to the Point of Beginning.

EXHIBIT "B"

to Deed

SUBJECT TO: Taxes for the year 1991 and subsequent years.

SUBJECT TO: The following restriction:

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.