

**RESOLUTION NO. 98- 170**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE EXECUTION OF A COUNTY DEED RE-CONVEYING AN UNUSED PORTION OF AN EASEMENT IN REMINGTON FOREST PER FLORIDA STATUTE 255.22(1).**

**WHEREAS**, C.A.S. Properties, Incorporated, a Florida Corporation and First Pioneer Corporation, a Florida Corporation, granted, without receipt of valuable consideration, to St. Johns County an easement for drainage and utilities over a portion of Lot 18, Remington Forest, Unit One, as shown in the attached Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the portion of the easement has never been used for the purpose it was designated and the owner of Lot 18 has requested in writing that the County re-convey the easement rights; and

**WHEREAS**, pursuant to Florida Statute 255.22(1) property conveyed to the County for a specific purpose that is not used for that purpose for a period of 60 months, the County may execute and deliver a deed conveying the property to the adjoining property owner or his assigns.

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

1. The above whereas clauses are hereby incorporated by reference, and it is found that the requirements of Section 255.22(1) F.S. conveying property not used for a specific purpose have been met.

2. The County Deed re-conveying easement rights, in substantially the form attached as Exhibit "B", incorporated by reference and made a part hereof, is approved and shall be executed by the Chairman of the Board of County Commissioners.

3. The Clerk is instructed to record the County Deed in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 8 day of September, 1998.

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

BY: Moses A. Floyd  
Moses A. Floyd, Chairman

ATTEST: Cheryl Strickland, Clerk  
By: Christina No. Grande  
Deputy Clerk



## EXHIBIT "A"

A PART OF LOT 18, AS SHOWN ON MAP OF REMINGTON FOREST UNIT ONE, AS RECORDED IN PLAT BOOK 18, PAGES 58-60, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF SAID LOT 18, FROM THE POINT OF REFERENCE THUS DESCRIBED: THENCE RUN NORTH 17°44' 53" EAST, ALONG THE WESTERLY LINE OF SAID LOT 18, A DISTANCE OF 48.37 FEET; THENCE RUN SOUTH 72°15' 07" EAST, DEPARTING SAID WESTERLY LOT LINE, A DISTANCE OF 3.14 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED; THENCE RUN SOUTH 47°06' 05" EAST A DISTANCE OF 4.82 FEET; THENCE RUN NORTH 17°44' 53" EAST AND PARALLEL TO THE SAID WESTERLY LINE OF LOT 18 AND A DISTANCE OF 11.33 FEET; THENCE RUN SOUTH 42°53' 55" WEST, A DISTANCE OF 10.26 FEET TO THE POINT OF BEGINNING.

LANDS THUS DESCRIBED CONTAIN 24.727 SQUARE FEET, MORE OR LESS.

EXHIBIT "B"

This Instrument Prepared By:  
Daniel J. Bosanko, Esq.  
Assistant County Attorney  
P.O. Box 1533  
St. Augustine, FL 32085-1533

**QUIT CLAIM DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this 11 day of September, 1998, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address County Administration Building, 4020 Lewis Speedway, St. Augustine, FL 32095, hereinafter "Grantor", to JAMES A. DUDLEY and LAURA H. DUDLEY, his wife, whose address is 2315 Remington Forest Court, Jacksonville, FL 32259, hereinafter called "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby remise, release, and forever quit claim unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Sections 125.411(3) and 255.22 F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

Parcel Account Number 001715-0180

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**THIS QUIT CLAIM DEED** is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;

*Mark P. Dequade*  
*Rec Secty*  
*- Bill Co -*

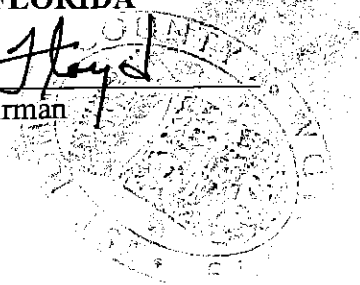
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of Purchases occurring prior to, or subsequent to the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

**RESERVING UNTO THE GRANTOR**, its successors and/or assigns an undivided three-fourths interest in, and title in and to an undivided three-fourths interest in, all the phosphate, minerals, and metals that are or may be in, on, or under the said land and an undivided one-half interest in all the petroleum that is or may be in, on, or under said land with the privilege to mine and develop the same.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chairman of the Board, the day and year aforesaid.

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

BY: Moses A. Floyd  
Moses A. Floyd, Chairman



**ATTEST:** Cheryl Strickland, Clerk

By: Patricia McGrande  
Deputy Clerk

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of September, 1998, by Moses A. Floyd, Chairman of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me or who has produced \_\_\_\_\_, as identification and who did (did not) take an oath.



**Yvonne Carter**  
MY COMMISSION # CC516022 EXPIRES  
February 3, 2000  
BONDED THRU TRU FAIN INSURANCE, INC.

Yvonne Carter  
Notary Public State of Florida  
My Commission Expires: February 3, 2000

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