

RESOLUTION NO. 99-145

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE DONATION OF PROPERTY FOR A RETENTION POND AND RIGHT-OF-WAY FROM DDI, INC. AND GATE PETROLEUM COMPANY FOR CONSTRUCTION OF THE INTERSECTION IMPROVEMENTS AT CR 210 AND US 1.**

**WHEREAS**, DDI, Inc. and Gate Petroleum Company have offered to donate the right-of-way and retention pond land required for the construction of the intersection improvements at CR 210 and US 1 and Old Dixie Highway, as more particularly described in the Warranty Deeds attached hereto as Exhibit "A" and Exhibit "B"; and

**WHEREAS**, it is in the best interest of the citizens of St. Johns County to accept the Warranty Deeds on the terms set forth therein.

**NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:**

Section 1. The donation of property is hereby approved and the Warranty Deeds in substantially the form attached hereto are hereby accepted by the County.

Section 2. The Clerk is instructed to record the Warranty Deeds in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 12 day of October, 1999.**

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

By: Marc A. Jacalone  
Marc A. Jacalone, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande  
Deputy Clerk

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

**WARRANTY DEED**

**THIS WARRANTY DEED** made and executed the \_\_\_\_ day of \_\_\_\_\_, 1999 by **D.D.I., INC.**, a Florida corporation, hereinafter called the Grantor, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is P. O. Drawer 349, St. Augustine, Florida 32085-0349, hereinafter called the Grantee:

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

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St. Johns County, State of Florida, described as follows:

PROPERTY AS DESCRIBED ON ATTACHED EXHIBIT "A", INCORPORATED BY REFERENCE AND MADE A PART HEREOF.

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

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 1998.

**IN WITNESS WHEREOF**, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of :

D.D.I, INC., a Florida Corporation

\_\_\_\_\_  
Witness:

\_\_\_\_\_  
By: Harry D. Francis  
Title: Vice President

\_\_\_\_\_  
Witness

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_ day of \_\_\_\_\_, 1999,  
by Harry D. Francis, as Vice President of D.D.I, Inc., a Florida corporation, on behalf of the  
corporation, who is personally known to me or has produced \_\_\_\_\_ as  
identification.

\_\_\_\_\_  
Notary Public  
Commission # \_\_\_\_\_  
My Commission Expires \_\_\_\_\_

## EXHIBIT "A"

PARCEL "C": A Parcel of land in Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Northeasterly right-of way line of U.S. Highway No. 1 and the West line of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida; thence S 41 degrees 01 minutes 01 seconds E along said Northeasterly right-of-way line, a distance of 2685.18 feet to the Southerly right-of-way line of County Road 210 (a 100 foot wide right-of-way as established by boundary survey map by H. Bruce Durden, dated May 5, 1993); thence N 41 degrees 37 minutes 26 seconds E departing said Northeasterly right-of way line and along said Southerly right-of-way line of County road 210, a distance of 623.06 feet to the Easterly right-of-way line of Old Dixie Highway (a 50.00 foot wide right-of-way as now established by monumentation) and the point of beginning; thence continue N 41 degrees 37 minutes 26 seconds E along said Southerly right-of-way line of County Road 210, a distance of 28.16 feet; thence S 00 degrees 56 minutes 07 seconds W a distance of 30.40 feet; thence S 39 degrees 50 minutes 25 seconds E a distance of 554.38 feet; thence S 50 degrees 09 minutes 35 seconds W a distance of 8.00 feet to said Easterly right-of-way line; thence N 39 degrees 50 minutes 25 seconds W along said Easterly right-of-way line a distance of 573.22 feet to said Southerly right-of-way line of County Road 210 and the point of beginning.

Containing 0.1100 acres more or less

PARCEL "D": A parcel of land in Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Northeasterly right-of-way line of U.S. Highway No. 1 and the West line of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida; thence S 41 degrees 01 minutes 01 seconds E along said Northeasterly right-of-way line a distance of 2584.35 feet to the Northerly right-of-way line of County Road 210 (a 100 foot wide right-of-way as established by boundary survey map by H. Bruce Durden dated May 5, 1993); thence N 41 degrees 37 minutes 26 seconds E, departing said Northeasterly right-of-way line and along said Northerly right-of-way line of County Road 210, a distance of 625.15 feet to the Easterly right-of-way line of Old Dixie Highway (a 50.00 foot wide right-of-way as now established by monumentation) and the point of beginning; thence continue N 41 degrees 37 minutes 26 seconds E, along said Northerly right-of-way line of County Road 210, a distance of 20.23 feet; thence N 89 degrees 03 minutes 53 seconds W a distance of 26.42 feet to said Easterly right-of-way line; thence S 39 degrees 50 minutes 25 seconds E along said Easterly right-of-way line a distance of 20.26 feet to said Northerly right-of-way line of County Road 210 and the point of beginning.

Containing 0.0047 acres more or less.

PARCEL "E": A parcel of land in Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Northeasterly right-of-way line of U.S. Highway No. 1 and the West line of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida; thence S 41 degrees 01 minutes 01 seconds E along said Northeasterly right-of-way line a distance of 2584.35 feet to the Northerly right-of-way line of County Road 210 (a 100 foot wide right-of-way as established by boundary survey map by H. Bruce Durden dated May 5, 1993); thence N 41 degrees 37 minutes 26 seconds E, departing said Northeasterly right-of-way line and along said Northerly right-of-way line of County Road 210, a distance of 625.15 feet to the Easterly right-of-way line of Old Dixie Highway ( a 50.00 foot wide right-of-way as now established by monumentation); thence continue N 41 degrees 37 minutes 26 seconds E along said Northerly right-of-way line of County Road 210, a distance of 416.11 feet to the point of beginning; thence continue N 41 degrees 37 minutes 26 seconds E along said Northerly right-of-way line a distance of 214.58 feet; thence N 14 degrees 19 minutes 11 seconds E, departing said Northerly right-of-way line of County Road 210, a distance of 68.82 feet; thence N 5 degrees 37 minutes 26 seconds E a distance of 41.04 feet; thence N 03 degrees 39 minutes 49 seconds E a distance of 44.49 feet; thence N 29 degrees 29 minutes 43 seconds W a distance of 39.42 feet; thence S 78 degrees 00 minutes 17 seconds W a distance of 28.39 feet; thence N 01 degrees 18 minutes 34 seconds W a distance of 31.35 feet; thence N 54 degrees 10 minutes 48 seconds W a distance of 42.73 feet; thence N 29 degrees 37 minutes 11 seconds W a distance of 41.75 feet; thence N 71 degrees 03 minutes 48 seconds W a distance of 38.72 feet; thence N 59 degrees 26 minutes 56 seconds W a distance of 13.94 feet; thence S 41 degrees 37 minutes 26 seconds W a distance of 348.36 feet; thence S 48 degrees 22 minutes 34 seconds E a distance of 290.00 feet to said Northerly right-of-way line of County Road 210 and the Point of beginning.

Containing 2.2236 acres more or less

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, made this 23<sup>rd</sup> day of April, 1999, BETWEEN, GATE PETROLEUM COMPANY, a Florida corporation, whose address is P. O. Box 23627, Jacksonville, FL 32241, hereinafter called Grantor, and ST. JOHNS COUNTY, a political subdivision of the State of Florida, whose business address is P.O. Drawer 349, St. Augustine, FL 32085-0349, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached Exhibit "A", incorporated by reference and made a part hereof.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed  
in Our Presence:**

**GRANTOR:  
GATE PETROLEUM COMPANY**

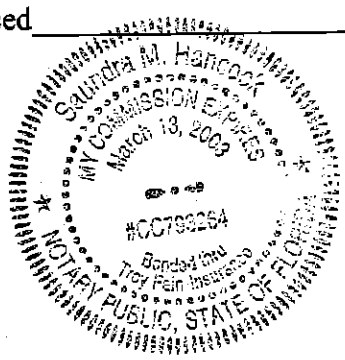
(sign) Rachel E. Krause  
(print) Rachel E. Krause

BY: George E. Nail  
George E. Nail, Vice President

(sign) Howard B. Weardon  
(print) HOWARD B. WEARDON

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of April, 1999, by GEORGE E. NAIL as VICE PRESIDENT of GATE PETROLEUM COMPANY, a Florida corporation, on behalf of the corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.



Sandra M. Hancock  
Notary Public  
My Commission Expires: 3-13-03

## Exhibit "A"

Parcel "B": A parcel of land in Section 11, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Northeasterly right-of-way line of U. S. Highway No. 1 and the West line of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida; thence South 41 degrees 01 minutes 01 seconds East along said Northeasterly right-of-way line a distance of 2668.04 feet to the Point of Beginning; thence continue South 41 degrees 01 minutes 01 seconds East along said Northeasterly right-of-way line a distance of 37.14 feet; thence departing said right-of-way line North 00 degrees 18 minutes 12 seconds East a distance of 30.04 feet to the Southerly right-of-way line of County Road 210 (a 100 foot wide right-of-way as established by boundary survey map by H.Bruce Durden dated May 5, 1993); Thence North 41 degrees 37 minutes 26 seconds East, along said Southerly right-of-way line of County Road 210 a distance of 532.10 feet; thence South 89 degrees 03 minutes 53 seconds East a distance of 26.64 feet to the Westerly right-of-way line of Old Dixie Highway (a 50.00 foot right-of-way as now established by monumentation); thence North 39 degrees 50 minutes 25 seconds West along said Westerly right-of-way line a distance of 37.61 feet; thence South 41 degrees 37 minutes 26 seconds West departing said Westerly right-of-way line a distance of 572.85 feet to said Northeasterly right-of-way line of U. S. Highway No. 1 and the Point of Beginning.

Containing 0.2327 acres more or less.