

RESOLUTION NO. 2000-187

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED CONVEYING CONTERA LAKE LOCATED IN SPANISH GARDEN ESTATES TO ST. JOHNS COUNTY.**

**WHEREAS**, Craig B. and Audrey Ann Thorn and Harold E. and Joanne Heller Waldron, have executed and presented to the County a Warranty Deed, and Audrey Ann Thorn has executed and presented to the County a Quit Claim Deed attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, the donation of Contera Lake will be used to improve the drainage issues in Spanish Garden Estates; and

**WHEREAS**, acceptance of the Warranty Deed and Quit-Claim Deed will better serve the health, safety and welfare of the citizens.

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

Section 1. The acceptance of the Warranty Deed and Quit-Claim Deed, attached hereto, as Exhibit "A" and Exhibit "B", are hereby approved.

Section 2. The Clerk is instructed to record the original Warranty Deed and Quit-Claim Deed in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED**, this 12<sup>th</sup> day of December, 2000.

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

By: Mary F. Kohnke  
Mary F. Kohnke, Chair

**ATTEST: Cheryl Strickland, Clerk**

Patricia Lopez Grande  
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

This instrument prepared by:  
HAMILTON D. UPCHURCH  
Upchurch, Bailey and Upchurch, P.A.  
780 North Ponce de Leon Boulevard  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN-7-00-233

WARRANTY DEED

THIS INDENTURE, Made this 13th day of November, 2000, between CRAIG BARTON THORN, a/k/a CRAIG B. THORN and AUDREY ANN THORN, his wife, and HAROLD ERWIN WALDRON, a/k/a HAROLDE. WALDRON and JOANNE HELLER WALDRON, his wife, all conveying their non-homestead property, Grantors, and ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of the State of Florida, whose mailing address is: 4020 Lewis Speedway, St. Augustine, St. Johns County, Florida 32095, Grantee,

WITNESSETH, That said Grantors, for and in consideration of the sum of \$10.00 and other good and valuable considerations to he in hand paid by said Grantee, the receipt whereof is hereby acknowledged, have granted, bargained and sold to the said Grantee, and its assigns forever, the following described land situate, lying and being in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto.

TOGETHER with all the tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, dower and right of dower, reversion, remainder and easement thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever. Provided however, the use of the subject property by Grantee, its successors and assigns, is restricted against any vertical development on any part of the subject lands.

And said Grantors do covenant with said Grantee that they are lawfully seized of the said premises, that they are free from all encumbrances, and that they have good right and lawful authority to sell the same; and said Grantors do hereby fully warrant the title to said land, and will defend same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantors have hereunto set their hands and seals on the day and year first above written.

Signed, sealed and delivered in the presence of:

Lacey A McAlum  
Print: Lacey A McAlum

Sarah Roberts  
Print: Sarah Roberts

Lacey A McAlum  
Print: Lacey A McAlum

Sarah Roberts  
Print: Sarah Roberts

Craig B Thorn

Craig B. Thorn  
#2 7<sup>th</sup> Street  
St. Augustine Beach, Florida 32080

Audrey Ann Thorn

Audrey Ann Thorn  
#2 7<sup>th</sup> Street  
St. Augustine Beach, Florida 32080

[Signature]  
Print: Sam Sieman

Gertrude R. Van Morris  
Print: Gertrude R. Van Morris

[Signature]  
Print: Sam Sieman

Gertrude R. Van Morris  
Print: Gertrude R. Van Morris

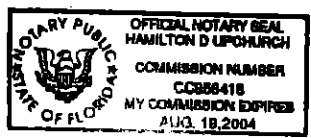
[Signature]  
Harold E. Waldron  
7101 Middleton Avenue  
St. Augustine, Florida 32086

[Signature]  
Joanne Heller Waldron  
7101 Middleton Avenue  
St. Augustine, Florida 32086

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of NOVEMBER, 2000, by Craig B. Thorn and Audrey Ann Thorn, his wife, as Grantors, who are personally known to me.



[Signature]  
Signature of Notary  
HAMILTON D. UPCHURCH  
Name of Notary typed, printed or stamped  
Notary Public, State of Florida at Large  
My Commission Number is \_\_\_\_\_  
My Commission expires \_\_\_\_\_

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 13<sup>th</sup> day of November, 2000, by Harold E. Waldron and Joanne Heller Waldron, his wife, as Grantors, who are personally known to me.



[Signature]  
Signature of Notary  
\_\_\_\_\_  
Name of Notary typed, printed or stamped  
Notary Public, State of Florida at Large  
My Commission Number is \_\_\_\_\_  
My Commission expires \_\_\_\_\_

EXHIBIT "A"

CONTERA LAKE PARCEL

A PARCEL OF LAND KNOWN AS CONTERA LAKE AS SHOWN ON PLAT OF SPANISH GARDEN ESTATES AS RECORDED IN MAP BOOK 11, PAGES 24 THROUGH 25 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 12, SAID SPANISH GARDEN ESTATES; THENCE SOUTH 89°16'00" EAST, ALONG THE SOUTHERLY LINE OF SAID LOT 12, A DISTANCE OF 18.10 FEET; THENCE SOUTH 00°44'00" WEST, ALONG THE WESTERLY LINE OF LOT 9, SAID SPANISH GARDEN ESTATES, A DISTANCE OF 148.09 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF CONTERA DRIVE AS NOW ESTABLISHED AS A 60 FOOT RIGHT OF WAY; SAID POINT ALSO LYING ON A CURVE CONCAVE SOUTHEASTERLY, A HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, CHORD BEARING OF SOUTH 30°28'50" WEST AND A CHORD DISTANCE OF 72.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 03°23'00" WEST, ALONG THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED CONTERA DRIVE, A DISTANCE OF 39.66 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 20.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF CONTERA DRIVE, A CHORD BEARING OF NORTH 47°03'30" EAST AND A CHORD DISTANCE OF 27.62 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°16'00" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 102.40 FEET; THENCE NORTH 11°59'30" WEST, ALONG THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NUMBER S-3 (ALTERNATE STATE ROAD A1A) AS NOW ESTABLISHED AS A 100 FOOT RIGHT OF WAY, A DISTANCE OF 553.58 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF AFOREMENTIONED CONTERA DRIVE; THENCE SOUTH 89°16'00" EAST, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, A DISTANCE OF 186.05 FEET TO THE POINT OF TANGENCY OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET; THENCE SOUTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF CONTERA DRIVE, A CHORD BEARING OF SOUTH 49°07'20" EAST AND A CHORD DISTANCE OF 25.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 08°59'00" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID CONTERA DRIVE, A DISTANCE OF 52.62 FEET TO A POINT OF CURVE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 80.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE SOUTHERLY RIGHT OF WAY SAID CONTERA DRIVE, A CHORD BEARING OF SOUTH 38°21'21" EAST AND A CHORD DISTANCE OF 78.48 FEET TO A POINT ON SAID CURVE, SAID POINT ALSO BEING THE NORTHWESTERLY CORNER OF AFOREMENTIONED LOT 12; THENCE SOUTH 00°44'00" WEST, ALONG THE WESTERLY LINE OF SAID LOT 12, A DISTANCE OF 140.59 FEET TO THE POINT OF BEGINNING. CONTAINING 2.41 ACRES, MORE OR LESS.

EXHIBIT "B" TO RESOLUTION

This instrument prepared by:  
HAMILTON D. UPCHURCH  
Upchurch, Bailey and Upchurch, P.A.  
780 North Ponce de Leon Boulevard  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN-7-00-233

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED, Executed this 10<sup>th</sup> day of NOVEMBER, 2000, by AUDREY ANN THORN, a/k/a AUDREY S. THORN, as sole heir and beneficiary under the Last Will and Testament admitted to probate November 1, 2000, of Gladys R. Lindhorn who died October 11, 1996, conveying her undivided interest in non-homestead property, Grantor, to ST. JOHNS COUNTY, a Political Subdivision of the State of Florida, whose mailing address is: 4020 Lewis Speedway, St. Augustine, Florida 32095, of the County of St. Johns, and State of Florida, Grantee;


WITNESSETH, That the said Grantor, for and in consideration of the sum of \$10.00 and other good and valuable considerations, to him in hand paid by said Grantee, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said Grantee forever, all the right, title, interest, claim and demand which said Grantor has in and to the lot, piece or parcel of land, situate, lying and being in the County of St. Johns, and State of Florida, more particularly described on Exhibit "A" attached hereto.

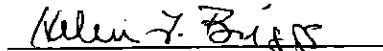
**Parcel I.D.# 161179-0001**

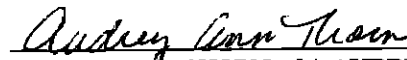
TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, to the only proper use, benefit and behoof of the said Grantee forever.

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:

  
Print: HAMILTON D. UPCHURCH

  
Print: HELEN T. BRIGGS

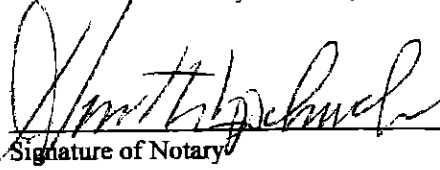
  
AUDREY ANN THORN, a/k/a AUDREY S. THORN

Address:

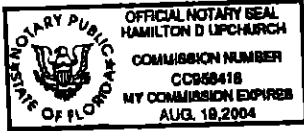
#2 7<sup>th</sup> Street  
St. Augustine, Florida 32080

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of NOVEMBER, 2000, by Audrey Ann Thorn a/k/a Audrey S. Thorn, who is personally known to me.



Signature of Notary

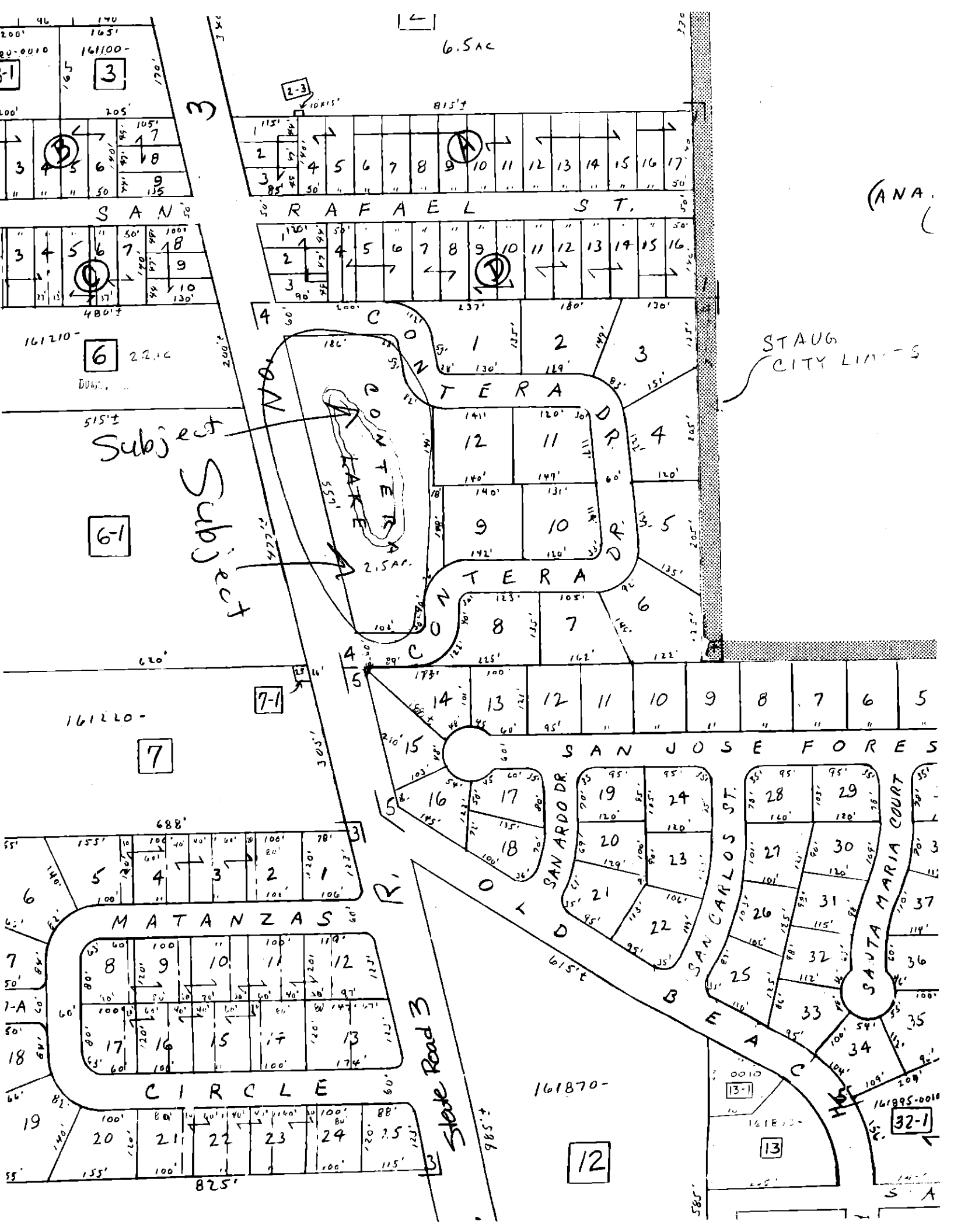


Name of Notary typed, printed or stamped  
Notary Public, State of Florida at Large  
My Commission Number is \_\_\_\_\_  
My Commission expires \_\_\_\_\_

EXHIBIT "A"

CONTERA LAKE PARCEL

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6.5 AC

(ANA)

ST AUG CITY LIMITS

Subject  
Subject

SAN JOSE FORES

R A F A E L S T.

C O N T E R A D R.

C O N T E R A D R.

SAN JOSE FORES

MATANZAS

CIRCLE

State Road 3

161870-

SAN CARLOS ST.

SANTA MARIA COURT

6-1

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12

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