

RESOLUTION NO. 2006- 279

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR A LIFT STATION SITE TO PROVIDE SEWER SERVICE TO OLD TOWN CONDOMINIUMS (FORMERLY KNOWN AS PORTOFINO) LOCATED ON STATE ROAD 16.

RECITALS

WHEREAS, St. Augustine Beach Investment, LLC, a Florida limited liability company, has executed and presented to the County a Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for a lift station site to provide sewer service to Old Town Condominiums (formerly known as Portofino) located on State Road 16; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept this Warranty Deed for the health, safety and welfare of the citizens in that area.

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

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Warranty Deed attached and incorporated hereto, is hereby accepted.

Section 3. The Clerk of the Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 22nd day of August, 2006.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Alicia DeGrande
Deputy Clerk

RENDITION DATE 8-24-06

Exhibit A to Resolution

RECORD AND RETURN TO GRANTEE

This instrument prepared by:
Jeffrey D. Smith, Esquire
Attorney at Law
10192 San Jose Blvd.
Jacksonville, Florida 32257

Parcel I.D. # 086890-0000

WARRANTY DEED

THIS WARRANTY DEED is made and executed this 31st day of July, 2006, by ST. AUGUSTINE BEACH INVESTMENT, L.L.C., a Florida Limited Liability Company; (hereinafter called the "Grantor"), to ST. JOHNS COUNTY, a political subdivision of the State of Florida, (hereinafter called the "Grantee"), whose address is:

WITNESSETH:

THAT THE GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, convey, alien, remise, release and confirm unto the Grantee, all that certain land situate in St. Johns County, Florida, being described as follows:

SEE EXHIBIT "A", ATTACHED HERETO AND MADE A PART HEREOF BY THIS REFERENCE TO THE SAME.

SUBJECT TO the easement in favor of Florida Power and Light Company, as recorded in Official Records Book 2597, page 1564, of the public records of St. Johns County, Florida.

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in Fee Simple forever.

AND THE GRANTOR does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever, except as aforesaid.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name by its proper officer as of the date set forth above.

ST. AUGUSTINE BEACH INVESTMENT, L.L.C., a
Florida Limited Liability Company, by its
Managing Member:

C. ATKERSON, INC., a Florida corporation,

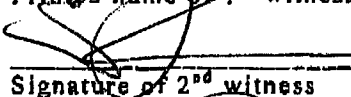
By: 
Serena L. Wakefield
Its Vice President

Address: 8833 Perimeter Park Boulevard
Suite 1104
Jacksonville, Florida 32216

SIGNED AND SEALED IN
OUR PRESENCE:


Signature of 1st witness

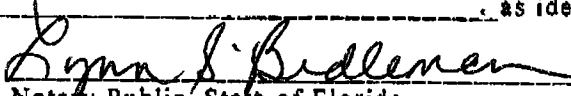
Lynn S. Bidleman
Printed name of 1st witness


Signature of 2nd witness

Sandra Palmer
Printed name of 2nd witness

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 31st day of July, 2006, by Serena L. Wakefield, as Vice President of C. Atkerson, Inc., a Florida corporation, the Managing Member of ST. AUGUSTINE BEACH INVESTMENT, L.L.C., a Florida Limited Liability Company, on behalf of the Company. She is personally known to me or has produced _____ as identification.


Notary Public, State of Florida

My Commission expires _____
Lynn S. Bidleman

LYNN S. BIDLEMAN
Notary Public, State of Florida
My comm. expires June 2, 2009
Comm. No. DD 432078

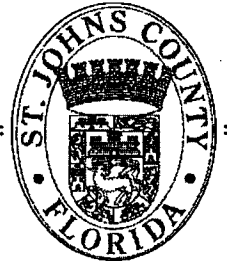
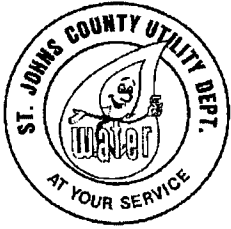
EXHIBIT "A" TO WARRANTY DEED

A PORTION OF LOT 25, AS SHOWN ON THE PLAT OF GREEN ACRES SECTION ONE, AS RECORDED IN MAP BOOK 6, PAGE 5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SAID LOT 25 WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (AS NOW ESTABLISHED); THENCE SOUTH 77 DEGREES 50 MINUTES 00 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, 109.00 FEET; THENCE SOUTH 12 DEGREES 22 MINUTES 21 SECONDS WEST, 175.06 FEET TO THE POINT OF BEGINNING. THENCE CONTINUE SOUTH 12 DEGREES 22 MINUTES 21 SECONDS WEST ALONG LAST SAID LINE, 51.66 FEET; THENCE SOUTH 77 DEGREES 37 MINUTES 34 SECONDS EAST, 50.27 FEET; THENCE NORTH 12 DEGREES 09 MINUTES 46 SECONDS EAST, 51.66 FEET; THENCE NORTH 77 DEGREES 37 MINUTES 39 SECONDS WEST, 50.08 FEET TO THE POINT OF BEGINNING.

Exhibit B to Resolution
ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



P.O. Box 3006
St. Augustine, Florida 32085-3006
Phone: (904) 471-2161 • Toll Free: 1-877-837-2311
Administrative Fax: (904) 461-7619
Billing Dept. Fax: (904) 461-3995

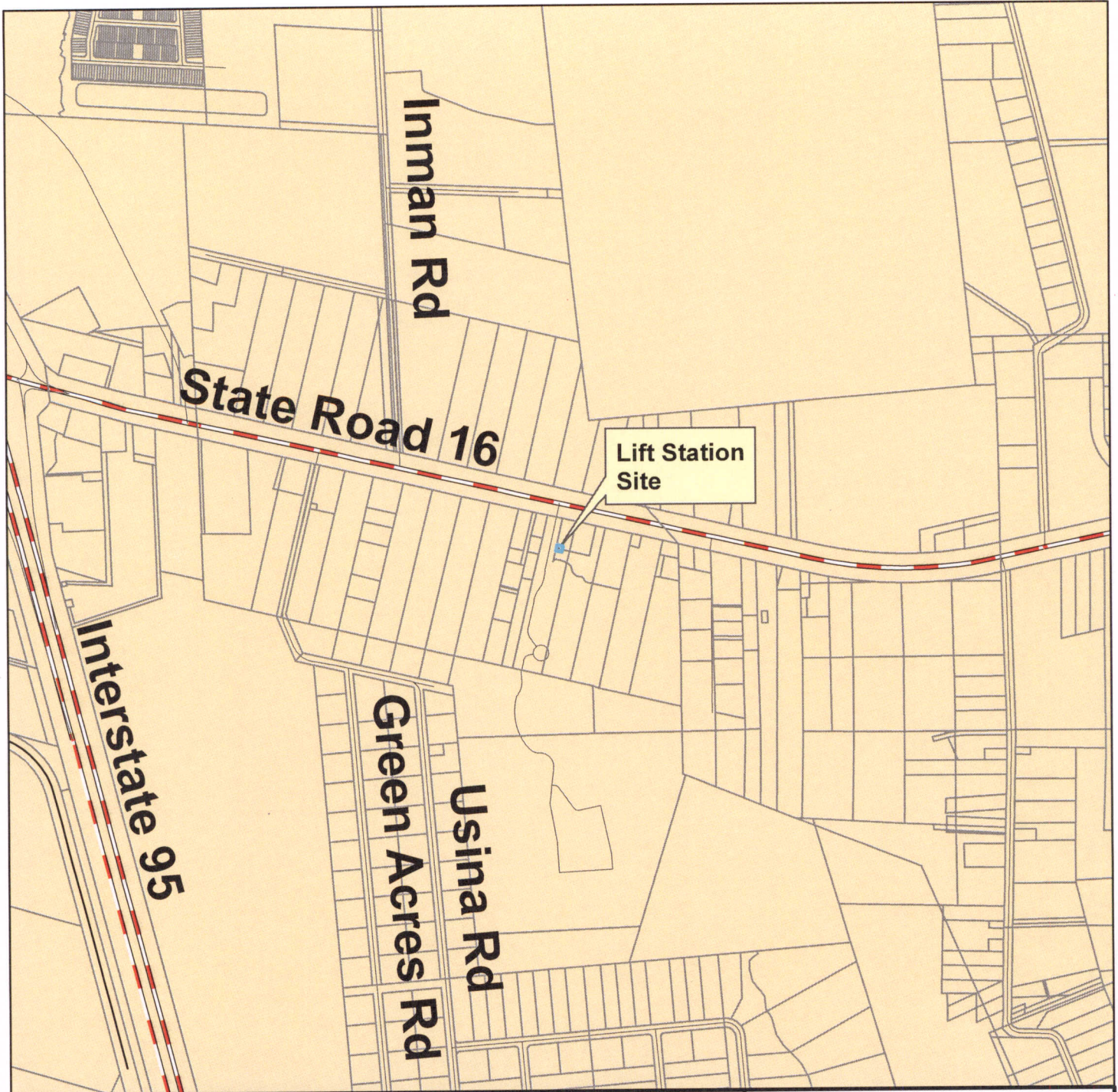
INTEROFFICE MEMORANDUM

To: Nanette Bradbury, Real Estate Coordinator
From: Samuel T. Ramirez, Utility Development Manager
Subject: Portofino
Date: July 26, 2006

Please present the Warranty Deed documents to the Board of County Commissioners (BCC) for final approval and acceptance of Portofino.

After acceptance by the BCC, please provide the utility department with a copy of the executed resolution and a recorded copy of the Warranty Deed for the utilities for our files.

Your support and cooperation as always are greatly appreciated.



**GENERAL
LOCATION MAP**



Map Prepared: 8/2/2006
*Depicts General Project Boundary

**Location Map
For
Old Town
Condominium
Lift Station Site**

File: 082206e.re



St. Johns County
Land Mgmt. Systems
Real Estate