

RESOLUTION NO. 2011- 28

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DECLARING CERTAIN COUNTY OWNED PROPERTY AS SURPLUS AND APPROVING A PRIVATE SALE TO THE ADJOINING PROPERTY OWNER PURSUANT TO THE PROVISIONS SET FORTH IN SECTION 125.35(2), FLORIDA STATUTES AND AUTHORIZING THE BOARD CHAIR TO EXECUTE THE COUNTY DEED PRIOR TO CLOSING ON THE PROPERTY.**

**RECITALS**

**WHEREAS**, pursuant to Section 125.35(2), Florida Statutes, the Board of County Commissioners may effect a private sale when, due to the size, shape, location and value it is determined by the Board of County Commissioners that the parcel is of use only to one or more adjacent property owners; and

**WHEREAS**, upon review of the County's property inventory there were several small, currently unbuildable parcels that would be of no use for County projects; and

**WHEREAS**, letters were mailed to adjoining property owners asking for interest and bids on these parcels; and

**WHEREAS**, the adjoining property owner has submitted an offer in the amount of \$1,500 for the property, attached hereto as Exhibit "A", incorporated by reference and made a part hereof. The property is located on State Road 207 as shown as a map attached hereto as Exhibit "B", incorporated by reference and made a part thereof; and

**WHEREAS**, the County acquired the property in 1945 by tax deed for unpaid taxes and there is no intended use and the subject property is further described in the County Deed attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

**WHEREAS**, to the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

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

2. It is found that all requirements of Section 125.35 (2) F.S. for a private sale of the property described above have been met. The sale of the property to the adjacent property owner is hereby approved.

3. The Board of County Commissioners hereby authorizes the Board Chair to execute said County Deed prior to closing on the property.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 1st day of February, 2011.

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

By: [Signature]  
J. Ken Bryan, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: [Signature]  
Deputy Clerk

**RENDITION DATE** 2/2/11

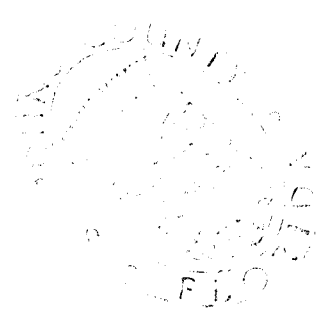


Exhibit "A" to Resolution

MATHEOS S ALEXANDROU

658 MANHATTAN AVE

BROOKLYN N. Y. 11222

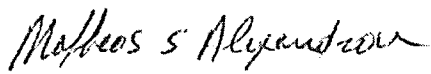
DECEMBER 2, 10

LAND MANAGEMEN SYSTEMS.

I MATHEOS S ALEXANDROU THE OWNER OF LOT 19 BLOCK 48 ON STATE ROAD 207 I LIKE TO SUBMIT AN OFFER TO PURCHASE THE LOT 21 ON BLOCK 48 ON STATE ROAD ( PIN 137700 001 0.1 ACRES ) FOR FIFTEEN HUNDRET DOLLARS ( 1500.00 ) PLEASE LET ME KNOW IF MY OFFER IS ACCEPTED. MY EMAIL IS [malexandro@optonline.net](mailto:malexandro@optonline.net)

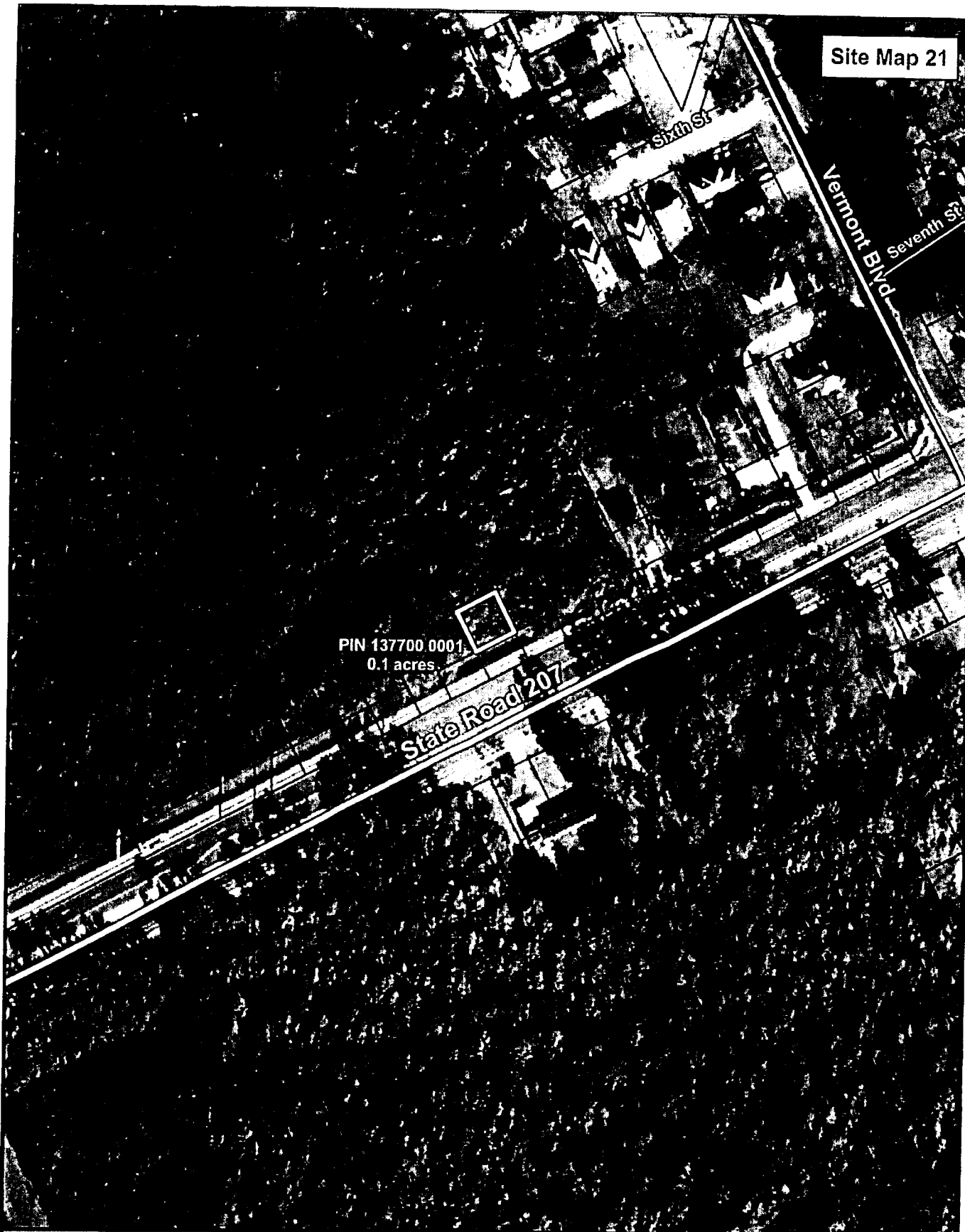
THANK YOU.

SINCERELY.

A handwritten signature in cursive script that reads "Matheos S Alexandrou".

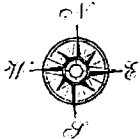
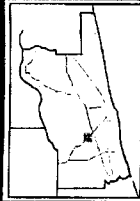
MATHEOS S ALEXANDROU

Site Map 21

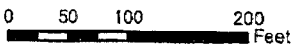


PIN 137700 0001  
0.1 acres

State Road 207



Vermont Heights  
PIN 137700 0001



2009 Aerial Imagery

Disclaimer:  
This map is for reference  
use only. Data provided  
are derived from multiple  
sources with varying  
levels of accuracy.  
The St. John's County  
GIS Division disclaims  
all responsibility for the  
accuracy or completeness  
of the data shown hereon.

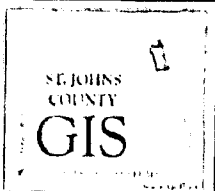


Exhibit "C" to Resolution

This Instrument Prepared By:  
Michael D. Hunt  
Deputy County Attorney  
500 San Sebastian View  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, this \_\_\_\_ day of \_\_\_\_\_, 2011, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **MATHEOS ALEXANDROU**, whose address is 658 Manhattan Avenue, Brooklyn NY 11222-3114, hereinafter "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 grants, bargains, sells, forever 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 Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**LOT 21 BLOCK 48 VERMONT HEIGHTS SUBDIVISION (EXCEPT SOUTH 14 FEET IN RIGHT OF WAY OF STATE ROAD 207 IN DEED BOOK 227 PAGE 44 AND ADDITIONAL RIGHT OF WAY IN OFFICIAL RECORDS BOOK 1569 PAGE 809) AS RECORDED IN MAP BOOK 5 PAGE 29 OF THE PUBLIC RECORDS ST. JOHNS COUNTY, FLORIDA.**

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

**THIS COUNTY 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;
- 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 the Grantee 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 may be in, on, or under the said land and an undivided one-half interest in all petroleum that is or may be in, or 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: \_\_\_\_\_  
**J. Ken Bryan, Chair**

**ATTEST:** Cheryl Strickland, Clerk

By: \_\_\_\_\_  
**Deputy Clerk**

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

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2011 by J. Ken Bryan, who is personally known to me.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_