

RESOLUTION NO. 2018- 113

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH RIGHT-OF-WAY LOCATED WITHIN THE FORMER RUSSELL SAMPSON ROAD.

RECITALS

WHEREAS, St. Johns County ("County") is in need of additional right-of-way to add a right turn lane from Russell Sampson Road north onto St. Johns Parkway; and

WHEREAS, Kathy Louise Barco Lane, Barry Ray Barco and Charles Keith Barco, Trustees of Barco Family Charitable Trust ("Barco") are the owners of certain property located within the project path and the County owns certain property located within the former Russell Sampson Road ("right-of-way") that is not needed for County purposes; and

WHEREAS, Barco has agreed to exchange approximately 8,163 square feet within the project area for approximately 8,163 square feet from the County right-of-way, subject to the existing utilities; and

WHEREAS, Barco and the County agree that an exchange of property can be used by virtue of a conveyance by County Deed from the County to Barco, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and a Trustee's Deed from Barco to the County attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, approval of this exchange will be beneficial to the County by allowing the addition of the right turn lane needed at the Russell Sampson Road and passage of this Resolution will deem 8,163 square feet of the County's right-of-way is not needed for County purposes for use by the public; and

WHEREAS, this proposed property exchange has been advertised in accordance with Section 125.37, Florida Statutes.

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 County Deed attached hereto as Exhibit "A" is hereby approved and the Chair of the Board is hereby authorized to execute said deed on behalf of the County.

Section 3. The Trustee's Deed attached hereto as Exhibit "B" is hereby accepted by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the original County Deed and Trustee's Deed in the public records of St. Johns County, Florida.

Section 5. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners this 17th day of April, 2018.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 4/19/18



This Instrument Prepared By:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, made this ____ day of _____, 2018, 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 **KATHY LOUISE BARCO LANE, BARRY RAY BARCO, and CHARLES KEITH BARCO**, as Trustees of Barco Family Charitable Trust created and established under Article X of that certain Lynda L. Barco Declaration of Living Trust dated the 30th day of July 1991, as Amended and Restated the 2nd day of October 1998 and as amended by First Amendment to Amended and Restated Revocable Living Trust of Lynda L. Barco dated the 1st day of September, 1999, whose address is 7587 Wilson Boulevard, Jacksonville, Florida 32210, 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:

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

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. Existing utilities, without the benefit of future approvals or waivers;
- h. Easements and rights of way of record.

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 Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

BY: _____
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Chair

By: _____
Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2018, by Henry Dean, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced _____ as identification.

Notary Public State of Florida
My Commission Expires: _____

EXHIBIT "A"

A PARCEL OF LAND BEING A PART OF FORMER RUSSELL SAMPSON ROAD AS RECORDED IN COUNTY ROAD PLAT BOOK 1, PAGES 9-13, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, AS SHOWN ON THE PLAT OF COUNTY ROAD 2209-RUSSELL SAMPSON ROAD SEGMENT, MAP BOOK 59, PAGES 22-28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY LINE OF COUNTY ROAD 2209, AS SHOWN ON SAID PLAT; THENCE NORTH 87°40'21" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 48.99 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 87°40'21" EAST, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 11.80 FEET TO ITS INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF FORMER RUSSELL SAMPSON ROAD AS SHOWN ON SAID COUNTY ROAD PLAT BOOK; SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4833.62 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, AND ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE OF FORMER RUSSELL SAMPSON ROAD, A CHORD BEARING OF SOUTH 46°00'27" EAST AND A CHORD DISTANCE OF 382.32 FEET; THENCE SOUTH 43°44'28" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 600.41 FEET TO A POINT ON THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED RUSSELL SAMPSON ROAD AS SHOWN ON SAID PLAT OF COUNTY ROAD 2209-RUSSELL SAMPSON ROAD; THENCE SOUTH 19°29'42" EAST, ALONG SAID WESTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, A DISTANCE OF 2.03 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY, HAVING A RADIUS OF 673.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 20°16'56" EAST AND A CHORD DISTANCE OF 18.49 FEET; THENCE NORTH 43°44'28" WEST, PARALLEL WITH AFOREMENTIONED NORTHEASTERLY RIGHT OF WAY LINE OF FORMER RUSSELL SAMPSON ROAD, A DISTANCE OF 619.22 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 4825.42 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, PARALLEL WITH SAID NORTHEASTERLY RIGHT OF WAY LINE, A CHORD BEARING OF NORTH 46°03'29" EAST AND A CHORD DISTANCE OF 390.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,163 SQUARE FEET, MORE OR LESS.

Prepared By:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

TRUSTEE'S DEED

THIS TRUSTEE'S DEED made and executed this 15th day of March, 2018, by **KATHY LOUISE BARCO LANE, BARRY RAY BARCO, and CHARLES KEITH BARCO**, as Trustees of Barco Family Charitable Trust created and established under Article X of that certain Lynda L. Barco Declaration of Living Trust dated the 30th day of July 1991, as Amended and Restated the 2nd day of October 1998 and as amended by First Amendment to Amended and Restated Revocable Living Trust of Lynda L. Barco dated the 1st day of September, 1999, whose address is 7587 Wilson Boulevard, Jacksonville, Florida 32210, hereinafter called the Grantor, to **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 called the 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, 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:

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

SUBJECT to taxes for the year 2018 and subsequent years, restrictions, reservations, covenants and easements of record, if any.

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 and that the Grantor has good right and lawful authority to sell and convey said land.

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

GRANTOR:

Kathy Barco
Kathy Louis Barco, Trustee

Witness: *[Signature]*

Witness: *[Signature]*

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15 day of March, 2018, by Kathy Louis Barco, Trustee of Barco Family Charitable Trust. Who is personally known to me or has produced _____ as identification.

Jayne E. Shannahan
Notary Public

My Commission Expires:



JAYNE E. SHANNAHAN
Notary Public, State of Florida
My Comm. Expires March 25, 2020
Commission No. FF 953638

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

GRANTOR:

[Signature]
Barry Ray Barco, Trustee

Witness: [Signature]

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15 day of March, 2018, by Barry Ray Barco, Trustee of Barco Family Charitable Trust. Who is personally known to me or has produced _____ as identification.

Jayne E. Shannahan
Notary Public
My Commission Expires _____



JAYNE E. SHANNAHAN
Notary Public, State of Florida
My Comm. Expires March 25, 2020
Commission No. FF 953638

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

GRANTOR:

Witness: PA P...

[Signature]
Charles Keith Barco, Trustee

Witness: [Signature]

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 15 day of March, 2018, by Charles Keith Barco, Trustee of Barco Family Charitable Trust. Who is personally known to me or has produced _____ as identification.

Jayne E. Shannahan
Notary Public
My Commission Expires:



JAYNE E. SHANNAHAN
Notary Public, State of Florida
My Comm. Expires March 25, 2020
Commission No. FF 953838

EXHIBIT "A"

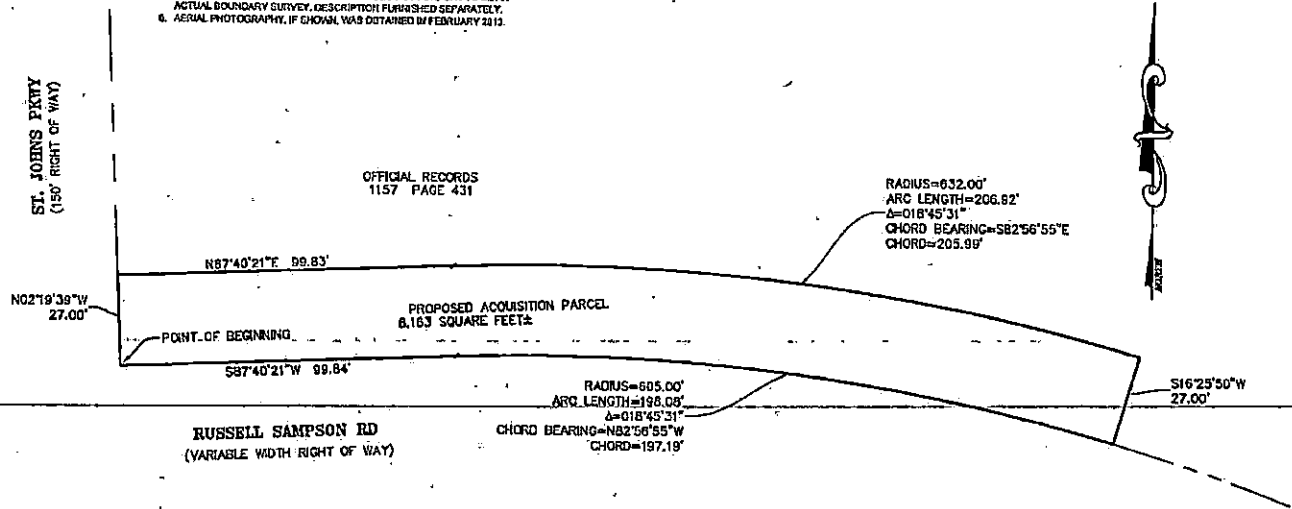
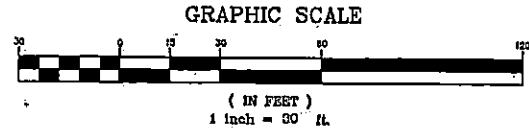
A PARCEL OF LAND IN SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD, AS SHOWN ON THE PLAT OF COUNTY ROAD 2209-RUSSELL SAMPSON ROAD SEGMENT, MAP BOOK 59, PAGES 22-28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, WITH THE EAST RIGHT OF WAY LINE OF ST. JOHNS PARKWAY, AS SHOWN ON SAID PLAT; THENCE NORTH 02°19'39" WEST, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 27.00 FEET; THENCE NORTH 87°40'21" EAST A DISTANCE OF 99.83 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 632.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 82°56'55" EAST AND A CHORD DISTANCE OF 205.99 FEET; THENCE SOUTH 16°25'50" WEST A DISTANCE OF 27.00 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 605.00 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE AFOREMENTIONED NORTH RIGHT OF WAY LINE OF SAID RUSSELL SAMPSON ROAD, A CHORD BEARING OF NORTH 82°56'55" WEST AND A CHORD DISTANCE OF 197.19 FEET TO THE POINT OF TANGENCY; THENCE SOUTH 87°40'21" WEST, ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 99.84 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,163 SQUARE FEET MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. FOR: ST. JOHNS COUNTY REAL ESTATE DEPARTMENT

- SURVEYOR'S NOTES:**
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. SEE ALSO COUNTY ROAD 2209 RUSSELL SAMPSON ROAD SEGMENT PLAT RECORDED IN MAP BOOK 59 PAGES 22-26.
 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
 4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE MAD 8990.
 5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY. DESCRIPTION FURNISHED SEPARATELY.
 6. AERIAL PHOTOGRAPHY, IF CHOWN, WAS OBTAINED IN FEBRUARY 2013.



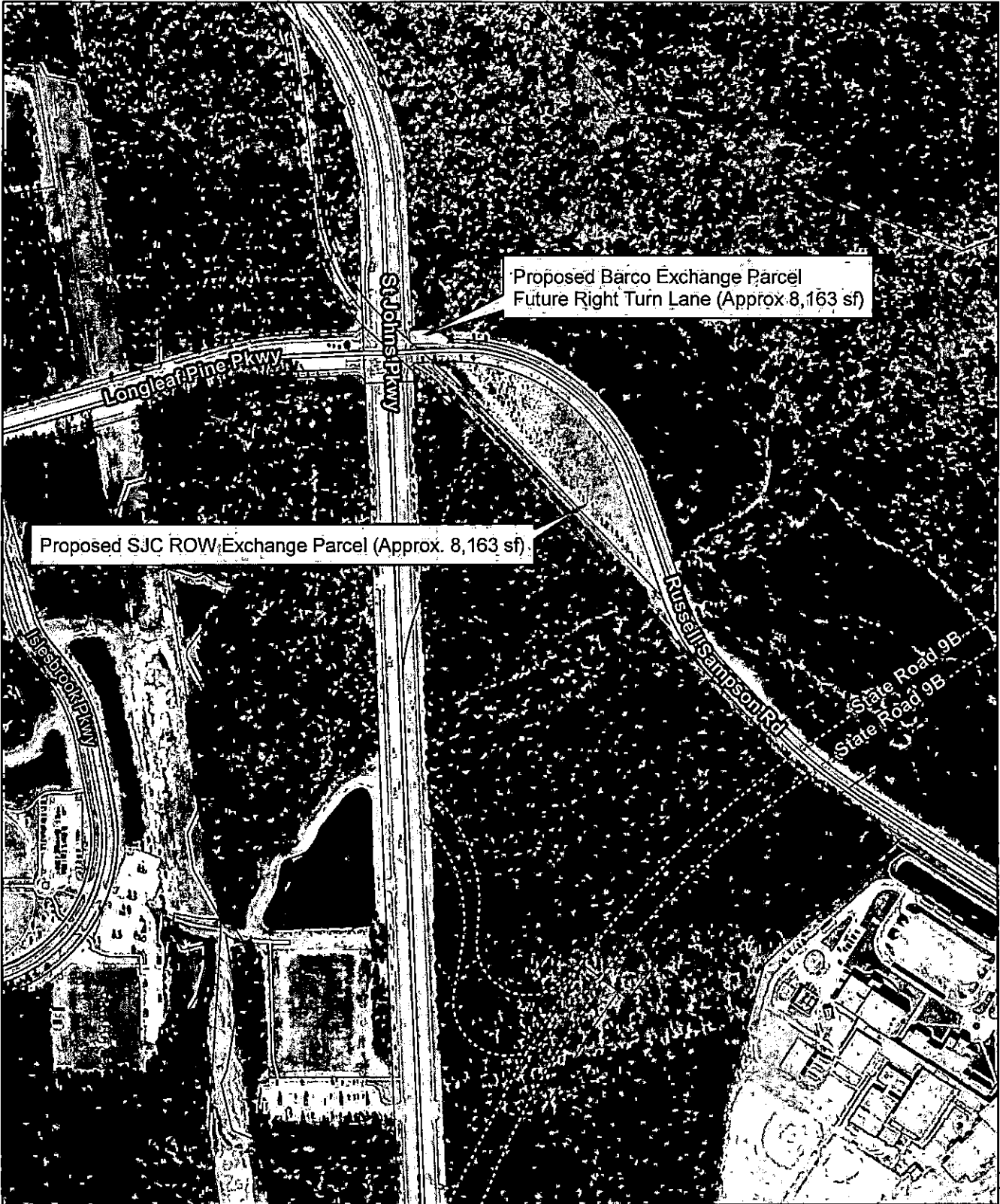
AMENDMENTS	
12/14/17	CORRECTED SQUARE FEET TO 0.163

Gail Oliver
 PATRICIA GAIL OLIVER, P.S.M., M.D., 4261
 PROFESSIONAL SURVEYOR AND MAPPER
 CRETEY BARR, MARCH 21, 2018

ST. JOHNS PKTY AND RUSSELL SAMPSON RD
 SKETCH OF DESCRIPTION

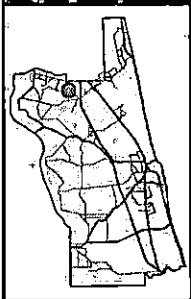
ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 600 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084
 Phone (904) 200-0784 Email: goliver@sjcl.us






Proposed SJC ROW Exchange Parcel (Approx. 8,163 sf)

Proposed Barco Exchange Parcel
Future Right Turn Lane (Approx. 8,163 sf)




 2013 Aerial Imagery
 0 150 300
 Feet
 March 1, 2018

Parcel Exchange
 Future Right Turn Lane
Russell Sampson Road

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764

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



**MINUTES AND RECORDS
500 SAN SEBASTIAN VIEW
SAINT AUGUSTINE, FL 32084**

ACCT: 15634
AD# 0003027829-01
PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF ACTION** in the matter of **EXCHANGE OF COUNTY PROPERTY** was published in said newspaper on **04/03/2018, 04/10/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

**NOTICE OF PROPOSED
EXCHANGE OF COUNTY PROPERTY**

On Tuesday, April 17, 2018, the Board of County Commissioners of St. Johns County Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, will consider and may take action on a Resolution approving an exchange of real property, pursuant to Section 125.37, Florida Statutes, in connection with right-of-way located within the former Russell Sampson Road.

The legal descriptions and map of the property for the exchange are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners, located in the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

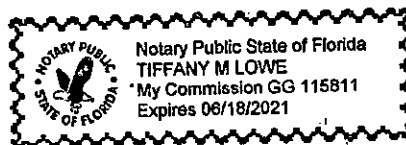
NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact the ADA Coordinator at 904-209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA
HUNTER S. CONRAD, ITS CLERK
By: Yvonne King, Deputy Clerk**

0003027829 April 3, 10, 2018

Sworn to and subscribed before me this _____ day of APR 10 2018

by Jamie Williams who is personally known to me
or who has produced as identification



Tiffany M. Lowe
(Signature of Notary Public)

(Seal)