

RESOLUTION NO. 2022- 116

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND CONDITIONS OF A PURCHASE AND SALE AGREEMENT FOR THE ACQUISITION OF AN EASEMENT REQUIRED FOR THE N. RODRIQUEZ (OYSTER CREEK) CDBG DRAINAGE IMPROVEMENT PROJECT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, the owner of certain property located on N. Whitney Street and just east of N. Rodriquez Street has executed and presented to St. Johns County a Purchase and Sale Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for the purchase of an easement across a portion of their property; and

WHEREAS, the easement is required for the proposed drainage improvements as part of the N. Rodriquez (Oyster Creek) CDBG Drainage Improvement Project; and

WHEREAS, it is in the best interest of the County to acquire the easement for the health, safety and welfare of the citizens in the West Augustine 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 into the body of this Resolution and such Recitals are adopted as findings of fact.

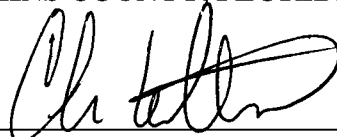
Section 2. The Board of County Commissioners hereby approves the terms and conditions of the Purchase and Sale Agreement and authorizes the County Administrator, or designee, to execute the Agreement on behalf of the County and move forward to close the transaction.

Section 3. The Clerk is instructed to file the original Purchase and Sale Agreement in the office of the Clerk of the Circuit Court.

Section 4. 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 of St. Johns County, Florida, this 19th day of April, 2022.

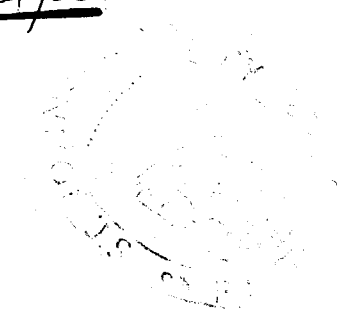
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: 
Christian Whitehurst, Vice-chair

ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

Rendition Date 4/21/22

By: 
Deputy Clerk



**PURCHASE AND SALE AGREEMENT FOR
GRANT OF EASEMENT**

THIS PURCHASE AND SALE AGREEMENT ("Agreement") is made and effective as of _____, 2022, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Buyer") and **HALO PROPERTIES, INC.**, a Florida corporation, ("Seller"), whose address is 3333 Cedar Glen Way, St. Augustine, Florida 32086.

WITNESSETH:

WHEREAS, the County is desirous of purchasing an Easement over the Seller's property described on attached EXHIBIT "A", incorporated by reference and made a part hereof, upon the terms and conditions hereinafter expressed; and

WHEREAS, it is in the public interest for the Buyer to acquire an Easement over for drainage purposes.

NOW THEREFORE, it is mutually agreed as follows:

1. Recitals. The above Recitals are incorporated into the body of this Agreement, and such Recitals are adopted as Findings of Fact.

2. Purchase Price. The purchase price ("Purchase Price") for the Easement is Twenty Thousand and 00/100 Dollars (**\$20,000.00**). The Purchase Price shall be in cash or other immediately available funds.

3. Closing. Unless extended by the terms of Section 25, or other provisions hereof, the closing of the sale of the Easement Area ("Closing") shall take place at the offices of St. Johns County, 500 San Sebastian View, St. Augustine, Florida 32084, or at a title company, on or before ninety (90) days from the date of this Agreement ("Closing Date"), **TIME BEING OF THE ESSENCE**.

4. Seller's Representations. Seller represents to Buyer that she owns fee simple title to the Easement Area and has full right and authority to execute this Agreement and consummate the transactions contemplated hereby subject to the terms, provisions and conditions hereof.

5. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer a Grant of Easement.

(b) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(c) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

6. Closing Expenses. Buyer shall pay the cost of recording the, including documentary stamps, and Seller will pay any taxes due. Each party shall bear the expense of its own legal counsel.

7. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Easement Area for the purpose of physically inspecting the Easement Area and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis and Permitting to determine the Easement Area's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Easement Area. If Buyer determines that the Easement Area is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date.

8. Default.

(a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may terminate this Agreement.

(b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit, if there is one, as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

9. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Easement.

10. Temporary Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

11. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

12. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. If such notice is timely given, the Deposit shall be returned to Buyer, and upon such return, this Agreement shall terminate.

14. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

15. Time. Time is of the essence of all provisions of this Agreement.

16. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

17. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Buyer: St. Johns County, Florida, a political subdivision
of the State of Florida
500 San Sebastian View
St. Augustine, Florida 32084

Seller: Halo Properties, Inc., a Florida corporation
3333 Cedar Glen Way
St. Augustine, Florida 32086

18. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not

been incorporated herein.

19. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

20. Commission Dues. There are not any real estate commissions due as a result of this transaction.

21. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

22. Effective Date. The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

23. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

24. Amendment. Notwithstanding any other provision contained in this Agreement, the closing date may be extended by the County, and the Seller, without further action of the Board of County Commissioners of St. Johns County. As a result, the County Administrator may execute an extension of the Inspection Termination Date and Closing Date, without such referenced further action of the Board. This accommodation extends only to extension of the Inspection Termination Date and the Closing Date. Any other Amendment of this Purchase and Sale Agreement must be approved by action of the Board of County Commissioners of St. Johns County.

25. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement/Contract shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes). Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

26. Drainage Improvements. The Buyer and/or its contractors shall improve the drainage area located in the northeast corner of Seller's property. The Improvements include installing a drainage pipe, removal of trees and installing a fence.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

SELLER: Halo Properties, Inc., a Florida Corporation

Laurie Ford 3-9-22
Signature Date

By: Harvey L. Maxwell 03-9-22
Date

Laurie Ford
Print Name

Its PRESIDENT

Jessica Gatchius 3/9/22
Signature Date

Jessica Gatchius
Print Name

BUYER:
WITNESSES:

ST. JOHNS COUNTY, FLORIDA
A political subdivision of the State of Florida

Signature Date

Print

Signature Date

Print

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: _____
Deputy Clerk

By: _____
Hunter S. Conrad Date
County Administrator

A SKETCH SHOWING

A PERMANENT DRAINAGE EASEMENT BEING A PART OF THE DANCY TRACT, OF THE AVICE AND VEIL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3359, PAGE(S) 317 THROUGH 320, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA SAID POINT ALSO BEING OF THE NORTHERLY RIGHT OF WAY LINE FOR THE FLORIDA EAST COAST RAILWAY, A 100' RIGHT OF WAY; THENCE N 05°34'23" W, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3359, PAGE 317 THROUGH 320, A DISTANCE OF 299.91'; THENCE S 84°11'11" W, DEPARTING LAST SAID LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF EVERGREEN STREET, A 30' RIGHT OF WAY, (NOT OPEN), A DISTANCE OF 69.16', TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 1895.08'; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 01°05'21", AN ARC LENGTH OF 36.03' TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N 62°05'36" W, 36.03'; THENCE N 84°11'11" E, DEPARTING SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE AFOREMENTIONED EVERGREEN STREET, A DISTANCE OF 99.21', TO THE WESTERLY LINE OF THE AFOREMENTIONED LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3359, PAGE 317; THENCE N 05°34'23" W, DEPARTING LAST SAID LINE AND ALONG THE SAID WESTERLY LINE, 66.68'; THENCE N 16°28'23" E, DEPARTING LAST SAID LINE, A DISTANCE OF 95.48', TO THE SOUTHWESTERLY LINE OF LOT 2, BLOCK 7, GREENO TRACT; THENCE S 38°43'02" E, ALONG THE AFOREMENTIONED SOUTHWESTERLY LINE, A DISTANCE OF 30.45'; THENCE S 16°28'23" W, DEPARTING LAST SAID LINE, A DISTANCE OF 73.23'; THENCE S 05°34'23" E, A DISTANCE OF 187.88'; THENCE S 48°48'04" W, A DISTANCE OF 23.19'; THENCE S 05°34'23" E, A DISTANCE OF 6.51'; THENCE S 41°11'56" E, A DISTANCE OF 32.36'; THENCE S 05°34'23" E, A DISTANCE OF 117.44'; THENCE N 84°15'43" E, A DISTANCE OF 50.00'; THENCE S 05°34'23" E, A DISTANCE OF 30.00' TO THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE OF FLORIDA EAST COAST RAILWAY; THENCE S 84°15'43" W, DEPARTING LAST SAID LINE AND ALONG THE AFOREMENTIONED NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 75.00' TO THE POINT OF BEGINNING.

CONTAINING 14,396 SQUARE FEET OR 0.33 ACRES MORE OR LESS

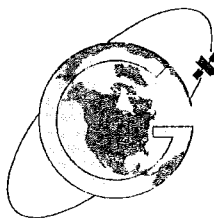
THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2.
SEE SHEET 2 SKETCH.

Terry M. Durden, Florida PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

SURVEYING—MAPPING—GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753

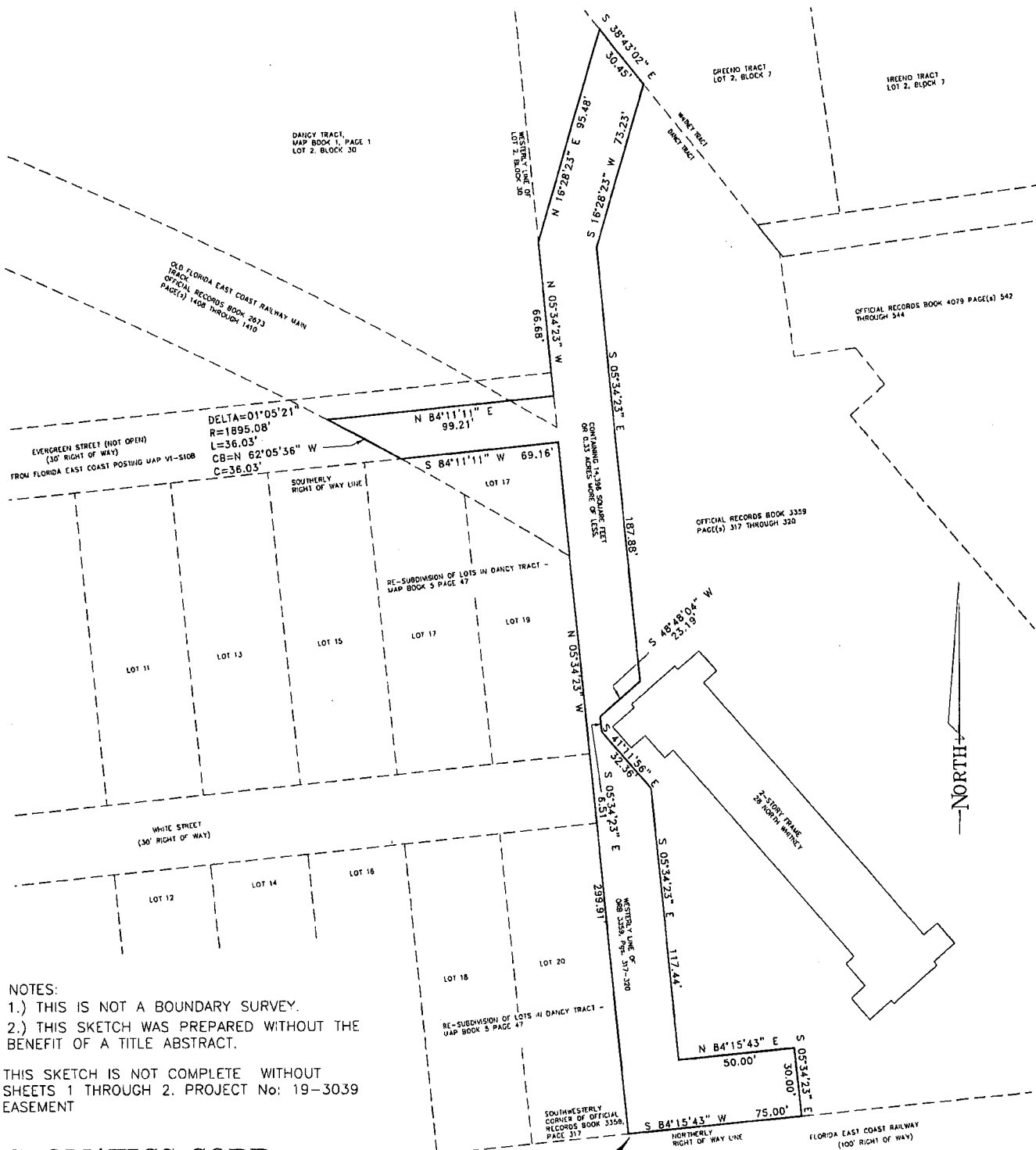
LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752



PROJECT No:	A-19-3039
SURVEY DATE:	JUNE 28, 2021
CAD FILE:	19-3039 MAXWELL EASEMENT.DWG
CHECKED BY:	T. DURDEN
DRAWN BY:	A. LAND
FIELD WORK:	
FB:	PG.:

A SKETCH SHOWING

PERMANENT DRAINAGE EASEMENT, OF THE DANCY TRACT, OF THE AVICE AND VEIL GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



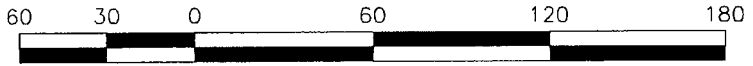
NOTES:
 1.) THIS IS NOT A BOUNDARY SURVEY.
 2.) THIS SKETCH WAS PREPARED WITHOUT THE BENEFIT OF A TITLE ABSTRACT.

THIS SKETCH IS NOT COMPLETE WITHOUT SHEETS 1 THROUGH 2. PROJECT No: 19-3039 EASEMENT

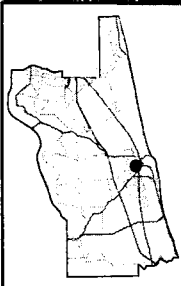
GEOMATICS CORP.

SURVEYING-MAPPING-GPS
 2804 N. FIFTH STREET, UNIT 101
 ST. AUGUSTINE, FL 32084
 PHONE (904) 824-3088 FAX (904) 824-5753

LICENSED BUSINESS
 FLORIDA #6979 GEORGIA #939
 SOUTH CAROLINA #3387 ALABAMA #794
 NORTH CAROLINA COA #3752



SCALE IN FEET
 1" = 60'



2021 Aerial Imagery

0 35 70 140
Feet

Date: 3/22/2022

Drainage Easement
0.33ac

Halo Properties, Inc.

Land Management
Systems
Real Estate
Division
(904) 209-0782

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 herein.

