

RESOLUTION NO. 2005 150

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FOR ADDITIONAL RIGHT-OF-WAY ON CAPO ISLAND ROAD.**

**RECITALS**

**WHEREAS**, Art Museum Drive, LLP, has executed and presented to the County a Deed of Dedication of Right-Of-Way for additional right-of-way on Capo Island Road attached hereto as Exhibit "A" incorporated by reference and made a part hereof; and

**WHEREAS**, the additional right way is required for a turnaround in connection with the Istorina Development; and

**WHEREAS**, St. Johns County Development Review has reviewed and approved the location of the additional right-of-way; and

**WHEREAS**, it is in the best interest of the County to accept the Deed of Dedication Right-of-Way for the health, safety and welfare of the citizens of St. Johns County.

**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 Deed of Dedication of Right-of-Way is hereby accepted, conveying the property free and clear of any encumbrances.

**Section 3.** The Clerk is instructed to record the original Deed of Dedication of Right-of-Way in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 14<sup>th</sup> day of June, 2005.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Bruce A. Maguire  
Bruce A. Maguire, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande  
Deputy Clerk

RENDITION DATE 6-16-05

EXHIBIT "A" TO RESOLUTION

Return to:  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, made this 9<sup>th</sup> day of May, 2005, between, ART MUSEUM DRIVE, LLP, whose address is 2021 Art Museum Drive, Suite 210, Jacksonville, Florida, 32207, hereinafter called Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

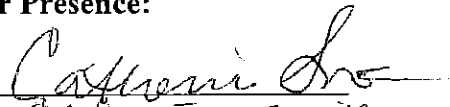
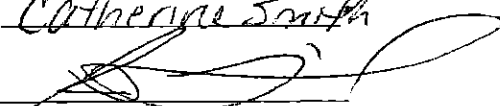
PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND HOLD** the same unto the Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

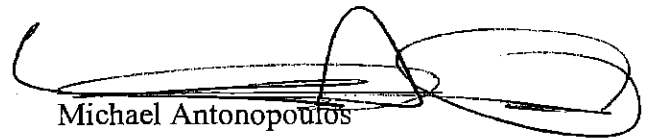
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2004.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed  
in Our Presence:**

(sign)   
(print) Catherine Smith  
(sign)   
(print) JAMES SCHNEIDER

**GRANTOR**

  
Michael Antonopoulos  
Managing Partner  
Art Museum Drive, LLP

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of MAY, 2005, by Michael Antonopoulos, Managing Partner of Art Museum Drive, LLP. He is personally known to me or has/have produced \_\_\_\_\_ as identification.



Bonnie H. Redlinger  
My Commission DD335803  
Expires August 28, 2008

*Bonnie H. Redlinger*  
Notary Public BONNIE H. REDLINGER  
My Commission Expires: 8/28/08

# MAP SHOWING SKETCH OF

A portion of Section 50, Township 6 South, Range 29 East  
St. Johns County, Florida  
(See Sheet 2 for Legal Description)

$R=100.00'$   
 $D=36^{\circ}23'58''$   
 $L=63.53'$   
 $CH=62.47'$   
 $CB=S09^{\circ}58'23''E$

$R=65.00'$   
 $D=72^{\circ}47'56''$   
 $L=82.59'$   
 $CH=77.14'$   
 $CB=S28^{\circ}10'22''E$

$R=100.00'$   
 $D=36^{\circ}23'58''$   
 $L=63.53'$   
 $CH=62.47'$   
 $CB=S46^{\circ}22'21''E$

U.S. 1 - STATE ROAD NO. 5  
(A 150' RIGHT OF WAY AS SHOWN ON FLORIDA  
DEPARTMENT OF TRANSPORTATION RIGHT OF WAY  
MAP, SECTION NO. 7802-(110)1275)

INTERSECTION OF FORMER R/W LINE OF  
U.S. 1 (STATE ROAD NO. 5) AND SOUTH  
LINE OF SECTION 50

POINT OF COMMENCEMENT  
NORTHEAST CORNER OF SECTION 51

SHEET 1 OF 2 SHEETS

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH,  
PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

NOTES

- Bearings are based on EASTERLY R/W OF U.S. 1 - S.R. No. 5 PER F.D.O.T. MAP.
- This is a Sketch Only
- Elevations shown (15.0) refer to U.S. Coastal and Geodetic, Survey Datum, National Geodetic Vertical Datum of 1929, (N.G.V.D. of 1929).
- By Graphic plotting only, the property shown hereon lies within Zone as shown on the Federal Emergency Management Agency (F.E.M.A.) National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number Map Revised data.
- Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agencies, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
- There may be Restrictions or Easements of Record evidenced by title examination that have not been shown hereon.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A/C	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	O.D.	Overhead Lines
R/W	Right of Way	(F.M.)	Field Measured
O.R.V.	Official Records Volume	R.A.	Radius equals
D.B.	Deed Book	Arc Length equals	
Pg.	Page	Ch. =	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	$\Delta$ =	Delta or Central Angle equals
Easmt	Easement	IR	Iron Pipe
		Conc.	Concrete

LEGEND

- ⊙ DENOTES CONCRETE MONUMENT
- ⊖ DENOTES IRON PIPE SET WITH CAP, R. MILLER & ASSOC. (AS NOTED)
- ⊗ DENOTES IRON PIPE FOUND (AS NOTED)
- ⊗ DENOTES CROSS CUT

DATE MARCH 18, 2005  
SCALE 1" = 60'  
JOB No. 2003-1782-35  
F.B.  
page  
Comp. File ADD-RW.DWG  
Drawn by WEA

**RICHARD A. MILLER & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216  
Fax (904) 721-5758  
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SECTION OF LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS IN CHAPTER 1107-F.S.D. (formerly CHAPTER 218) AND FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.024, FLORIDA STATUTES.

BY: *Richard A. Miller*  
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED  
LAND SURVEYOR, CERTIFICATE No. 3848

## MAP SHOWING SKETCH OF

## ADDITIONAL RIGHT OF WAY

A portion of Section 50, Township 6 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at the Northeast corner of Section 51, said Township and Range; thence North 89°59'47" West along the North line of said Section 51, the same being the South line of said Section 50, a distance of 1,438.80 feet to the former Easterly right of way line of U.S. Highway No. 1, said right of way line being parallel to and 150 feet Easterly of the centerline of the main track of the Florida East Coast Railroad, when measured at right angles thereto; thence North 38°04'47" West, parallel to said main track of the Florida East Coast Railroad and along said former Easterly right of way line of U.S. Highway No. 1, a distance of 224.99 feet; thence North 51°50'18" East, 1146.25 feet to a point situate in the Westerly right of way line of Capo Island Road (formerly known as Old Brick Road and Old Dixie Highway, a 66 foot right of way as locally recognized and accepted); thence North 28°10'22" West, along last said line, 218.90 feet to the POINT OF BEGINNING; thence continue North 28°10'22" West, along last said line, 195.83 feet to the point of cusp of a curve concave Westerly having a radius of 100.00 feet; thence Southerly along the arc of said curve a distance of 63.53 feet, said arc being subtended by a chord bearing and distance of South 09°58'23" East, 62.47 feet to a point of reverse curvature of a curve concave Northeasterly having a radius of 65.00 feet; thence Southeasterly along the arc of said curve a distance of 82.59 feet, said arc being subtended by a chord bearing and distance of South 28°10'22" East, 77.14 feet to a point of reverse curvature of a curve concave Southwesterly having a radius of 100.00 feet; thence Southeasterly along the arc of said curve a distance of 63.53 feet, said arc being subtended by a chord bearing and distance of South 46°22'21" East, 62.47 feet to the POINT OF BEGINNING.

Containing 0.0668 acres, more or less.

**RICHARD A. MILLER & ASSOCIATES, INC.**

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6701 BEACH BLVD., SUITE #200  
JACKSONVILLE, FLORIDA 32216

Fax (904) 721-5758  
Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE HIGHEST TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 11617-6.0, (formerly CHAPTER 2161-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 478.027, FLORIDA STATUTES.

BY: \_\_\_\_\_  
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED  
LAND SURVEYOR, CERTIFICATE No. 3848

DATE MARCH 18, 2005  
SCALE 1" = 60'  
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