

RESOLUTION NO. 2008- 58

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION OF RIGHT-OF-WAY TO ACCOMMODATE INSTALLATION OF UTILITIES FOR CONSTRUCTION OF THE CVS DRUG STORE ON THE CORNER OF EAST WATSON ROAD AND US #1 SOUTH.**

**RECITALS**

**WHEREAS**, CVS 75346 FL, LLC, a Delaware limited liability company, has executed and presented a Deed of Dedication of right-of-way to accommodate utilities, as described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof; and

**WHEREAS**, the right-of-way is needed for installation of utilities to serve the CVS Drug Store and consists of a 176.5 square foot triangular parcel on the corner of East Watson Road and US #1 South; 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 the Deed of Dedication for the welfare of the citizens in the area.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of County Commissions 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. Upon acceptance of the Warranty Deed by the Board of County Commissioners, the Clerk of Circuit Court is hereby instructed to record the original executed Deed of Dedication in the Public Records of St. Johns County.

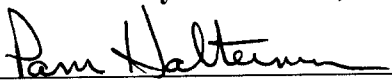
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, this 4<sup>th</sup> day of March, 2008.

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

By: 

**Thomas G. Manuel, Chairman**

**ATTEST: Cheryl Strickland, Clerk of Court**

By:   
Deputy Clerk

**RENDITION DATE 3/7/08**

Prepared by:  
St. Johns County Real Estate Division  
4020 Lewis Speedway  
St. Augustine, FL 32084

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

**THIS INDENTURE**, made this 2nd day of January, 2008, BETWEEN, **CVS 75346 FL, L.L.C.**, a Delaware limited liability company, whose address is One CVS Drive, Woonsocket, RI, 02895, 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-1 Legal Description" and "A-2 Right of Way Dedication Sketch" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

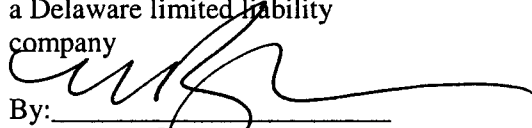
**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other 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, 2007 and those items listed on Exhibit B hereto.

**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) *Dawn M. Bucco*  
(print) Dawn M. Bucco  
  
(sign) *Amanda H. Clarke*  
(print) Amanda H. Clarke

CVS 75346 FL, L.L.C.,  
a Delaware limited liability  
company  
  
By: \_\_\_\_\_  
Name: **Michael B. Nulman**  
Its: **Assistant Secretary**

STATE OF Rhode Island  
COUNTY OF Providence

The foregoing instrument was acknowledged before me this 2nd day of January, 2007, by Michael B. Nulman as Assistant Secretary of CVS #5346 FL, L.L.C., a Delaware limited liability company, on behalf of the company. Who is personally known to me or has produced \_\_\_\_\_ as identification.

Dorothy T. O'Brien

Notary Public

My Commission Expires:

Dorothy T. O'Brien

Notary Public

State of Rhode Island

My Commission Expires 08/15/2009

**SKETCH OF DESCRIPTION**

**THIS IS NOT A SURVEY  
PROPOSED RIGHT OF WAY DEDICATION**

A parcel of land situated in Section 19, Township 8 South, Range 30 East, St. Johns County, Florida, and being a part of Moultrie Heights as recorded in Map Book 4, Page 51, of the Public Records of St. Johns County, and being more particularly bounded and described as follows:

Commence at the intersection the original south right-of-way line of Watson Road (a 66-foot right-of-way) and the East right-of-way line of U.S. Highway No. 1 (a 200-foot right-of-way); thence run South 01°11'19" West along said east right-of-way line of U.S. Highway No. 1, a distance of 14.10 feet to the new south right-of-way line of Watson Road, per Official Records Book 2364, Page 1290, Public Records of St. Johns County, Florida, and the Point of Beginning. Thence run South 01°11'19" West along said east right of way line of U.S. Highway No. 1, a distance of 28.12 feet to a point of curvature of a curve concave southeasterly and having for its elements a Radius of 25.00 feet, a Central Angle of 96°31'36", thence departing said right of way line run northwesterly along the arc of said curve 42.12 feet to a point on the new south right of way line of Watson Road, said arc being subtended by a Chord Bearing and Distance of North 49°37'37" East, 37.31 feet; thence run along said south right of way line North 81°56'13" West, a distance of 28.12 feet to the Point of Beginning.

Containing 176.5 square feet more or less.

NOTES:

1. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED "SURVEYOR AND MAPPER"
2. THE BASIS OF BEARING AS SHOWN HEREON IS BASED UPON THE SOUTH RIGHT-OF-WAY LINE OF EAST WATSON ROAD BEING S01°55'31"E.
3. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
4. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
5. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.

LEGEND:

- R=RADIUS
- L=ARC LENGTH
- Δ=DELTA ANGLE
- C.B=CHORD BEARING
- CH=CHORD DISTANCE
- PUB=POINT OF BEGINNING
- POC=POINT OF COMMENCEMENT
- R/W=RIGHT OF WAY

For the Firm By: \_\_\_\_\_

*Arthur A. Mastronicola Jr.*  
**Arthur A. Mastronicola Jr., P.S.M.**  
 Professional Surveyor and Mapper  
 Florida Registration No. LS 4186

**NOT VALID WITHOUT SHEETS 1 AND 2 OF 2  
SHEET 1 OF 2**

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED "SURVEYOR AND MAPPER".



**Engineers  
Architects  
Surveyors  
Planners  
Landscape Architects  
Environmental Scientists  
Construction Management  
Design/Build**

6675 Corporate Center  
Parkway, Suite 112  
Jacksonville, FL 32216  
Phone 904 332-0999  
Fax 904 332-0997

**SKETCH OF DESCRIPTION  
PROPOSED R/W DEDICATION**

**PAGE  
1 OF 2**

**ZAREMBA GROUP, LLC**  
ONE THIRDMACY (L&E) HWY NO. 18 & EAST WATSON ROAD  
 CITY OF ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

**Z0304**

Certificate of Authorization No. LB7143

**© 2007**

Exhibit A-2 Right of Way Dedication Sketch

**SKETCH OF DESCRIPTION**

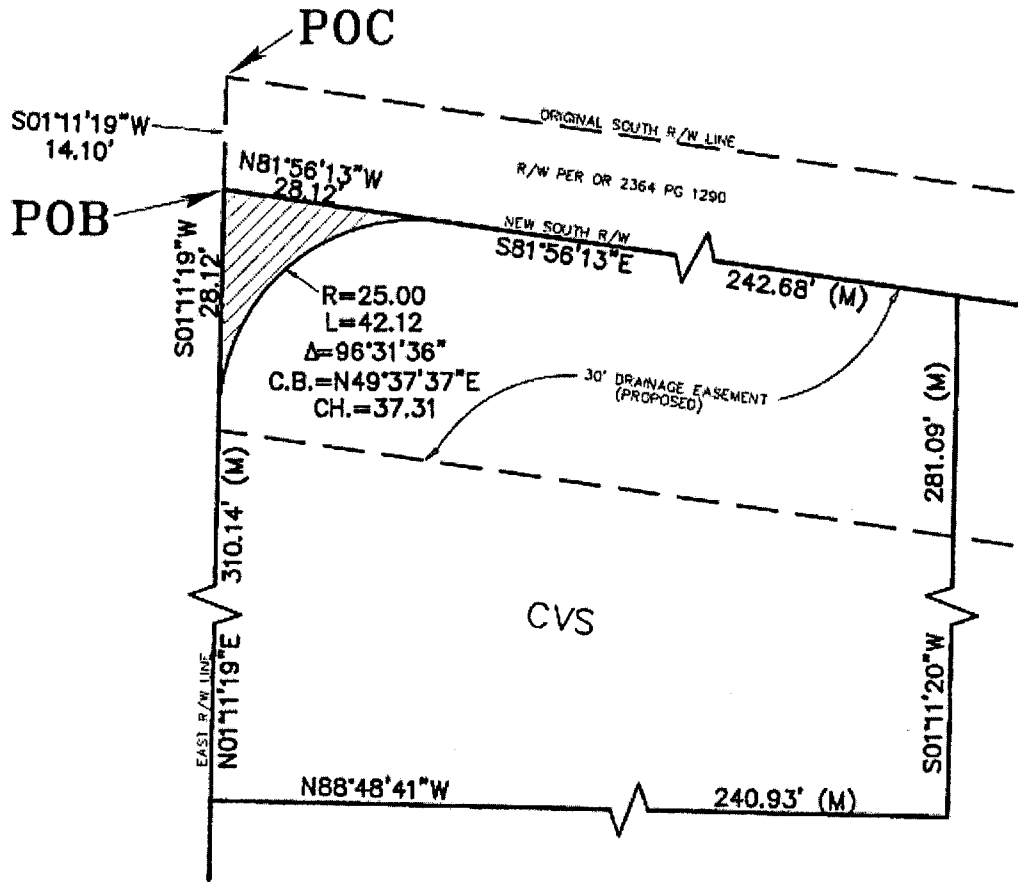
THIS IS NOT A SURVEY  
PROPOSED RIGHT OF WAY DEDICATION



1" = 20'

EAST WATSON ROAD  
PAVED

U. S. HIGHWAY NO. 1 S  
(200' R/W - PAVED)



NOT VALID WITHOUT SHEETS 2 AND 2 OF 2  
SHEET 2 OF 2



Engineers  
Architects  
Surveyors  
Planners  
Landscape Architects  
Environmental Scientists  
Construction Management  
Design/Build

6675 Corporate Center  
Parkway, Suite 112  
Jacksonville, FL 32216  
Phone 904 332-0999  
Fax 904 332-0997

SKETCH OF DESCRIPTION  
PROPOSED R/W DEDICATION

PAGE  
2 OF 2

ZAREMBA GROUP, LLC  
CVS/R/W PER DR 2364 PG 1290  
CITY OF ST. AUGUSTINE, ST. JOHN COUNTY, FLORIDA

Z0304

Certificate of Authorization No. LB7143

© 2007

**EXHIBIT "B"** to Deed of Dedication

1. Restrictions, conditions, reservations, rights of way, easements and other matters contained on the Plat of MOULTRIE HEIGHTS as recorded in Map Book 4, Page 51, Public Records of St. Johns County, Florida.
2. Resolution No. 94-197 recorded in Official Records Book 1079, Page 1025, Public Records of St. Johns County, Florida.
3. Grant of Easement recorded in Official Records Book 2064, Page 1757, as amended by Easement Amendment and Maintenance Agreement recorded in Official Records Book 2495, Page 880, Public Records of St. Johns County, Florida.
4. Easement to BellSouth Telecommunications, Inc. recorded in Official Records Book 2399, Page 568, Public Records of St. Johns County, Florida.
5. Ordinance Number 2005-75 of the County of St. Johns, State of Florida, regarding the Camelot Village PUD (to be known as Villages of Valencia PUD) recorded in Official Records Book 2537, Page 1928, Public Records of St. Johns County, Florida.
6. Subject to a 30-foot drainage easement along the Northerly line to be recorded in the Public Records of St. Johns County, Florida.

*St. Johns County Board of County Commissioners*

UTILITY DEPARTMENT  
Engineering Division

1205 STATE ROAD 16  
SAINT AUGUSTINE, FLORIDA  
32084-8646

PHONE: (904) 209-2700  
FAX: (904) 209-2601



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INTEROFFICE MEMORANDUM

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TO: NANETTE BRADBURY, REAL ESTATE COORDINATOR  
FROM: VICKIE BATTELL, CONSTRUCTION TECH, ENGINEERING  
SUBJECT: DEED OF DEDICATION FOR RIGHT OF WAY  
DATE: FEBRUARY 13, 2008

Please present the Deed of Dedication to the Board of County Commissioners (BCC) for final approval and acceptance of right of way needed for installation of utilities.

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

Your support and cooperation as always are greatly appreciated.