

RESOLUTION NO. 2010- 2

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FROM CYPRESS LAKES DEVELOPMENT, INC. TO ST. JOHNS COUNTY CONVEYING A STRIP OF LAND ADJACENT TO THE COUNTY GOLF COURSE.

RECITALS

WHEREAS, Cypress Lakes Development, Inc. ("Cypress Lakes") reserved a strip of land adjacent to the County Golf Course to be used for a road connection to a future phase of Cypress Lakes Subdivision; and

WHEREAS, the road connection was constructed in a different location than originally planned and said strip of land is no longer needed for said purposes; and

WHEREAS, Cypress Lakes desires to dedicate to St. Johns County ("County") the strip of land and has executed a Quit Claim Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying the land to the County; and

WHEREAS, it is in the best interest of the County to accept the deed and include the strip of land as part of the County Golf Course.

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

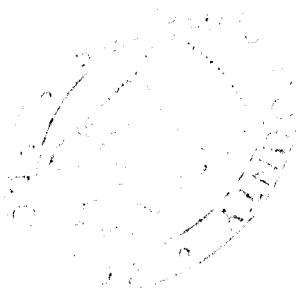
Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Quit Claim Deed, attached hereto.

Section 3. The Clerk is instructed to record the Quit Claim Deed in the public records of St. Johns County, Florida.

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 this 19th
day of January, 2010.



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

By: Ron Sanchez

Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halteman
Deputy Clerk

RENDITION DATE 1/20/10

Prepared by:
Laurie Ford
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

QUIT CLAIM DEED

THIS QUIT-CLAIM DEED, executed this 27th day of OCTOBER, 2009, by CYPRESS LAKES DEVELOPMENT, INC., a Florida corporation, whose address is 4315 Pablo Oaks Court, Suite 1, Jacksonville, Florida 32224-9667, first party, to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, second party:

WITNESSETH: That the said first party for and in consideration of \$10.00 in hand paid by the said second party, the receipt whereof is hereby acknowledged, does hereby remise, release and quit-claim unto the said second party forever, all the right, title, interest, claim and demand in which the said first party has in and to the following described lot, piece or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, to wit:

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

Property Appraiser's Parcel Identification No. 140370-0020

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said first parties, either in law or equity, to the only proper use, benefit and behoof of the said second party forever.

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

Signed, sealed and delivered
in the presence of:

CYPRESS LAKES DEVELOPMENT,
INC., a Florida corporation

K Lewis
Print Name: K Lewis

By: Michael B. Prater
Its: VICE PRESIDENT

J. Hardin
Print Name: J. HARDIN

(CORPORATE SEAL)

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 27th day of OCTOBER, 2009, by MICHAEL E. BRAZEN as VICE PRESIDENT of Cypress Lakes Development, Inc., a Florida corporation, on behalf of the corporation. Who is personally known to me or has produced _____ as identification.



J. L. Hardin
Commission # DD450881
Expires September 23, 2009
Banded Troy Fair - Insurance, Inc. 800-385-7019

J. L. Hardin
Notary Public
My Commission Expires: _____

EXHIBIT "A"

MAP SHOWING SPECIFIC PURPOSE SURVEY OF

A PORTION OF SECTION 16 AND TOWNSHIP 8 SOUTH RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A POINT ON A CURVE ON THE SOUTH-EASTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (A VARIABLE WIDTH RIGHT OF WAY AS SHOWN ON THE PLAT OF CYPRESS LAKES PHASE I, MAP BOOK 22 PAGES 1 THROUGH 5, PUBLIC RECORDS OF SAID COUNTY BEING THE SOUTH-EASTERLY CORNER OF THE EXTREME SOUTHERLY TERMINUS OF SAID RIGHT OF WAY; THENCE SOUTH-EASTERLY ALONG THE ARC OF A CURVE CONCAVE NORTH-EASTERLY AND HAVING A RADIUS OF 1,133.87 FEET, THROUGH A CENTRAL ANGLE OF 39°52'43", AN ARC DISTANCE OF 789.19 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°28'15" EAST, 773.36 FEET TO THE END OF SAID CURVE; THENCE SOUTH 08°13'35" WEST, 61.52 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY AND HAVING A RADIUS OF 1,147.93 FEET; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 38°53'30", AN ARC DISTANCE OF 779.20 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°19'40" WEST, 764.33 FEET TO THE END OF SAID CURVE; THENCE NORTH 05°02'34" EAST, 35.75 FEET; THENCE NORTH 81°57'18" WEST, 40.01 FEET TO A POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE NORTH-EASTERLY AND HAVING A RADIUS OF 1,147.93; THENCE NORTH-WESTERLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 00°26'10", AN ARC DISTANCE OF 8.74 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°55'01" WEST, 8.74 FEET TO THE END OF SAID CURVE; THENCE NORTH 50°28'08" EAST, ALONG THE SOUTHERLY LINE OF CYPRESS LINKS BOULEVARD, AS PER SAID MAP OR PLAT OF RECORD IN MAP BOOK 22, AT PAGES 1 THROUGH 5, 79.91 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.3556 ACRES, MORE OR LESS.

CURVE TABLE

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	3698.81'	1277.59'	127.05'	S 24°42'55" E	19°47'14"
C2	2500'	33.49'	31.04'	S 02°21'50" W	76°44'57"
C3	60164'	24.01'	24.01'	S 59°35'41" W	02°17'12"
C4	2500'	44.45'	38.82'	N 89°22'34" E	101°51'51"
C5	1133.87'	789.19'	773.36'	S 59°28'15" E	39°52'44"
C6	1147.93'	779.20'	764.33'	N 62°19'40" W	38°53'30"
C7	1173.87'	69.88'	69.87'	S 38°04'13" E	02°55'21"
C8	1147.93'	8.74'	8.74'	N 39°55'01" W	00°26'10"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N 50°28'08" E	79.91'
L2	S 61°32'55" E	50.00'
L3	S 61°32'55" E	25.00'
L4	S 61°32'55" E	25.00'
L5	N 05°02'34" E	35.75'
L6	N 81°57'18" W	40.01'

(SEE SURVEYS BY THIS FIRM
MAP FILE NO. LG - 815).

ST. JOHNS COUNTY
GOLF COURSE

POINT OF BEGINNING
SOUTHEASTERLY RAW LINE OF
CYPRESS LINKS BLVD. AT
SOUTHERLY TERMINUS PER
MAP BOOK 22 PAGES 1-5

RIGHT OF WAY PER
CYPRESS LAKES
PHASE I
MB. 22 PGS. 1-5

Set 1/2" x 1/2" Iron Pipe
at Pt. 35

Found 4" x 4" Conc. Monument
at 2 1/2' South

Found 4" x 4" Conc. Monument
at 0.22' East

Found 4" x 4" Conc. Monument
at 0.22' East

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

NOTES

- Bearings are based on the South line of Section 16, as S 88°21'01" W.
- This is a MAP TO SHOW A SPECIFIC PURPOSE SURVEY.
- Elevations shown (15.0) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1928, (M.S.L. of 1928).
- By Graphic plotting only, the property shown hereon lies within Zones: "0" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (FIRM) Community-Panel Number 125147 01500. Map Revised date: 9-18-85.
- 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.C.	Point of Curvature	J.E.A.	Jacksonville Electric Authority
P.O.B.	Point of Beginning	E.Q.P.	Equipment
P.C.	Point of Curvature	A.C.	Air Conditioner
P.O.T.	Point of Tangency	C.T.V.	Cable Television
P.R.C.	Point of Reverse Curvature	O.H.L.	Overhead Lines
P.I.	Point of Intersection	F.M.	Field Measured
R.O.W.	Right of Way	R.	Radius equals
O.R. Vol.	Official Records Volume	L=	Arc Length equals
D.B.	Deed Book	C.B.=	Chord Bearing & Distance equals
R.R.	Building Restriction Line	D.A.	Delta or Central Angle equals
E.Q.P.	Equipment	I.P.	Iron Pipe
		C.C.	Concrete

LEGEND

- DENOTES CONCRETE MONUMENT
- DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET WITH CENTER PLUG AND 1/2" SET
- DENOTES IRON PIPE FOUND (AS NOTED)
- x DENOTES CROSS CUT

DATE FEB. 2, 1999
SCALE 1"=100'
JOB No. 98-2843
F.B. DATA-COLL
page 7DS DATA
Comp. File CYPRESS.Dwg

RICHARD A. MILLER & ASSOCIATES
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 SURVEY IS A TRUE REPRESENTATION OF AN ACCURATE FIELD SURVEY, 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 11517-4A (formerly CHAPTER 11514-01) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 112.017, FLORIDA STATUTES.

JONATHAN B. BOWEN, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

