

RESOLUTION NO. 2014- 19

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR RIGHT-OF-WAY TO BRING COLLINS AVENUE TO MINOR COLLECTOR STANDARDS IN CONNECTION WITH THE CONSTRUCTION OF A FAMILY DOLLAR STORE.**

**RECITALS**

**WHEREAS**, TRC SR16, LLC, a South Carolina limited liability company, has executed and presented a Deed of Dedication for a twenty-five foot strip of right-of-way along Collins Avenue, as described in Exhibit "A," attached hereto incorporated by reference and made a part hereof; and

**WHEREAS**, this additional right of way will to bring the road to minor collector standards in connection with the construction of a Family Dollar Store on the corner of Collins Avenue and State Road 16; and

**WHEREAS**, it is in the best interest of the County to accept the Deed of Dedication for the safety 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.

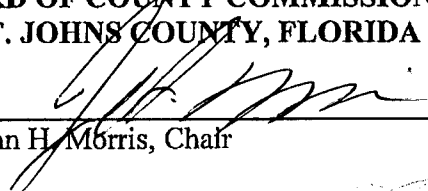
Section 2. The Deed of Dedication is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical 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.

Section 4. The Clerk of Circuit Court is hereby instructed to record the original 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 1<sup>st</sup> day of April, 2014.

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

By:   
John H. Morris, Chair

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

By:   
Deputy Clerk

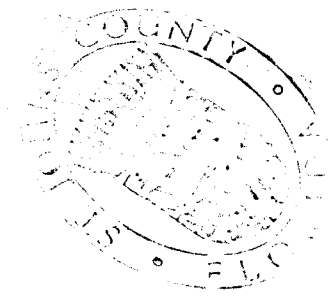


Exhibit "A" to Resolution

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

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

**THIS INDENTURE**, made and executed this 25 day of February, 2014, by **TRC SR16, LLC**, a South Carolina limited liability company, whose address is 125-G Wappoo Creek Drive, Charleston, South Carolina, 29412, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, 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 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, 2013.

**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:

TRC SR16, LLC, a South Carolina  
limited liability company

(sign) [Signature]  
(print) Todd C. Demsey

By: [Signature]  
Its MEMBER

(sign) [Signature]  
(print) Andrew M. Smith

STATE OF South Carolina  
COUNTY OF Anderson

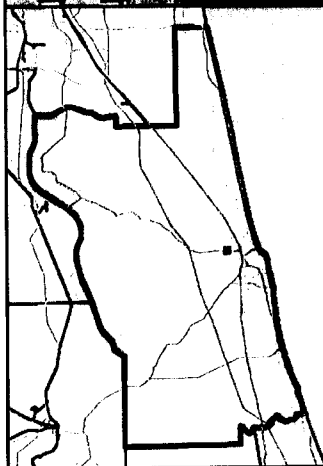
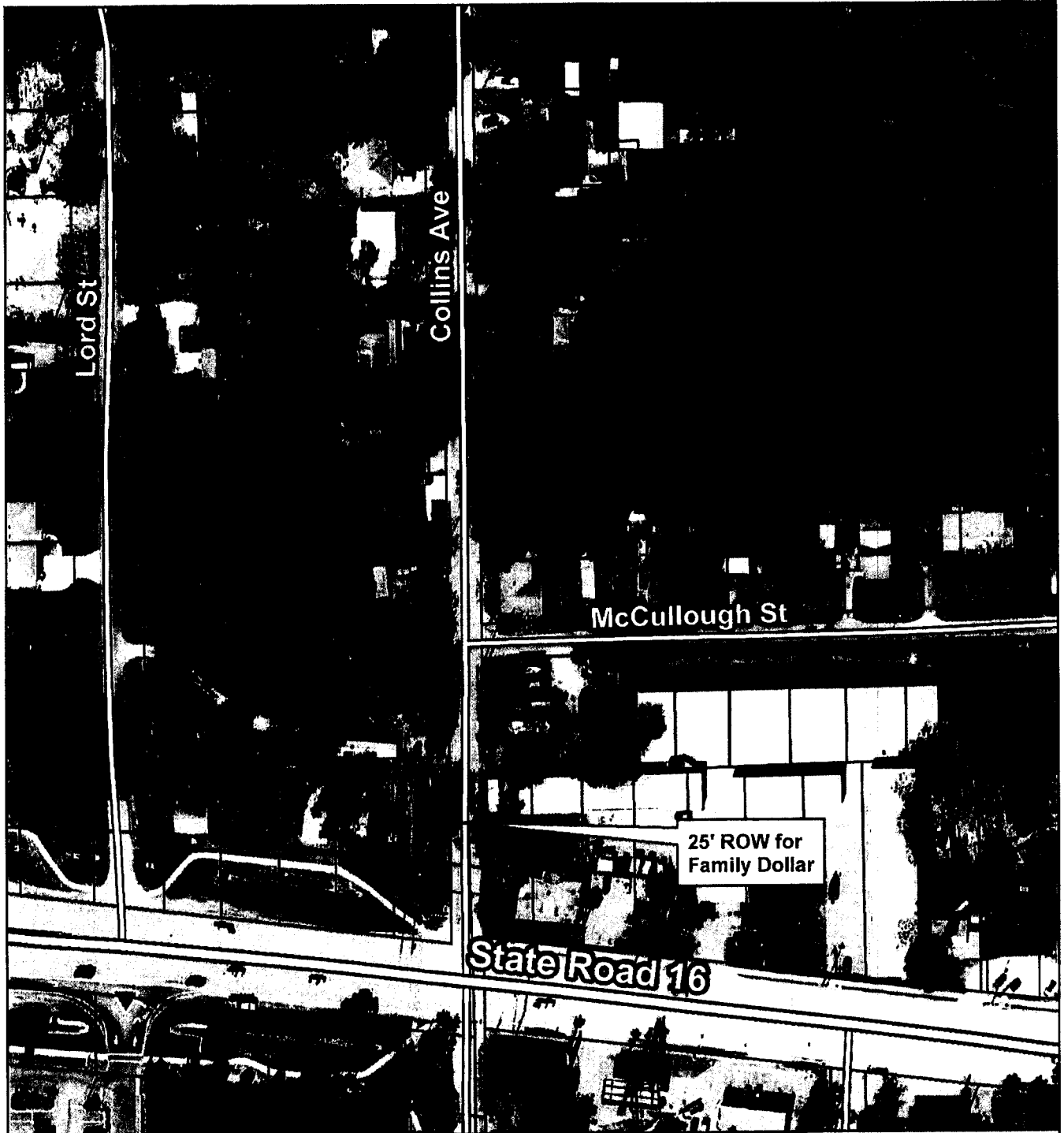
The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of February,  
2014, by Jeffrey J Lamberson as member of TRC  
SR16, LLC, a South Carolina limited liability company. On behalf of the Company, (H)He/She is  
personally known to me or has produced \_\_\_\_\_ as identification.

SSW  
Notary Public  
My Commission Expires: 2/25/14

EXHIBIT "A"

A PORTION OF LOT 4, BLOCK 11 OF THE PLAT OF SHEPARD CROSBY AS RECORDED IN MAP BOOK 1, PAGE 19 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. AND A PORTION OF FRONT STREET VACATED BY RESOLUTION 87-143 AS RECORDED IN OFFICIAL RECORDS BOOK 752, PAGE 1253. AND A PORTION OF LOT 1, BLOCK 1 OF PINEBROOK, AS PER PLAT THEREOF, RECORDED IN MAP BOOK 4, PAGE 47 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING IN SECTIONS 2 AND 11, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE S.E. CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 54 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE WEST RIGHT OF WAY LINE OF COLLINS AVENUE (BEING 30 FEET WIDE), S.00°02'55"E., A DISTANCE OF 263.97 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16 (BEING 200 FEET WIDE), THENCE DEPARTING THE WEST RIGHT OF WAY LINE OF COLLINS AVENUE, ALONG THE NORTH RIGHT OF WAY LINE OF STATE ROAD NO. 16, N.83°09'57"W., A DISTANCE OF 25.18 FEET; THENCE DEPARTING SAID NORTH RIGHT OF WAY LINE, ALONG A LINE 25 FEET WEST OF AND PARALLEL WITH THE AFOREMENTIONED WEST RIGHT OF WAY LINE OF COLLINS AVENUE, N.00°02'55"W., A DISTANCE OF 260.50 FEET TO THE SOUTH BOUNDARY OF AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 208, PAGE 54; THENCE ALONG THE SOUTH BOUNDARY OF SAID LANDS, N.88°55'06"E., A DISTANCE OF 25.00 FEET THE POINT OF BEGINNING. SAID LANDS CONTAINING 0.15 ACRES, MORE OR LESS.



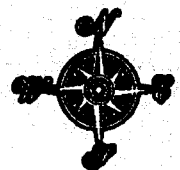
## Right-of-way dedication for Family Dollar Store

0 40 80 160 240 320 Feet

St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
Date: February 27, 2014  
(904) 209-0788



**2008 Aerial Imagery**

**DISCLAIMER.**  
This map is for reference use  
only. Data provided are derived  
from multiple sources with  
varying levels of accuracy.