

RESOLUTION NO. 2016- 203

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM WORLD COMMERCE CENTER, LLP TO ST. JOHNS COUNTY CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, World Commerce Center, LLP, a Florida limited liability partnership has executed and presented to St. Johns County a Special Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying additional right-of-way along International Golf Parkway together with a pond site and drainage easement; and

WHEREAS, road improvements within the additional right-of-way have been constructed and approved per the requirements of the World Commerce Center Impact Fee Agreement; and

WHEREAS, it is in the best interest of the County to accept the Special Warranty Deed for the health, safety and welfare of its citizens.

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 Special Warranty Deed, attached hereto.

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

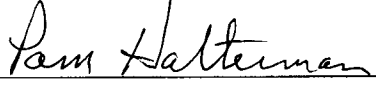
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners this 19 day of July, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 7/21/16



Exhibit "A" to Resolution

Prepared by and return when recorded to:
Sidney S. Simmons, II, Esq.
1050 Riverside Avenue
Jacksonville, Florida 32204

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 2nd day of June, 2016, between **WORLD COMMERCE CENTER, LLP**, a Florida limited liability partnership, whose address is 13901 Sutton Park Drive Suite 105, Jacksonville, FL 32224, herein referred to as the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida whose address is 500 San Sebastian View, St. Augustine, Florida 32084, herein referred to as the Grantee.

The Grantor, for and in consideration of the sum of \$10.00, to it in hand paid by the Grantee, the receipt whereof is hereby acknowledged, does hereby grant, bargain and sell unto the Grantee forever, the following described land, situate, lying and being in the County of St. Johns, State of Florida, described on Exhibit A hereto.

Together with all the tenements, hereditaments, easements and appurtenances thereto belonging or in anywise appertaining; subject to taxes for the current year and covenants, easements and restrictions of record (the "Permitted Encumbrances").

The Grantor does hereby covenant with the Grantee, that except with respect to the Permitted Encumbrances, at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

(When used herein the terms "Grantor" and "Grantee" shall be construed to include, masculine, feminine, singular or plural as the context permits or requires and shall include heirs, personal representatives, successors and assigns.)

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name as of the day and year first above written.

WITNESSES:

WORLD COMMERCE CENTER, LLP, a
Florida limited liability partnership

M Gill
Printed Name: Michael Gill

By: Steinemann-Wolf, LLC
Its: General Partner

Tracy White
Printed Name: Tracy Whitmer

By: [Signature]
Frank C. Steinemann, Jr.
Its Managing Member

STATE OF FLORIDA)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 2nd day of June, 2016, by Frank C. Steinemann, Jr. as managing member of Steinemann-Wolfe, LLC, general partner of World Commerce Center, LLP, a Florida limited liability partnership, on behalf of the partnership. He is personally known to me or has produced _____ as identification.

NOTARY PUBLIC

Sign: [Signature]
Print: Amber Maria Lehman
State of Florida
My Commission Expires: March 6, 2019

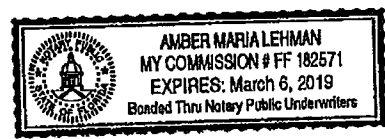


EXHIBIT "A"

PARCEL ONE

RIGHT-OF-WAY TO BE CONVEYED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 371.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH) AND THE POINT OF BEGINNING; THENCE NORTH 50°37'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1296.07 FEET TO A POINT ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2815.00 FEET; THENCE SOUTHWESTERLY LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 306.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°29'50" WEST AND A CHORD DISTANCE OF 306.64 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2915.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ARC DISTANCE OF 317.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°29'50" WEST AND A CHORD DISTANCE OF 317.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°37'11" WEST, A DISTANCE OF 843.14 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 70.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°26'20" WEST AND A CHORD DISTANCE OF 70.06 FEET TO THE END OF SAID CURVE; THENCE SOUTH 09°06'14" WEST, A DISTANCE OF 75.26 FEET TO A POINT IN THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 80°54'57" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.45 FEET TO A POINT ON THE AFORESAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 43°33'09" EAST LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 AND ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 295.33 FEET TO A BEND IN SAID RIGHT-OF-WAY, THENCE NORTH 50°37'11" EAST CONTINUING ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 47.05 FEET TO A POINT OF BEGINNING.

CONTAINING 0.97 ACRES (42,457 SQUARE FEET) MORE OR LESS.

Together with the following described easement for drainage:

DRAINAGE EASEMENT TO BE GRANTED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 371.01 FEET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1558.77 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°37'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 7.75 FEET, THENCE SOUTH 72°05'33" EAST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.83 FEET; THENCE SOUTH 50°37'11" WEST, A DISTANCE OF 17.38 FEET; THENCE NORTH 39°22'49" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 188 SQUARE FEET MORE OR LESS.

PARCEL TWO

34 FOOT RIGHT-OF-WAY A TO BE CONVEYED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 714.93 FEET TO THE NORTHEAST CORNER OF LANDS NOW OWNED BY ST. JOHNS COUNTY SCHOOL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1536 OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 54°08'32" WEST ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 35.16 FEET; THENCE NORTH 50°37'11" EAST ALONG A LINE LYING 34 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1846.54 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3064.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.10 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING OF SOUTH 43°48'59" EAST AND A CHORD DISTANCE OF 34.10 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 50°37'11" WEST ALONG SAID NORTHWESTERLY

RIGHT-OF-WAY LINE, A DISTANCE OF 1840.22 FEET TO THE POINT OF BEGINNING.
CONTAINING 1.44 ACRES MORE OR LESS.

PARCEL THREE

34 FOOT RIGHT-OF-WAY B TO BE CONVEYED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2778.84 FEET TO THE POINT OF BEGINNING; THENCE NORTH 48°17'48" WEST LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.41 FEET; THENCE NORTH 50°37'11" EAST ALONG A LINE LYING 34 FEET NORTHWESTERLY OF, WHEN MEASURED AT RIGHT ANGLES, TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 104.21 FEET TO A POINT IN THE SOUTHWESTERLY LINE OF LANDS NOW OWNED BY ST. JOHNS COUNTY; THENCE SOUTH 53°11'34" EAST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.01 FEET TO A POINT IN THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE SOUTH 50°37'11" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 107.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.08 ACRES MORE OR LESS.

PARCEL FOUR

POND A TO BE CONVEYED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 714.93 FEET TO THE NORTHWEST CORNER OF LANDS NOW OWNED BY ST. JOHNS COUNTY SCHOOL BOARD, AS RECORDED IN OFFICIAL RECORDS BOOK 864, PAGE 1536 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 54°08'32" WEST ALONG THE NORTH LINE OF SAID LANDS, A DISTANCE OF 35.16 FEET TO A POINT IN THE

PROPOSED RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 50°37'11" EAST ALONG SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 176.17 FEET; THENCE NORTH 39°22'49" WEST LEAVING SAID PROPOSED RIGHT-OF-WAY LINE, A DISTANCE OF 18.14 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 7.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF 41°57'52" WEST AND A CHORD DISTANCE OF 7.88 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 41°57'52" WEST, A DISTANCE OF 15.31 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 95.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°26'54" WEST AND A CHORD DISTANCE OF 81.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°51'39" WEST, A DISTANCE OF 12.23 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 60.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 63°21'21" WEST AND A CHORD DISTANCE OF 56.63 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 78.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°51'02" WEST AND A CHORD DISTANCE OF 70.71 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 65.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°22'27" WEST AND A CHORD DISTANCE OF 61.29 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 112.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 18°45'31" WEST AND A CHORD DISTANCE OF 90.20 FEET TO THE POINT OF COMPOUND CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 74.67 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 123.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 86°48'49" EAST AND A CHORD DISTANCE OF 110.16 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 79.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 84°56'22" EAST AND A CHORD DISTANCE OF 71.51 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 83.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 82°52'21" EAST AND A CHORD DISTANCE OF 73.99 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 69.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°41'39" EAST AND A CHORD DISTANCE OF 63.67 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY

ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 143.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 31°48'26" EAST AND A CHORD DISTANCE OF 99.13 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°37'23" WEST, A DISTANCE OF 47.87 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 67.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 46°47'51" WEST AND A CHORD DISTANCE OF 67.63 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.34 ACRES MORE OR LESS.

TOGETHER WITH RIGHTS GRANTED IN THAT CERTAIN DRAINAGE EASEMENT AGREEMENT RECORDED IN OFFICIAL RECORDS BOOK 2650, PAGE 267, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



2013 Aerial Imagery

0 300 600
Feet
June 14, 2016

114700

International Golf Parkway

Additional Right-of-Way

Land Mgmt. Systems
Real Estate Division
209-0790
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.

