

RESOLUTION NO. 2017- 177

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A FUTURE REUSE PUMP AREA TO SERVE BANNON LAKES LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, has executed and presented to the County a Special Warranty Deed conveying a future reuse pump area, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to serve Bannon Lakes located off International Golf Parkway; 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.

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 above described Special Warranty Deed is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener 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 the Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6th day of June, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Hatterman
Deputy Clerk

RENDITION DATE 6/8/17

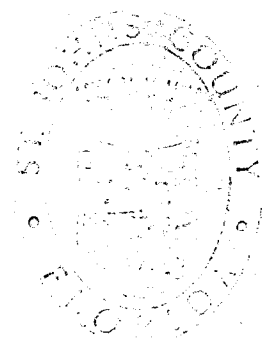


EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS JORDEN BURT, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
JGiles@carltonfields.com

SPECIAL WARRANTY DEED

**S.J.C.U.D. Future Reuse Pump Area
(Clary File: 2016-576)**

THIS SPECIAL WARRANTY DEED, dated 21st day of October, 2016 is by and from **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, whose address is 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, hereinafter called the Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows: SEE EXHIBIT "A"

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that 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; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2015; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

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

WITNESSES:

[Signature]
(Sign on this line.)
Karelyn Travieso
(Print name legibly on this line.)

[Signature]
(Sign on this line.)
Kelly Staples
(Print name legibly on this line.)

GRANTOR:

RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Anthony Seijas
Title: Vice President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced _____ as identification.



[Signature]
(Sign on this line)
Michelle Shaffer
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: FF 206714
EXPIRATION DATE: July 5, 2019

(SEAL)

EXHIBIT "A" TO SPECIAL WARRANTY DEED

S.J.C.U.D. FUTURE REUSE PUMP AREA

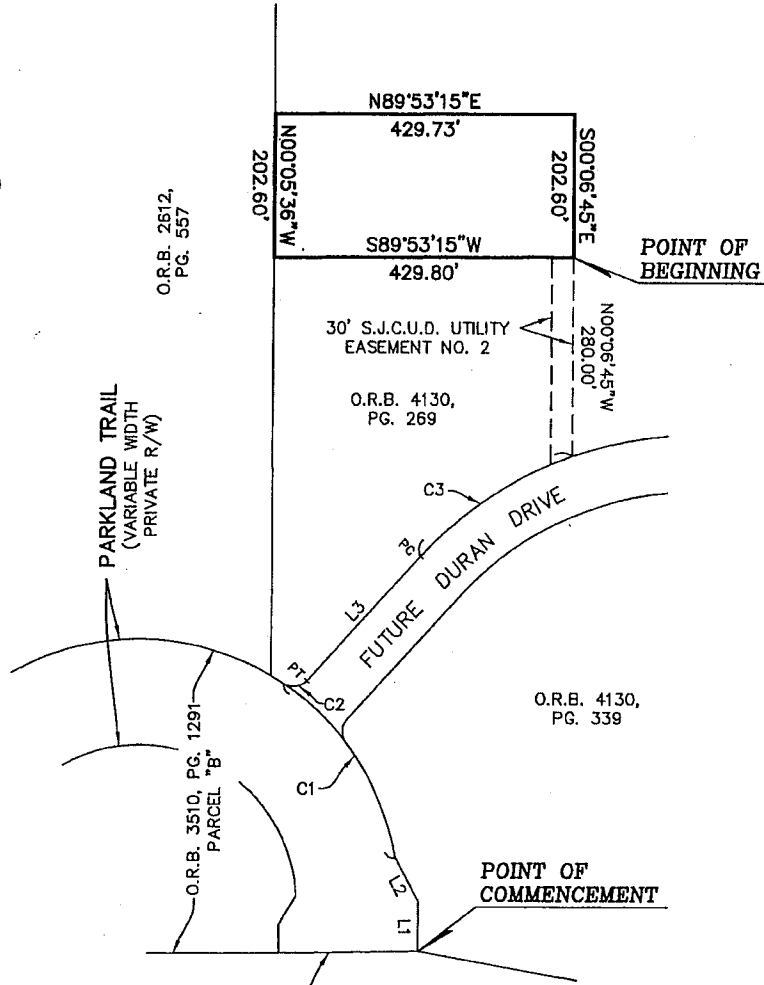
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET, TO THE POINT OF CUSP OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 261.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET; THENCE NORTH 00°06'45" WEST, 280.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'15" WEST, 429.80 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2612, PAGE 557, SAID PUBLIC RECORDS; THENCE NORTH 00°05'36" WEST, ALONG LAST SAID LINE, 202.60 FEET; THENCE NORTH 89°53'15" EAST, 429.73 FEET; THENCE SOUTH 00°06'45" EAST, 202.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

MAP SHOWING

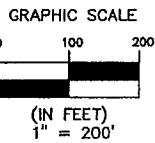
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



N'LY RIGHT OF WAY LINE SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE N'LY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

INTERNATIONAL GOLF PARKWAY

A.K.A. NINE MILE ROAD
(VARIABLE WIDTH R/W)



AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)

S.J.C.U.D. FUTURE
REUSE PUMP AREA
SHEET 1 OF 3

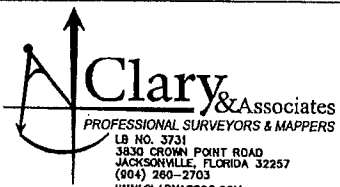
JOB NO. 2016-576
DRAFTER GCC
DATE 09/07/2016
SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377



MAP SHOWING

S.J.C.U.D. FUTURE REUSE PUMP AREA

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CONTAINING 2.00 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'25"W	70.00'
L2	N28°04'44"W	70.00'
L3	N42°50'45"E	240.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	375.00'	303.89'	46°25'52"	N33°17'26"W	295.64'
C2	25.00'	35.19'	80°38'53"	N83°10'11"E	32.36'
C3	540.00'	261.22'	27°42'58"	N56°42'14"E	258.68'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, AS N79°53'02"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- F.P. = FINANCIAL PROJECT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = POINT OF NON TANGENCY
- S.J.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT

S.J.C.U.D. FUTURE
REUSE PUMP AREA

SHEET 2 OF 3

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)

JOB NO. 2016-576
DRAFTER GCC
DATE 09/07/2016
SCALE 1"=200'

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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

MAP SHOWING

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OWNER & ENCUMBRANCE SEARCH REPORT**
FILE NO. 16098791 / EFFECTIVE DATE: SEPTEMBER 1, 2016

RECORDED DOCUMENT	DESCRIPTION	COMMENTS
O.R. 975, PG. 668	EASEMENT	DOES NOT AFFECT SITE
O.R. 1350, PG. 119	EASEMENT AGREEMENT	BLANKETS SITE
O.R. 2428, PG. 1101	ASSIGNMENT & ASSUMPTION	BLANKETS SITE
O.R. 3507, PG. 671	ORDINANCE NUMBER 2011-41	BLANKETS SITE
O.R. 4013, PG. 706	ORDINANCE NUMBER 2015-11	BLANKETS SITE
O.R. 4003, PG. 1394	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4046, PG. 1968	SCHOOL CONCURRENCY	BLANKETS SITE
O.R. 4047, PG. 1	CONCURRENCY & IMPACT AGREEMENT	BLANKETS SITE
O.R. 4098, PG. 1567	NOTICE OF ESTABLISHMENT	BLANKETS SITE
O.R. 4112, PG. 1887	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1711	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1751	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1773	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1826	ASSIGNMENT AND ASSUMPTION	BLANKETS SITE
O.R. 4143, PG. 242	MASTER DECLARATION	BLANKETS SITE
O.R. 4156, PG. 827	AMENDMENT	BLANKETS SITE
O.R. 4143, PG. 383	ENVIRONMENTAL RESOURCE PERMIT	BLANKETS SITE
O.R. 4143, PG. 633	WARRANTY DEED PHASE 1A-1	DOES NOT AFFECT SITE
O.R. 4143, PG. 640	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4143, PG. 666	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1893	SPECIAL WARRANTY DEED PHASE 1B-1	DOES NOT AFFECT SITE
O.R. 4156, PG. 1900	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1909	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1939	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4173, PG. 879	QUIT CLAIM DEED	DOES NOT AFFECT SITE
O.R. 4173, PG. 1541	EASEMENT FOR UTILITIES	DOES NOT AFFECT SITE
O.R. 4175, PG. 1339	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4208, PG. 14	TRUE UP AGREEMENT	BLANKETS SITE
O.R. 4208, PG. 60	DECLARATION OF CONSENT	BLANKETS SITE
O.R. 4208, PG. 100	COLLATERAL ASSIGNMENT	BLANKETS SITE
O.R. 4228, PG. 43	SPECIAL WARRANTY DEED PHASE 1B-2	DOES NOT AFFECT SITE
O.R. 4228, PG. 49	TEMPORARY EASEMENT	DOES NOT AFFECT SITE

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S.J.C.U.D. FUTURE
REUSE PUMP AREA
SHEET 3 OF 3

JOB NO. 2016-576
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CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377



St. Johns County Board of County Commissioners

Utility Department

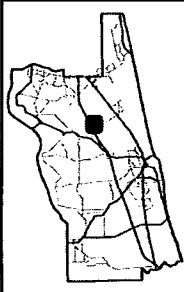
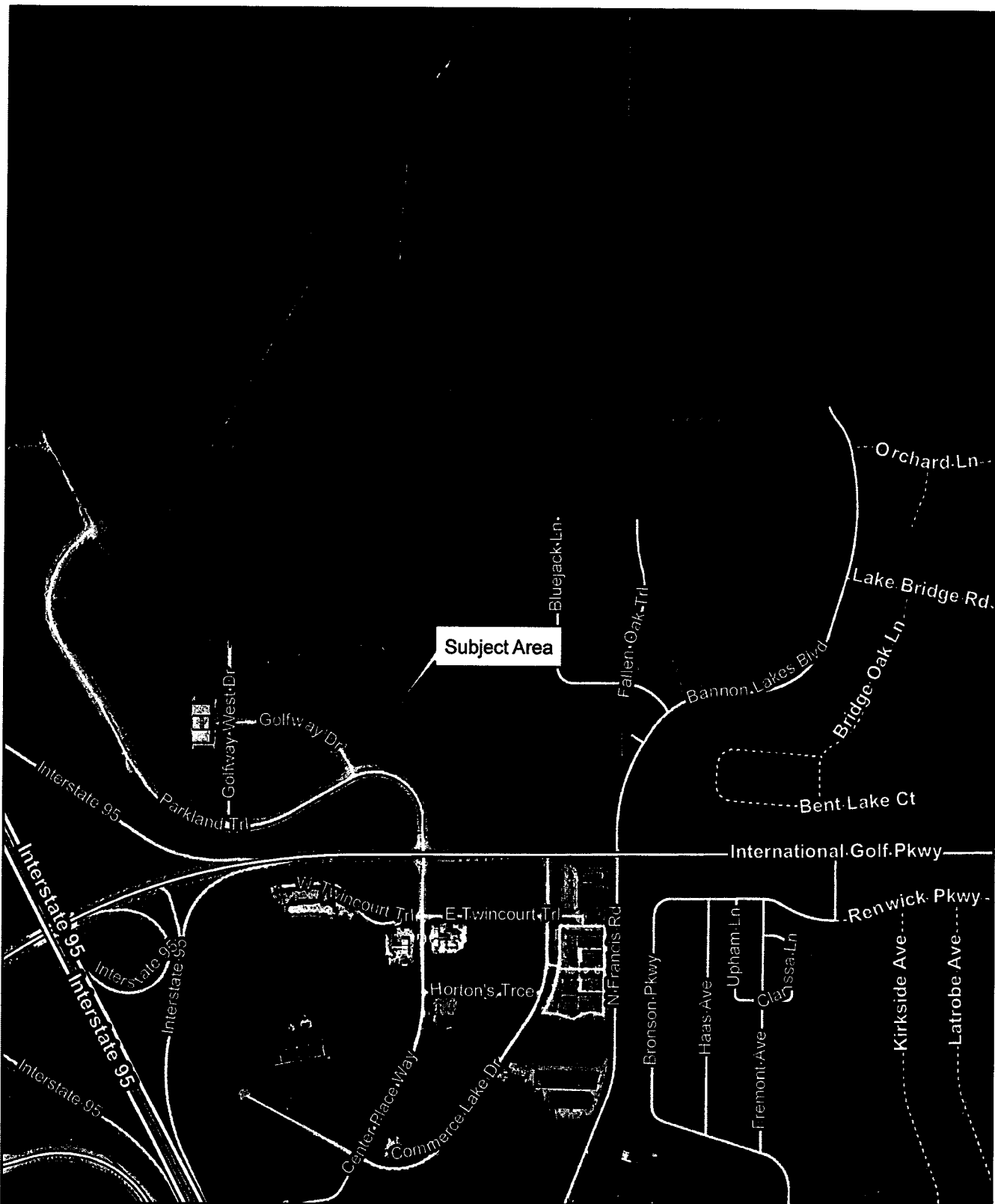
INTEROFFICE MEMORANDUM


TO: Sheri Lewis, Real Estate Coordinator
FROM: Larry Miller, Chief Engineer
SUBJECT: Bannon Lakes Reuse Site
DATE: March 24, 2017

Please present the attached Special Warranty Deed to the Board of County Commissioners (BCC) for approval and acceptance of the future reuse pump area.

After acceptance by BCC, please provide the Utility Department with a copy of the adopted Resolution and the recorded Special Warranty Deed for our files.

Your support and cooperation as always are greatly appreciated.




 2013 Aerial Imagery
 0 250 500
 Feet
 May 8, 2017

BANNON LAKES

Future Reuse Pump Area

**Land Management
 Systems
 Real Estate
 Division**
 (904) 209-0790
Disclaimer:
 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 hereon.

