

RESOLUTION NO. 2017- 178

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MILL CREEK PLAZA, LLC TO ST. JOHNS COUNTY AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE AGREEMENT APPROVED MARCH 7, 2017.

RECITALS

WHEREAS, Mill Creek Plaza, LLC, a Florida limited liability company has executed and presented to St. Johns County a Deed of Dedication, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying additional right-of-way along State Road 16; and

WHEREAS, this deed is given to satisfy a requirement of the Concurrency and Impact Fee Agreement approved by the Board of County Commissioners on March 7, 2017, and recorded in Official Records Book 4343, page 1848; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication 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 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 Deed of Dedication, attached hereto.

Section 3. The Clerk is instructed to record the original Deed of Dedication 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.

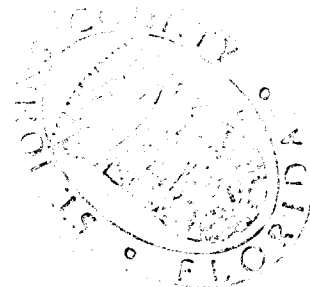
PASSED AND ADOPTED by the Board of County Commissioners this 6th day of June, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Sam Halterman
Deputy Clerk



RENDITION DATE 6/8/17

This document prepared by:

Kathryn F. Whittington, Esq.
24 Cathedral Place, Suite 400
St. Augustine, FL 32084

DEED OF DEDICATION

THIS INDENTURE, made this 10th day of April, 2017, between **MILL CREEK PLAZA, LLC**, a Florida limited liability company, whose address is 3304 Coastal Highway, St. Augustine, Florida 32084, 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"** 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 road right-of-way.

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 claiming by, through or under said Grantor, its successors and assigns, and not otherwise; and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2016 and those easements, restrictions and reservations of record, if any.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

GRANTOR:

Mill Creek Plaza, LLC, a Florida limited liability company

By: Jagplan, LLC, a Delaware limited liability company

Its: Manager

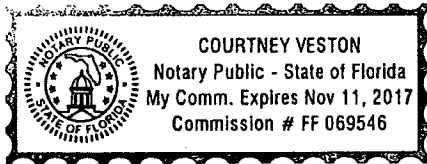
B. Good
Name: Brittany Good

By: Greg Severt
Name: Greg Severt
Its: Member

Karen M. Taylor
Name: Karen M. Taylor

STATE OF FLORIDA
COUNTY OF ST JOHNS

The foregoing instrument is hereby acknowledged before me this 18 day of APRIL, 2017, by Greg Severt, as Member of Jagplan, LLC, a Delaware limited liability company, as Manager of Mill Creek Plaza, LLC, A Florida limited liability company, on behalf of the company. He is personally known to me.



Courtney Veston
NOTARY PUBLIC, State of Florida
Name: COURTNEY D VESTON

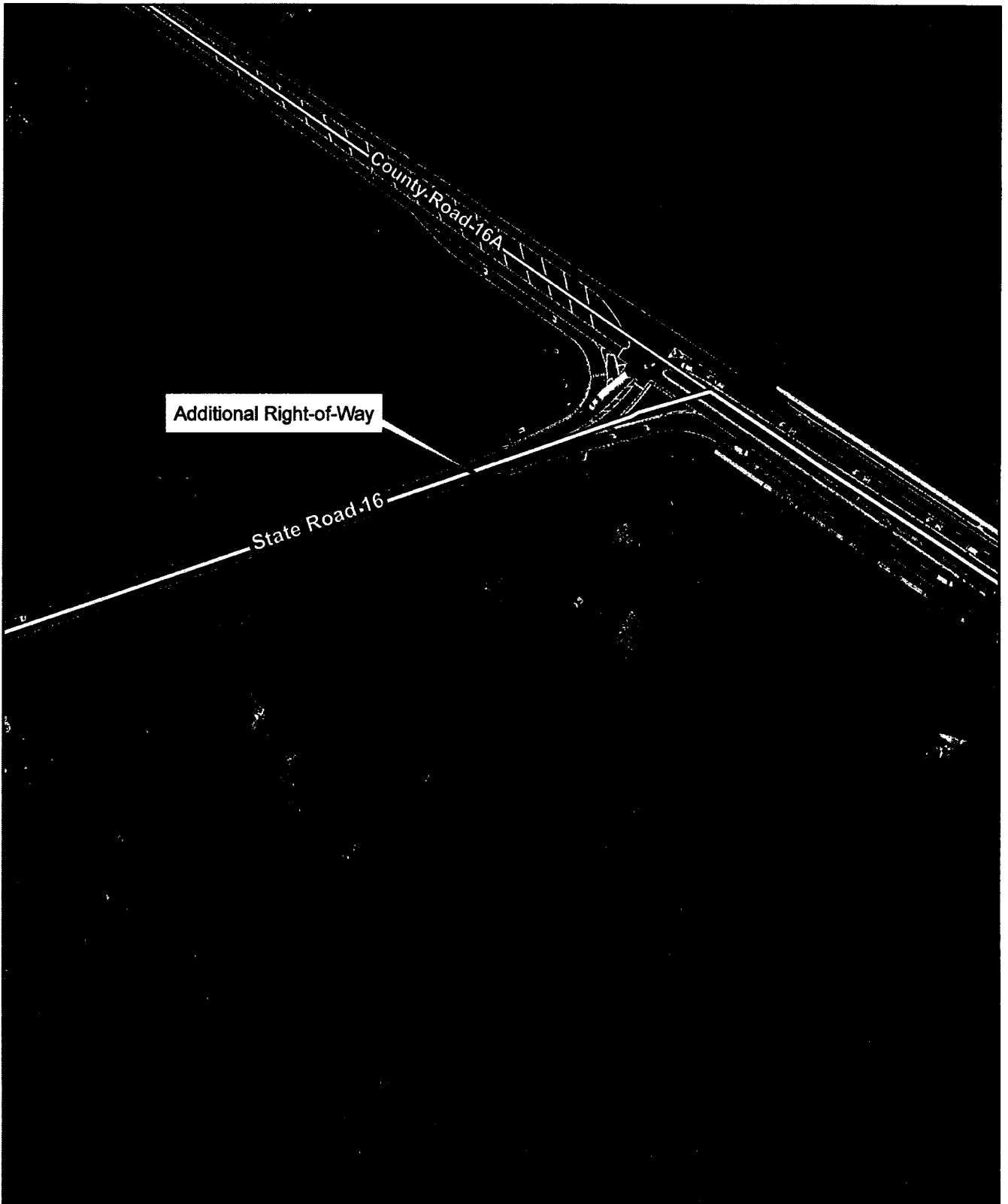
My Commission Expires: 11-11-17

EXHIBIT "A"

[Legal Description of Right of Way]

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 216, PAGE 624, OFFICIAL RECORDS BOOK 759, PAGE 1284, OFFICIAL RECORDS BOOK 2181, PAGE 306, OFFICIAL RECORDS BOOK 2181, PAGE 308, OFFICIAL RECORDS BOOK 2181, PAGE 313 AND OFFICIAL RECORDS BOOK 2273, PAGE 548, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

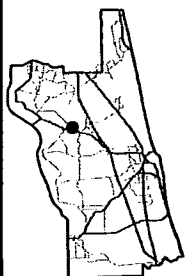
BEGIN AT THE INTERSECTION OF THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NO. 16, (SAID RIGHT OF WAY AT THIS POINT BEING 200 FEET IN WIDTH) WITH THE SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD NO. 16 (FORMERLY STATE ROAD NO. 16-A AND WOLFE CUT-OFF ROAD), A 66 FOOT WIDTH RIGHT OF WAY; THENCE SOUTH 55°15'00" EAST ON SAID SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 35.66 FEET; THENCE SOUTH 73°00'24" WEST, A DISTANCE OF 721.65 FEET TO THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1296, PAGE 1248, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 18°09'10" WEST, A DISTANCE OF 14.10 FEET TO A POINT ON THE SOUTHEAST RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16; THENCE NORTH 71°52'08" EAST, ALONG SAID SOUTHEAST RIGHT OF WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 700.00 FEET TO THE POINT OF BEGINNING.



Additional Right-of-Way

State Road 16

County Road 16A



2013 Aerial Imagery

May 9, 2017

Deed of Dedication Mill Creek Plaza

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.

