

RESOLUTION NO. 2017- 257

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED FROM PALM VALLEY HOLDINGS OF FLORIDA, LLC TO ST. JOHNS COUNTY CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG COUNTY ROAD 210 (PALM VALLEY ROAD).

RECITALS

WHEREAS, an Impact Fee Credit Agreement (“Agreement”) between the St. Johns County (“County”) and Palm Valley Holdings of Florida, LLC, a Florida limited liability company (“Developer”), is scheduled for Board approval on this date; and

WHEREAS, pursuant to the Agreement, the Developer has executed and presented to the County a Warranty Deed, attached hereto as Exhibit “A”, incorporated and made a part hereof, conveying additional right-of-way along County Road 210 (Palm Valley Road); and

WHEREAS, acceptance of the deed is in the best interest of the County and satisfies a requirement of the Agreement.

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 Warranty Deed, attached hereto, for the purposes mentioned above.

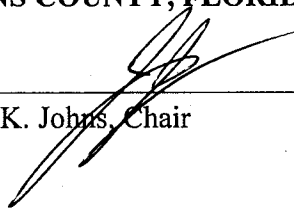
Section 3. The Clerk is instructed to record the original Warranty Deed in the public records of St. Johns County, Florida.

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 1st
day of August, 2017.

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

By: _____
James K. Johns, Chair



ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 8/3/17



PREPARED BY/RETURN TO:

Ellen Avery-Smith, Esquire
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

Consideration \$10.00

WARRANTY DEED
(Palm Valley Road Right-of-Way Parcel)

THIS WARRANTY DEED is made and executed the 1st day of June, 2017, by **PALM VALLEY HOLDINGS OF FLORIDA, LLC**, a Florida limited liability company, whose address is 3721 Dupont Station Court South, Jacksonville, Florida 32217 ("**Grantor**"), conveying non-homestead property to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

WITNESSETH: That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, 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, lying and being in St. Johns County, State of Florida, described as follows;

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

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

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 easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2017.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

By: [Signature]
Printed Name: Chelsea Knudson

PALM VALLEY HOLDINGS OF FLORIDA, LLC, a Florida limited liability company

By: [Signature]
Printed Name: GEORGE LEONE

By: [Signature]
Name: Andy Allen
Title: Owner

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 17 day of June, 2017, by Chris Allen the Owner of Palm Valley Holdings of Florida, LLC, a Florida limited liability company, on its behalf, who [] is personally known to me or who [] has produced a valid driver's license as identification.

[Signature]

Notary Public, State of Florida
Printed Name: Carrie James
My Commission No.: 412218
My Commission Expires: FF115059

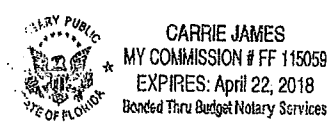


EXHIBIT "A"

MAP SHOWING SKETCH OF LEGAL

SEE SHEET 2 OF 2 FOR SKETCH

Tracts "E", "F", "G", "H" and "I" of Preserve Pointe as recorded in Map Book 85, pages 50 through 53 of the public records of St. Johns County, Florida.

GENERAL NOTES

THIS SURVEY MAP AND/OR SURVEY REPORT AND THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE OF A LICENSED SURVEYOR AND MAPPER AND THE ORIGINAL RAISED SEAL.

NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF SURVEYOR.

THIS IS A SKETCH AND LEGAL DESCRIPTION AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.

<u>ABBREVIATION</u>	<u>DEFINITION</u>
C1	CURVE CHART NUMBER
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT

REVISED 06/28/2017 REVISE LEGAL AND BOUNDARY
REVISED 06/20/2017 REMOVE 100' RIGHT OF WAY INFORMATION

SHEET 1 OF 2

B. H. AND ASSOCIATES
PROFESSIONAL LAND SURVEYORS L.B. #7800

902 5TH AVENUE NORTH - JACKSONVILLE BEACH, FLORIDA - 32250 - PHONE (904) 703-8799

I HEREBY CERTIFY THAT THIS _____ SKETCH OF LEGAL _____ SURVEY,

PERFORMED UNDER MY RESPONSIBLE DIRECTION, MEETS THE STANDARDS OF PRACTICE FOR LAND SURVEYORS IN ACCORDANCE WITH CHAPTER 2014-147, FLA. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

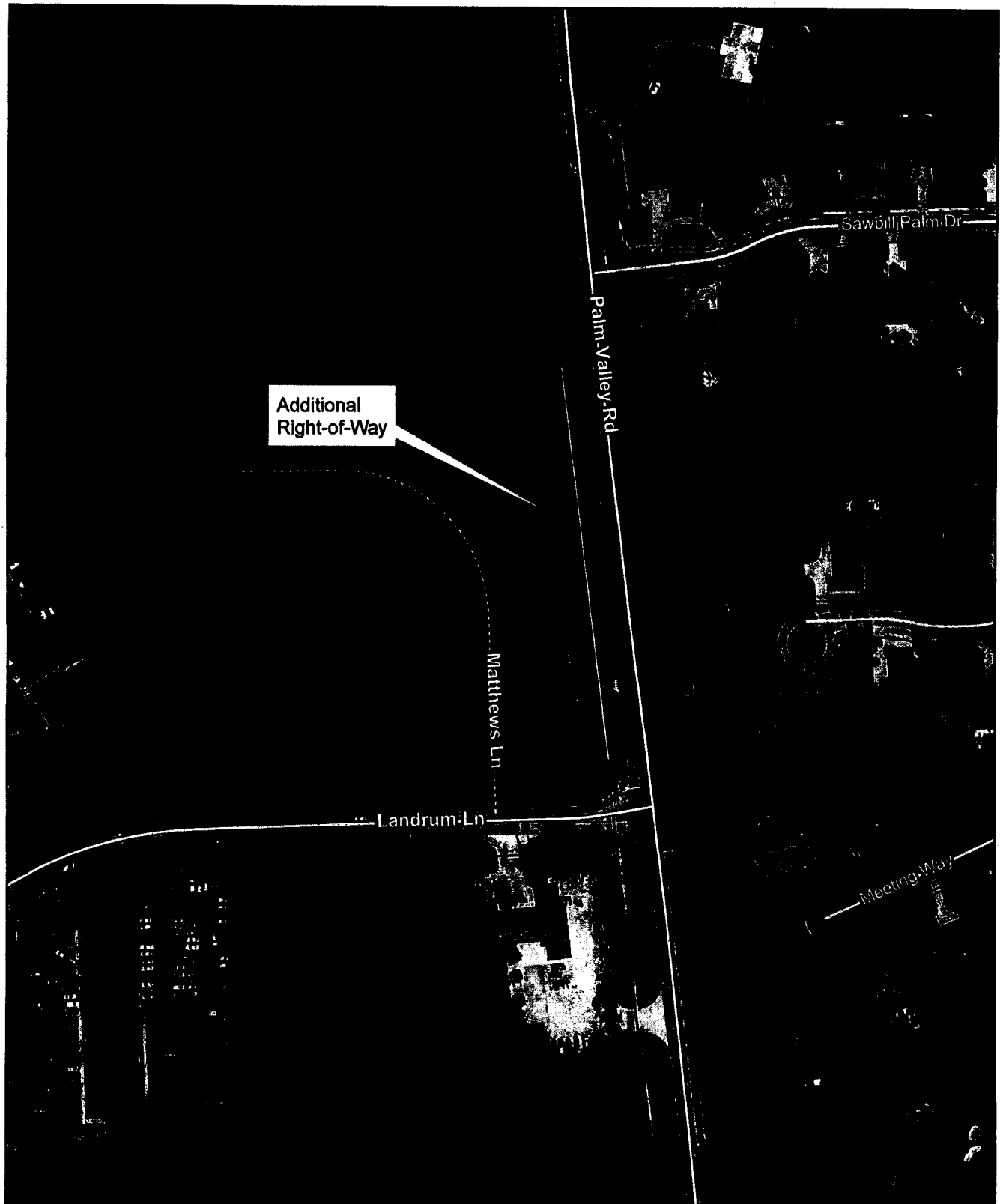
Gil Howatt

SURVEYED FEBRUARY 15, 2017

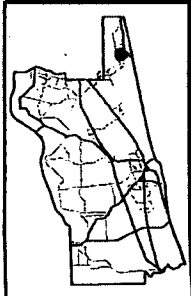
GIL D. HOWATT, REGISTERED LAND SURVEYOR FLA. NO. 4718
LICENSED BUSINESS NUMBER 7800

BEARING DATUM BASED ON NORTHERLY RIGHT-OF-WAY LINE LANDRUM LANE. N 87°40'41" E

COMPUTER FILE NAME: PRESERVE RW .DWG SCALE: 1" = 60' FILE NO.: 091616



Additional
Right-of-Way




 2013 Aerial Imagery
 June 28, 2017

Additional Right-of-Way
*County Road 210
 (Palm Valley Road)*

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.

