

RESOLUTION NO. 2017- 52

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE DEED OF DEDICATION FOR RIGHT-OF-WAY FROM DURBIN CREEK NATIONAL, LLC., FOR ROAD IMPROVEMENTS ALONG RACE TRACK ROAD.

RECITALS

WHEREAS, Durbin Creek National, LLC., 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, dedicating property for the improvements along Race Track Road; and

WHEREAS, the Race Track Road improvements include designing the reconstruction of the road as a four lane roadway between the existing four lane section at Julington Creek Plantation boundary to the 9B Connector Road; and

WHEREAS, in Phase I of the project, the segment of Race Track Road between CR 2209 and the 9B Connector Road is designed as a six lane section and the construction of four lanes. Funding for road improvements along this section of Race Track Road is coming from multiple developers; and

WHEREAS, it is in the best interest of the County to accept this property for the health, safety and welfare of the citizens of St. Johns County.

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.

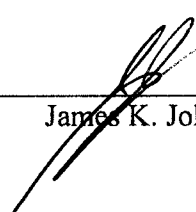
Section 2. The Board of County Commissioners hereby accepts the Deed of Dedication for the improvements to Race Track Road.

Section 3. The Clerk is instructed to record the Deed of Dedication (Right-of-Way) in the Official Records Books 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 of St. Johns County,
Florida this 21st day of February, 2017.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad

By: 
Deputy Clerk

RENDITION DATE 2/23/17

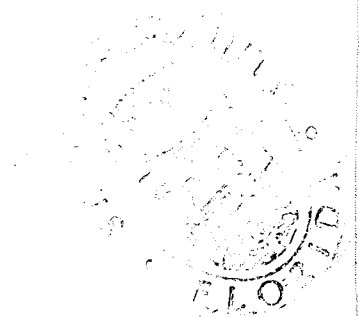


EXHIBIT "A" TO RESOLUTION

Prepared by and Return to:
Karl R. Gruss, Esquire
Rogers, Towers, P.A.
1301 Riverplace Boulevard, Suite 1500
Jacksonville, Florida 32207

**DEED OF DEDICATION
(RIGHT-OF-WAY)**

THIS INDENTURE, made this ___ day of January, 2017, between **DURBIN CREEK NATIONAL, LLC**, a Florida limited liability company, whose address is 9540 San Jose Boulevard, Jacksonville, Florida 32257 ("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 ("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:

See Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the same together with all and singular the tenements, hereditaments and appurtenances of Grantor thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the said Grantor, either in law or equity, including easements for drainage, utilities, ingress, egress and sewers, to the proper use, benefit, and behoof of the Grantee, its legal representatives, successors and assigns forever.

Grantee, by the acceptance of this Deed of Dedication, acknowledges that in giving this Deed of Dedication Grantor makes no representations or warranties, expressed or implied, with respect to title to the Property.

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

Signed, sealed and delivered
in the presence of:

DURBIN CREEK NATIONAL, LLC,
a Florida limited liability company

Name: _____

By _____
Name: Kenneth P. Wilson
Its: President

Name: _____

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this ____ day of January, 2017, by Kenneth P. Wilson, the President of Durbin Creek National, LLC, a Florida limited liability company, on behalf of the company. He is ____ personally known to me or ____ has provided a valid driver's license as identification.

Notary Public, State of Florida
Name: _____
My Commission Expires: _____
My Commission Number is: _____

Exhibit "A"

A PORTION OF SECTION 6, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE NORTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1288, PAGE 175, SAID PUBLIC RECORDS; THENCE NORTH $00^{\circ}53'26''$ EAST, ALONG SAID EASTERLY LINE, 81.44 FEET TO AN ANGLE POINT IN LAST SAID LINE; THENCE NORTH $01^{\circ}22'52''$ WEST, CONTINUING ALONG SAID EASTERLY LINE AND ALONG THE EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 819, PAGE 549 OF SAID PUBLIC RECORDS, 3456.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $70^{\circ}23'16''$ EAST, 318.14 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1600.00 FEET, AN ARC DISTANCE OF 721.86 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $83^{\circ}18'45''$ EAST, 715.75 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED) AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 981.00 FEET, AN ARC DISTANCE OF 447.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $83^{\circ}09'50''$ WEST, 443.80 FEET TO THE ARC OF A CURVE LEADING WESTERLY; COURSE NO. 2: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 1161.35 FEET, AN ARC DISTANCE OF 309.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $78^{\circ}01'04''$ WEST, 308.40 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3: NORTH $70^{\circ}23'16''$ WEST, 285.33 FEET TO THE AFORESAID EASTERLY LINE OF THOSE LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 819, PAGE 549; THENCE SOUTH $01^{\circ}22'52''$ EAST, ALONG LAST SAID LINE, 22.49 FEET TO THE POINT OF BEGINNING.

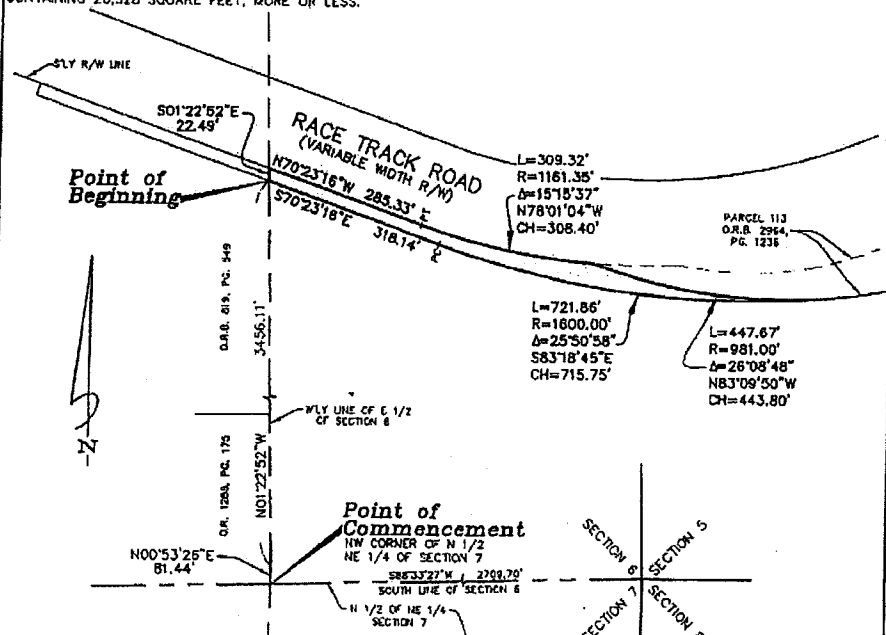
CONTAINING 20,528 SQUARE FEET, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 6, TOWNSHIP 3 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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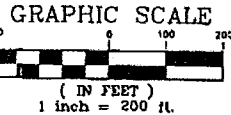


GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 6, AS SOUTH 88°33'27" WEST, 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 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 OR MAY NOT AFFECT THIS PARCEL.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE: R.M. ANGAS BOUNDARY # 1117B-9A
CLARY BOUNDARY, FILE # T8S-359

LEGEND

- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- R = RADIUS
- L = LENGTH
- Δ = DELTA
- CH = CHORD DISTANCE

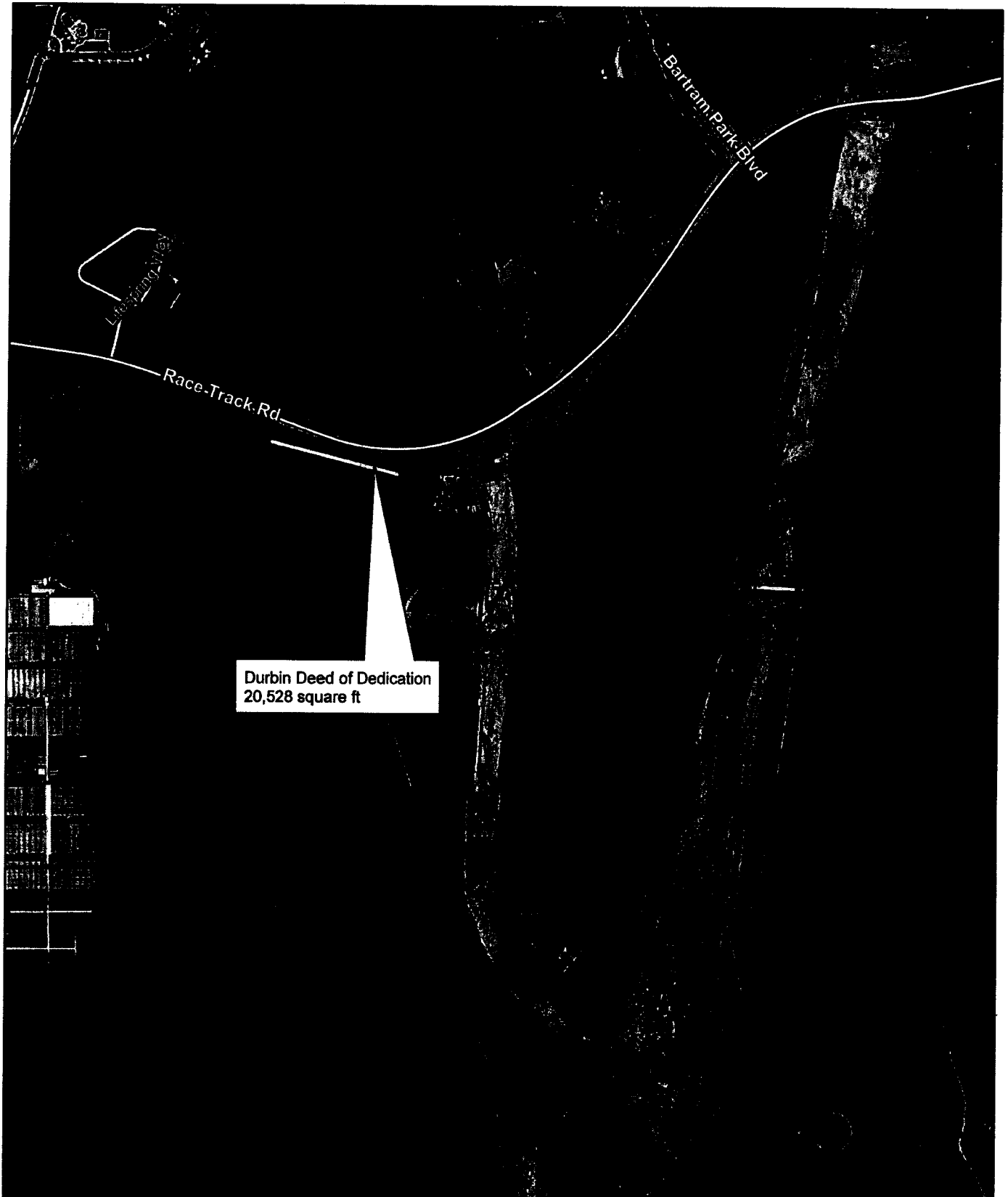


JOB NO. 2016-29A
 DRAFTER MJC
 DATE 1-15-16
 SCALE 1"=200'
 CHECKED BY: BS

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SHEET, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 31-17, FLORIDA ADMINISTRATIVE CODE)

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



Durbin Deed of Dedication
20,528 square ft



2013 Aerial Imagery
0 100 200 Feet
N
January 27, 2017

Durbin Creek National, LLC.

Deed of Dedication Race Track Road

Land Mngt. Systems
Real Estate Division
209-0796
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.

