

RESOLUTION NO. 2017- 77

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR TO EXECUTE A COUNTY DEED FOR PROPERTY IDENTIFIED AS POND EASEMENT 110C PER THE BARTRAM PARK IMPACT FEE CREDIT AGREEMENT .

RECITALS

WHEREAS, Florida Department of Transportation (FDOT) is requiring a County Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, be executed by the County conveying any interest the County may have in property known as Pond Easement 110C per the Bartram Park Impact Fee Credit Agreement, recorded in Official Records Book 3949, page 613; and

WHEREAS, the developer will then execute the Joint-Use Pond Easement 110C to the County that is part of the requirement per the Bartram Park Impact Fee Credit Agreement and approved in Resolution No. 2016-146; and

WHEREAS, this pond is part of an integrated system required to drain both the I95/SR9B interchange that has capacity reserved in Duval County and a portion of Race Track Road in St. Johns County; and

WHEREAS, FDOT is requiring the County Deed to Winslow Farms, LTD., be executed to clear up any title questions on this property.

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 County Deed is approved for execution by the Chair, or designee, and the Clerk is instructed to record the original County Deed in the Public Records of St. Johns County, Florida.

Section 3. 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.

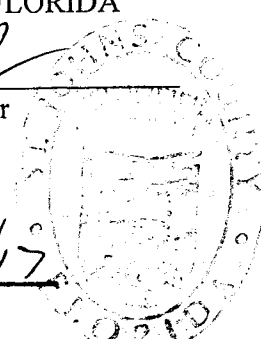
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 77 day of March, 2017.

By: Pam Halterman
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
James K. Johns, Chair

RENDITION DATE 3/9/17



This Instrument Prepared By: EXHIBIT "A" TO RESOLUTION
Debbie Taylor
St. Johns County Land Management Systems
500 San Sebastian View
St. Augustine FL 32084

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this ____ day of _____, 2017, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is, 500 San Sebastian View, St. Augustine FL 32084, hereinafter "Grantor", to **WINSLOW FARMS, LTD.**, a limited partnership organized and existing under the laws of the State of Florida, the mailing address of which is 700 Ponte Vedra Lakes Boulevard, Ponte Vedra Beach, Florida, 32082 ("Grantee").

WITNESSETH;

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

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

THIS DEED is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and building laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;
- e. All acts of the Grantee occurring prior to, or subsequent to the date of this instrument;

- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

THIS COUNTY DEED IS BEING GIVEN TO CORRECT A PURPORTED DEFECT IN TITLE, TO WHICH THE FLORIDA DEPARTMENT OF TRANSPORTATION HAS OBJECTED, ARISING FROM THAT CERTAIN RIGHT OF REVERTER PREVIOUSLY IMPOSED UPON THE PROPERTY PURSUANT TO THAT CERTAIN QUIT CLAIM DEED GIVEN BY THE BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT TO GRANTEE AND DATED AUGUST 13, 2014, AND RECORDED AUGUST 22, 2014, IN OFFICIAL RECORDS BOOK 3921, PAGE 58, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

IN WITNESS WHEREOF the St. Johns County Board of County Commissioners has caused the presents to be executed in its name by its Chair the day and year aforesaid.

ST. JOHNS COUNTY, FLORIDA
A political subdivision of the State of Florida

By: _____
James K. Johns, Chair

ATTEST: Cheryl Strickland, Its Clerk

By: _____
Its Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2017, by James K. Johns, the Chair of the Board for St. Johns County Board of County Commissioners, on behalf of the Board. He is personally known to me.

Notary Public State of Florida
My Commission Expires: _____

EXHIBIT "A"
Legal Description

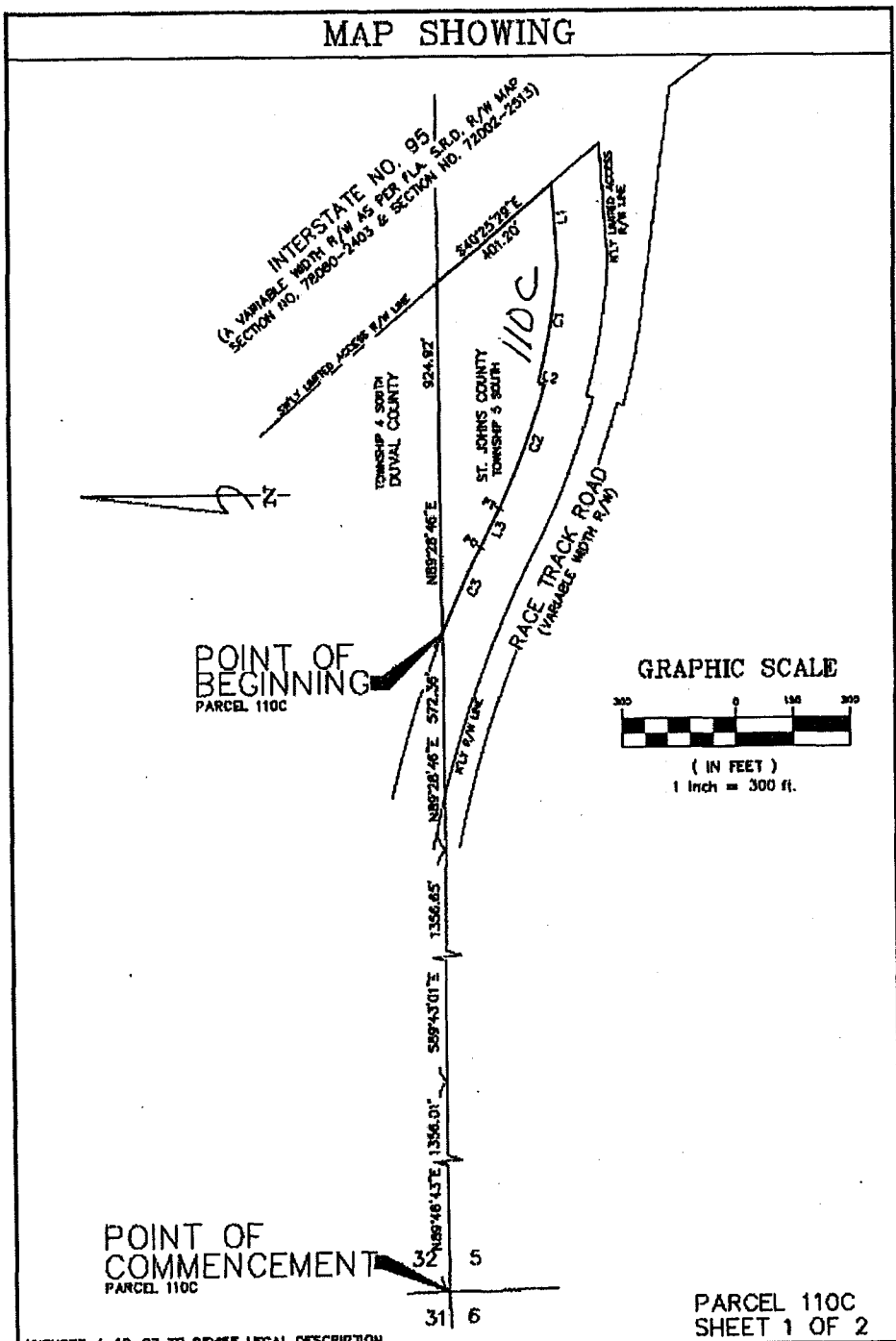
PARCEL 110C

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

COMMENCE AT THE NORTHWEST CORNER OF SECTION 5, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY (ALSO BEING THE SOUTHWEST CORNER OF SAID SECTION 32); THENCE EASTERLY, ALONG THE LINE DIVIDING TOWNSHIP 4 SOUTH, DUVAL COUNTY, AND TOWNSHIP 5 SOUTH, ST. JOHNS COUNTY, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°46'43" EAST, A DISTANCE OF 1356.01 FEET; COURSE NO. 2: SOUTH 89°43'01" EAST, A DISTANCE OF 1356.65 FEET; COURSE NO. 3: NORTH 89°28'46" EAST, A DISTANCE OF 572.36 FEET TO THE POINT OF BEGINNING; COURSE NO. 4: CONTINUE NORTH 89°28'46" EAST, A DISTANCE OF 924.92 FEET TO AN INTERSECTION WITH THE EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY MAP SECTION NO. 78080-2403 AND SECTION NO. 72002-2513); THENCE SOUTH 40°25'29" EAST, ALONG SAID EXISTING SOUTHWESTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE NO. 95, A DISTANCE OF 401.20 FEET; THENCE SOUTH 86°16'01" WEST, A DISTANCE OF 225.36 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1725.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 10°11'35", AN ARC DISTANCE OF 307.03 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°03'12" WEST, 306.63 FEET; THENCE SOUTH 15°02'36" WEST, A DISTANCE OF 17.00 FEET TO A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS 1742.83 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 11°23'29", AN ARC DISTANCE OF 346.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'40" WEST, 345.93 FEET TO THE POINT OF TANGENCY; THENCE NORTH 63°33'56" WEST, A DISTANCE OF 113.88 FEET TO THE POINT OF CURVATURE OF A CURVE; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3028.27 FEET, THROUGH A TOTAL CENTRAL ANGLE OF 04°43'51", AN ARC DISTANCE OF 250.04 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 65°55'52" WEST, 249.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 218866 SQUARE FEET (5.02 ACRES), MORE OR LESS.

MAP SHOWING



AMENDED 4-10-07 TO REVISE LEGAL DESCRIPTION

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAN OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

UNLESS OTHERWISE SHOWN AND STATED HEREON, THE MAP OR SURVEY INSTRUMENTS, THE LEGAL TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS & MAPPERS IN CHAPTER 61E03-2, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 173.001, FLORIDA STATUTES, AND DOES NOT NECESSARILY MEET ANY OTHER NATIONAL OR REGIONAL STANDARDS.

DATE NOVEMBER 6, 2006
SCALE 1" = 300'
CHECKED BY: _____

Clary & Associates, Inc.
PROFESSIONAL LAND SURVEYORS
3830 CROWN POINT ROAD SUITE "A"
JACKSONVILLE, FLORIDA 32257
(904) 280-2703 LB 40, 3731

DRAFTSMAN: COLLIERMAN
JOB NO. 2006-1894

LEGEND
 A/W = RIGHT-OF-WAY
 PC = POINT OF CURVATURE
 PI = POINT OF INTERSECTION
 PVI = POINT OF VERTICAL INTERSECTION
 PCH = POINT OF CURVATURE HORIZONTAL
 PVT = POINT OF TANGENCY VERTICAL
 PCH = POINT OF CURVATURE HORIZONTAL
 PVT = POINT OF TANGENCY VERTICAL
 PVI = POINT OF VERTICAL INTERSECTION
 PCH = POINT OF CURVATURE HORIZONTAL
 PVT = POINT OF TANGENCY VERTICAL
 PVI = POINT OF VERTICAL INTERSECTION
 PCH = POINT OF CURVATURE HORIZONTAL
 PVT = POINT OF TANGENCY VERTICAL
 PVI = POINT OF VERTICAL INTERSECTION

DENNIS E. ELSWICK, P.L.S. CERT. NO. 3100



2013 Aerial Imagery

February 13, 2017

Race Track Road Bartram Park IFA Pond Easement 110C

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.

