

RESOLUTION NO. 2019- 133

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM TOLOMATO COMMUNITY DEVELOPMENT DISTRICT TO ST. JOHNS COUNTY CONVEYING THE RIGHT-OF-WAY FOR NOCATEE LANDING TRAIL EXTENSION.

RECITALS

WHEREAS, Tolomato Community Development District has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying the right-of-way for Nocatee Landing Trail Extension; and

WHEREAS, said right-of-way provides public access to the south entrance of the Nocatee Preserve and has been stabilized by the Developer per the requirements of the Development Order of the Nocatee DRI approved and adopted by Resolution No. 2001-30; and

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

Section 3. The Clerk is instructed to record the original Deed of Dedication Right-of-Way 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 16
day of April, 2019.

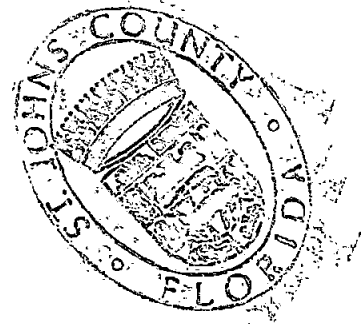
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 4/18/19



PREPARED BY AND RETURN TO:
NICHOLAS A. DYAL, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
222 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

**DEED OF DEDICATION
RIGHT-OF-WAY**

THIS DEED OF DEDICATION, made and executed this 28th day of February, 2019, by **TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("Grantor"), whose address is 245 Nocatee Center Way, Ponte Vedra, Florida 32081, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

WITNESSETH: that for and in consideration of the acceptance of this Deed of 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 (THE "PROPERTY").

TO HAVE AND HOLD the same unto Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

AND the Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2018.

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Note to Clerk: Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

EXHIBIT "A"

PROPERTY

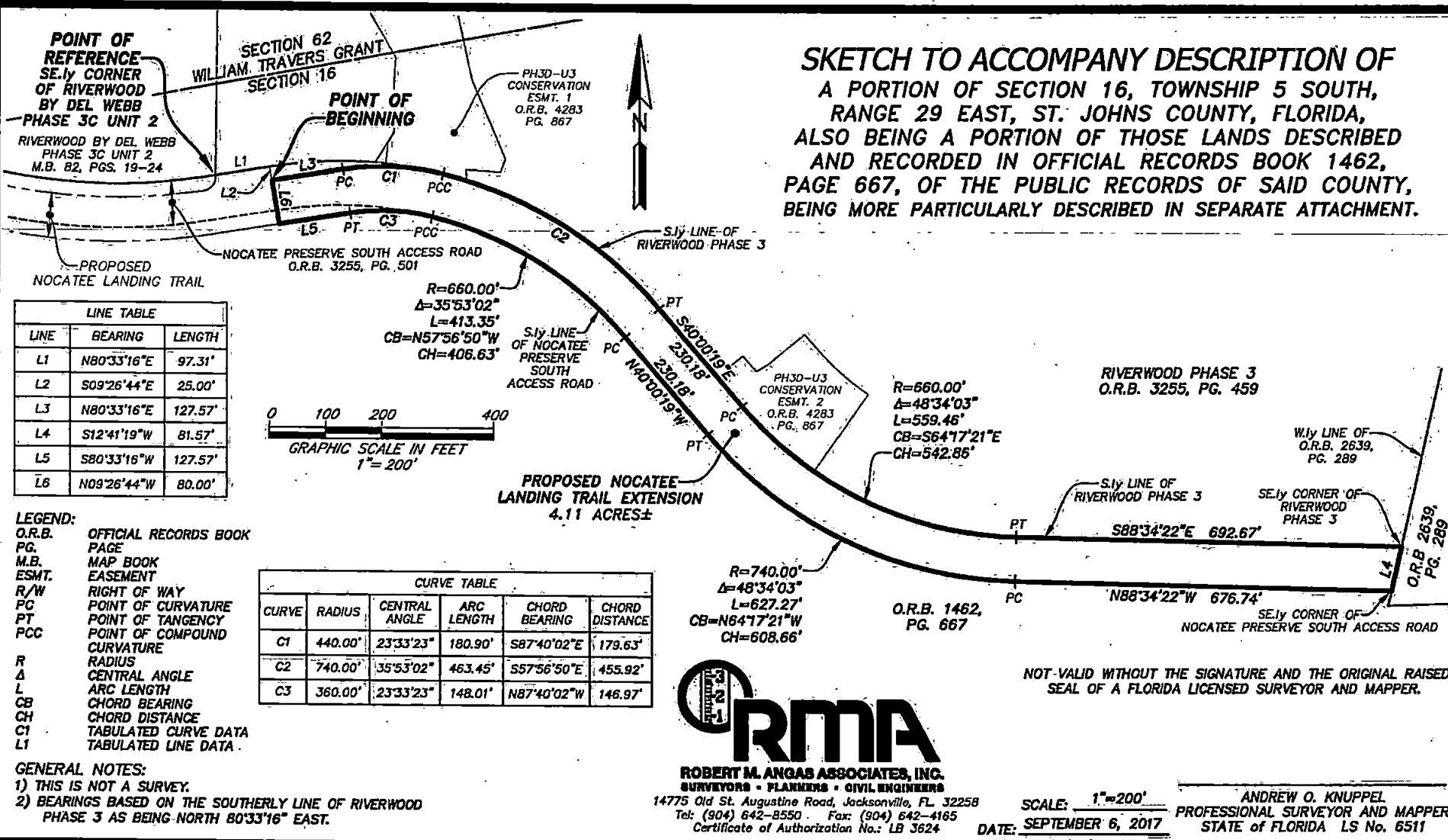
Nocatee Landing Trail Extension

A portion of Section 16, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeasterly corner of Riverwood by Del Webb Phase 3C Unit 2, recorded in Map Book 82, pages 19 through 24, of the Public Records of said county, said corner lying on the Southerly line of Riverwood Phase 3 as described and recorded in Official Records Book 3255, page 459, of said Public Records; thence North $80^{\circ}33'16''$ East, along said Southerly line, 97.31 feet; thence South $09^{\circ}26'44''$ East, departing said Southerly line, 25.00 feet to the Point of Beginning.

From said Point of Beginning, thence North $80^{\circ}33'16''$ East, 127.57 feet to the point of curvature of a curve concave Southerly having a radius of 440.00 feet; thence Easterly along the arc of said curve, through a central angle of $23^{\circ}33'23''$, an arc length of 180.90 feet to a point of compound curvature, said point lying on said Southerly line of Riverwood Phase 3, said arc being subtended by a chord bearing and distance of South $87^{\circ}40'02''$ East, 179.63 feet; thence Easterly, along said Southerly line of Riverwood Phase 3, the following 4 courses: Course 1, thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 740.00 feet, through a central angle of $35^{\circ}53'02''$, an arc length of 463.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $57^{\circ}56'50''$ East, 455.92 feet; Course 2, thence South $40^{\circ}00'19''$ East, 230.18 feet to the point of curvature of a curve concave Northeasterly having a radius of 660.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of $48^{\circ}34'03''$, an arc length of 559.46 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $64^{\circ}17'21''$ East, 542.86 feet; Course 4, thence South $88^{\circ}34'22''$ East, 692.67 feet to the Southeasterly corner thereof, said corner lying on the Westerly line of those lands described and recorded in Official Records Book 2639, page 289, of said Public Records; thence South $12^{\circ}41'19''$ West, along said Westerly line, 81.57 feet to the Southeasterly corner of Nocatee Preserve South Access Road as described and recorded in Official Records Book 3255, page 501, of said Public Records; thence Westerly, along the Southerly line of said Nocatee Preserve South Access Road, the following 4 courses: Course 1, thence North $88^{\circ}34'22''$ West, departing said Westerly line, 676.74 feet to the point of curvature of a curve concave Northeasterly having a radius of 740.00 feet; Course 2, thence Northwesterly along the arc of said curve, through a central angle of $48^{\circ}34'03''$, an arc length of 627.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $64^{\circ}17'21''$ West, 608.66 feet; Course 3, thence North $40^{\circ}00'19''$ West, 230.18 feet to the point of curvature of a curve concave Southwesterly having a radius of 660.00 feet; Course 4, thence Northwesterly along the arc of said curve, through a central angle of $35^{\circ}53'02''$, an arc length of 413.35 feet to a point of compound curvature, said arc

being subtended by a chord bearing and distance of North $57^{\circ}56'50''$ West, 406.63 feet; thence Westerly, departing said Southerly line and along the arc of a curve, concave Southerly having a radius of 360.00 feet, through a central angle of $23^{\circ}33'23''$, an arc length of 148.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $87^{\circ}40'02''$ West, 146.97 feet; thence South $80^{\circ}33'16''$ West, 127.57 feet; thence North $09^{\circ}26'44''$ West, 80.00 feet to the Point of Beginning.



**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462,
PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

**POINT OF REFERENCE
SE. ly CORNER
OF RIVERWOOD
BY DEL WEBB
PHASE 3C UNIT 2**
RIVERWOOD BY DEL WEBB
PHASE 3C UNIT 2
M.B. 82, PGS. 19-24

**SECTION 62
WILLIAM TRAVERS GRANT
SECTION 16**
POINT OF BEGINNING

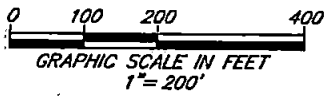
PH3D-U3
CONSERVATION
ESMT. 1
O.R.B. 4283
PG. 867

PROPOSED
NOCATEE LANDING TRAIL

NOCATEE PRESERVE SOUTH ACCESS ROAD
O.R.B. 3255, PG. 501

S.I.Y. LINE OF
RIVERWOOD PHASE 3

LINE TABLE		
LINE	BEARING	LENGTH
L1	N80°33'16"E	97.31'
L2	S09°26'44"E	25.00'
L3	N80°33'16"E	127.57'
L4	S12°41'19"W	81.57'
L5	S80°33'16"W	127.57'
L6	N09°26'44"W	80.00'



R=660.00'
Δ=35°53'02"
L=413.35'
CB=N57°56'50"W
CH=406.63'

S.I.Y. LINE OF
NOCATEE
PRESERVE
SOUTH
ACCESS ROAD

PH3D-U3
CONSERVATION
ESMT. 2
O.R.B. 4283
PG. 867

R=660.00'
Δ=48°34'03"
L=559.46'
CB=S64°17'21"E
CH=542.85'

RIVERWOOD PHASE 3
O.R.B. 3255, PG. 459

W.I.Y. LINE OF
O.R.B. 2639,
PG. 289

PROPOSED NOCATEE
LANDING TRAIL EXTENSION
4.11 ACRES±

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - M.B. MAP BOOK
 - ESMT. EASEMENT
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PCC POINT OF COMPOUND CURVATURE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	440.00'	23°33'23"	180.90'	S87°40'02"E	179.63'
C2	740.00'	35°53'02"	463.45'	S57°56'50"E	455.92'
C3	360.00'	23°33'23"	148.01'	N87°40'02"W	146.97'

R=740.00'
Δ=48°34'03"
L=627.27'
CB=N64°17'21"W
CH=608.66'

O.R.B. 1462,
PG. 667

S.I.Y. LINE OF
RIVERWOOD PHASE 3

SE. ly CORNER OF
RIVERWOOD
PHASE 3

S88°34'22"E 692.67'

N88°34'22"W 676.74'

SE. ly CORNER OF
NOCATEE PRESERVE SOUTH ACCESS ROAD

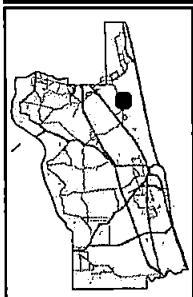
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

SCALE: 1"=200'
DATE: SEPTEMBER 6, 2017

ANDREW O. KNUPPEL
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6511




 2016 Aerial Imagery
 March 12, 2019

Deed of Dedication
 Right-of-Way

Nocatee Landing Trail Extension

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.

