

RESOLUTION NO. 2019- 355

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION AND GRANT OF EASEMENT FROM DAR INVESTMENTS ONE, LLC TO ST. JOHNS COUNTY AS REQUIRED IN THE AMENDED CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR PROPERTY NORTH OF COUNTY ROAD 210.

RECITALS

WHEREAS, DAR Investments One, 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, and a Grant of Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, conveying additional right-of-way along County Road 210; and

WHEREAS, the deed and easement satisfy a requirement for the right-of-way as set forth in the Amended Concurrency and Impact Fee Credit Agreement approved by the Board of County Commissioners June 24, 2019 and recorded in Official Records Book 4759, page 521; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication and Grant of Easement 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 and Grant of Easement for the purposes mentioned above.

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

Section 4. To the extent that there are typographical, scrivener's 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 this 15th day of October, 2019.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

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

RENDITION DATE 10/17/19

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk



Prepared by:
Grantee

DEED OF DEDICATION

THIS INDENTURE, made and executed this 31 day of July, 2019, by **DAR Investments One, LLC**, a Florida limited liability company, whose address is 1205 Monument Road, Suite 303, Jacksonville, Florida 32225, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, 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 TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, 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 taxes accruing subsequent to December 31, 2018.

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

**Signed and Sealed
in Our Presence:**

DAR Investments One, LLC,
a Florida limited liability company

(sign) *Robert Current*
(print) Robert Current

By: *Daniel M. [Signature]*
Its: Manager

(sign) *Jim Atkins*
(print) Jim Atkins

EXHIBIT "A"

(ROW Dedication Legal Description)

A PART OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA, (ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS VOLUME 3855, PAGE 720, OF THE PUBLIC RECORDS OF SAID COUNTY), AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST JOHNS COUNTY, FLORIDA; THENCE SOUTH $00^{\circ}18'36''$ EAST, ALONG THE EAST LINE OF SAID NORTHWEST $\frac{1}{4}$ OF SECTION 16, A DISTANCE OF 1821.12 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH $36^{\circ}29'44''$ WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 226.41 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $36^{\circ}29'44''$ WEST, ALONG SAID NORTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 1442.10 FEET TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2865, PAGE 1633 OF SAID PUBLIC RECORDS; THENCE NORTH $01^{\circ}30'57''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 48.72 FEET; THENCE NORTH $36^{\circ}29'44''$ EAST, A DISTANCE OF 1381.18 FEET TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4051, PAGE 1992 OF SAID PUBLIC RECORDS; THENCE NORTH $89^{\circ}34'45''$ EAST, A DISTANCE OF 37.52 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.97 ACRES, MORE OR LESS.

Prepared by:
Grantee

GRANT OF EASEMENT

THIS EASEMENT executed and given this 31 day of July, 2019, by DAR Investments One, LLC, a Florida limited liability company, whose address is 1205 Monument Road, Suite 303, Jacksonville, Florida 32225, hereinafter called the "Grantor", to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantor hereby gives, grants, dedicates and conveys to the Grantee, its successors and assigns forever, an unobstructed right-of-way and non-exclusive permanent easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right to said Grantee its successors and assigns, of ingress and egress, to and over the above described property, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers as of the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

(sign) Robert Current
(print) Robert Current

(sign) Jim Atkins
(print) Jim Atkins

Grantor: DAR Investments One, LLC,
a Florida limited liability company

By: Darrell
Its: Manager

STATE OF FL
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 31 day of July, 2019, by David Ergas as Manager of DAR Investments One, LLC, a Florida limited liability company, on behalf of the company. Who is personally known to me or has produced personally known as identification.

Joannah Owens
Notary Public
My Commission expires: 6-5-23



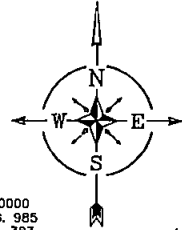
JOANNAH OWENS
Commission # GG 342173
Expires June 5, 2023
Bonded Thru Budget Notary Services

Exhibit "A"

EXHIBIT "A"

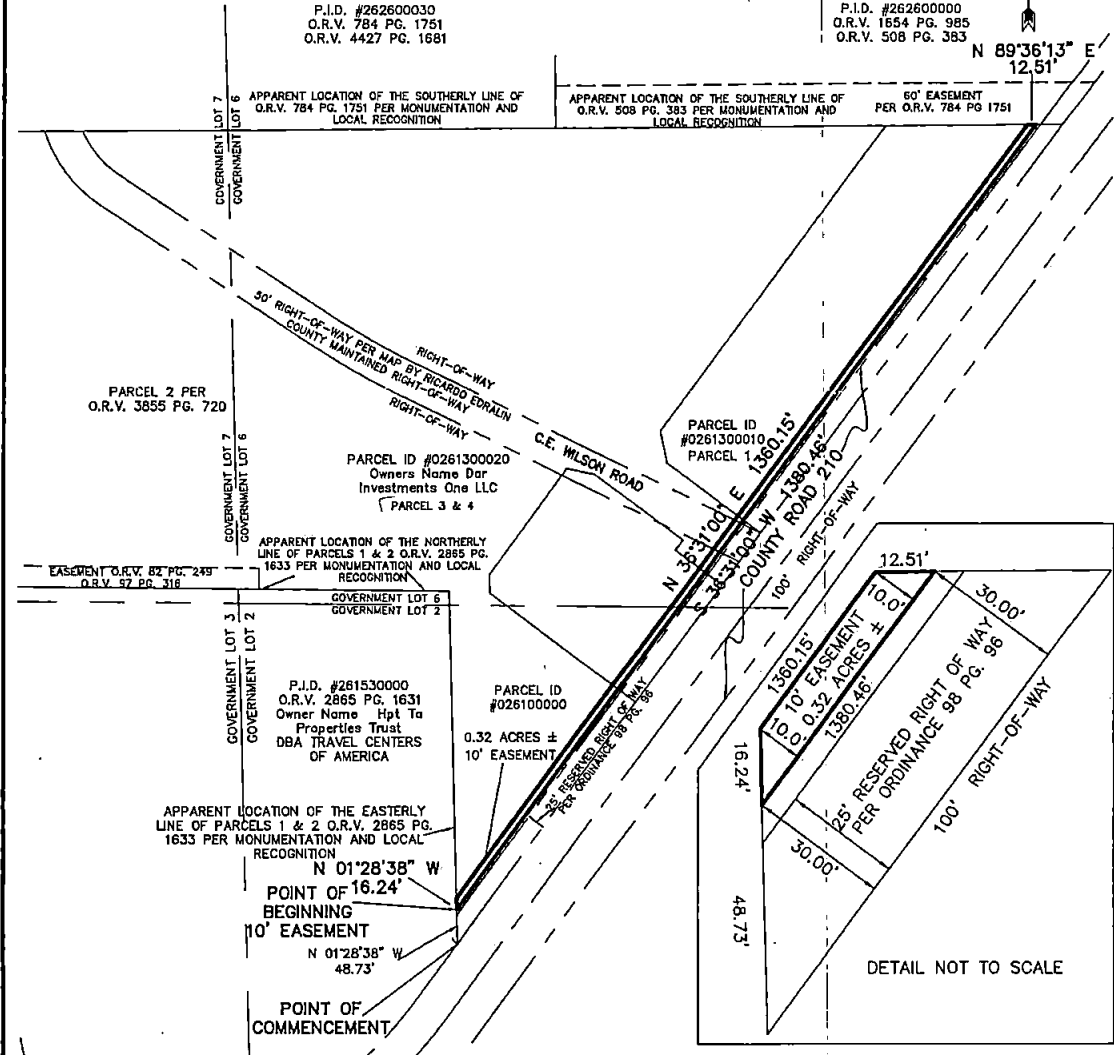
MAP SHOWING SKETCH OF LEGAL SURVEY OF

SEE SHEET 2 OF 2 FOR LEGAL

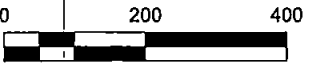


P.I.D. #262600030
O.R.V. 784 PG. 1751
O.R.V. 4427 PG. 1681

P.I.D. #262600000
O.R.V. 1654 PG. 985
O.R.V. 508 PG. 383



GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

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.

SHEET 1 OF 2

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

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 PHONE (904) 631-5484

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, F.L.A. ADMINISTRATIVE CODE (PURSUANT TO SECTION 472.027, FLORIDA STATUTES.)

SURVEYED JUNE 12, 2019

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

BEARING DATUM BASED ON RIGHT-OF-WAY OF C. R. 210 S 36°31'00" W PER O.R.B.3855 PG. 72

FIELD BOOK NO.: N/A PAGE(S) N/A LEGAL: IN FILE WORK ORDER NO.:
COMPUTER FILE NAME: C R 210 & 195 SKETCH 10' EASEMENT.DWG SCALE: 1" = 200' FILE NO.: 060218

EXHIBIT "A"

MAP SHOWING SKETCH OF LEGAL SURVEY OF

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 100 FOOT RIGHT OF WAY PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 7851-250) WITH THE APPARENT LOCATION OF THE EASTERLY LINE (PER EXISTING MONUMENTATION AND LOCAL RECOGNITION) OF THOSE LANDS DESIGNATED PARCEL 2, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2865, PAGE 1633 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 01°28'38" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 48.73 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 01°28'38" WEST ALONG SAID EASTERLY LINE 16.24 FEET; THENCE NORTH 36°31'00" EAST, ALONG A LINE 40 FEET NORTHWESTERLY AND PARALLEL WITH AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 1360.15 FEET TO THE INTERSECTION OF THE SOUTHERLY LINE (PER EXISTING MONUMENTATION AND LOCAL RECOGNITION) OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 508, PAGE 383 OF SAID PUBLIC RECORDS; THENCE NORTH 89°36'13" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 12.51 FEET; THENCE SOUTH 36°31'00" WEST, DEPARTING FROM SAID SOUTHERLY LINE AND ALONG A LINE 30 FEET NORTHWESTERLY AND PARALLEL WITH AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 1380.46 FEET TO THE POINT OF BEGINNING. CONTAINING 0.32 ACRES MORE OR LESS.

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.

SHEET 2 OF 2

B. H. AND ASSOCIATES

PROFESSIONAL LAND SURVEYORS L.B. #7800

21 Utility Drive Suite 21 B Palm Coast, Florida 32137 PHONE (904) 631-5484

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.)

SURVEYED JUNE 12, 2019

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

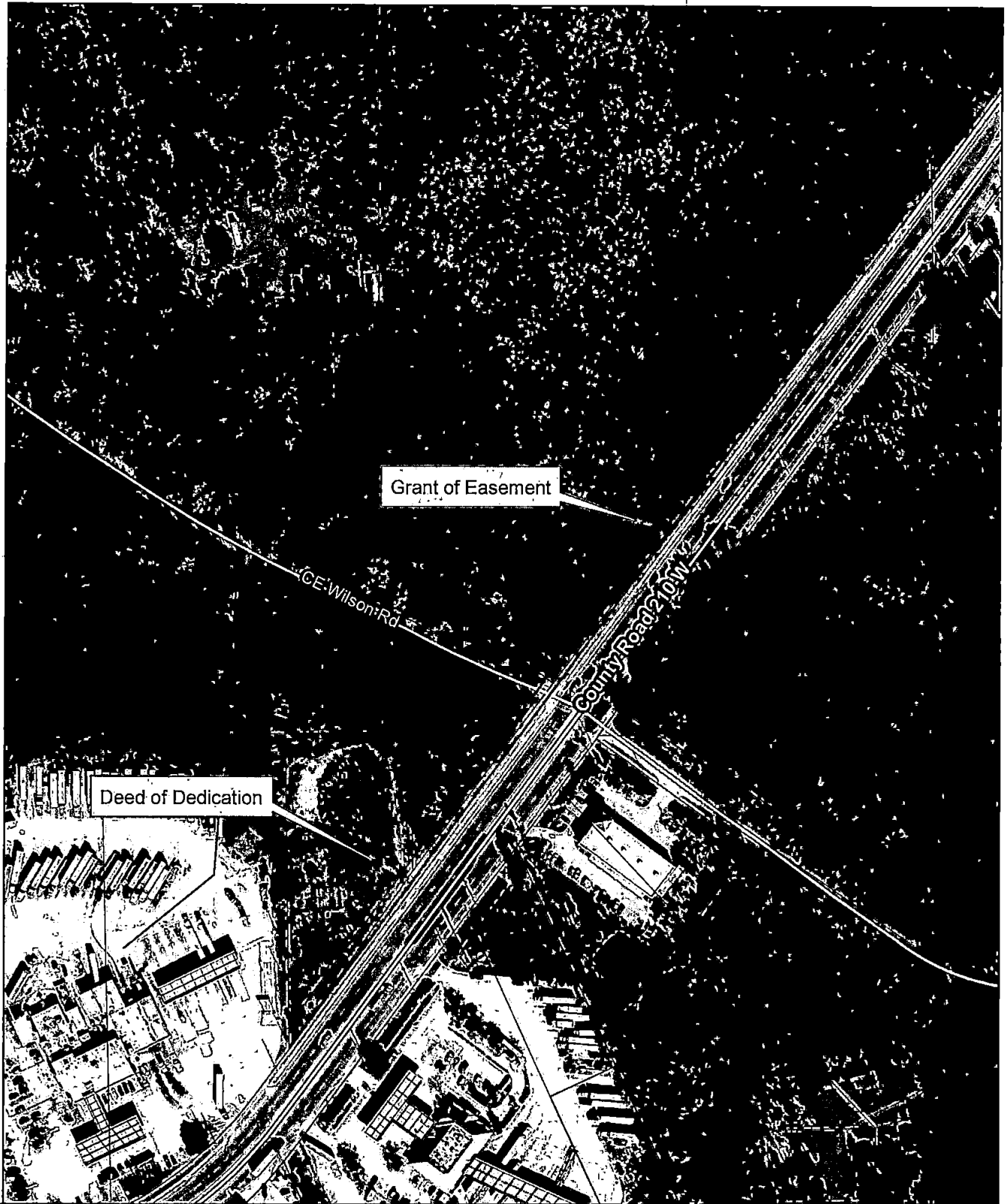
BEARING DATUM BASED ON RIGHT-OF-WAY OF C. R. 210 S 36°31'00" W PER O.R.B. 3855 PG. 72


FIELD BOOK NO.: N/A, PAGE(S) N/A LEGAL: IN FILE

WORK ORDER NO.:

COMPUTER FILE NAME: C R 210 & 195 SKETCH 10' EASEMENT.DWG SCALE: 1" = 200'

FILE NO.: 060218




2019 Aerial Imagery
September 23, 2019

*Deed of Dedication and Grant of Easement
County Road 210
DAR Investments One, LLC*

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.

