

RESOLUTION NO. 2019- 60

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR PROPERTY REQUIRED FOR THE CR210 WIDENING FROM CIMARRONE BOULEVARD TO GREENBRIAR ROAD.**

**RECITALS**

**WHEREAS**, this is a Capital Improvement Project to widen CR210 from Cimarrone Boulevard westerly to Greenbriar Road and consist of 2.3 miles of improved roadway to be rebuilt and widened as a typical 4-lane rural section with a minimum of 150 feet of right-of-way with intersection improvements at Greenbriar Road;

**WHEREAS**, Arcadis U.S., Inc., St. Johns County consultant Engineer, identified several properties along CR210 from Cimarrone Boulevard to Greenbriar Road required for the improvements to widen to a 4-lane roadway and pond sites; and

**WHEREAS**, the property owner, South Hampton Developers, LTD., has agreed to convey the reserved right-of-way to St. Johns County, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, it is in the best interest of the County to acquire this property for the improvements needed in this area.

**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 Special Warranty Deed for the right-of-way required for the CR210 widening project.

**Section 3.** To the extent that there are typographical 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.

**Section 4.** The Clerk is instructed to record the original Special Warranty Deed in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 5 day of March, 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 3/8/19



EXHIBIT "A" TO RESOLUTION

Prepared by and  
Must Be Returned to:  
J. Andrew Hagan  
2379 Beville Road  
Daytona Beach, Florida 32119

Property Appraisers Parcel I.D. (Folio) Number(s):

**SPECIAL WARRANTY DEED**  
(CORPORATE)

This Special Warranty Deed Made the 5<sup>th</sup> day of December, 2018, by SOUTH HAMPTON DEVELOPERS, LTD., a Florida limited partnership, whose address is 2379 Beville Road, Daytona Beach, Florida 32119, hereinafter called the Grantor, to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 500 San Sebastian View, St. Augustine, Florida, 32084, hereinafter called the Grantee,

**WITNESSETH:** That Grantor, for and in consideration of the sum of \$10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in St. Johns County, Florida, via:

All of Tract "M" as shown on the Plat of South Hampton Unit One, recorded in Map Book 38, Page 32; All of Tract "N" and "O" as shown on the Plat of South Hampton Unit Two-B, recorded in Map Book 40, Page 89, All of Tract "U" as shown on the Plat of South Hampton Unit Three, recorded in Map Book 44, Page 7, and All of Tract "G" as shown on the Plat of South Hampton Unit Four-A, recorded in Map Book 48, Page 63, all of the public records of St. Johns County, Florida.

**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.

**EXCEPT AS SET FORTH IN THE PERMITTED ENCUMBRANCES AS ATTACHED HERETO AS EXHIBIT "A" GRANTOR WILL WARRANT** and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

*(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)*

IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

South Hampton Developers, Ltd., a Florida Limited partnership

Witness Signature: *Teril Hansen*  
Printed Name: TERIL HANSEN

By: Intervest Construction of Jax, Inc., a Florida corporation, its general partner

By: *Morteza Hosseini-Kargar*  
Printed Name: Morteza Hosseini-Kargar  
Its: President

Witness Signature: *Joanne Schmieder*  
Printed Name: JOANNE SCHMIEDER

STATE OF Florida  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 5 day of December, 2018 by Morteza Hosseini-Kargar, President of Intervest Construction of Jax, Inc., a Florida corporation, general partner of South Hampton Developers, Ltd., a Florida limited partnership, on behalf of the partnership. Who is personally known to me or who has produced \_\_\_\_\_ as identification.

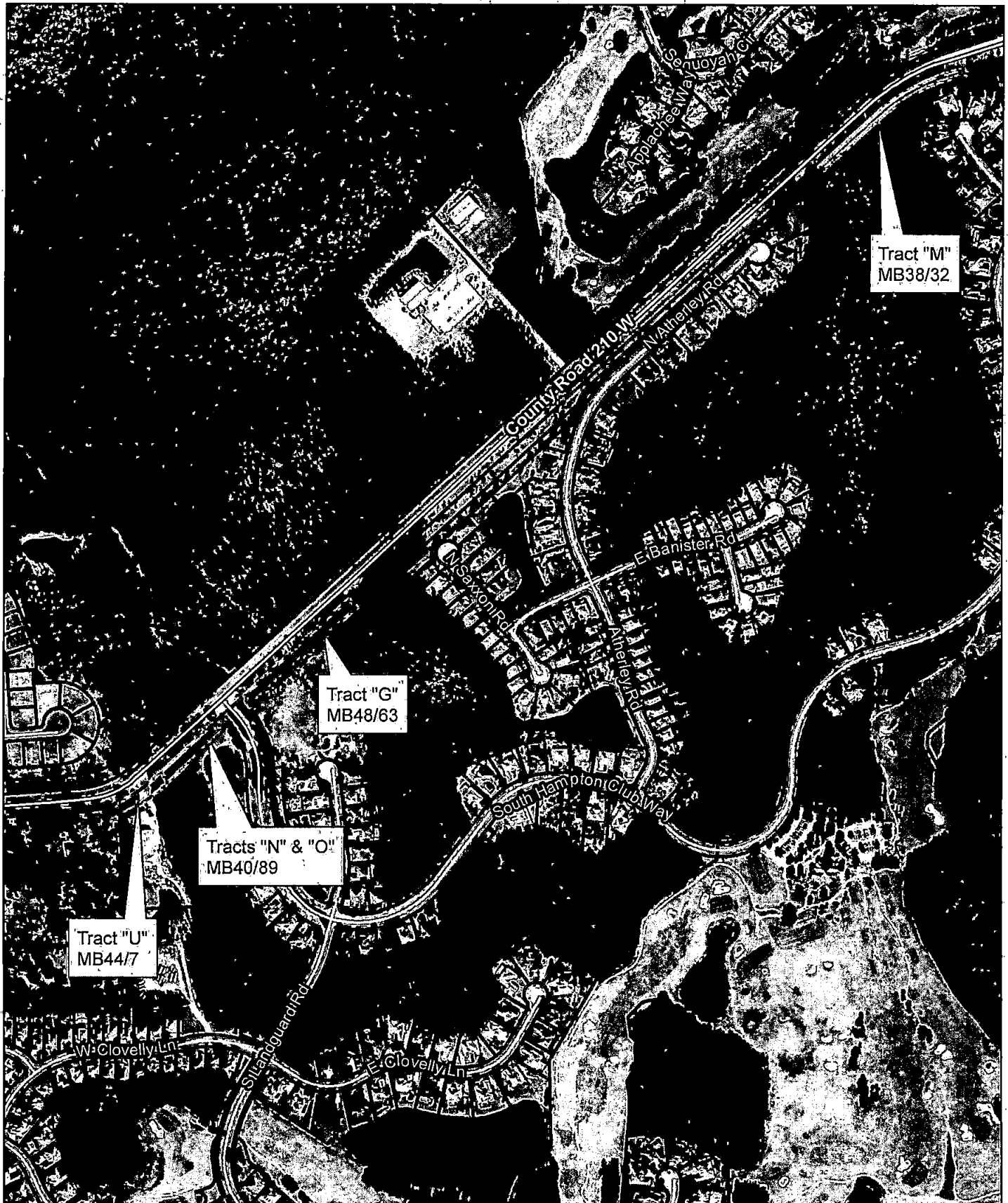



*Joanne Schmieder*  
Notary Public, State of Florida  
Printed Name: JOANNE SCHMIEDER  
My Commission Expires:  
(NOTARY SEAL)

**"Exhibit A"**

PERMITTED ENCUMBRANCES

1. Reciprocal Easement recorded in OR 1395, page 169, public records of St. Johns County, Florida.
2. Covenants and Restrictions in OR 1470, page 1868, public records of St. Johns County, Florida
3. Amendment in OR 1505, page 414, public records of St. Johns County, Florida.
4. Amendment in OR 1627, page 1424, public records of St. Johns County, Florida.
5. Amendment in OR 1627, page 1428, public records of St. Johns County, Florida.
6. Amendment in OR 1791, page 816, public records of St. Johns County, Florida.
7. Amendment in OR 2113, page 1501, public records of St. Johns County, Florida.
8. Conservation Easement in OR 1874, page 197, public records of St. Johns County, Florida.



2016 Aerial Imagery  
  
 February 5, 2019

**CR210/CIMARRONE BLVD.**  
**South Hampton Dev., LTD.**  
*Right-of-Way conveyance*

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.

