

RESOLUTION NO. 2019- 88

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM KB HOMES JACKSONVILLE, LLC., TO ST. JOHNS COUNTY AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR PROPERTY LOCATED ON WILDWOOD DRIVE.

RECITALS

WHEREAS, KB Homes Jacksonville, LLC., has presented to St. Johns County a Deed of Dedication, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way along Wildwood Drive at the corner of Brinkoff Road; and

WHEREAS, this deed will satisfy a requirement of the Concurrency and Impact Fee Credit Agreement approved by the Board of County Commissioners on December 18, 2018 and recorded in Official Records Book 4664, page 1033 of the Public Records of St. Johns County, Florida; and

WHEREAS, it is in the best interest of St. Johns County to accept the Deed of Dedication 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 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 to satisfy the Concurrency and the Impact Fee Credit Agreement.

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 Deed of Dedication in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19 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: Sam Halterman
Deputy Clerk

RENDITION DATE 3/21/19



EXHIBIT "A" TO RESOLUTION

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

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

THIS INDENTURE, made this ____ day of March, __ 2019, between **KB HOMES JACKSONVILLE, LLC.**, a Delaware limited liability company, whose address is 10475 Fortune Parkway, Suite100, Jacksonville, Florida 32256, hereinafter called 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, 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

TO HAVE AND HOLD the same unto the Grantees, 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 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, 2019.

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:**

**GRANTOR
KB HOMES JACKSONVILLE, LLC.**

Print Witness Name: _____

By: _____
Its _____

Print Witness Name: _____

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by _____. Who is personally known to me or who has shown
_____ as identification.

Notary Public
My Commission Expires: _____

EXHIBIT "A"

PARCEL 1A

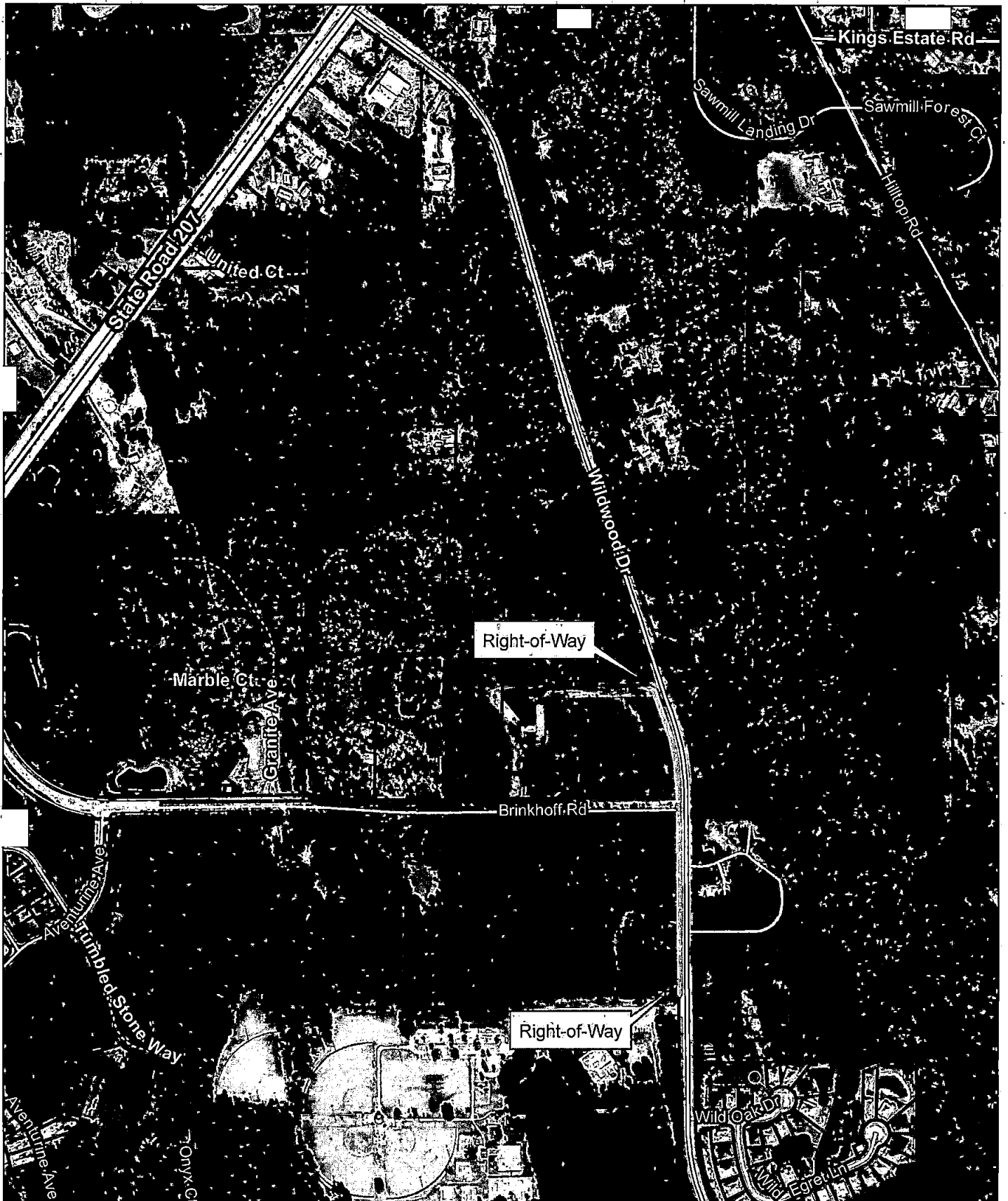
A parcel of land, being a portion of Section 2, Township 8 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

Begin at the intersection of the North Right of Way line of Brinkhoff Road (66 foot Right of Way as now established) with the West Right of Way line of Wildwood Drive (66 foot Right of Way as now established); thence on the said North Right of Way line, S 89°50'19" W, a distance of 17.00 feet; thence departing said North Right of Way line, N 00°14'59" E, a distance of 23.53 feet to the beginning of a curve, concave Southwest, having a radius of 908.50 feet and a central angle of 18°22'29"; thence on the arc of said curve, a distance of 291.35 feet said arc being subtended by a chord which bears N 08°56'15" W, a distance of 290.11 feet to the curves end; thence N 18°07'30" W, a distance of 203.99 feet to a point on the South line of those lands described in Official Records Book 775, Page 1994 of the Public Records of St. Johns County, Florida; thence on said South line, N 89°52'39" E, a distance of 17.88 feet to the aforesaid West Right of Way line of Wildwood Drive; thence departing said South line and on said West Right of Way line for the next 3 courses, S 18°07'30" E, a distance of 198.46 feet to the beginning of a curve, concave Southwest, having a radius of 925.50 feet and a central angle of 18°22'29"; thence on the arc of said curve, a distance of 296.81 feet said arc being subtended by a chord which bears S 08°56'15" E, a distance of 295.54 feet to the curves end; thence S 00°14'59" W, a distance of 23.41 feet to the Point of Beginning.

PARCEL 2A

A parcel of land, being a portion of Section 2, Township 8 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the intersection of the South Right of Way line of Brinkhoff Road (66 foot Right of Way as now established) with the West Right of Way line of Wildwood Drive (66 foot Right of Way as now established); thence on the said West Right of Way line, S 00°14'59" W, a distance of 34.00 feet to the Point of Beginning; thence continue on said West Right of Way line, S 00°14'59" W, a distance of 788.00 feet to the Northeast corner of those lands described in Official Records Book 953, Page 462 of the Public Records of St. Johns County, Florida; thence departing said West Right of Way line and on the North line of said lands, S 89°50'54" W, a distance of 17.00 feet; thence departing said North line, N 00°14'59" E, a distance of 788.00 feet to a point on the aforesaid South Right of Way line of Brinkhoff Road; thence on said South Right of Way line, N 89°50'19" E, a distance of 17.00 feet to the Point of Beginning.



2016 Aerial Imagery

 February 27, 2019

KB Homes Jacksonville, LLC.
Wildwood Drive
Additional right-of-way

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.

