

RESOLUTION NO. 2020- 171

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM SOUTHEAST LAND VENTURES, LLC., TO ST. JOHNS COUNTY AS REQUIRED IN THE GRAND OAKS CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR CR2209 RIGHT-OF- WAY.

RECITALS

WHEREAS, Southeast Land Ventures, LLC., a Florida limited liability company, has executed and presented to St. Johns County a Deed of Dedication for CR2209 right-of-way, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way for CR2209; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Concurrency and Impact Fee Credit Agreement for Grand Oaks approved by the Board of County Commissioners dated September 21, 2018 and recorded in Official Records Book 4618, page 1451, Public Records of St. Johns County, Florida; and

WHEREAS, it is in the best interest of the 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 for the purposes mentioned above.

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 Deed of Dedication in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: Pam Halterman
Deputy Clerk

Rendition Date: 5/21/20



EXHIBIT "A" TO RESOLUTION

PREPARED BY AND RETURN TO:

ELLEN AVERY-SMITH, ESQ.
ROGERS TOWERS, P.A.
100 WHETSTONE PLACE, STE. 200
ST. AUGUSTINE, FLORIDA 32086

DEED OF DEDICATION
(CR 2209 Right-Of-Way Parcel)

THIS INDENTURE, made this ___ day of _____, 2020, between **SOUTHEAST LAND VENTURES, LLC**, a Florida limited liability company, having an address of 1029 Elysium Boulevard, Mount Dora, Florida 32757 (the "**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, having an address of 500 San Sebastian View, St. Augustine, Florida 32084 (the "**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 and appurtenances, 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 HOLD the same unto the Grantee, its successors and assigns, forever in fee simple for use as a public right-of-way.

This conveyance is made subject to: (i) the lien of real estate taxes and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), and (iii) all easements, restrictions, covenants, agreements, conditions and other matters of record set forth on Exhibit "B" attached hereto and by this reference made part of (however reference thereto shall not serve to reimpose the same) (collectively, the "**Permitted Exceptions**").

AND the Grantor hereby covenants with said Grantee that, except for the Permitted Exceptions, 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 and those easements and restrictions of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Deed of Dedication as of the day and year set forth above.

WITNESS:

SOUTHEAST LAND VENTURES, LLC, a Florida limited liability company

[Signature]
(Witness Signature)

By: [Signature]

JAY BRAXTON
(Print Name)

[Signature]
(Witness Signature)

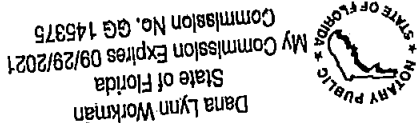
Ruford Perone
(Print Name)

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of March, 2020, by KEITH NYATT, as Manager of Southeast Land Ventures, LLC, a Florida limited liability company, who is personally known to me has produced _____ as identification.

My Commission Expires:
Sept. 29, 2021

[Signature]
Notary Public Signature
DANA LYNN WORKMAN
Print Name



ACCEPTANCE BY GRANTEE

By execution of this Deed of Dedication, Grantee does hereby accept this conveyance, subject to the foregoing covenants, conditions and restrictions, and agrees that it and the Property are subject to all matters hereinabove set forth. Grantee further agrees to comply with all terms, covenants, conditions and restrictions provided in this Deed of Dedication.

Dated this _____ day of _____, 2020.

WITNESS:

ST. JOHNS COUNTY, FLORIDA, a Political
Subdivision of the State of Florida

(Witness Signature)

By: _____

(Print Name)

Its: _____

(Witness Signature)

(Print Name)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The forgoing instrument was acknowledged before me by means of physical presence or online notarization this _____ day of _____, 2020, by _____, as _____ of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me has produced _____ as identification.

My Commission Expires:

Notary Public Signature

Print Name

EXHIBIT "A"

CR 2209 Right-Of-Way Parcel

MAP SHOWING

A PORTION OF SECTION 34, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE WESTERLY LINE OF SECTION 26, TOWNSHIP 6 SOUTH, RANGE 28 EAST OF SAID ST. JOHNS COUNTY AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 26 AND ALONG THE WESTERLY LINE OF SAID SECTION 34, A DISTANCE OF 5767.86 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°22'30" WEST, ALONG SAID WESTERLY LINE OF SECTION 34, A DISTANCE OF 1443.89 TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1742, PAGE 1399 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°27'02" EAST, ALONG LAST SAID LINE, 412.65 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 2600.00 FEET, AN ARC DISTANCE OF 1375.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°47'52" EAST, 1359.78 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.32 ACRES, MORE OR LESS.

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SW/LY R/W LINE OF STATE ROAD 16, AS 547°52'58"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 HCS ADJUSTMENTS.)
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
5. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T65-540, T65-1017, AND T55-870.

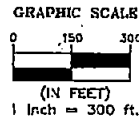
LEGEND

- R/W = RIGHT OF WAY
 O.R.B. = OFFICIAL RECORDS BOOK
 PT = POINT OF TANGENCY
 L = LENGTH
 R = RADIUS
 Δ = DELTA
 CH = CHORD DISTANCE

60' DRAINAGE EASEMENT
 O.R. 833, PG. 133

Point of Beginning

Point of Commencement



O.R.B. 1742,
 PG. 1399

ANTONIO MERRAS GRANT
 SECTION 26
 SECTION 34

40' DRAINAGE EASEMENT
 O.R. 2094, PG. 1145

L=1375.77'
 R=2600.00'
 Δ=30°19'04"
 N02°47'52"E
 CH=1359.78'

N89°27'02"E 412.65'

S19°22'30"W

S19°22'30"W

5767.86'

ANTONIO MERRAS GRANT
 SECTION 26
 SECTION 34

STATE ROAD 16
 R/W OR STATE ROAD 16 IS BASED ON
 STATE OF FLORIDA R/W MAP SECTION
 NO. 78060-2509, DATED 9-9-68
 S19°22'30"W
 SWLY R/W LINE

75767

JOB NO. 2019-755
 DRAFTER W.C.
 DATE 11-25-19
 SCALE 1"=300'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 172.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
 THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 50-17, FLORIDA ADMINISTRATIVE CODE).
 THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

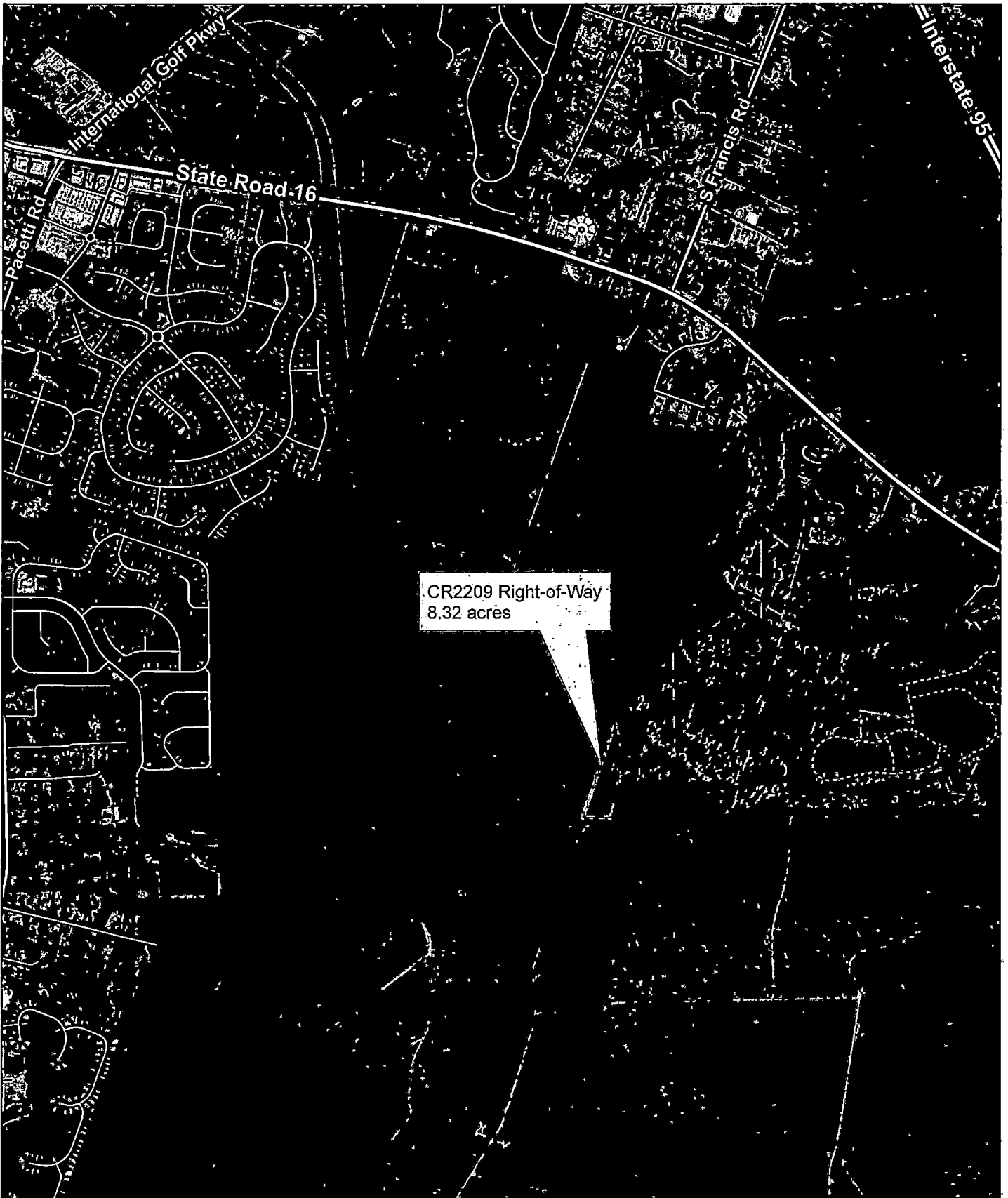
Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LD NO. 3731
 3320 CRIMM DRIVE ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 240-1703
 WWW.CLARY-SURV.COM

CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788

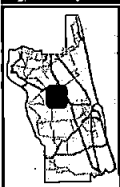
EXHIBIT "B"

Permitted Exceptions

1. Easement recorded November 29, 1982 in Official Records Book 562, Page 762.
2. Easement contained in Warranty Deed recorded October 9, 1989 in Official Records Book 834, Page 149.
3. Easement contained in Warranty Deed recorded May 1, 2006 in Official Records Book 2694, Page 1145.
4. Notice of Establishment of the Grand Oaks Community Development District recorded September 6, 2018 in Official Records Book 4608, Page 784.
5. Planned Unit Development under Ordinance Number 2018-40 recorded in Official Records Book 4615, Page 1848.
6. Assignment of Development Rights recorded October 5, 2018 in Official Records Book 4623, Page 98.
7. Final Judgment Validating Grand Oaks Community Development District Special Assessment Revenue Bonds recorded in Official Records Book 4635, Page 1665.
8. School Concurrency Proportionate Share Mitigation Agreement recorded January 29, 2019 in Official Records Book 4672, Page 1740.
9. Notice of Series 2019A Special Assessments Securing Special Assessment Revenue Bonds, Series 2019A Grand Oaks Community Development District recorded April 30, 2019 in Official Records Book 4716, Page 1414.
10. Declaration of Consent to Jurisdiction and Imposition of Series 2019 Special Assessments Securing Special Assessments Revenue Bond Anticipation Notes, Series 2019A recorded April 30, 2019 in Official Records Book 4716, Page 1422.
11. Collateral Assignment and Assumption of Development Rights Relating to the Series 2019A Project recorded April 30, 2019 in Official Records Book 4716, Page 1430.
12. Agreement Regarding True-Up Payment of Special Assessments for Special Assessment Revenue Bonds, Series 2019A recorded April 30, 2019 in Official Records Book 4716, Page 1465.
13. Disclosure of Public Financing and Maintenance of Improvements to Real Property Undertaken by The Grand Oaks Community Development District recorded in Official Records Book 4837, Page 545.
14. Final Judgment recorded in Official Records Book 4863, Page 1677.
15. Grand Oaks Master Development Plan recorded in PUD Drawing Book 34, Page 72.
16. Grand Oaks Master Development Plan recorded in PUD Drawing Book 36, Page 7.



CR2209 Right-of-Way
8.32 acres



2019 Aerial Imagery



April 14, 2020

CR2209 Right-of-Way
Southeast Land Ventures, LLC
Grand Oaks

Land Mgmt. 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.

