

RESOLUTION NO. 2020- 305

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM AMH DEVELOPMENT, LLC., TO ST. JOHNS COUNTY AS REQUIRED IN THE MINORCAN MILL PUD CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR CR16-A RIGHT-OF- WAY.

RECITALS

WHEREAS, AMH Development, LLC., a Delaware limited liability company, has executed and presented to St. Johns County a Deed of Dedication, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way for CR16-A; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Concurrence and Impact Fee Credit Agreement for Minorcan Mill PUD approved by the Board of County Commissioners dated April 7, 2020 and recorded in Official Records Book 4919, page 26, 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.

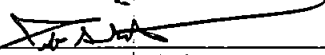
Section 2. The Board of County Commissioners hereby accepts the Deed of Dedication for the purposes mentioned above.

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.

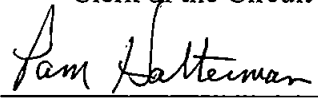
Section 4. The Clerk is instructed to record the original Deed of Dedication in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 18 day of August, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

RENDITION DATE 8/20/20

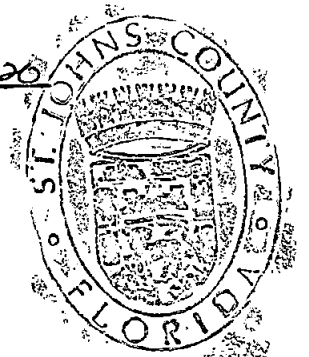


EXHIBIT "A" TO RESOLUTION

Prepared by:
AMH Development, LLC
30601 Agoura Road, Suite 200
Agoura Hills CA 91301

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

THIS INDENTURE, made this 17th day of June, 2020, between **AMH DEVELOPMENT, LLC**, a Delaware limited liability company, whose address is 30601 Agoura Rd Suite 200 Agoura Hills, CA 91301, 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:

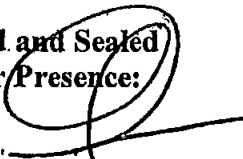
PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for 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 claiming by, through or under grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

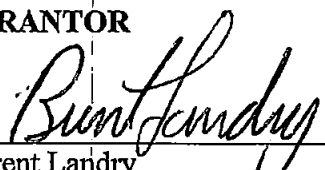
IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed
in Our Presence:**

(sign) 
(print) Todd Innes

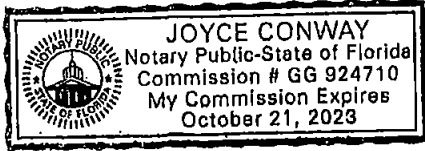
(sign) 
(print) CHRIS MIDDLETON

GRANTOR


Brent Landry
SVP – New Home Development

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 18 day of June, 2020, by
Joyce Conway



[Signature]
Notary Public
My Commission Expires: 10/21/23

Personally Known or Produced Identification
Type of Identification Produced

MAP TO SHOW SKETCH OF**MINORCAN FARMS AT ARBOR MILL
ROAD RIGHT-OF-WAY CONTRIBUTION**

A PARCEL OF LAND, BEING A PORTION OF GOVERNMENT LOTS 1 AND 2, AND THE EAST HALF OF THE NORTHWEST QUARTER, (E 1/2, OF NW 1/4), OF SECTION 18, TOWNSHIP 6 SOUTH, RANGE 28 EAST, LYING NORTH OF STATE ROAD No. 16.

SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE EASTERLY LINE OF GOVERNMENT LOT 2, SECTION 18, (ALSO BEING THE WESTERLY LINE OF SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SUBSECTION 5, OF THE "ANTONIO HUERTAS GRANT", WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF "MILL CREEK ROAD", AND RUN THENCE, NORTH 48°54'00" WEST, ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 2,064.61 FEET, TO A POINT; RUN THENCE, NORTH 44°14'22" EAST, A DISTANCE OF 54.08 FEET, TO A POINT, BEING 54.00 FEET NORTHEASTERLY OF THE AFORESAID RIGHT OF WAY LINE, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID RIGHT OF WAY LINE; RUN THENCE, SOUTH 48°54'00" EAST, PARALLEL WITH AND 54.00 FEET, NORTHEASTERLY OF THE AFORESAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2,038.96 FEET, TO A POINT ON THE COMMON BOUNDARY BETWEEN GOVERNMENT LOT 2, SECTION 18, AND SUBSECTION 5, OF THE "ANTONIO HUERTAS GRANT", SECTION 38; RUN THENCE, SOUTH 18°18'29" WEST, ALONG LAST SAID LINE, A DISTANCE OF 58.57 FEET, TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 110,794 SQUARE FEET, OR 2.54 ACRES, MORE OR LESS, IN AREA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD No. 16A ~ MILL CREEK ROAD, AS MONUMENTED, AND ARE BASED ON THE US DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NOS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST).

2) THIS "MAP TO SHOW SKETCH" IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS "MAP TO SHOW SKETCH" AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS "MAP TO SHOW SKETCH" WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS "MAP TO SHOW SKETCH" IN ANY SUBSEQUENT TRANSACTIONS IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS "MAP TO SHOW SKETCH" SHOULD RELY UPON THIS "MAP TO SHOW SKETCH" FOR ANY PURPOSE.

3) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES. NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

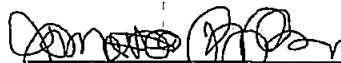
PREPARED BY:

A & J Land Surveyors, Inc.

5847 Luella Street
Jacksonville, Florida 32207

T 904.346.1733

F 904.346.1736


JONATHON B. BOWAN,
STATE OF FLORIDA
REGISTERED LAND SURVEYOR
CERTIFICATE No. 4600

JOB No. 50136

CAD FILE: ROAD RW CONTRIBUTION.Dwg

MAP DATE: JUNE 17, 2020

MAP TO SHOW SKETCH OF

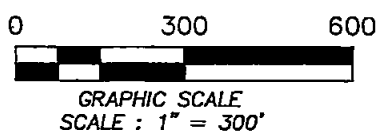
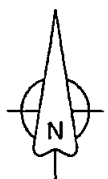
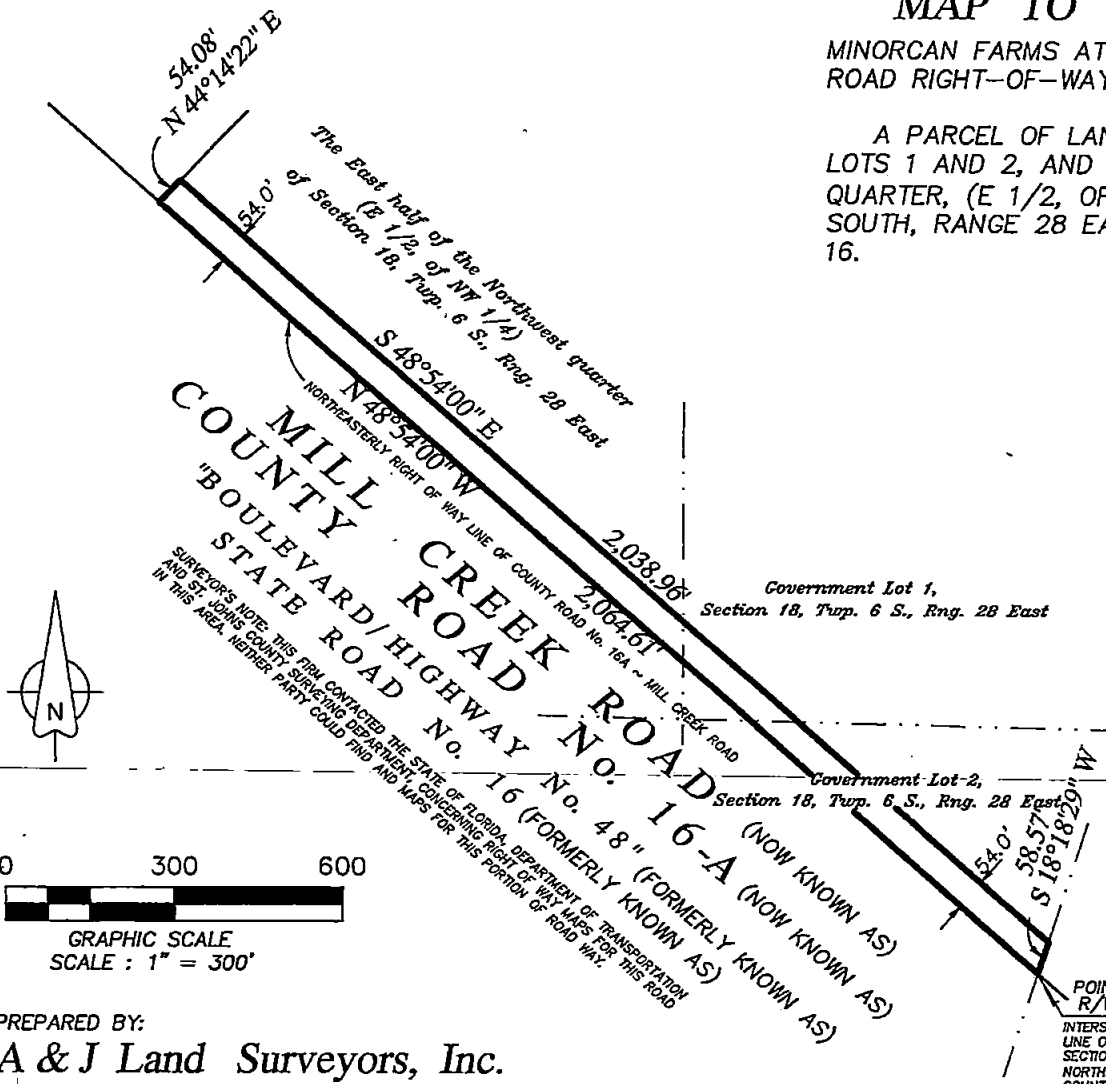
MINORCAN FARMS AT ARBOR MILL ROAD RIGHT-OF-WAY CONTRIBUTION

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JONATHAN B. BOWAN,
STATE OF FLORIDA
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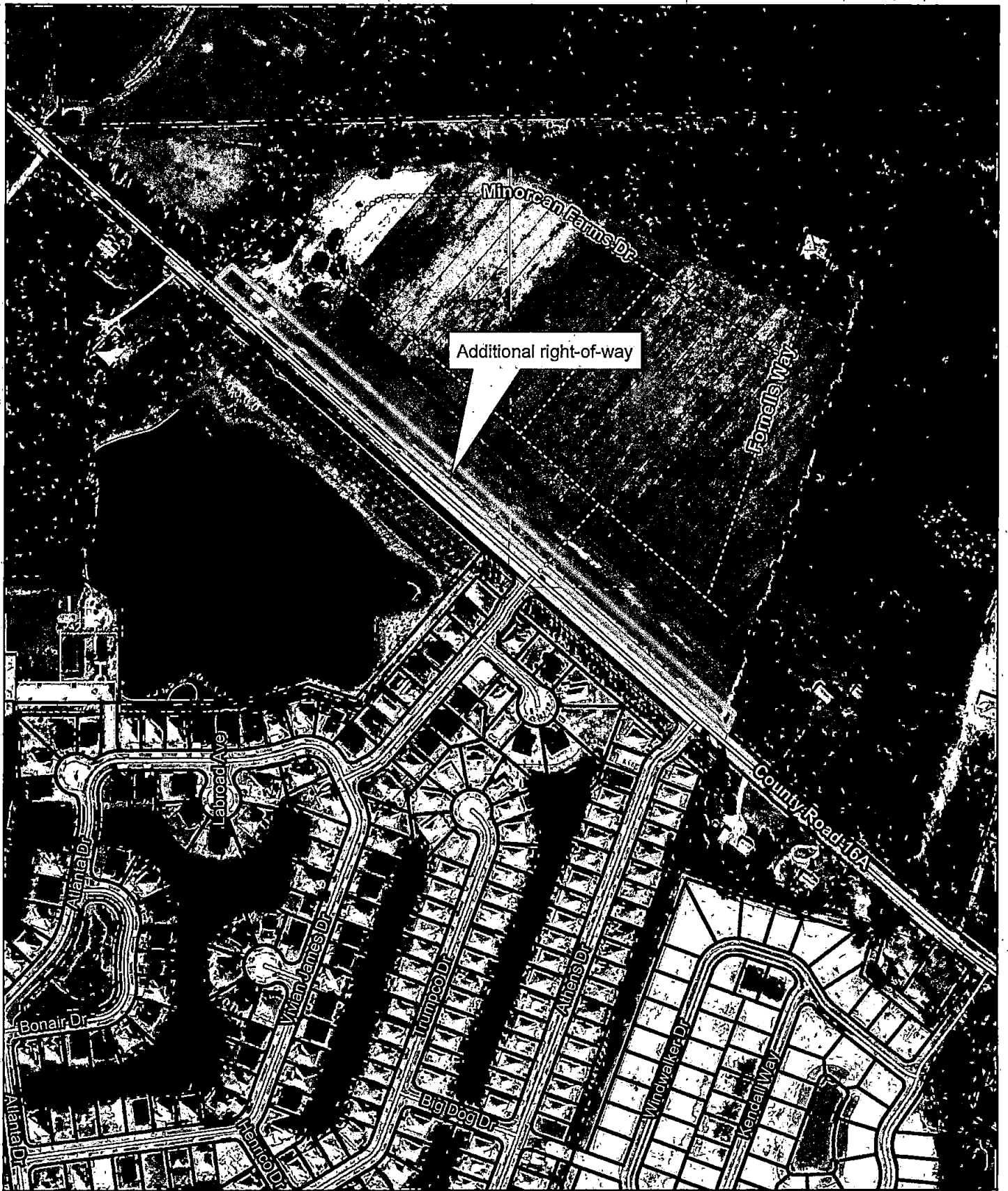
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Unplatted lands of the Southwest 1/4, of the Northwest 1/4, of Subsection 5, Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida

**POINT OF BEGINNING
R/W CONTRIBUTION**
INTERSECTION OF THE EASTERLY
LINE OF GOVERNMENT LOT 2,
SECTION 18, WITH THE
NORTHEASTERLY R/W LINE OF
COUNTY ROAD No. 16A-MILL
CREEK ROAD



Additional right-of-way



2019 Aerial Imagery

 July 6, 2020

Mincoran Mill PUD

CR16-A Additional right-of-way

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 herein.

