

RESOLUTION NO. 2020- 491

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM COASTAL GROVE PV, LLC. TO ST. JOHNS COUNTY AS REQUIRED IN THE COASTAL GROVE PV, LLC. IMPACT FEE CREDIT AGREEMENT FOR ADDITIONAL RIGHT-OF-WAY ALONG ROSCOE BOULEVARD.

RECITALS

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

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Impact Fee Credit Agreement for Coastal Grove subdivision approved by the Board of County Commissioners dated October 6, 2020 and recorded in Official Records Book 5070, page 1549, 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 15 day of December, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Jeremiah R. Blocker*
Jeremiah R. Blocker, Chairman

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

By: *Pam Halterman*
Deputy Clerk

RENDITION DATE 12/22/20



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 _____, 2020, **BETWEEN, COASTAL GROVE PV, LLC**, a Florida limited liability company, whose address is 1242 Salt Creek Island Drive, Ponte Vedra Beach, Florida 32080, 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:

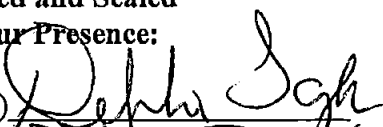
PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.


TO HAVE AND HOLD the same unto the 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, 2020.

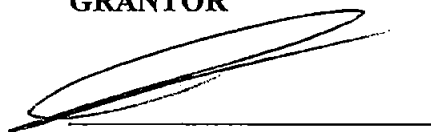
IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed
in Our Presence:**

(sign) 
(print) Debbie Taylor

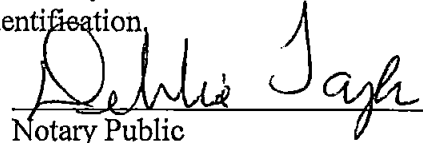
(sign) 
(print) Joyce Kelley

GRANTOR


Robert Hahnemann

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

The foregoing instrument was acknowledged before me by means of X physical presence or
 online notarization, this 19th day of November, 2020, by Robert Hahnemann. Who is
personally known to me has produced driver's license as identification.



Notary Public

My Commission Expires: _____



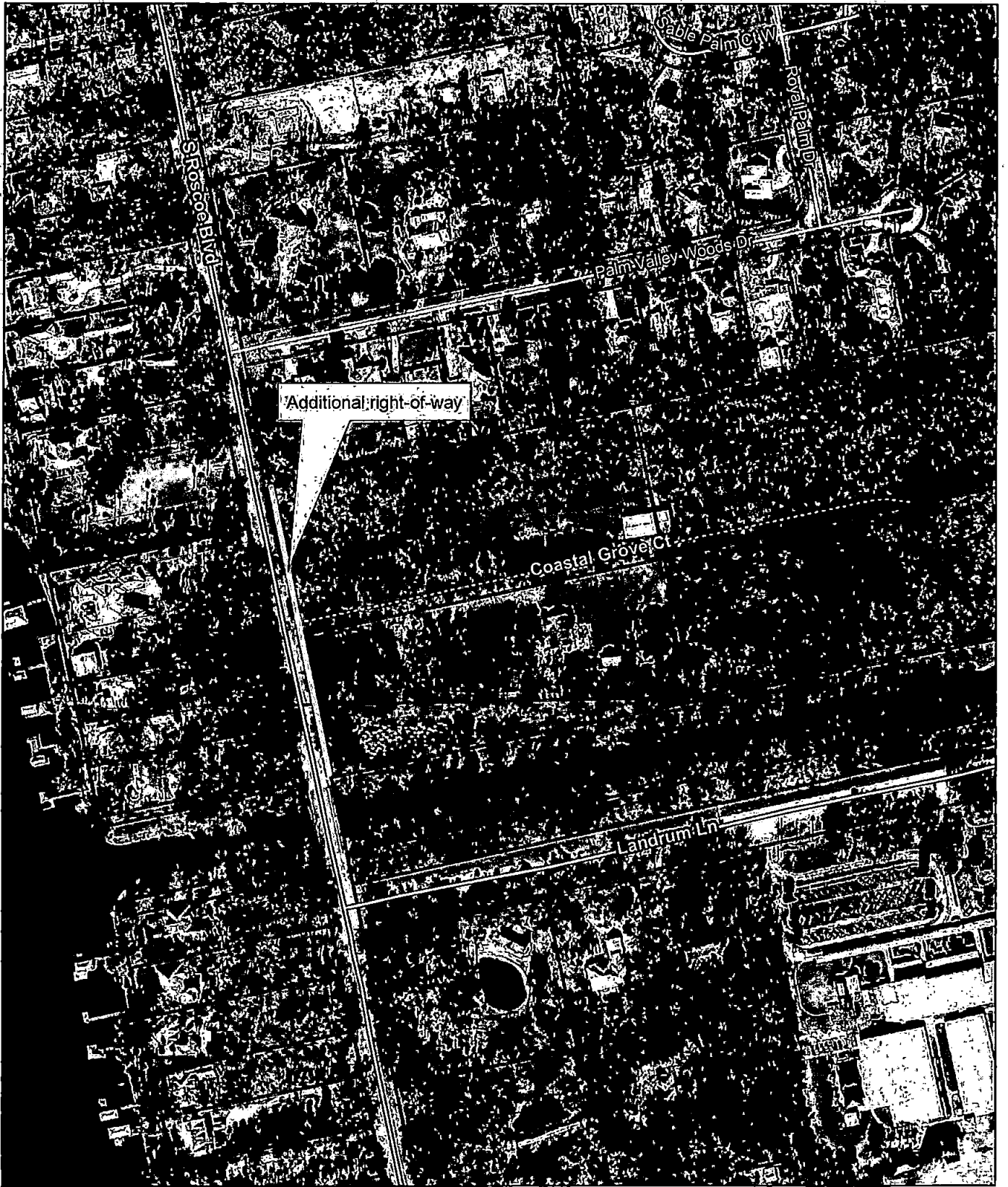
DEBBIE TAYLOR
Commission # GG 965962
Expires April 14, 2024
Bonded Thru Budget Notary Services

Exhibit "A"

A PARCEL OF LAND BEING A PART OF TRACT 17 AND 18 OF PALM VALLEY GARDENS AS RECORDED IN MAP BOOK 5, PAGE 58, LOT 1 OF PALM VALLEY GARDENS – UNIT 2. AS RECORDED IN MAP BOOK 5, PAGE 65, ALL OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 17; THENCE N 78°01' 54" E, A DISTANCE OF 584.07 FEET TO THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4125, PAGE 439 (150' CANAL R/W) OF SAID PUBLIC RECORDS; THENCE S 78°03'06" W, ALONG SAID NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4125, PAGE 439, A DISTANCE OF 20.00 FEET TO THE EAST RIGHT OF WAY LINE OF SOUTH ROSCOE BOULEVARD (COUNTY ROAD NO. 210), AS IT CURRENTLY EXISTS; THENCE N 11°56'54" W, ALONG SAID EAST RIGHT OF WAY LINE, A DISTANCE OF 584.07 FEET TO THE POINT OF BEGINNING.

THE AFOREMENTIONED PARCEL CONTAINS 0.268 ACRES MORE OR LESS.



2019 Aerial Imagery



Roscoe Boulevard Deed of Dedication 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 hereon.

