

RESOLUTION NO. 2021- 222

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR RIGHT OF WAY KNOWN AS MERCUTIO LANE TO PROVIDE ACCESS TO MURABELLA FIRE STATION 16.**

**RECITALS**

**WHEREAS**, Smith & Young Co., a Florida corporation, has executed and presented to St. Johns County a Deed of Dedication, attached hereto Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, the Deed of Dedication was approved in Murabella Station PUD to provide access to Fire Station 16 and to improve traffic circulation in the Murabella area; 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 Deed of Dedication in the Clerk's Office.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 1 day of June, 2021.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: Jeremiah R. Blocker  
Jeremiah R. Blocker, Chair

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

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 6/3/21



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 26<sup>th</sup> day of April, 2021, between, **SMITH & YOUNG CO.**, a Florida corporation, whose address is 3517 U.S. Highway 17, Suite B, Fleming Island, FL 32003, 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.

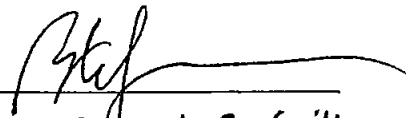
**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; and hereby warrants the title to said land and will defend the same against the lawful claims of all 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:**

**GRANTOR  
Smith & Young Co.  
a Florida corporation**

(sign)   
(print) GARY L. JOHNSON

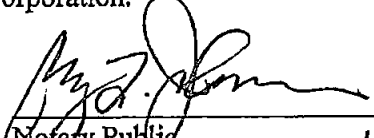
  
Bernard E. Smith  
President

(sign)   
(print) Rebecca G. Koziuk

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of APRIL, 2021, by Bernard E. Smith who is the President of Smith & Young Co., a Florida corporation.



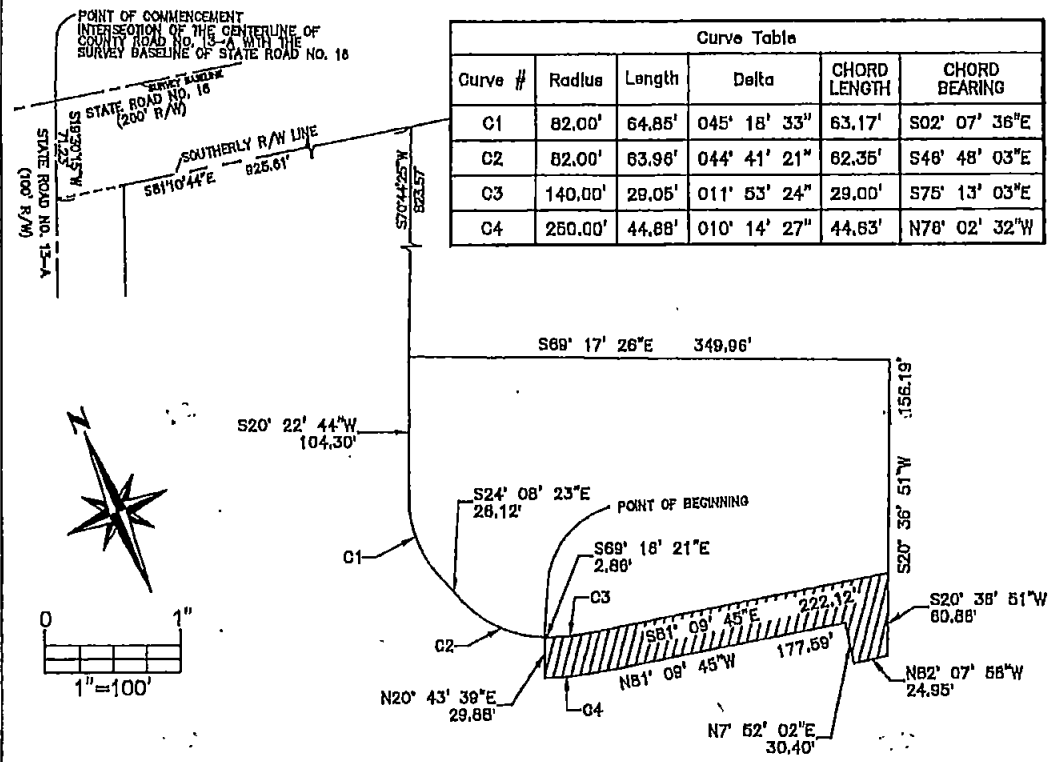
  
Notary Public  
My Commission Expires: 7/21/2024

~~Personally Known or Produced Identification~~  
~~Type of Identification Produced~~

**EXHIBIT "A" TO DEED OF DEDICATION  
RIGHT-OF-WAY**

A PORTION OF SECTION 10, LYING WITHIN SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 13-A (A 100 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED) WITH THE SURVEY BASELINE FOR STATE ROAD NO. 16 (A 200 FOOT RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78060-2522, DATED NOVEMBER 16, 1998); THENCE SOUTH 19°30'15" WEST, ALONG SAID CENTERLINE OF COUNTY ROAD NO. 13-A, A DISTANCE OF 71.23 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16; THENCE SOUTH 81°10'44" EAST, ALONG LAST SAID LINE AND ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 925.61 FEET; THENCE SOUTH 70°44'25" WEST, 823.57 FEET; THENCE SOUTH 20°22'44" WEST, 104.30 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 82.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, 64.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°07'36" EAST, 63.17 FEET; THENCE SOUTH 24°08'23" EAST, 26.12 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 82.00 FEET, A DISTANCE OF 63.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°48'03" EAST, 62.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 69°16'21" EAST, 2.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 140.00 FEET, THENCE ALONG THE ARC OF SAID CURVE, 29.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°13'03" WEST, 29.00 FEET; THENCE SOUTH 81°09'45" EAST, 222.12 FEET; THENCE SOUTH 20°36'51" WEST, 60.88 FEET; THENCE NORTH 82°07'58" WEST, 24.95 FEET; THENCE NORTH 7°52'02" EAST, 30.40 FEET; THENCE NORTH 81°09'45" WEST, 177.59 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT AND HAVING A RADIUS OF 250.00 FEET, THENCE ALONG THE ARC OF SAID CURVE, 44.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°02'32" WEST, 44.63 FEET; THENCE NORTH 20°43'39" EAST, 29.88 FEET TO THE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 8376 SQUARE FEET.

**SKETCH SHOWING PROPOSED ROAD EASEMENT  
PORTION OF SECTION 10, LYING IN SECTION 38,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST  
ST. JOHNS COUNTY, FLORIDA**



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 COMMENCE AT THE INTERSECTION OF THE CENTERLINE OF COUNTY ROAD NO. 13-A (A 100 FOOT RIGHT-OF-WAY AS PRESENTLY ESTABLISHED) WITH THE SURVEY BASELINE FOR STATE ROAD NO. 16 (A 200 FOOT RIGHT-OF-WAY AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78080-8528, DATED NOVEMBER 16, 1998);  
 THENCE SOUTH 18°08'16" WEST, ALONG SAID CENTERLINE OF COUNTY ROAD NO. 13-A, A DISTANCE OF 71.23 FEET TO ITS INTERSECTION WITH THE WESTERLY PROLONGATION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16;  
 THENCE SOUTH 81°10'44" EAST, ALONG SAID LINE AND ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 16, A DISTANCE OF 825.61 FEET; THENCE SOUTH 70°44'25" WEST, 825.67 FEET; THENCE SOUTH 20°22'44" WEST, 104.30 FEET, TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 82.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, 64.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°07'36" EAST, 63.17 FEET; THENCE SOUTH 48°48'03" EAST, 62.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°16'21" EAST, 2.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 140.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, 29.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°48'03" EAST, 29.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 85°16'21" EAST, 2.86 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE LEFT AND HAVING A RADIUS OF 250.00 FEET; THENCE ALONG THE ARC OF SAID CURVE, 44.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°02'32" WEST, 44.63 FEET; THENCE NORTH 20°43'39" EAST, 29.88 FEET TO THE POINT OF BEGINNING.  
 SAID PARCEL CONTAINS 8876 SQUARE FEET.

**SURVEYORS REPORT:**

1. MEASUREMENT METHODS USED FOR THIS SURVEY MEET STANDARDS OF PRACTICE FOR LAND SURVEYING AS SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTER 5J-17.050-052 REQUIREMENTS.
2. FEATURES SHOWN BY SYMBOL ARE NOT TO SCALE.
3. DIMENSIONS ARE SHOWN IN U.S. SURVEY FEET AND DECIMALS THEREOF.
4. THIS SURVEY IS FOR THE PURPOSE STATED ABOVE ONLY.

**NOTICE OF LIABILITY:**

THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS SHOWN ON THE FACE THEREOF. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. SURVEYOR IS RESPONSIBLE ONLY TO THOSE CERTIFIED AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF ANY OTHER INDIVIDUAL OR FIRM TO USE THIS SURVEY, WITHOUT EXPRESS WRITTEN CONSENT OF THE SURVEYOR.

DATE OF SURVEY:  
APRIL 15, 2021  
 JOB NUMBER:  
21-29  
 DRAWING SCALE:  
1"=100'  
 CERTIFIED TO:  
ST. JOHNS COUNTY

Not valid without the signature and seal of a State of Florida Professional Surveyor and Mapper

**ANTHONY PAUL O'NEIL**  
FLORIDA REGISTERED PSM NO. 5684

**MRE of JAX  
ENTERPRISES, LLC.**  
 6005 POWERS AVENUE, SUITE 104  
 JACKSONVILLE, FLORIDA 32217  
 LB 8276



Additional right-of-way



2019 Aerial Imagery



April 30, 2021

# Murabella Fire Station Additional Right-of-Way Mercutio Lane

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 herein.

