

RESOLUTION NO. 2021- 223

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY REQUIRED FOR A TRAFFIC SIGNAL AT THE INTERSECTION OF PACETTI ROAD AND W. POSITANO AVENUE.

RECITALS

WHEREAS, Turnbull Community Development District has executed and recorded a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying property to St. Johns County for additional right-of-way; and

WHEREAS, the right-of-way is required for the traffic signal located at the intersection of Pacetti Road and W. Positano Avenue; and

WHEREAS, the Deed of Dedication Right-of-Way is recorded in Official Records Book 5216, page 1650, of the public records of St. Johns County, Florida, and acceptance of this deed is in the best interest of the County 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 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 Right-of-Way for the purposes mentioned above.

Section 3. The Clerk is instructed to file a Certified Copy of the recorded Deed of Dedication Right-of-Way with this Resolution.

Section 4. To the extent that there are typographical and/or administrative 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.

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 **RENDITION DATE** 6/3/21

By: *Pam Halterman*
Deputy Clerk



DocuSign Envelope ID: CAC4231F-4D50-4AF2-B529-EA161BC6241C

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

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

THIS INDENTURE, made this 16th day of March, 2021, between **TURNBULL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes, whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, 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, situated 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, sidewalk, and drainage lines and other public utilities.

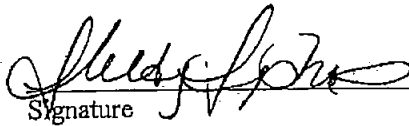
AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2020.

Deed of Dedication Right-of-Way

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

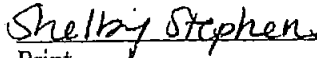
Signed and Sealed
in Our Presence as Witnesses:

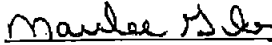
Turnbull Creek Community
Development District

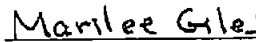

Signature

DocuSigned by:
By: 
D0D08C6169784EA...

Its: Chariman


Print

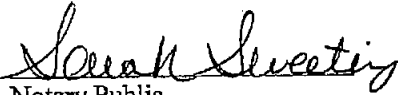

Signature


Print

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 29th day of March, 2021, by Chris DelBene as Chairman for Turnbull Creek Community Development District, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes.




Notary Public
My Commission Expires: 4-12-23

Personally Known or Produced Identification
Type of Identification Produced

DEGROVE

SURVEYORS, INC

DEED OF DEDICATION RIGHT OF WAY
EXHIBIT "A"

PART OF TRACT A, MURABELLA UNIT ONE, AS RECORDED IN PLAT BOOK 52, PAGE 16 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

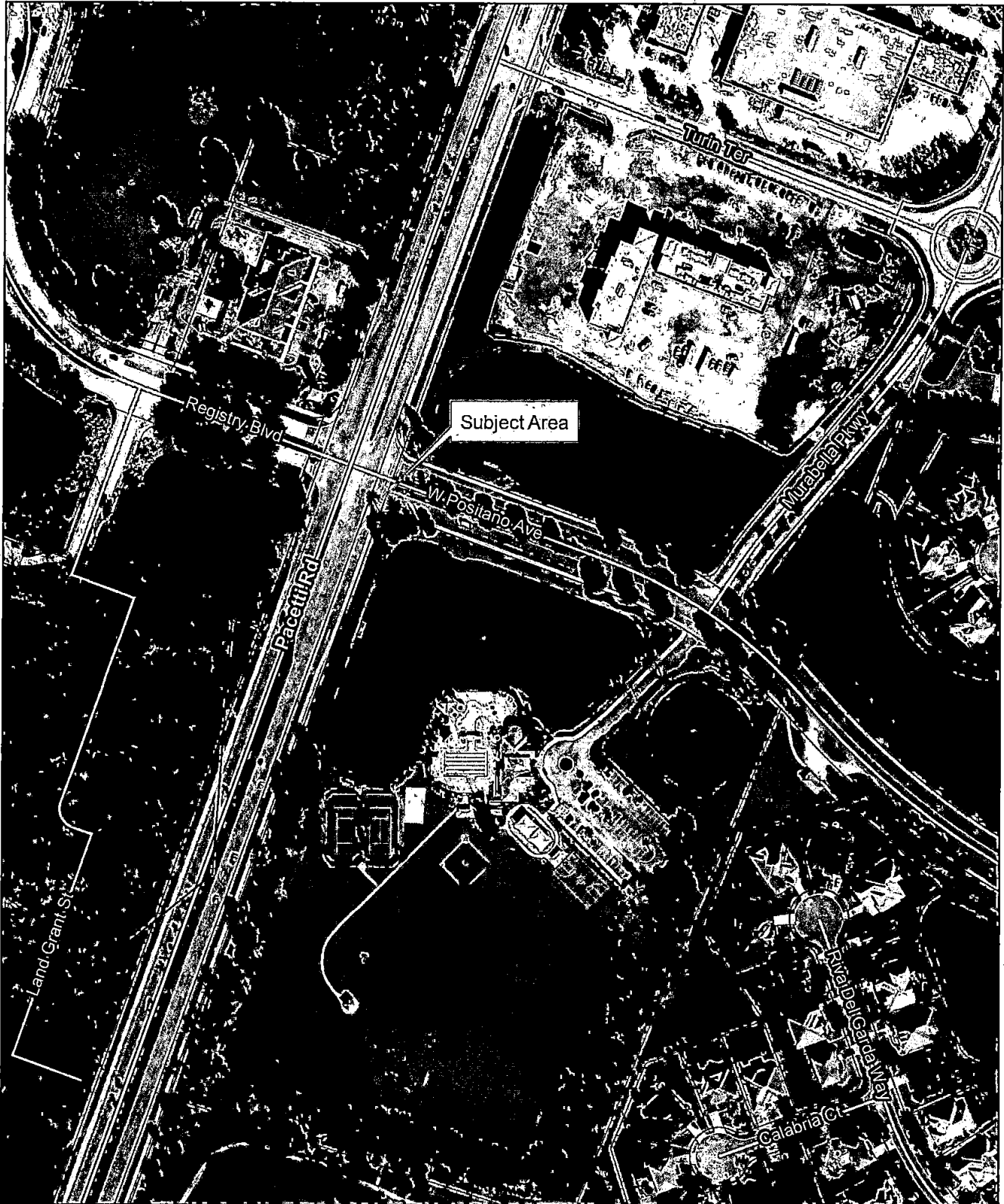
BEGIN AT THE NORTHEAST CORNER OF SAID TRACT A, LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST POSITANO AVENUE, (A 100 FOOT RIGHT OF WAY BY SAID PLAT OF MURABELLA UNIT ONE), SAID POINT LYING ON A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 754.37 FEET; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC LENGTH OF 375.01 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 30 MINUTES 01 SECONDS WEST, 371.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 70 DEGREES 17 MINUTES 17 SECONDS WEST, CONTINUING ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE 380.05 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 70 DEGREES 17 MINUTES 17 SECONDS WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 5.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET; THENCE WESTERLY, CONTINUING ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 26.18 FEET, SAID ARC BEING SUBTENDE BY A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 29 MINUTES 45 SECONDS WEST, 25.88 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF PACETTI ROAD, (COUNTY ROAD 13-A, A 125 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 19 DEGREES 30 MINUTES 15 SECONDS WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 19.72 FEET; THENCE SOUTH 70 DEGREES 29 MINUTES 45 SECONDS EAST, LEAVING SAID SOUTHEASTERLY RIGHT OF WAY LINE, 6.78 FEET; THENCE NORTH 67 DEGREES 06 MINUTES 33 SECONDS EAST, 32.16 FEET; THENCE NORTH 19 DEGREES 42 MINUTES 43 SECONDS EAST, 4.72 FEET TO THE POINT OF BEGINNING.

CONTAINING 495 SQUARE FEET MORE OR LESS.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722 0400 • FAX (904) 722 0402

605 N.W. 53RD AVENUE • Suite A11a
GAINESVILLE, FLORIDA 32609
(352) 338-9667 • FAX (352) 338-9677

DEGROVE@DEGROVE.COM




 2019 Aerial Imagery
 May 5, 2021

*Deed of Dedication Right-of-Way
 Pacetti Road - W. Positano Avenue
 Additional Right-of-Way*

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0790

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.

