

RESOLUTION NO. 2021- 277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO DEEDS OF DEDICATION FROM ANDALUSIA OWNERS ASSOCIATION, INC. AND ST. JOHNS ACADEMY PRIVATE SCHOOL, INC. AND A GRANT OF EASEMENT FROM ANDALUSIA OWNERS ASSOCIATION, INC. CONVEYING ADDITIONAL RIGHT-OF-WAY ALONG WILDWOOD DRIVE FOR IMPROVEMENTS.

RECITALS

WHEREAS, Andalusia Owners Association, Inc, has executed a Deed of Dedication Right-of-Way and a Grant of Easement, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, said deed conveys Tracts "T" and "U" of Andalusia Owners Association, Inc., which were reserved for future right-of-way along Wildwood Drive and Grant of Easement is to allow the construction of a sidewalk outside of the reserved right-of-way to go around guy wires that exist within the future sidewalk location; and

WHEREAS, St. Johns Academy Private School, Inc., has executed a Deed of Dedication Right-of-Way, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, to allow construction of a sidewalk to connect to Andalusia subdivision and Treaty Park walking path; and

WHEREAS, it is in the best interest of St. Johns County to accept the deeds and easement 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 two Deeds of Dedication Right-of-Way and Grant of Easement, attached hereto.

**Section 3.** The Clerk is instructed to record the two original Deeds of Dedication and Grant of Easement in the public records of St. Johns County, Florida.

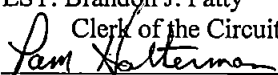
**Section 4.** To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20 day of July, 2021.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: 

Jeremiah R. Blocker, Chair

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

RENDITION DATE 7/21/21



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 23<sup>rd</sup> day of June, 2021, BETWEEN, ANDALUSIA OWNERS ASSOCIATION, a Florida Corporation not-for-profit, whose address is P.O. 1389, St. Augustine, Florida 32085, 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:

Tracts T and U, as shown on the plat of Andalusia Phase 1, recorded in Map Book 77, pages 64-73, in the public records of St. Johns County, Florida.

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, 2021.

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) Kari N. Eldridge  
(print) KARI ELDRIDGE

(sign) Ashley McPartland  
(print) Ashley McPartland

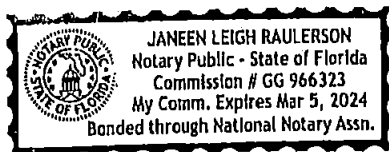
GRANTOR:  
Andalusia Owners Association, Inc.

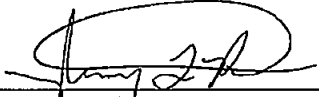
Phillip Rizzo

Print Name: PHILLIP RIZZO  
Title: PRESIDENT, ANDALUSIA OWNERS ASSOCIATION

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  
online notarization, this 23<sup>rd</sup> day of June, 2021, by Philip Rizzo who is  
President of Andalusia Owners Association, Inc.. Who is/are personally known  
to me or has/have produced driver's license as identification.



  
\_\_\_\_\_  
Notary Public

My Commission Expires: Mar 5 2024

Exhibit "B" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 7<sup>th</sup> day of July, 2021, between ANDALUSIA OWNERS ASSOCIATION, INC., a Florida Corporation not-for-profit, whose address is P.O. 1389, St. Augustine, Florida 32085, 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 Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns, a non-exclusive perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and repair a sidewalk on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns for the purposes aforesaid.

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:

(sign) Kari N. Eldridge  
(print) KARI ELDRIDGE

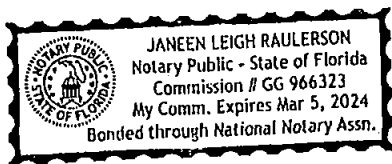
(sign) Ashley McPartland  
(print) ASHLEY MCPARTLAND

GRANTOR:  
ANDALUSIA OWNERS ASSOCIATION, INC

Phillip J. Rizzo  
Print Name: PHILLIP J RIZZO  
Title: PRESIDENT

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 7<sup>th</sup> day of July, 2021, by Phillip J. Rizzo, the President of the Andalusia Owners Association. Who is/are personally known to me or has produced \_\_\_\_\_ as identification.



Janeen Leigh Raulerson  
Notary Public  
My Commission Expires: Mar 5 2024

**EXHIBIT "A"**

**EASEMENT A**

A PORTION OF LAND BEING A PART OF TRACTS J AS SHOWN ON PLAT OF ANDALUSIA PHASE 1 AS RECORDED IN MAP BOOK 77, PAGES 63 THROUGH 73 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT T AS SHOWN ON SAID PLAT, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE (A 66.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 89°03'33" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PLAT, A DISTANCE OF 27.35 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 52°30'07" EAST, ALONG A LINE THAT IS WESTERLY OF, PARALLEL WITH, AND 17.00 FEET PERPENDICULAR TO SAID WESTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, A DISTANCE OF 57.92 FEET; THENCE SOUTH 37°29'53" WEST A DISTANCE OF 8.00 FEET; THENCE NORTH 52°30'07" WEST, ALONG A LINE THAT IS WESTERLY OF, PARALLEL WITH, AND 25.00 FEET PERPENDICULAR TO SAID WESTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE, A DISTANCE OF 68.00 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF AFOREMENTIONED PLAT OF ANDALUSIA PHASE 1; THENCE NORTH 89°03'33" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 12.87 FEET TO THE POINT OF BEGINNING.

CONTAINING 504 SQUARE FEET MORE OR LESS.

Exhibit "C" 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 \_\_\_\_\_, 2021, **BETWEEN, ST. JOHNS ACADEMY PRIVATE SCHOOL, INC.**, a Florida not-for-profit corporation; whose address is 1533 Wildwood Drive, St. Augustine, Florida 32086, 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:

**SEE EXHIBIT "A" ATTACHED HERETO**

**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, 2021.

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

(sign) Melissa Petersem  
(print) Melissa Petersem

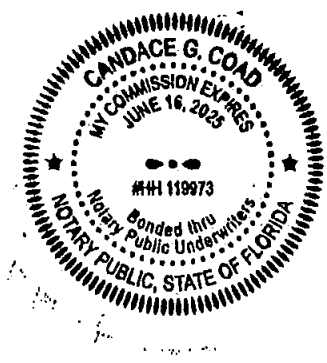
(sign) Amanda Nivens  
(print) Amanda Nivens

Wallis W. Brooks Print  
Name: Wallis W. Brooks  
Title: Principal

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

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of June, 2021, by Wallis Brooks who is Principal of St. Johns Academy Private School, Inc. Who is/are personally known to me or has/have produced driver's license as identification.

Candace G. Coad  
Notary Public  
My Commission Expires: 6/16/25



**EXHIBIT "A"**

Parcel B

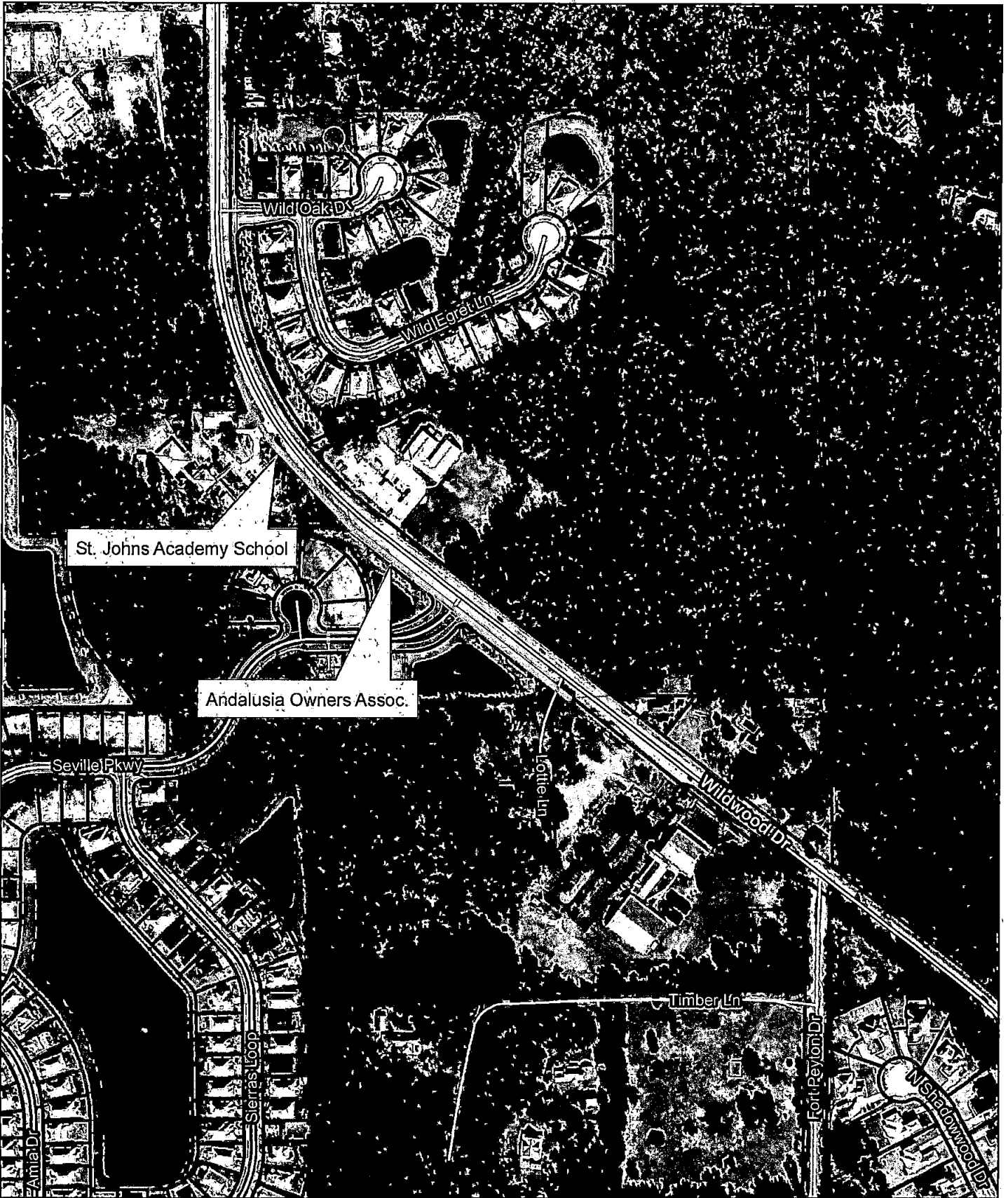
A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHEAST CORNER OF TRACT T AS SHOWN ON PLAT OF ANDALUSIA PHASE 1 AS RECORDED IN MAP BOOK 77, PAGES 63 THROUGH 73 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE (A 66.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE DEPARTING SAID RIGHT OF WAY LINE SOUTH 89°03'33" WEST, ALONG THE NORTH BOUNDARY LINE OF SAID PLAT OF ANDALUSIA PHASE 1, A DISTANCE OF 25.42 FEET TO A POINT ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1004.37 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 48°25'57" WEST AND A CHORD DISTANCE OF 102.78 FEET; THENCE NORTH 62°50'05" EAST A DISTANCE OF 16.87 FEET, TO A POINT ON A CURVE, SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 988.37 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILDWOOD DRIVE AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 49°09'15" EAST AND A CHORD DISTANCE OF 115.40 FEET TO THE POINT OF BEGINNING. CONTAINING 1,746 SQUARE FEET MORE OR LESS.

Parcel C

A PORTION OF LAND LYING IN SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF TRACT T AS SHOWN ON PLAT OF ANDALUSIA PHASE 1 AS RECORDED IN MAP BOOK 77, PAGES 63 THROUGH 73 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT IS ON A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 988.37 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF WILDWOOD DRIVE (A 66.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), AND ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 49°09'15" WEST AND A CHORD DISTANCE OF 115.40 FEET TO THE POINT OF BEGINNING; THENCE DEPARTING SAID RIGHT-OF-WAY LINE SOUTH 62°50'05" WEST A DISTANCE OF 12.66 FEET TO A POINT ON A CURVE; SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1000.37 FEET; THENCE ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF NORTH 37°15'48" WEST AND A CHORD DISTANCE OF 289.24 FEET; THENCE NORTH 89°02'43" EAST, ALONG THE NORTH LINE OF A PARCEL RECORDED IN OFFICIAL RECORDS BOOK 1777, PAGE 643 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY, A DISTANCE OF 13.61 FEET, TO A POINT ON A CURVE, SAID CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 988.37 FEET; THENCE ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID WILDWOOD DRIVE AND ALONG AND WITH THE ARC OF SAID CURVE, A CHORD BEARING OF SOUTH 37°33'52" EAST AND A CHORD DISTANCE OF 283.40 FEET TO THE POINT OF BEGINNING. CONTAINING 3,448 SQUARE FEET MORE OR LESS.



St. Johns Academy School

Andalusia Owners Assoc.

Seville Pkwy

Lottie Ln

Wildwood Dr

Timber Ln

Sierra Loop

Fort Peyton Dr

Wildwood Dr



2019 Aerial Imagery



# Wildwood Avenue Sidewalk

*St. Johns Academy Private School*  
*Andalusia Owners Association*

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.

