

RESOLUTION NO. 2021- 421

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM HELOW PROPERTIES LTD TO ST. JOHNS COUNTY AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR R210/GREENBRIAR ROAD RIGHT-OF- WAY AND POND SITE.

RECITALS

WHEREAS, Helow Properties, LTD., a Florida Limited Partnership, has executed and presented to St. Johns County a Deed of Dedication for CR210/Greenbriar Road right-of-way and a pond site, attached as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way and a pond site as set forth in the Concurrency and Impact Fee Credit Agreement for CR210/Greenbriar Road widening project approved by the Board of County Commissioners dated June 1, 2021 and recorded in Official Records Book 5293, page 1799, 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 Official Records.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5 day of October, 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: Ram Watterman
Deputy Clerk

RENDITION DATE 10/7/21



Exhibit "A" to Resolution

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

**DEED OF DEDICATION
RIGHT-OF-WAY, POND SITE, EASEMENTS**

THIS INDENTURE, made this 13 day of September, 2021, between, **HELOW PROPERTIES, LTD**, a Florida Limited Partnership, whose address is 7545 Centurion Pkwy, Suite 102, Jacksonville, Florida 32256, 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:

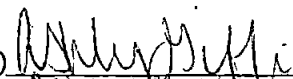
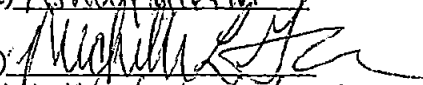
PROPERTY AS DESCRIBED ON EXHIBIT "A" TOGETHER WITH EASEMENT PARCELS DESCRIBED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

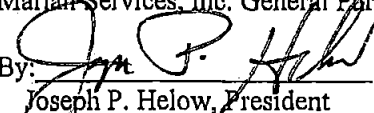
TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public 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, and those matters shown on Exhibit "C".

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

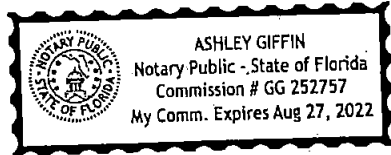
Signed and Sealed
in Our Presence:

(sign) 
(print) ASHLEY GUZMAN
(sign) 
(print) Michelle L. Glass

GRANTOR
HELOW PROPERTIES, LTD,
a Florida Limited Partnership, by
Marian Services, Inc. General Partner
By: 
Joseph P. Helow, President

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization, this 13th day of September, 2021, by Joseph P. Helow, President of
Helow Properties, LTD, by Marian Services General Partner who is/are personally known to me or
has/have produced driver's license as identification.



Ashley Giffin
Notary Public
My Commission Expires: 8/27/22

EXHIBIT "A"

PARCEL No. 100

**FEE SIMPLE
POND PARCEL
Part of PA#009940-0050**

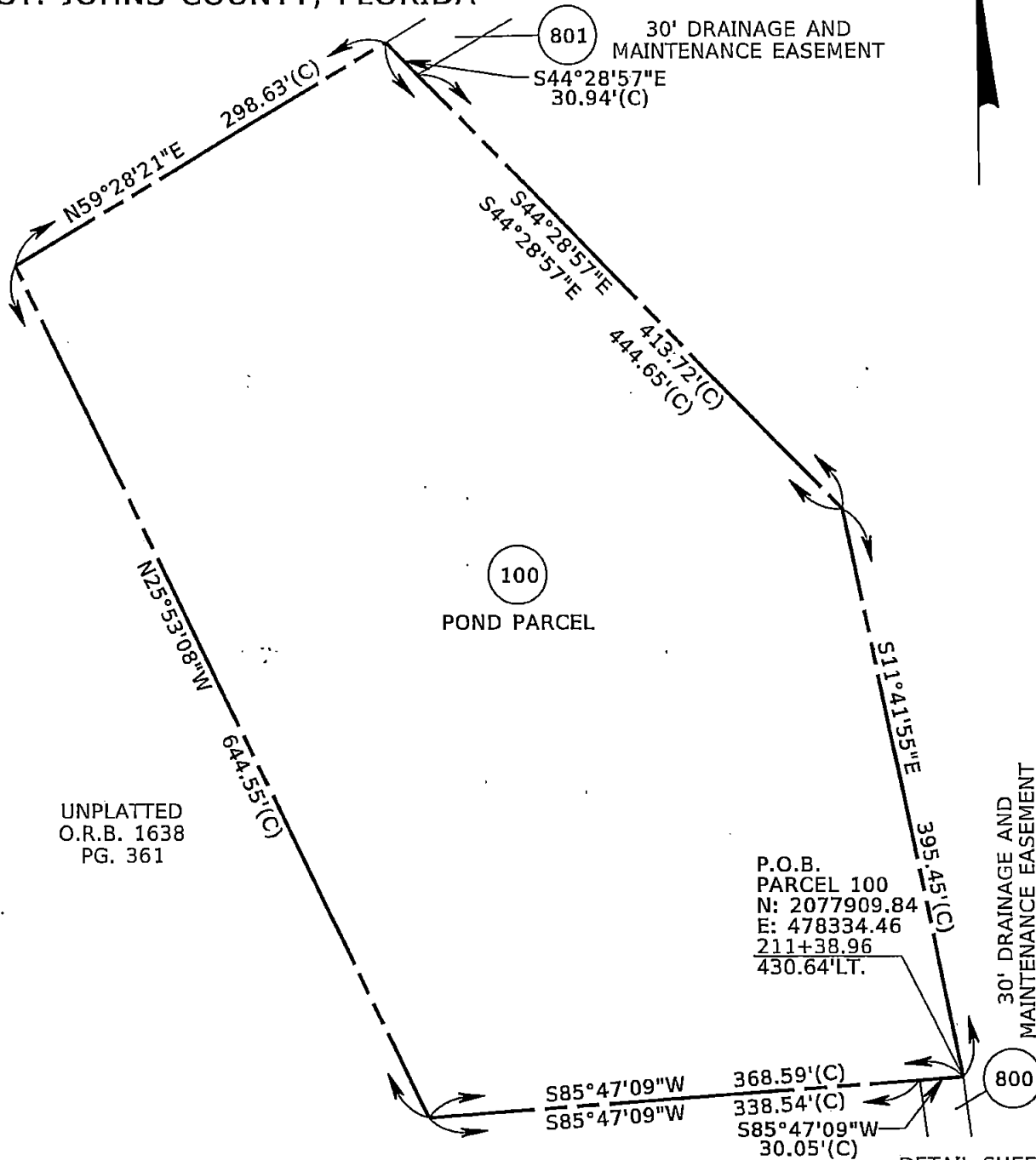
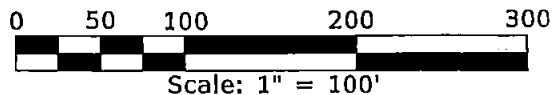
A Parcel Of Land Being A Part Of Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped "PRM 1946", Marking The Northeast Corner Of Lot 1 Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65 Of The Current Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline Of Survey, A Distance Of 138.54 Feet; Thence North 04°03'51" West, A Distance Of 105.00 Feet To The Northerly Proposed Right Of Way Line Of County Road 210; Thence North 07°30'47" West, A Distance Of 326.23 Feet To The **Point Of Beginning**; Thence South 85°47'09" West, A Distance Of 368.59 Feet; Thence North 25°53'08" West, A Distance Of 644.55 Feet; Thence North 59°28'21" East, A Distance Of 298.63 Feet; Thence South 44°28'57" East, A Distance Of 444.65 Feet; Thence South 11°41'55" East, A Distance Of 395.45 Feet To The **Point Of Beginning**.

Containing 6.389 Acres, More Or Less.

EXHIBIT "A" CONTINUED

POND PARCEL 100
SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



UNPLATTED
O.R.B. 1638
PG. 361

P.O.B.
PARCEL 100
N: 2077909.84
E: 478334.46
211+38.96
430.64'LT.

NOT A FIELD SURVEY

SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

		SKETCH OF DESCRIPTION PARCELS 100, 800, & 801	
		C.R. No. 210	
		ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-643-0125 LB#2648
	DRAWN	K.SCHMISEK 07/15/2021	FIELD BOOK: DATABASE No. 15-0523.000
REVISION	BY	DATE	CHECKED J.LANDERBERG 07/15/2021
			SHEET 4 OF 8

EXHIBIT "A" CONTINUED

PARCEL No. 101

**FEE SIMPLE
RIGHT-OF-WAY**

Part of PA#009920-0010 & 009940-0050

A Parcel Of Land Being A Portion Of, Sections 22 And 23, Township⁵ South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of In The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline, A Distance Of 526.39 Feet; Thence North 01°55'30A" West, A Distance Of 50.03 Feet To The Northerly Existing Right Of Way Line Of Said County Road No. 210 And The **Point Of Beginning**; Thence South 85°56'09" West, Along Said Existing Right Of Way Line, A Distance Of 2,384.07 Feet To A Curve To The Right Having A Radius Of 1,382.40 Feet; Thence Westerly Along Said Northerly Existing Right Of Way Line, Through An Angle Of 16°52'30", An Arc Distance Of 407.15 Feet, And A Chord Bearing And Distance Of North 85°37'36" West, 405.68 Feet; Thence North 77°11'21" West, Along Said Existing Right Of Way Line, A Distance Of 943.59 Feet; Thence North 12°44'53" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 10.00 Feet; Thence North 77°14'47" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 1,000.85 Feet To The Easterly Right Of Way Line Of Proposed County Road No. 223 (A Variable Width Right Of Way Per Official Record 3863, Page 1648, As Recorded In The Public Records Of St. Johns County, Florida); Thence North 12°45'13" East, Along Said Easterly Right Of Way Line Of Proposed County Road No. 223, A Distance Of 55.00 Feet To The Northerly Proposed Right Of Way Line Of County Road No. 210; Thence South 77°14'47" East, Along Said Proposed Right Of Way Line Of County Road No. 210, A Distance Of 1,000.85 Feet; Thence South 12°46'42" West, Along Said Proposed Right Of Way Line Of County Road No. 210, A Distance Of 10.00 Feet; Thence South 77°11'21" East, Along Said Proposed Right Of Way Line Of County Road No. 210, A Distance Of 943.65 Feet To A Curve To The Left Having A Radius Of 1,327.40 Feet; Thence Easterly, Along Said Northerly Proposed Right Of Way Line, Through An Angle Of 16°52'30", An Arc Distance Of 390.95 Feet, And A Chord Bearing And Distance Of South 85°37'36" East, 389.54 Feet; Thence North 85°56'09" East, Along Said Proposed Right Of Way Line Of County Road No. 210, A Distance Of 2,386.13 Feet To The Existing Right Of Way Line Of Said County Road No. 210; Thence South 01°55'30" East, Along Said Existing Right Of Way Line, A Distance Of 55.04 Feet To The **Point Of Beginning**.

Containing 5.971 Acres, More Or Less.

EXHIBIT "A" CONTINUED

PARCEL No. 102

FEE SIMPLE
RIGHT-OF-WAY
Part of PA#009920-0010

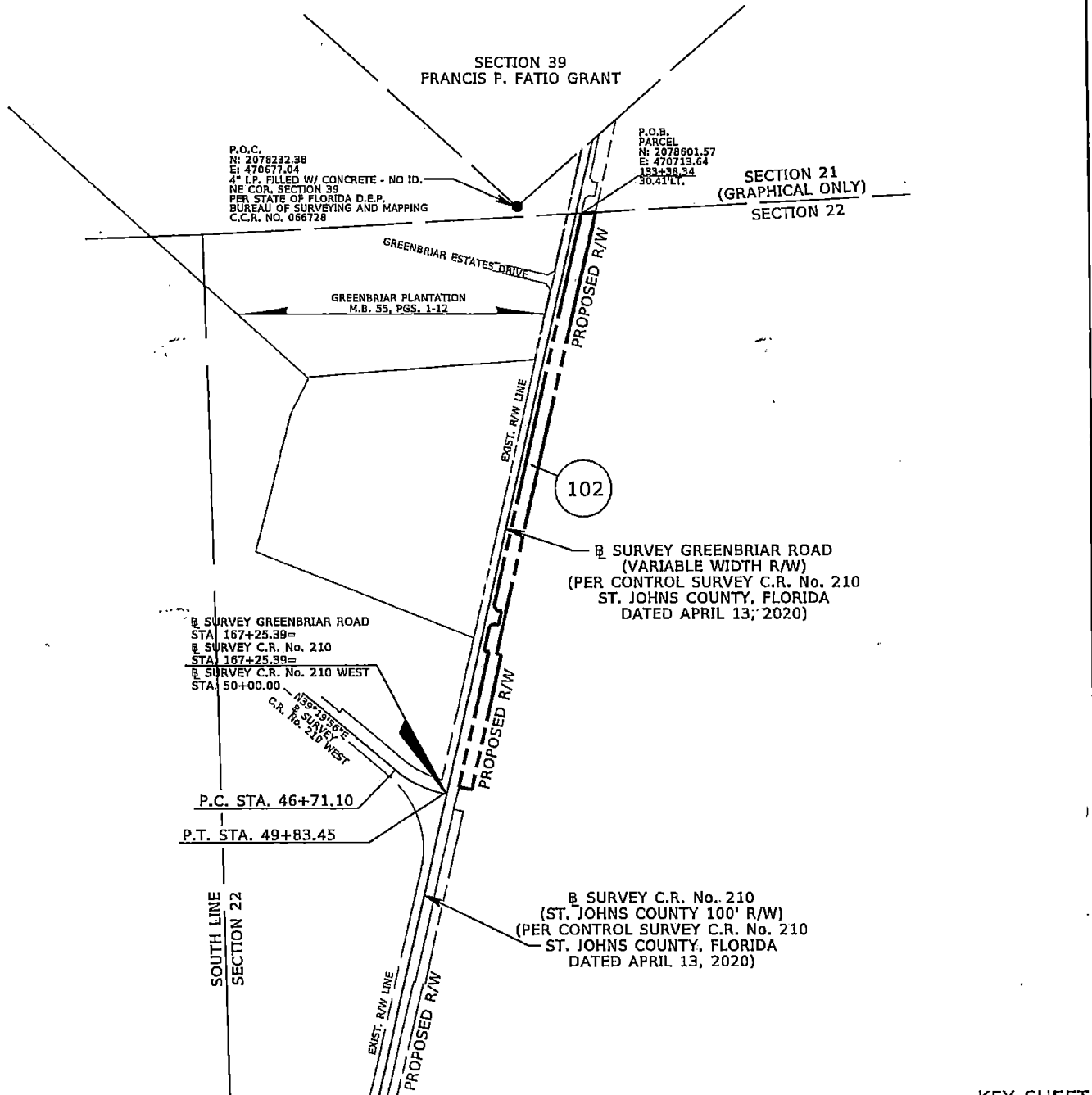
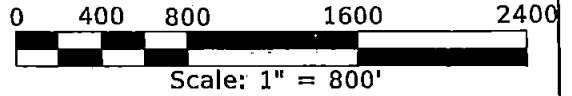
A Parcel Of Land Being A Part Of Section 22, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At A 4" Iron Pipe Filled With Concrete, Having No Identification, Marking The Northeast Corner Of Section 39, Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida; Thence North $41^{\circ}05'23''$ West, A Distance Of 573.45 Feet To The Baseline Of Survey Of Greenbriar Road (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence South $77^{\circ}10'01''$ East, Along Said Baseline Of Survey, A Distance Of 426.07 Feet; Thence North $03^{\circ}30'20''$ West, A Distance Of 31.69 Feet To The Northerly Existing Right Of Way Line Of Said Greenbriar Road And The **Point Of Beginning**; Thence Continue North $03^{\circ}30'20''$ West, A Distance Of 78.16 Feet; Thence South $77^{\circ}09'32''$ East, A Distance Of 2,567.69 Feet; Thence North $12^{\circ}50'28''$ East, A Distance Of 27.70 Feet; Thence South $77^{\circ}14'47''$ East, A Distance Of 783.73 Feet; Thence South $12^{\circ}45'13''$ West, A Distance Of 75.00 Feet To Said Northerly Existing Right Of Way Line Of Greenbriar Road; Thence North $77^{\circ}14'47''$ West, Along Said Northerly Existing Right Of Way Line, A Distance Of 783.84 Feet To A Jog In Said Northerly Existing Right Of Way Line; Thence South $12^{\circ}50'28''$ West, A Distance Of 27.70 Feet; Thence North $77^{\circ}09'32''$ West, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 141.67 Feet; Thence North $32^{\circ}09'32''$ West, A Distance Of 28.22 Feet; Thence North $12^{\circ}50'30''$ East, A Distance Of 30.00 Feet; Thence North $77^{\circ}09'33''$ West, A Distance Of 80.00 Feet; Thence South $12^{\circ}50'37''$ West, A Distance Of 30.00 Feet; Thence South $57^{\circ}50'30''$ West, A Distance Of 28.22 Feet Thence North $77^{\circ}09'32''$ West, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 2,284.12 Feet To The **Point Of Beginning**.

Containing 5.651 Acres, More Or Less.

EXHIBIT "A" CONTINUED

PARCEL 102
SECTION 22,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



NOT A FIELD SURVEY

SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

KEY SHEET

SKETCH OF DESCRIPTION
PARCEL 102

C.R. No. 210 AND GREENBRIAR ROAD

ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	J. ANDERBERG	07/19/2021	PREPARED BY:	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-643-0123 LB#2648	FIELD BOOK:	DATABASE No. 15-0523.000

EXHIBIT "A" CONTINUED

PARCEL No. 103

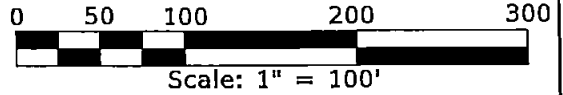
**FEE SIMPLE
RIGHT-OF-WAY
Part of PA#009910-0010**

A Parcel Of Land Being A Part Of Section 21, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At A 4" Iron Pipe Filled With Concrete, Having No Identification, Marking The Northeast Corner Of Section 39, Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida; Thence North $41^{\circ}05'23''$ West, A Distance Of 573.45 Feet To The Baseline Of Survey Of Greenbriar Road (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence Continue North $41^{\circ}05'23''$ West, A Distance Of 51.75 Feet To The Northerly Existing Right Of Way Line Of Said Greenbriar Road And The **Point Of Beginning**; Thence Continue North $41^{\circ}05'23''$ West, A Distance Of 127.39 Feet; Thence South $77^{\circ}09'32''$ East, A Distance Of 539.95 Feet; Thence South $03^{\circ}30'20''$ East, A Distance Of 78.16 Feet To Said Northerly Existing Right Of Way Line Of Greenbriar Road; Thence North $77^{\circ}09'32''$ West, Along Said Northerly Existing Right Of Way Line, A Distance Of 88.73 Feet; Thence North $32^{\circ}09'28''$ West, A Distance Of 28.22 Feet; Thence North $12^{\circ}50'25''$ East, A Distance Of 30.00 Feet; Thence North $77^{\circ}09'32''$ West, A Distance Of 80.00 Feet; Thence South $12^{\circ}50'25''$ West, A Distance Of 30.00 Feet; Thence South $57^{\circ}50'28''$ West, A Distance Of 28.22 Feet To Said Northerly Existing Right Of Way Line Of Greenbriar Road; Thence North $77^{\circ}09'32''$ West, Along Said Northerly Existing Right Of Way Line, A Distance Of 250.33 Feet To The **Point Of Beginning**.

Containing 0.759 Acres, More Or Less.

PARCEL 103
SECTION 21
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.B.
PARCEL 103
N: 2078703.58
E: 470266.14
128+79.36
30.47'LT.

LINE DATA		
L1	N41°05'23"W	51.75'(C)
L2	S03°30'20"E	78.16'(C)
L3	N77°09'32"W	88.73'(C)
L4	N32°09'28"W	28.22'(C)
L5	N12°50'25"E	30.00'(C)
L6	N77°09'32"W	80.00'(C)
L7	S12°50'25"W	30.00'(C)
L8	S57°50'28"W	28.22'(C)

SECTION 39
FRANCIS P. FATIO GRANT

R SURVEY GREENBRIAR ROAD
(VARIABLE WIDTH R/W)
(PER CONTROL SURVEY C.R. No. 210
ST. JOHNS COUNTY, FLORIDA
DATED APRIL 13, 2020)

P.O.C.
N: 2078232.38
E: 470677.04
4" I.P. FILLED W/ CONCRETE - NO ID.
NE COR. SECTION 39
PER STATE OF FLORIDA D.E.P.
BUREAU OF SURVEYING AND MAPPING
C.C.R. NO. 066728

GREENBRIAR PLANTATION
M.B. 55, PGS. 1-12

N41°05'23"W
STA. 129+21.18
573.45'(C)

STA. 133+47.25

130

135

103

SECTION 21
(GRAPHICAL ONLY)
SECTION 22

NOT A FIELD SURVEY

SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

DETAIL SHEET

REVISION		BY	DATE	CHECKED		DATE	SKETCH OF DESCRIPTION PARCEL 103	
							C.R. No. 210 AND GREENBRIAR ROAD	
							ST. JOHNS COUNTY	
							PREPARED BY:	FIELD BOOK:
							DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-541-0123 LB#2648	DATABASE No. 15-0523.000
								SHEET 2 OF 3

EXHIBIT "B"

PARCEL No. 800

**30 FOOT DRAINAGE & MAINTENANCE EASEMENT
Part of PA#009940-0050**

A Parcel Of Land Being A Portion Of, Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

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PARCEL No. 801

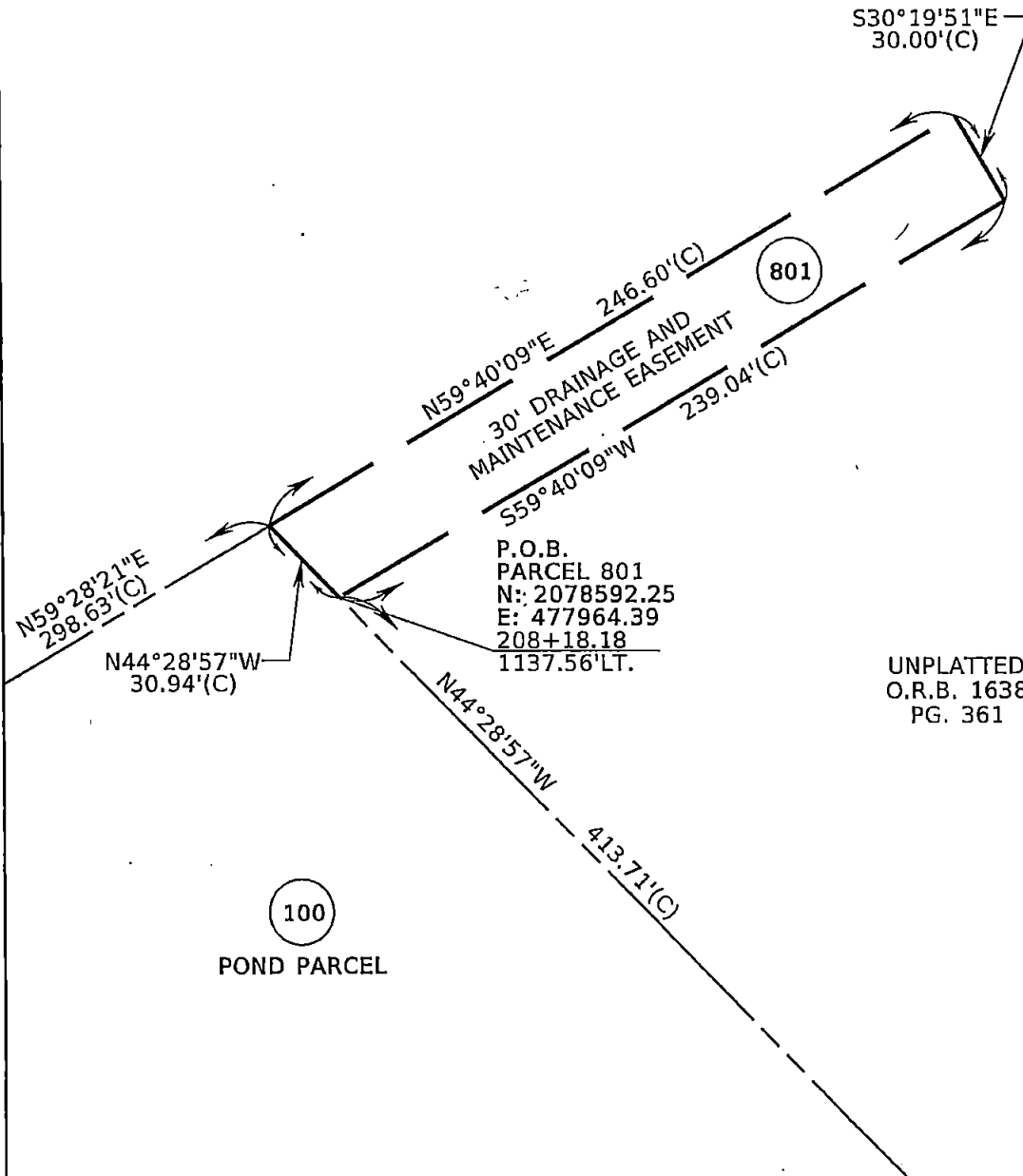
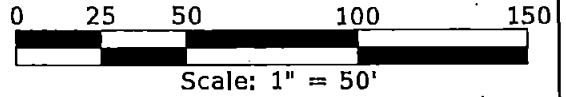
**30 FOOT DRAINAGE & MAINTENANCE EASEMENT
Part of PA#009940-0050**

A Parcel Of Land Being A Part Of Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped "PRM 1946", Marking The Northeast Corner Of Lot 1 Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65 Of The Current Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline Of Survey, A Distance Of 138.54 Feet; Thence North 04°03'51" West, A Distance Of 105.00 Feet To The Northerly Proposed Right Of Way Line Of County Road 210; Thence North 07°30'47" West, A Distance Of 326.23 Feet; Thence North 11°41'55" West, A Distance Of 395.45 Feet; Thence North 44°28'57" West, A Distance Of 413.71 Feet To The **Point Of Beginning**; Thence North 44°28'57" West, A Distance Of 30.94 Feet; Thence North 59°40'09" East, A Distance Of 246.60 Feet; Thence South 30°19'51" East, A Distance Of 30.00 Feet; Thence South 59°40'09" West, A Distance Of 239.04 Feet To The **Point Of Beginning**. Containing 7,285 Square Feet, More Or Less.

EXHIBIT "B" CONTINUED

PARCEL 801
SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.B.
PARCEL 801
N: 2078592.25
E: 477964.39
208+18.18
1137.56'LT.

UNPLATTED
O.R.B. 1638
PG. 361

NOT A FIELD SURVEY

SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

DETAIL SHEET

SKETCH OF DESCRIPTION
PARCELS 100, 800, & 801

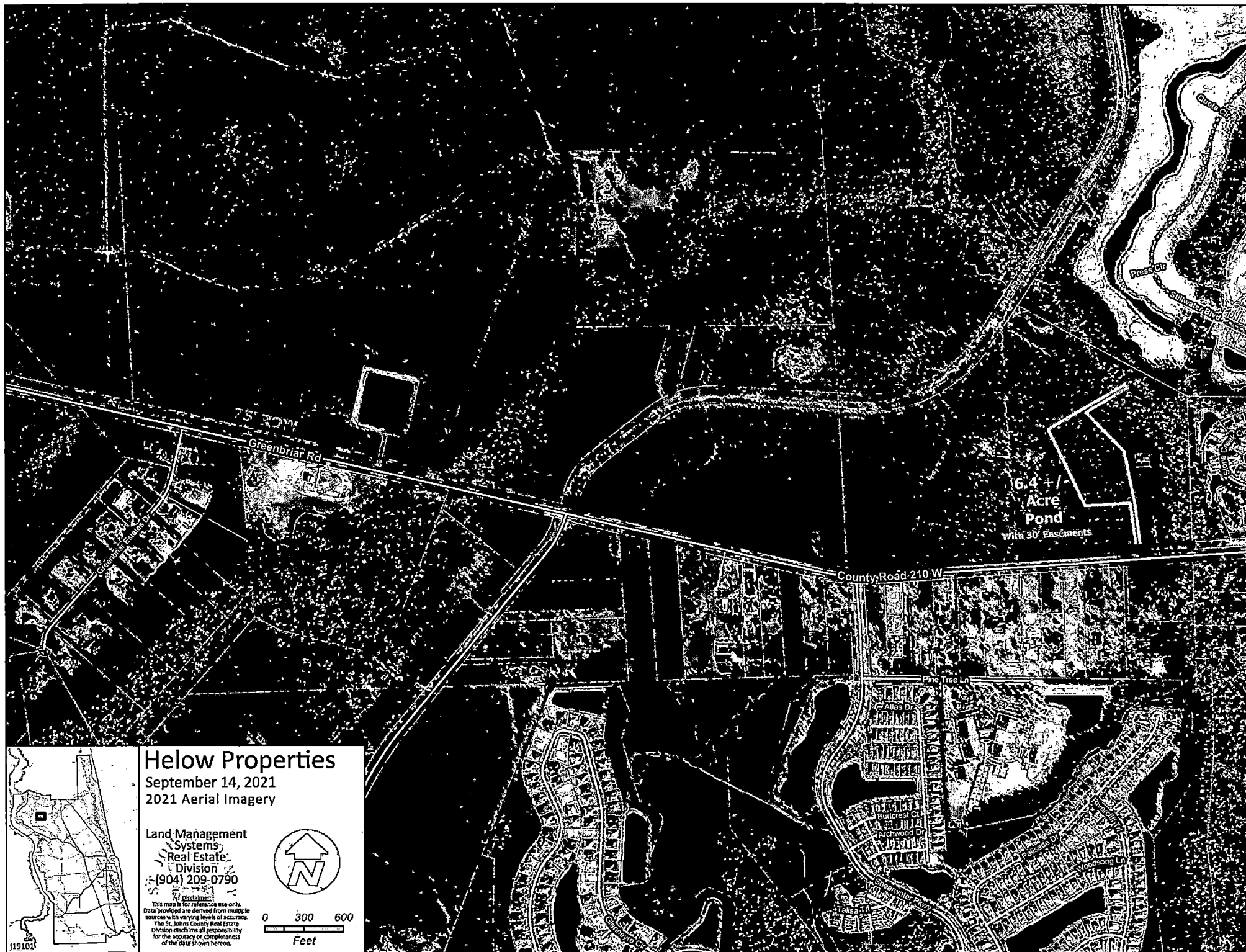
C.R. No. 210

ST. JOHNS COUNTY

DRAWN		K.SCHMISEK	07/15/2021	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
REVISION	BY	DATE	CHECKED		

Exhibit "C"

1. Easement contained in Special Warranty Deed in Official Records Book 1404, Page 199, Official Records of St. Johns County, Florida. (Effects parcel 102).
2. Ingress and Egress Easement contained in Memorandum of Lease recorded in Official Records Book 1555, Page 470, Official Records of St. Johns County, Florida. (Effects parcel 101)
3. Grant of Easement recorded in Official Records Book 1778, Page 687, Official Records of St. Johns County, Florida. (Effects parcel 102)
4. Easement for Access and Utilities contained in Memorandum of Lease recorded in Official Records Book 3879, Page 1755, Official Records of St. Johns County, Florida. (Effects parcel 101)
5. Concurrency and Impact Fee Credit Agreement recorded in Official Records Book 5293, Page 1799, Official Records of St. Johns County, Florida. (Effects all parcels)



6.4 +/-
Acre
Pond
with 30' Easements

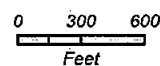
75' ROW
Greenbriar Rd

County Road 210 W

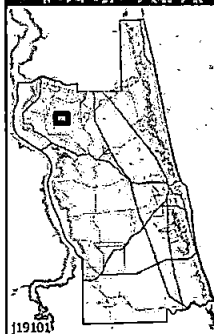
Pine Tree Ln

Helow Properties
September 14, 2021
2021 Aerial Imagery

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.



119101