

RESOLUTION NO. 2022-243

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THE DEED OF DEDICATION FOR RIGHT-OF-WAY FROM 1470 LIGHTSEY, LLC, FOR SIDEWALK IMPROVEMENTS ALONG LIGHTSEY ROAD.

RECITALS

WHEREAS, 1470 Lightsey, LLC, a Florida limited liability company, has executed and presented to St. Johns County a Deed of Dedication, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, dedicating the sidewalk improvements, as presently constructed, along Lightsey Road; and

WHEREAS, PUD Ordinance Number 2019-59, enacted August 20, 2019, provided for dedication of right-of-way from property owner to St. Johns County for sidewalk improvements along Lightsey Road; and

WHEREAS, it is in the best interest of St. Johns County to accept this property for the health, safety and welfare of the citizens of St. Johns County.

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 sidewalk improvements along Lightsey Road.

Section 3. To the extent that there are typographical, scrivener 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.

Section 4. The Clerk of the Court is instructed to record the original Deed of Dedication in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 19 day of July, 2022.

**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean
Henry Dean, Chair

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

By: Sam Halterman
Deputy Clerk

Rendition Date 7/21/22



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 30 day of MARCH, 2022, BETWEEN, **1470 Lightsey, LLC**, a Florida limited liability company, whose address is 5111 S. Ridgewood Avenue, Ste 201, Port Orange, FL 32127, 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, 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) [Signature]
(print) Michael Polito

(sign) [Signature]
(print) Curly Schappmann

GRANTOR: 1470 Lightsey, LLC

[Signature]
By: D. ANDREW CLARK
Title: MANAGER

STATE OF FLORIDA
COUNTY OF VOLUSIA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30 day of MARCH, 2022, by D. ANDREW CLARK as MANAGER for 1470 LIGHTSEY, LLC.

[Signature]
Notary Public

Personally Known or Produced Identification
Type of Identification Produced _____

My Commission Expires: 01/23/24

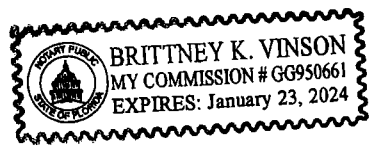


EXHIBIT "A"

A PORTION OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 18, CENTURY HILLS, AS RECORDED IN MAP BOOK 12, PAGES 48 AND 49, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH $89^{\circ}47'44''$ EAST, ALONG THE EXTENDED SOUTHERLY LINE OF SAID LOT 18, A DISTANCE OF 60.00 FEET, THENCE SOUTH $89^{\circ}47'44''$ EAST, ALONG THE SOUTHERLY LINE OF VIRGINIA AVENUE, AS SHOWN ON THE PLAT OF SAID CENTURY HILLS, A DISTANCE OF 776.44 FEET TO ITS INTERSECTION WITH THE EAST LINE OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA; THENCE SOUTH $00^{\circ}28'14''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 514.16 FEET TO THE POINT OF BEGINNING; THENCE SOUTH $00^{\circ}28'14''$ WEST, ALONG SAID EAST LINE, A DISTANCE OF 9.29 FEET TO A POINT OF INTERSECTION WITH THE NORTHERLY RIGHT OF WAY OF LIGHTSEY ROAD, AS RECORDED IN OFFICIAL RECORDS BOOK 769, PAGE 344 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; SAID POINT IS ON A CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 280.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY OF SAID ROAD, A CHORD BEARING OF SOUTH $75^{\circ}47'00''$ WEST AND A CHORD DISTANCE OF 16.14 FEET; THENCE SOUTH $74^{\circ}07'56''$ WEST, ALONG SAID NORTHERLY RIGHT OF WAY, A DISTANCE OF 747.32 FEET TO ITS INTERSECTION WITH THE EASTERLY RIGHT OF WAY OF CENTURY BOULEVARD, AS RECORDED IN OFFICIAL RECORDS BOOK 1018, PAGE 1297 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE NORTH $02^{\circ}56'05''$ WEST, ALONG THE EASTERLY RIGHT OF WAY OF SAID BOULEVARD, A DISTANCE OF 22.77 FEET; THENCE NORTH $75^{\circ}15'37''$ EAST, DEPARTING SAID EASTERLY RIGHT OF WAY, A DISTANCE OF 204.36 FEET; THENCE NORTH $77^{\circ}10'23''$ EAST A DISTANCE OF 36.13 FEET; THENCE NORTH $79^{\circ}25'00''$ EAST A DISTANCE OF 26.21 FEET; THENCE NORTH $74^{\circ}45'23''$ EAST A DISTANCE OF 494.50 FEET TO THE POINT OF BEGINNING.

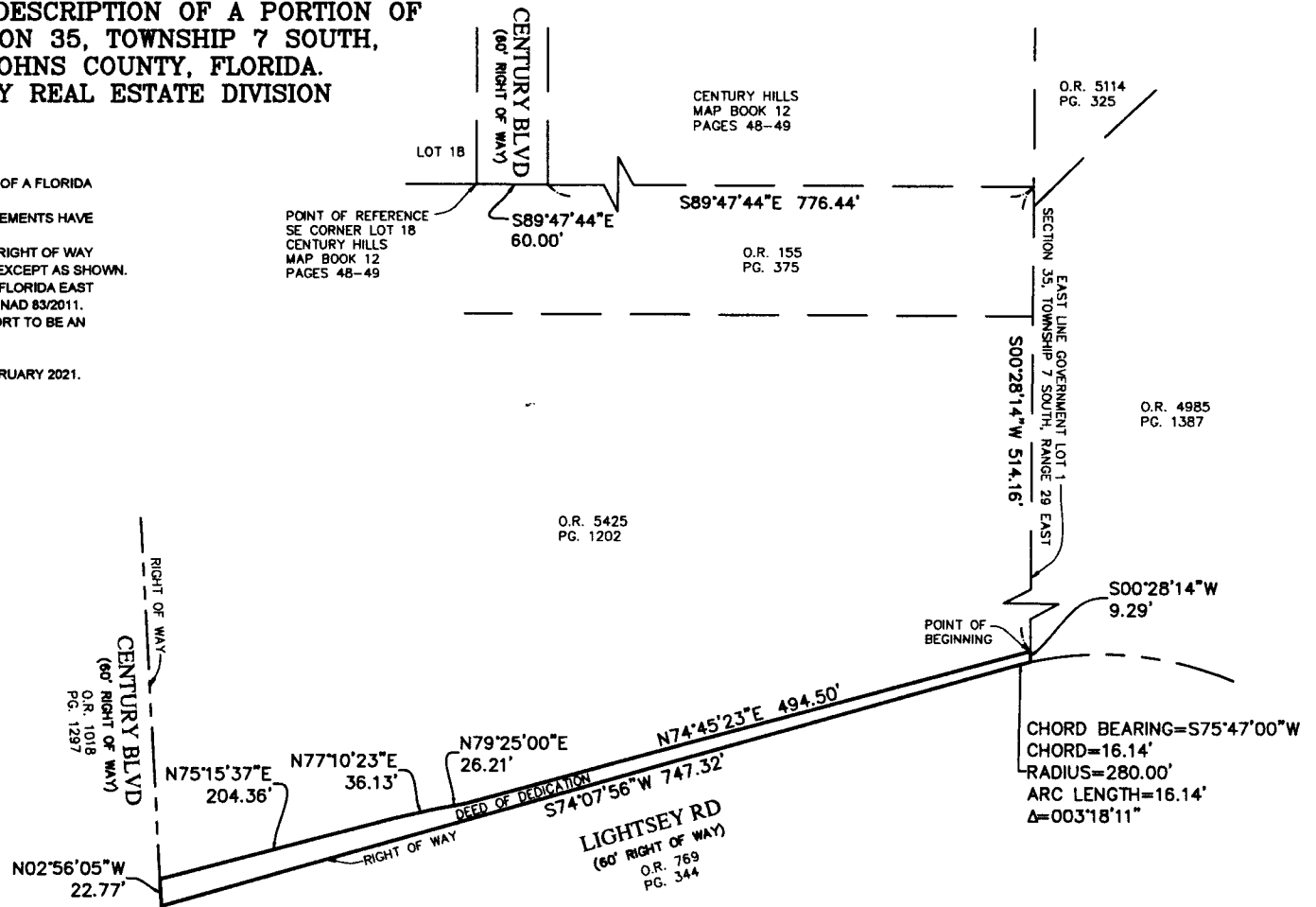
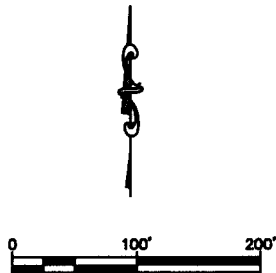
**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF
GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.
FOR: ST. JOHNS COUNTY REAL ESTATE DIVISION**

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

LEGEND

----- RIGHT OF WAY LINE
O.R. OFFICIAL RECORDS
PG. PAGE



**1470 LIGHTSEY ROAD SIDEWALK
DEED OF DEDICATION**

**SKETCH OF DESCRIPTION
DATE OF SKETCH: MARCH 14, 2022**



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION**

**500 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32084**

**PATRICIA GAIL OLIVER P.S.M. NO. 4564
Phone (904) 209-0770 Email: goliver@sjcfl.us**

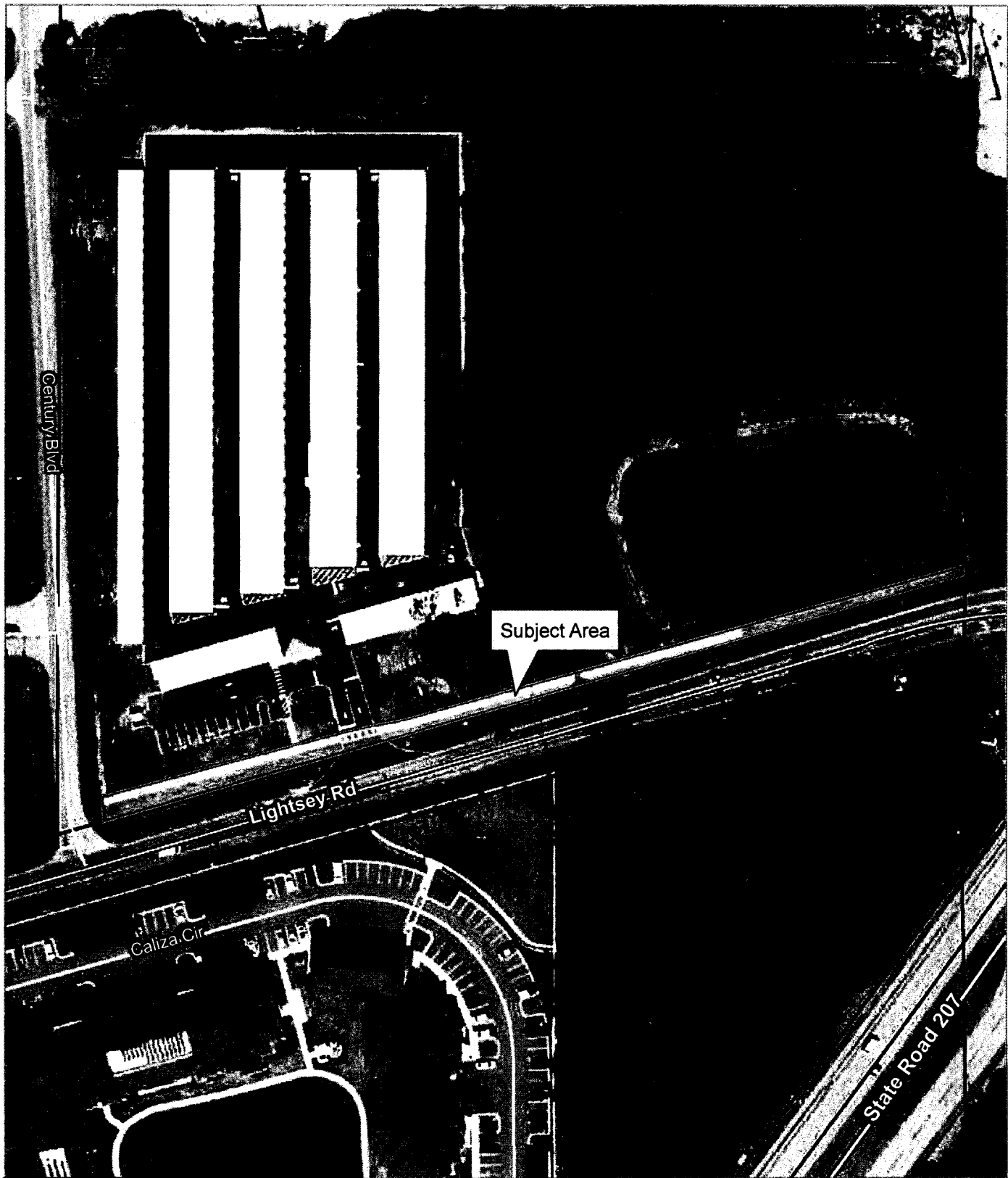
DRAWN BY: J.MANNING

FILE NUMBER: S-1227

SHEET NO. 1

OF 1

T:\Survey\Land\Projects\22\LIGHTSEY RD - 1470 SIDEWALK.dwg LIGHTSEY RD - 1470-DEED OF DEDICATION-SKETCH.dwg



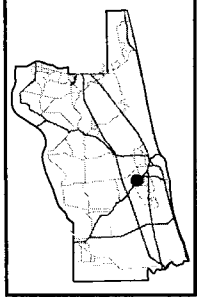
Subject Area

Century Blvd

Lightsey Rd

Caliza Cir

State Road 207



2021 Aerial Imagery

0 25 50 100
Feet

Date: 6/20/2022

1470 Lightsey Rd

Deed of Dedication
Sidewalk

Land Management
Systems
Real Estate
Division
(904) 209-0782

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.

