

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FOR A PORTION OF VETERANS PARKWAY LYING SOUTH OF LONGLEAF PINE PARKWAY.**

**RECITALS**

**WHEREAS**, Mattamy Jacksonville LLC, a Delaware limited liability company, has presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS** said deed conveys a portion of Veterans Parkway lying south of Longleaf Pine Parkway to the entrance of Middlebourne – Phase One; and

**WHEREAS**, it is in the best interest of the County to accept the Deed of Dedication Right-of-Way 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 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 record the original Deed of Dedication Right-of-Way in the public records of St. Johns County, Florida.

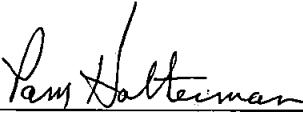
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

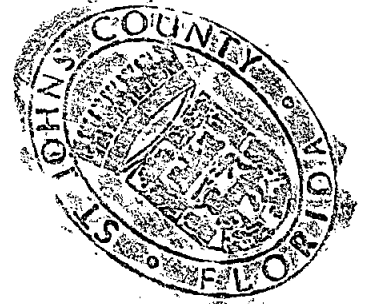
**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 1<sup>st</sup> day of February, 2022.

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

By:   
Henry Dean, Chair

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

By:   
Deputy Clerk



RENDITION DATE 2/3/22

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

**DEED OF DEDICATION  
RIGHT-OF-WAY  
(Veterans Parkway, Northern 1,300 Feet)**

**THIS INDENTURE** is made and executed this \_\_\_\_ day of \_\_\_\_\_, 2022, by **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("Grantor"), to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("Grantee").

**WITNESSETH:** that for and in consideration of the acceptance of this Deed of 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 (THE "PROPERTY").

**TO HAVE AND HOLD** the same unto the Grantee, 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, sealed and delivered in the presence of: GRANTOR:

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_  
Clifford L. Nelson, Vice President

\_\_\_\_\_  
Printed Name

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Clifford L. Nelson as Vice President of Calben (Florida) Corporation, a Florida corporation, as Manager of Mattamy Florida LLC, a Delaware limited liability company, as Manager of Mattamy Jacksonville LLC, a Delaware limited liability company. He (check one) is  personally known to me, or  has proved me on basis of satisfactory evidence to be the person who executed this instrument.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

Legal Description of the Property

VETERANS PARKWAY

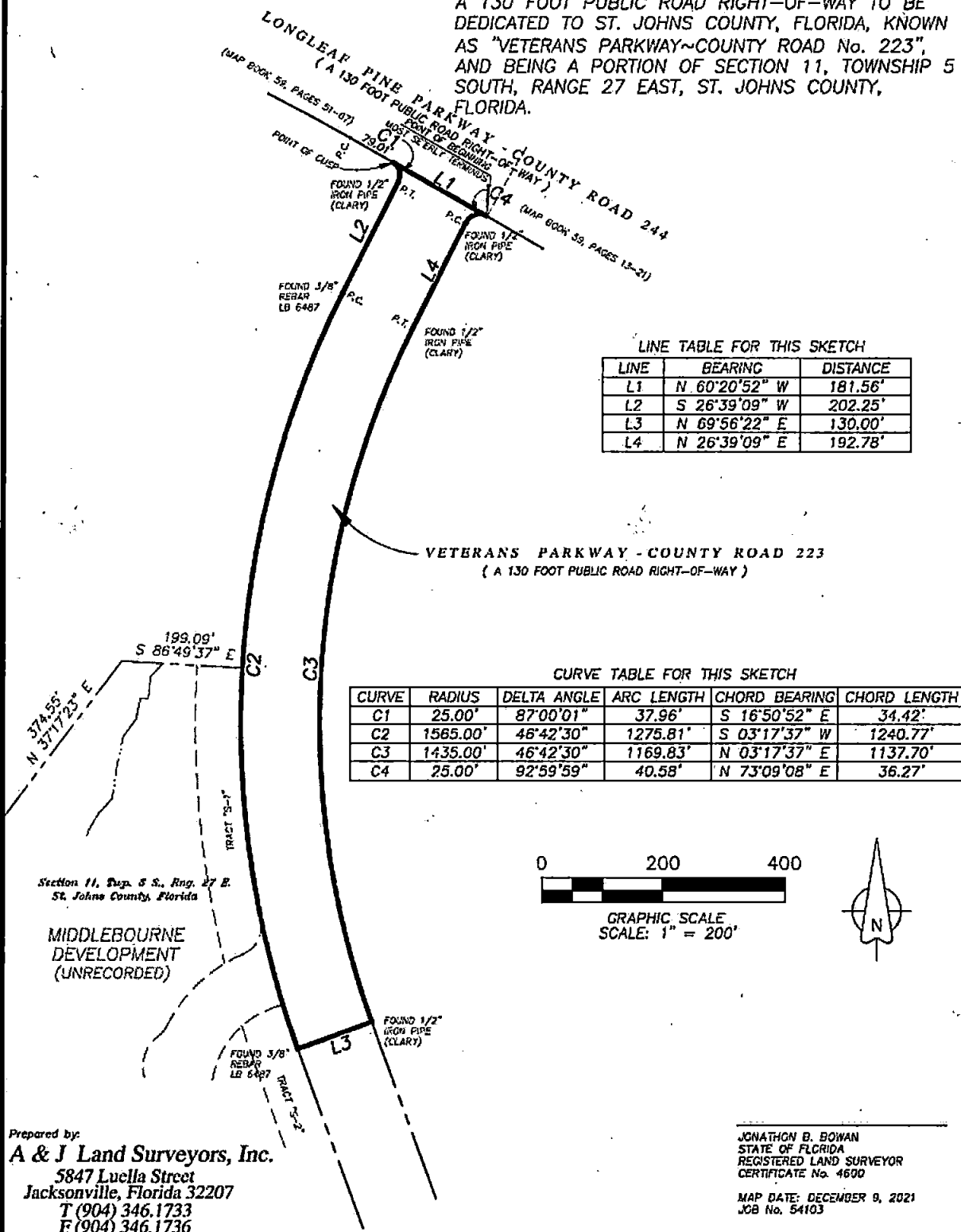
A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED TO ST. JOHNS COUNTY, FLORIDA, KNOWN AS "VETERANS PARKWAY~COUNTY ROAD No. 223", AND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID 130 FOOT PUBLIC ROAD RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHEASTERLY TERMINUS OF "LONGLY PINE PARKWAY ~ COUNTY ROAD 244", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, (AND ALSO BEING THE NORTHWESTERLY TERMINUS OF "LONGLY PINE PARKWAY ~ COUNTY ROAD 244", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 59, PAGES 13 THROUGH 21 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA); AND RUN THENCE, NORTH 60°20'52" WEST, ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID "LONGLY PINE PARKWAY ~ COUNTY ROAD No. 244", AS PER AFORESAID MAP BOOK 59, PAGES 51 THROUGH 67 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 181.56 FEET, TO A POINT ON THE CUSP OF A CURVE; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE WESTERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 87°00'01" TO THE RIGHT, AN ARC DISTANCE OF 37.96 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 16°50'52" EAST, 34.42 FEET; RUN THENCE, SOUTH 26°39'09" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 202.25 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHERLY; RUN THENCE, SOUTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF OF 46°42'30" TO THE LEFT, AN ARC DISTANCE OF 1,275.81 FEET, TO A POINT, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°17'37" WEST, 1,240.77 FEET, TO A POINT; RUN THENCE, NORTH 69°56'22" EAST, ALONG A RADIAL LINE TO LAST SAID CURVE, A DISTANCE OF 130.00 FEET, TO A POINT ON THE ARC OF A CURVE LEADING NORTHERLY; RUN THENCE NORTHERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,435.00 FEET, THROUGH A CENTRAL ANGLE OF 46°42'30" TO THE RIGHT, AN ARC DISTANCE OF 1,169.83 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°17'37" EAST, 1,137.70 FEET; RUN THENCE, NORTH 26°39'09" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 192.78 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY; RUN THENCE, NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY, AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°59'59" TO THE RIGHT, AN ARC DISTANCE OF 40.58 FEET, TO THE MOST SOUTHEASTERLY TERMINUS OF AFORESAID "LONGLY PINE PARKWAY ~ COUNTY ROAD No. 244, AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°09'08" EAST, 36.27 FEET.

THE LANDS THUS DESCRIBED CONTAINS 188,168 SQUARE FEET, OR 4.31 ACRES, MORE OR LESS, IN AREA.

MAP SHOWING SKETCH OF

A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED TO ST. JOHNS COUNTY, FLORIDA, KNOWN AS "VETERANS PARKWAY~COUNTY ROAD No. 223", AND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 60°20'52" W	181.56'
L2	S 26°39'09" W	202.25'
L3	N 69°56'22" E	130.00'
L4	N 26°39'09" E	192.78'

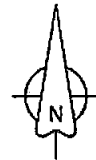
CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	87°00'01"	37.96'	S 16°50'52" E	34.42'
C2	1565.00'	46°42'30"	1275.81'	S 03°17'37" W	1240.77'
C3	1435.00'	46°42'30"	1169.83'	N 03°17'37" E	1137.70'
C4	25.00'	92°59'59"	40.58'	N 73°09'08" E	36.27'

0 200 400



GRAPHIC SCALE  
SCALE: 1" = 200'



Section 11, Twp. 5 S., Rng. 27 E.  
St. Johns County, Florida

MIDDLEBOURNE  
DEVELOPMENT  
(UNRECORDED)

Prepared by:  
**A & J Land Surveyors, Inc.**  
5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

JONATHAN B. BOWAN  
STATE OF FLORIDA  
REGISTERED LAND SURVEYOR  
CERTIFICATE No. 4600

MAP DATE: DECEMBER 9, 2021  
JOB No. 54103

SHEET TWO (2) of THREE (3) SHEETS

MAP SHOWING SKETCH OF

A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED TO ST. JOHNS COUNTY, FLORIDA, KNOWN AS "VETERANS PARKWAY~COUNTY ROAD No. 223", AND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF COUNTY ROAD 244 ~ LONGLEAF PINE PARKWAY, AS N 60°20'52" W, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 901 (FL EAST), AND AS SHOWN ON THE PLAT OF "COUNTY ROAD 244 WEST", AS RECORDED IN MAP BOOK 59, PAGES 51 THROUGH 67.

2) THIS SKETCH IS PROTECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, 5J-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL HAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING. THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

7) UNLESS OTHERWISE NOTED, ANY PORTION OF THE SUBJECT PROPERTY GRAPHICALLY SHOWN HEREON MAY BE DEEMED WETLANDS, BY LOCAL, STATE OR FEDERAL GOVERNMENTAL AGENCIES, UNLESS AN ENVIRONMENTAL WETLAND JURISDICTIONAL DETERMINATION SURVEY WAS PERFORMED BY THIS FIRM, AT THIS TIME. THE DETERMINATION OF THE ENVIRONMENTAL WETLAND JURISDICTIONAL WETLAND LINE(S) AND APPROVAL BY THE AFOREMENTIONED GOVERNMENTAL AGENCIES, IS THE RESPONSIBILITY OF THE OWNER(S), HIS OR HER AGENTS, AND ANY PARTY/PARTIES THAT UTILIZE THIS SURVEY WITHOUT OBTAINING AN ENVIRONMENTAL WETLAND JURISDICTIONAL LINE DETERMINATION AND APPROVAL BY THE APPROPRIATE GOVERNMENTAL AGENCIES DO SO AT THEIR OWN RISK.

8) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

VETERANS PARKWAY ~COUNTY ROAD 223  
RIGHT OF WAY DEDICATION

Closure Report  
Thu Dec 09 15:41:01 2021

Northing	Easting	Bearing	Distance
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2090986.890	476612.510	N 60°20'52" W	180.247
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2091076.055	476455.867	Radius: 25.000	Chord: 34.418	Degree: 229°10'59"	Dir: Right
		Length: 37.951	Delta: 87°00'01"	Tangent: 23.724	

		Chord BRC: S 16°30'52" E	Rad-In: S 29°39'08" W	Rad-Out: N 63°20'51" E
		Radius Point: 2091054.338, 476443.499		

2091043.124	476465.842	S 26°39'09" W	202.248
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2096882.366	476375.119	Radius: 1565.000	Chord: 1240.768	Degree: 3°39'40"	Dir: Left
		Length: 1275.803	Delta: 46°42'30"	Tangent: 675.746	
		Chord BRC: S 03°17'37" W	Rad-In: S 63°21'06" E	Rad-Out: N 69°56'25" E	
		Radius Point: 2090160.441, 477773.878			

2089623.649	476303.817	N 69°56'22" E	130.000
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2089668.240	476425.930	Radius: 1435.000	Chord: 1137.695	Degree: 3°39'34"	Dir: Right
		Length: 1169.819	Delta: 46°42'30"	Tangent: 619.510	

		Chord BRC: N 03°17'37" E	Rad-In: N 69°56'25" E	Rad-Out: S 63°21'07" E
		Radius Point: 2090160.441, 477773.878		

2090804.051	476401.306	N 26°39'09" E	192.815
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2090976.378	476577.708	Radius: 25.000	Chord: 36.269	Degree: 229°11'01"	Dir: Right
		Length: 40.579	Delta: 92°59'59"	Tangent: 26.344	

		Chord BRC: N 73°09'08" E	Rad-In: S 63°20'52" E	Rad-Out: S 29°39'07" W
		Radius Point: 2092585.164, 476600.141		

2090986.886	476612.512		
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Closure Error Distance > 0.00425 Error Bearing > S 20°03'38" E  
Closure Precision > 1 in 700899.9 Total Distance > 3229.471  
Polyline Area: 189,168.6 sq ft, 4.31 acres

Prepared by:

A. & J Land Surveyors, Inc.

5847 Luella Street  
Jacksonville, Florida 32207  
T (904) 346.1733  
F (904) 346.1736

SHEET THREE (3) of THREE (3) SHEETS

MAP SHOWING SKETCH OF

LEGAL DESCRIPTION

A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED TO ST. JOHNS COUNTY, FLORIDA, KNOWN AS "VETERANS PARKWAY~COUNTY ROAD No. 223", AND BEING A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID 130 FOOT PUBLIC ROAD RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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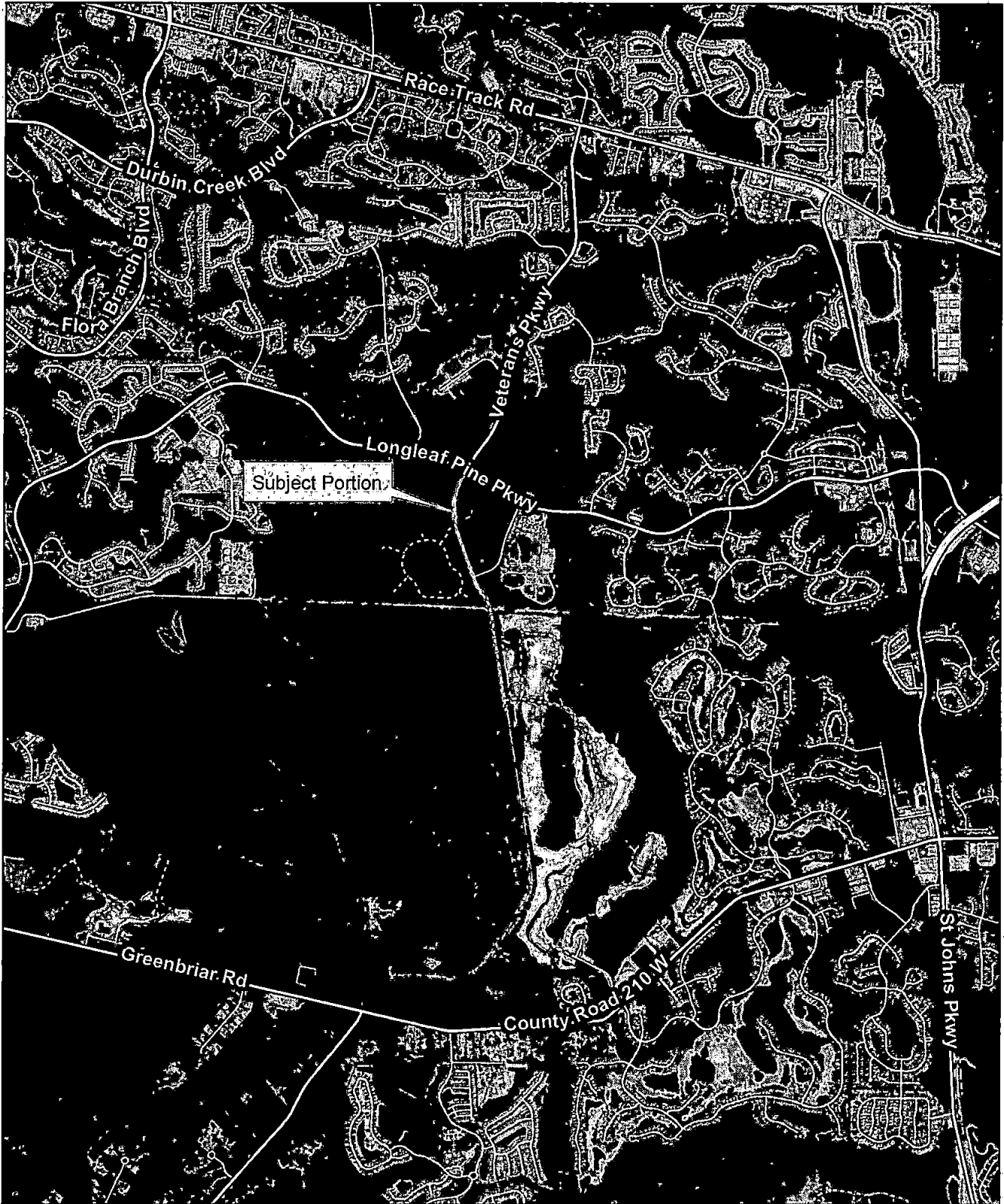
Prepared by:

**A & J Land Surveyors, Inc.**

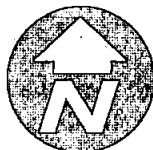
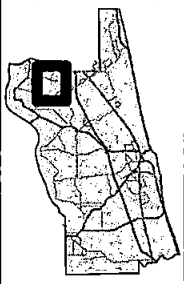
5847 Luella Street  
Jacksonville, Florida 32207

T (904) 346.1733

F (904) 346.1736



Subject Portion



2021 Aerial Imagery  
January 10, 2022

*Deed of Dedication Right-of-Way  
Veterans Parkway*

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.

