

RESOLUTION NO. 2025- 107

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR THE HOME DEPOT PUMP STATION LOCATED AT THE SOUTHEAST CORNER OF WORLD COMMERCE CENTER PARKWAY AND INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, Home Depot, U.S.A., Inc., a Delaware corporation, 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, conveying property for a pump station in connection with the Home Depot located at the Southeast corner of World Commerce Center Parkway and International Golf Parkway; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the Deed of Dedication as stated in memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; 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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Deed of Dedication is hereby accepted by the Board of County Commissioners.

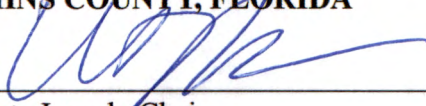
Section 3. The Clerk is instructed to record the original Deed of Dedication in the public records of St. Johns County, Florida.

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.

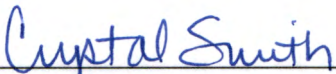
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 1st day of April, 2025.

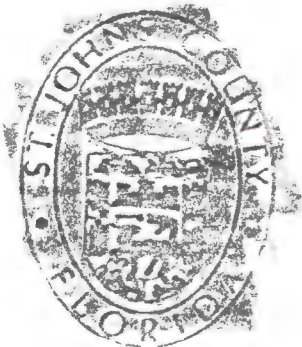
Rendition Date APR 01 2025

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



Prepared by:
Troutman Pepper Locke LLP
600 Peachtree Street, Ste 3000
Atlanta, GA 30308
Attention: Wendelin Silliman, Esq.

DEED OF DEDICATION

THIS INDENTURE made this 10 day of February, 2025, between HOME DEPOT U.S.A., INC. a Delaware corporation, whose address is 2455 Paces Ferry Road, Building C-19, Atlanta, Georgia 30339, 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 lift station (the "Property"), situate in St. Johns County, Florida, to wit:

See Exhibit "A", attached hereto and be reference made a part hereof.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, the Property for utility purposes.

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:

GRANTOR
Home Depot, U.S.A., Inc.,
a Delaware corporation

(sign) Celeste H. Barr
(print) Celeste H. Barr
Address: 2455 Paces Ferry Rd, Atlanta
GA 30339

By: [Signature]
Print Name: John Chesavage
Its: Senior Corporate Counsel

(sign) [Signature]
(print) Debra Hines-Bey
Address: 2455 Paces Ferry Rd Atlanta
GA 30339

STATE OF Georgia
COUNTY OF Cobb

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of February, 2025, by John Chesavage as Sr. Corp. Counsel of Home Depot, U.S.A., Inc., a Delaware corporation, on behalf of the corporation.

Connie D. Rockwell
Notary Public
My Commission Expires: 10-16-2027

Personally Known or Produced Identification
Type of Identification Produced

Connie D Rockwell
NOTARY PUBLIC
Cobb County, GEORGIA
My Commission Expires 10/16/2027

EXHIBIT "A"

(LEGAL DESCRIPTION)

HOME DEPOT-WORLD COMMERCE PARKWAY PUMP STATION – LAND ACQUISITION

A PARCEL OF LAND, BEING A PORTION OF OFFICIAL RECORDS BOOK 5915, PAGE 1428 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, ALSO LYING IN THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHWESTERLY CORNER OF OFFICIAL RECORDS BOOK 5915, PAGE 1428 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT ALSO LYING ON A CURVE ON THE EASTERLY RIGHT OF WAY LINE OF WORLD COMMERCE PARKWAY AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 542.00 FEET, THROUGH A CENTRAL ANGLE OF $03^{\circ}24'43''$, AN ARC DISTANCE OF 32.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $11^{\circ}41'00''$ EAST, 32.27 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, NORTH $63^{\circ}01'37''$ EAST, A DISTANCE OF 12.49 FEET TO A POINT LYING ON A CURVE ON SAID RIGHT OF WAY LINE; SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, NORTHEASTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE AND NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 552.00 FEET, THROUGH A CENTRAL ANGLE OF $06^{\circ}02'42''$, AN ARC DISTANCE OF 58.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $06^{\circ}07'11''$ EAST, 58.21 FEET; THENCE SOUTH $43^{\circ}46'12''$ EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 22.16 FEET; THENCE SOUTH $83^{\circ}50'45''$ EAST, A DISTANCE OF 13.16 FEET; THENCE SOUTH $01^{\circ}56'48''$ WEST, A DISTANCE OF 23.34 FEET TO THE INTERSECTION WITH THE NORTH BOUNDARY LINE OF A CONSERVATION EASEMENT (PRESERVATION AREA 12) AS RECORDED IN OFFICIAL RECORDS BOOK 3008, PAGE 232 OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH $63^{\circ}07'38''$ WEST, ALONG SAID NORTHERLY BOUNDARY LINE, A DISTANCE OF 37.92 FEET TO THE POINT OF INTERSECTION WITH AFOREMENTIONED EASTERLY RIGHT OF WAY LINE; SAID POINT ALSO BEING THE POINT OF BEGINNING.

CONTAINING 1,140 SQUARE FEET MORE OR LESS

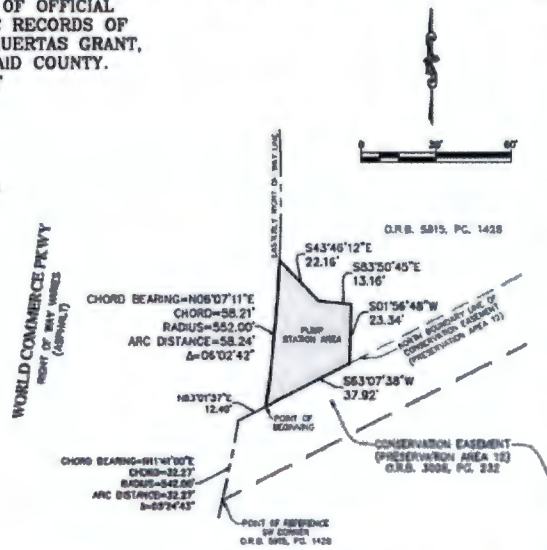
MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF OFFICIAL RECORDS BOOK 5915, PAGE 1428 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, ALSO LYING IN THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, OF SAID COUNTY.
FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

SURVEYORS NOTES.

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-9 AND 13-10, S 49° 51' 30" E.
6. DESCRIPTION FURNISHED SEPARATELY.

LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
P.L. PAGE
Δ CENTRAL ANGLE



THIS SKETCH SHOWS THE FOUNDATION OF PRACTICE AND FORMS BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 49-17, F.S., PURSUANT TO SECTION 49.17(1) FLORIDA STATUTES SUBJECT TO ALL NOTICES AND INSTRUCTIONS FROM THE BOARD.

HOME DEPOT-WORLD COMMERCE PARKWAY
PUMP STATION - LAND ACQUISITION



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION

600 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32064

DONALD A. BRADSHAW P.E.M. NO. 6613
Phone (904) 508-8778
Email: dbradshaw@stjohns.us

DRAWN BY: JLMANNING

FILE NUMBER: S-1352

SHEET NO. 1
OF 1

SKETCH OF DESCRIPTION

DATE OF SKETCH: JANUARY 22, 2025



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

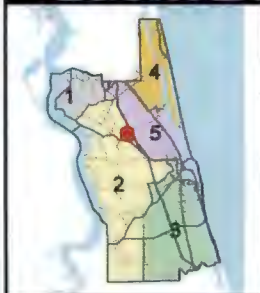
I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: February 11, 2025
SUBJECT: Pump Station Deed of Dedication (961 World Commerce Parkway)

St. Johns County Utility Department has reviewed and approved the Pump Station Deed of Dedication for 961 World Commerce Parkway. Please present the deed to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



2023 Aerial Imagery
Date: 3/7/2025

Home Depot Pump Station Deed of Dedication



Land Management
Systems
(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.