

RESOLUTION NO. 2025- 50

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR THE RIGHT-OF-WAY OF AN EXTENSION OF COURTNEY VISTA DRIVE.

RECITALS

WHEREAS, White's Ford Timber, 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; and

WHEREAS, the deed conveys to the County the right-of-way of an extension of Courtney Vista Drive from Woodhall Drive to Saint Johns Parkway; 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 Board of County Commissioners hereby accepts the Deed of Dedication for the right-of-way.

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 18th day of February, 2025.

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

Rendition Date FEB 18 2025

By: 
Krista Joseph, Chair

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

By: 
Deputy Clerk



This document prepared by and Return to:

Ellen Avery-Smith, Esq.
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

DEED OF DEDICATION

THIS INDENTURE, made this 7th day of January, 2025, between **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, Florida 32092 ("**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 ("**Grantee**").

WITNESSETH: that for and in consideration of the acceptance of this Deed of Dedication by Grantee, Grantor does hereby give, grant, dedicate and convey to Grantee, its successors and assigns, 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 Grantee, its successors and assigns forever, in fee simple for operation and maintenance of a public road.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, and not otherwise; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2024 and those easements, restrictions, reservations and other matters of record, if any, but this instrument shall not operate to reimpose same.

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

WITNESSES:

Signed, sealed and delivered in the presence of:

WHITE'S FORD TIMBER, LLC, a
Florida limited liability company

By: Hutson Management Inc., a Florida
corporation
Its: Manager

Beverly L. Cunningham

Print Name: Beverly L. Cunningham
50 Silver Forest Drive, Suite 200
St. Augustine, Florida 32092

By: John G. Metcalf

John G. Metcalf
Vice President

Tania G. Chauncey

Print Name: Tania G. Chauncey
50 Silver Forest Drive, Suite 200
St. Augustine, Florida 32092

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 7th day of January, 2025, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the company. He is personally known to me or has/have produced _____ as identification.



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

Beverly L. Cunningham
NOTARY PUBLIC

Print Name Beverly L. Cunningham
State of Florida at Large
Commission # HH445328
My Commission Expires: 11/20/2027

EXHIBIT "A"

Legal Description of Courtney Vista Drive Extension Right-of-Way

A portion of Subsections 3 and 4 of Section 38 of the Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 2002, page 1387, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the Southwesterly corner of Silver Landing Phase 2B, a plat recorded in Map Book 114, page 66, of said Public Records; thence Easterly along the Southerly line of said Silver Landing Phase 2B the following 3 courses: Course 1, thence North $62^{\circ}41'38''$ East, 98.71 feet to the point of curvature of a curve concave Southerly having a radius of 690.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of $21^{\circ}46'01''$, an arc length of 262.13 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}34'39''$ East, 260.56 feet; Course 3, thence North $84^{\circ}27'39''$ East, 240.73 feet to the Southeasterly corner thereof, said corner being the Southwesterly corner of Silver Landing Phase 2A, a plat recorded in Map Book 118, page 45, of said Public Records, and also being the point of curvature of a curve; thence Easterly along the Southerly line of said Silver Landing Phase 2A the following 3 courses: Course 1, thence Easterly along the arc of last said curve concave Northerly having a radius of 1460.00 feet, through a central angle of $07^{\circ}05'27''$, an arc length of 180.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $80^{\circ}54'56''$ East, 180.57 feet; Course 2, thence North $77^{\circ}22'12''$ East, 573.11 feet to the point of curvature of a curve concave Southerly having a radius of 1540.00 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of $29^{\circ}53'23''$, an arc length of 803.37 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $87^{\circ}41'07''$ East, 794.30 feet; thence South $72^{\circ}44'25''$ East, continuing along said Southerly line and along its Easterly prolongation, 248.92 feet to the point of curvature of a curve concave Northerly having a radius of 1106.00 feet; thence Easterly along the arc of said curve, through a central angle of $10^{\circ}52'10''$, an arc length of 209.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $78^{\circ}10'31''$ East, 209.50 feet; thence South $83^{\circ}36'36''$ East, 249.93 feet; thence South $85^{\circ}28'02''$ East, 370.25 feet; thence South $83^{\circ}36'36''$ East, 251.05 feet to the point of curvature of a curve concave Northwesterly having a radius of 35.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $88^{\circ}03'58''$, an arc length of 53.80 feet to a point on said curve lying on the Westerly right of way line of St. Johns Parkway, a variable width right of way described as Parcel "A", recorded in Official Records Book 4846, page 1118, of said Public Records, said arc being subtended by a chord bearing and distance of North $52^{\circ}21'25''$ East, 48.66 feet; thence South $06^{\circ}26'05''$ West, along said Westerly right of way line and along a non-tangent line, 170.68 feet to a point on a non-tangent curve concave Southwesterly having a radius of 35.00 feet; thence Northwesterly, departing said Westerly right of way line and along the arc of said curve, through a central angle of $86^{\circ}29'50''$, an arc length of 52.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $40^{\circ}21'41''$ West, 47.96 feet; thence North $83^{\circ}36'36''$ West, 809.68 feet to a point lying on the Easterly line of Temporary Access Easement 1, as described and recorded in Official

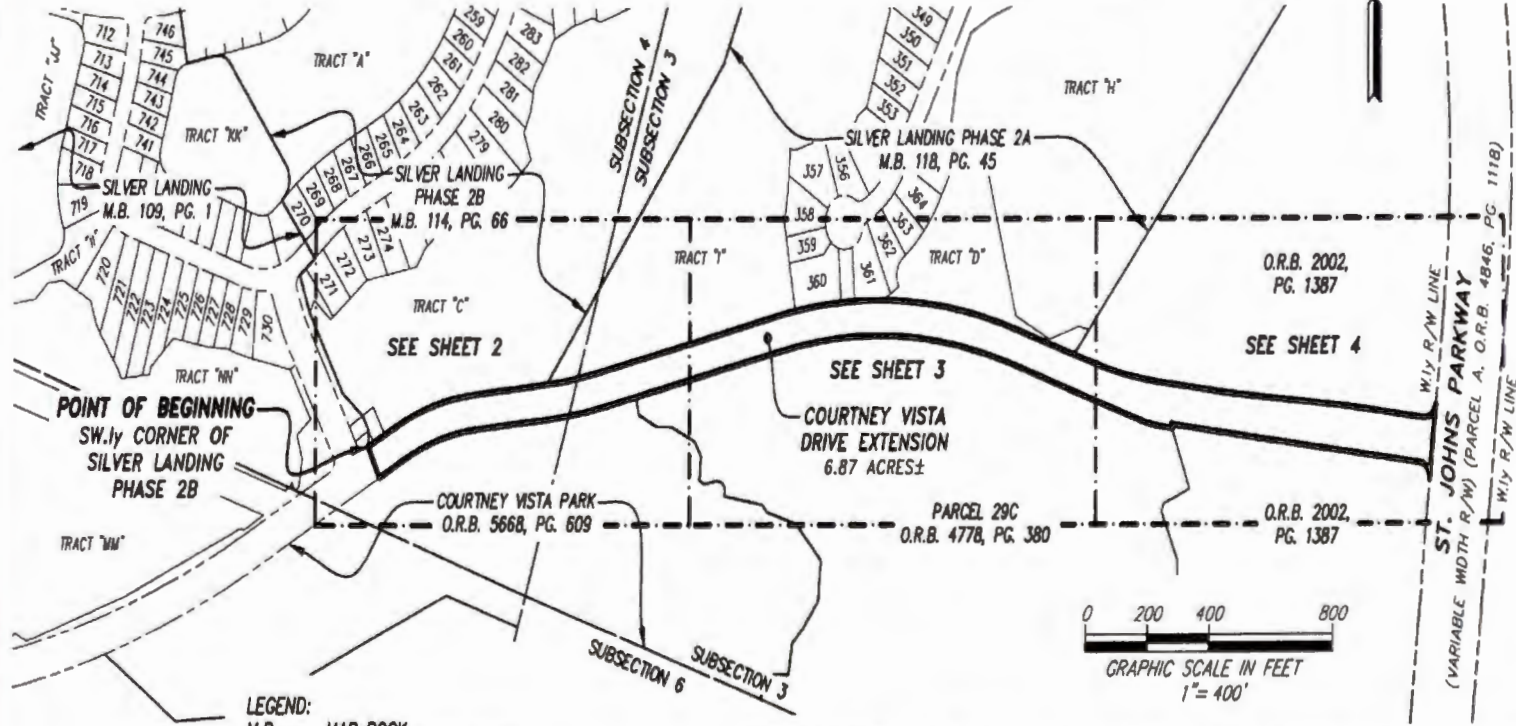
Records Book 4778, page 380, of said Public Records; thence South $02^{\circ}17'09''$ West, along said Easterly line, 8.08 feet to the Northeasterly corner of Parcel 29 C, as described and recorded in said Official Records Book 4778, page 380; thence Westerly along the Northerly line of said Parcel 29C the following 3 courses: Course 1, thence Westerly along the arc of a non-tangent curve concave Northerly having a radius of 390.00 feet, through a central angle of $14^{\circ}58'25''$, an arc length of 101.92 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $80^{\circ}13'38''$ West, 101.63 feet; Course 2, thence North $72^{\circ}44'25''$ West, 436.32 feet to the point of curvature of a curve concave Southerly having a radius of 1460.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $29^{\circ}53'23''$, an arc length of 761.64 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $87^{\circ}41'07''$ West, 753.03 feet; thence South $77^{\circ}22'12''$ West, continuing along said Northerly line and along the Northerly line of Courtney Vista Park, as described and recorded in Official Records Book 5668, page 609, of said Public Records, 573.11 feet to the point of curvature of a curve; thence Westerly along said Northerly line of Courtney Vista Park the following 4 courses: Course 1, thence Westerly along the arc of last said curve concave Northerly having a radius of 1540.00 feet, through a central angle of $07^{\circ}05'27''$, an arc length of 190.59 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $80^{\circ}54'56''$ West, 190.47 feet; Course 2, thence South $84^{\circ}27'39''$ West, 240.73 feet to the point of curvature of a curve concave Southerly having a radius of 610.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of $21^{\circ}46'01''$, an arc length of 231.74 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}34'39''$ West, 230.35 feet; Course 4, thence South $62^{\circ}41'38''$ West, 98.71 feet to the Southerly corner of the Easterly terminus of Courtney Vista Drive, a variable width right of way as depicted on Silver Landing, a plat recorded in Map Book 109, page 1, of said Public Records; thence North $27^{\circ}18'22''$ West, departing said Northerly line and along said Easterly terminus, 80.00 feet to the Northerly corner thereof and the Point of Beginning.

Containing 6.87 acres, more or less.

SilverLeaf Parkway ROW
6120910_1

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2002, PAGE 1387, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

SHEET 1 OF 4

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY TERMINUS OF COURTNEY VISTA DRIVE AS BEING NORTH 27°18'22" WEST.

REVISED NOVEMBER 21, 2024 TO AMEND MAP AND LEGAL DESCRIPTION.

ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No: LB 3624

Trusted
Advisors,
Creating
Community.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

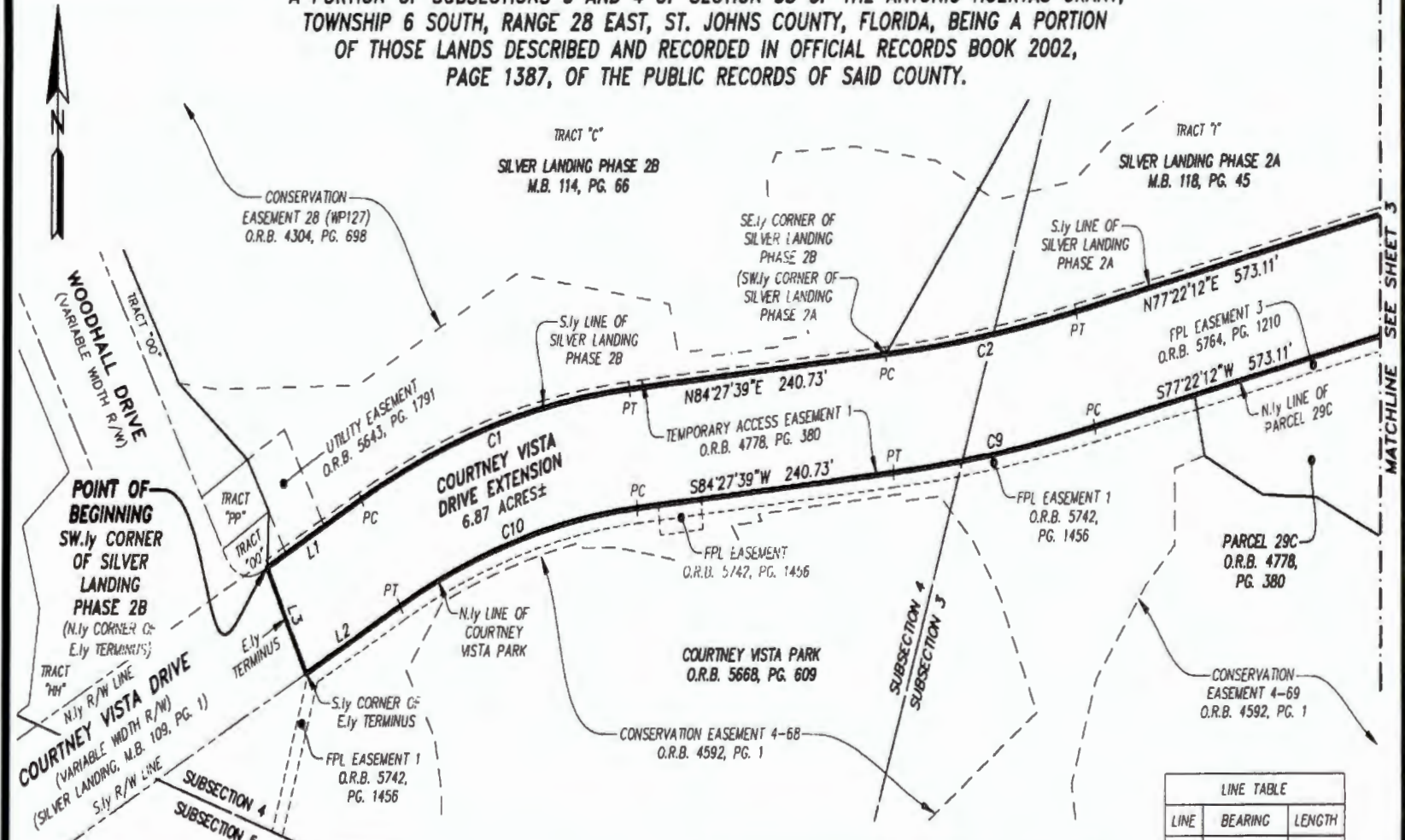


Digitally signed by
Gimre C Colyer III
Date: November 25,
2024

SCALE: 1"=400'
DATE: NOVEMBER 15, 2024
G. C. COLYER III
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6963

SilverLeaf Parkway ROW
6120910_1

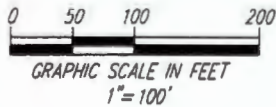
A PORTION OF SUBSECTIONS 3 AND 4 OF SECTION 38 OF THE ANTONIO HUERTAS GRANT,
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION
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POINT OF BEGINNING
SW.1y CORNER
OF SILVER
LANDING
PHASE 2B
(N.1y CORNER OF
E.1y TERMINUS)

COURTNEY VISTA DRIVE
(VARIABLE WIDTH R/W)
(SILVER LANDING, M.B. 109, PG. 1)

SUBSECTION 4
SUBSECTION 5



- LEGEND:**
- M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - PRC POINT OF REVERSE CURVATURE
 - FPL FLORIDA POWER AND LIGHT COMPANY
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	690.00'	21°46'01"	262.13'	N73°34'39"E	260.56'
C2	1460.00'	7°05'27"	180.69'	N80°54'56"E	180.57'
C9	1540.00'	7°05'27"	190.59'	S80°54'56"W	190.47'
C10	610.00'	21°46'01"	231.74'	S73°34'39"W	230.35'

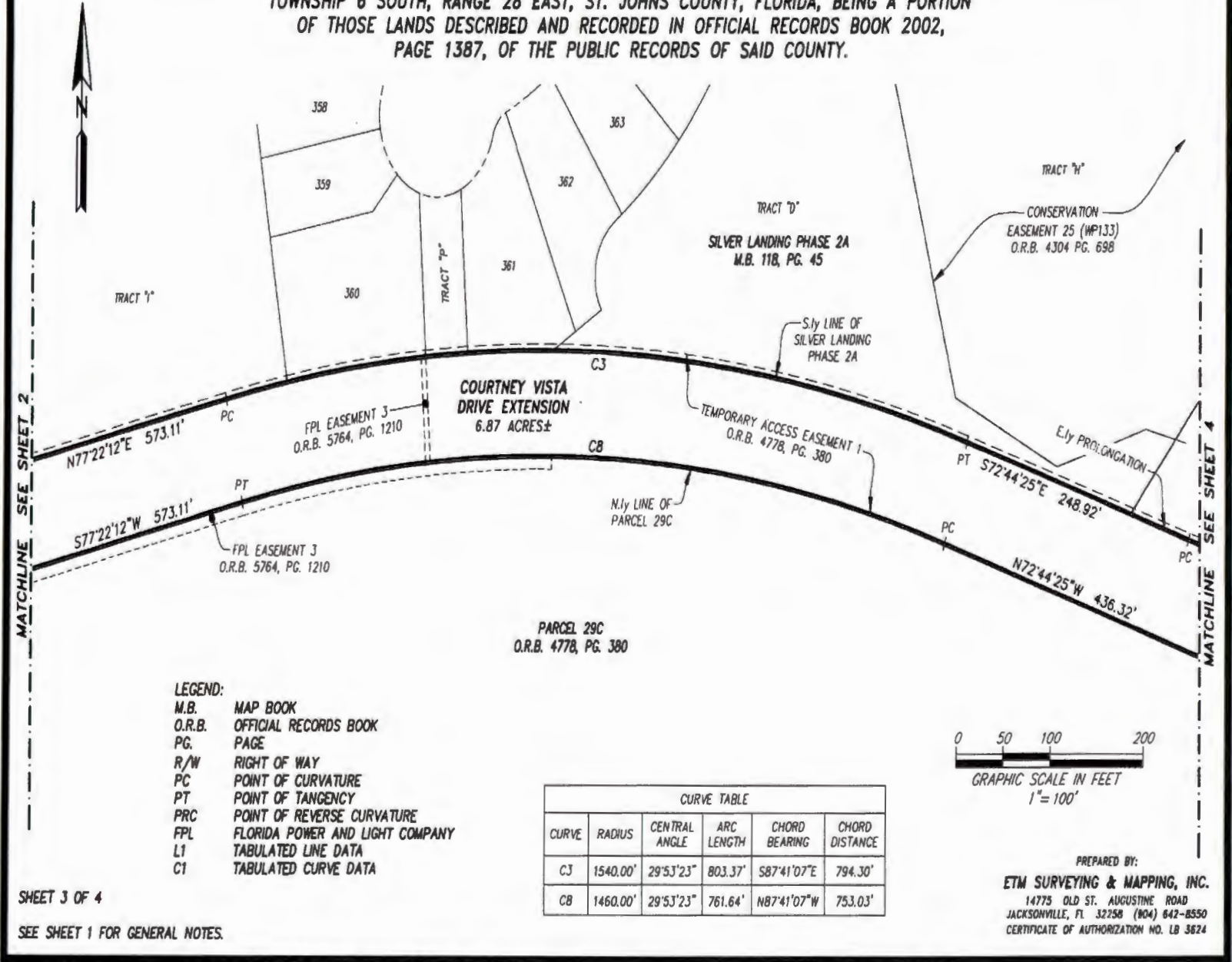
LINE TABLE		
LINE	BEARING	LENGTH
L1	N62°41'38"E	98.71'
L2	S62°41'38"W	98.71'
L3	N27°18'22"W	80.00'

PREPARED BY:
ETM SURVEYING & MAPPING, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SHEET 2 OF 4

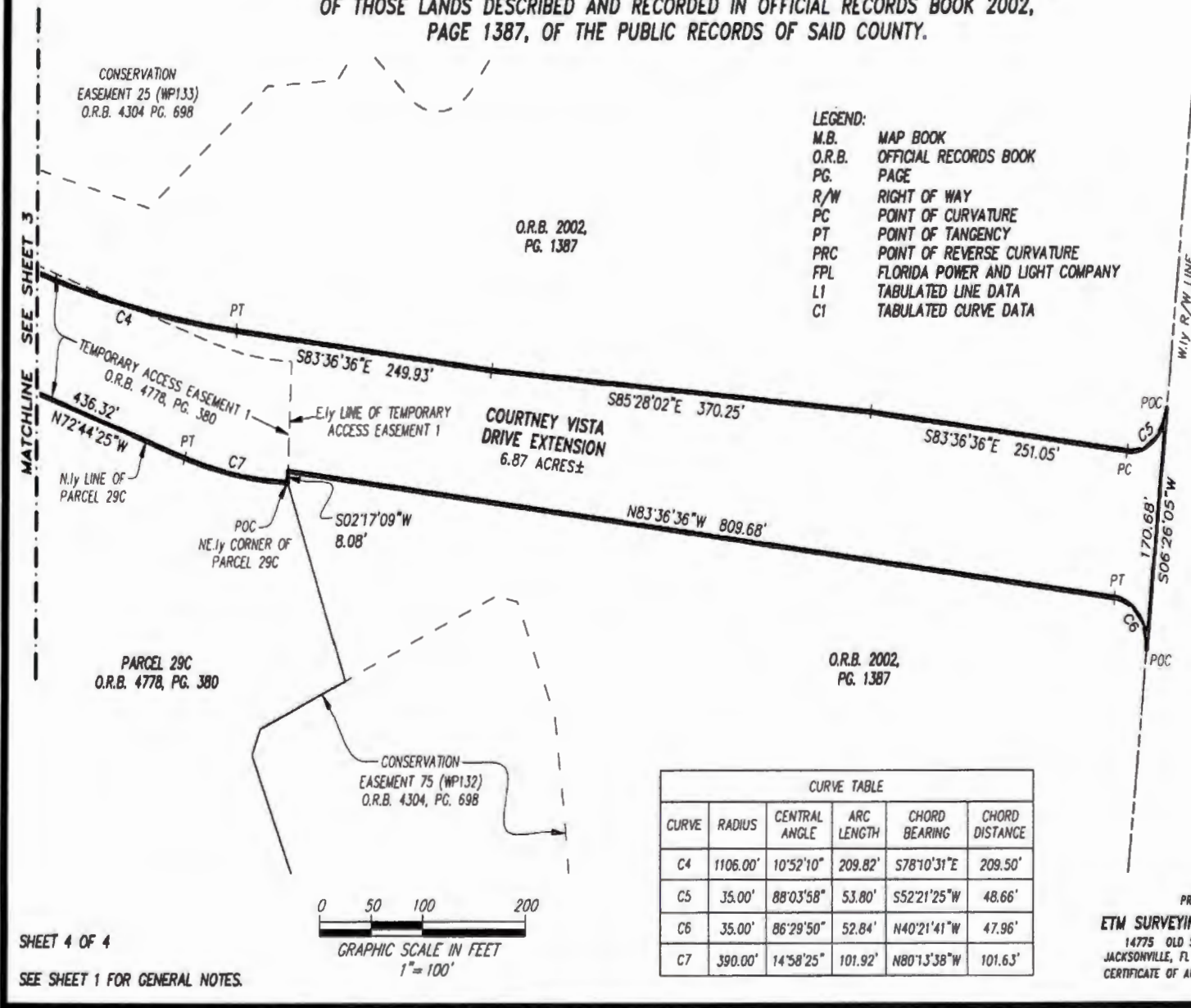
SEE SHEET 1 FOR GENERAL NOTES.

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SilverLeaf Parkway ROW
6120910_1



- LEGEND:
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O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
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FPL FLORIDA POWER AND LIGHT COMPANY
LI TABULATED LINE DATA
CI TABULATED CURVE DATA

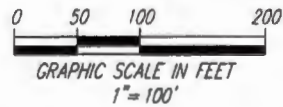
O.R.B. 2002,
PG. 1387

O.R.B. 2002,
PG. 1387

PARCEL 29C
O.R.B. 4778, PG. 380

ST. JOHNS PARKWAY
(VARIABLE WIDTH R/W) (PARCEL A, O.R.B. 4846, PG. 1118)

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C4	1106.00'	10°52'10"	209.82'	S78°10'31"E	209.50'
C5	35.00'	88°03'58"	53.80'	S52°21'25"W	48.66'
C6	35.00'	86°29'50"	52.84'	N40°21'41"W	47.96'
C7	390.00'	14°58'25"	101.92'	N80°13'38"W	101.63'



SHEET 4 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:
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JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



Subject Right-of-Way



2023 Aerial Imagery

Date: 1/14/2025

**Courtney Vista Drive
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.