

RESOLUTION NO. 97-69

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED CONVEYING ADDITIONAL RIGHT-OF-WAY FOR FOUR LANING A PORTION OF INTERNATIONAL GOLF PARKWAY FROM SJH PARTNERSHIP, LTD.

WHEREAS, SJH Partnership, Ltd., a Florida limited partnership, plans to four-lane International Golf Parkway as required by the DRI/Development Order recorded in Official Records Book 922, page 219 as modified by Notice of DRI/Development Order Modification recorded in Official Records Book 1091, page 1119 and as modified by Notice of DRI/Development Order Modification recorded in Official Records Book 1217, page 437 all of the public records of St. Johns County, Florida; and

WHEREAS, said four-laning requires the additional right-of-way as more fully described in the Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

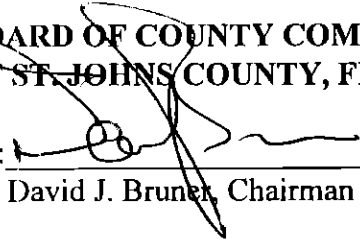
NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of St. Johns County, Florida as follows:

Section 1. The County accepts the Deed as described above conveying the additional right-of-way for International Golf Parkway.

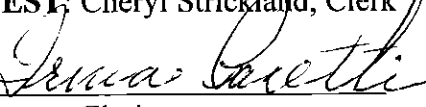
Section 2. The Clerk is instructed to record the Deed in the official records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22 day of April, 1997.

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

By: 

David J. Brunet, Chairman

ATTEST: Cheryl Strickland, Clerk
By: 

Deputy Clerk

75

In+Ret - BCC Seely
I. Pacetti

- Bill Co -

THIS DOCUMENT PREPARED
BY AND RETURN TO:

GARY B. DAVENPORT, ESQUIRE
PAPPAS METCALF & JENKS, P.A.
200 WEST FORSYTH STREET
SUITE 1400
JACKSONVILLE, FL 32202-4327

Rec - 2100
Jur - 500
Doc - 70¢

DEED

THIS INDENTURE made this 18th day of April,
1997, between **SJH PARTNERSHIP, LTD.**, a Florida limited partnership,
as party of the first part, and **ST. JOHNS COUNTY, FLORIDA**, a
political subdivision of the State of Florida, as party of the
second part. 4020 Lewis Speedway St. Augustine, FL. 32095

WITNESSETH, that the said party of the first part, for and in
consideration of the sum of One Dollar and other valuable
consideration, paid, receipt of which is hereby acknowledged, does
hereby grant, bargain, sell, and convey unto the party of the
second part, its successors and assigns, the following described
land, situate, lying and being in the County of St. Johns, State of
Florida, to-wit:

See Attached Exhibit "A"

SUBJECT TO:

1. Water and Wastewater Utility Service Agreement between Northwest Utilities I, Inc., SJH Partnership, Ltd. and St. Johns County, Florida, dated January 24, 1995, as recorded in Official Records Book 1094, page 332 of the public records of St. Johns County, Florida.
2. Notification of DRI/Development Order recorded in Official Records Book 922, page 219 as modified by Notice of DRI/Development Order Modification recorded in Official Records Book 1091, page 1119 and as modified by Notice of DRI/Development Order Modification recorded in Official Records Book 1217, page 437 all of the public records of St. Johns County, Florida.
3. Real estate taxes for the year 1997 and subsequent years.

TO HAVE AND TO HOLD THE SAME, together with all and singular the appurtenances thereto belonging or in anywise incident or appertaining forever; and the said party of the first party does

14143.1
167.92532

CLERK# 97014725 O.R. 1236 PG 910 01:40PM 04/30/1997
Recording \$21.00 Surcharge \$3.00 Doc Stamps \$0.70

hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.


IN WITNESS WHEREOF, said party of the first part has hereunto set its hand and seal by and through its authorized representative the date first above written.

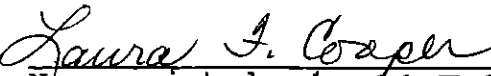
Signed, sealed and delivered
in the presence of:

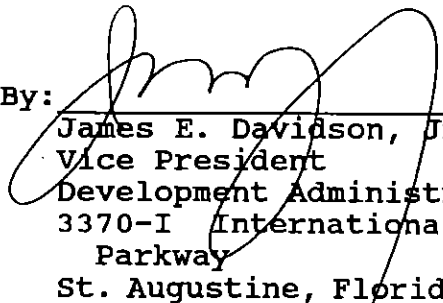
SJH PARTNERSHIP, LTD., a
Florida limited partnership

By: **SJ MEMPHIS, LTD.,** a
Florida limited
partnership, its general
partner

By: **ST. JOHNS HARBOUR, INC.,**
a Florida corporation,
its general partner


Name printed: GARY B. DAVENPORT

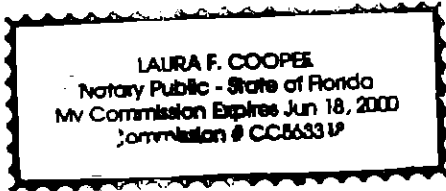

Name printed: LAURA F. COOPER

By: 
James E. Davidson, Jr.
Vice President
Development Administration
3370-I International Golf
Parkway
St. Augustine, Florida 32092

STATE OF FLORIDA }
 }SS
 COUNTY OF ST. JOHNS }

O.R. 1236 PG 0912

The foregoing instrument was acknowledged before me this 18th day of APRIL, 1997, by James E. Davidson, Jr., Vic-President Development Administration of St. Johns Harbour, Inc., a Florida corporation, general partner of SJ Memphis, Ltd., a Florida limited partnership, general partner of SJH Partnership, Ltd., a Florida limited partnership, on behalf of the partnership.



Laura F. Cooper
 (Print Name Laura F. Cooper)
 NOTARY PUBLIC
 State of Florida at Large
 Commission # 6
 My Commission Expires: 6-18-2000
 Personally known or
 Produced I.D.
 [check one of the above]
 Type of Identification Produced

MAP OF

LANDS TO BE CONVEYED TO ST. JOHNS COUNTY, FLORIDA

A STRIP OF LAND LYING NORTH OF INTERNATIONAL GOLF PARKWAY, BEING CONVEYED BY S.J.H. PARTNERSHIP, LTD. TO ST. JOHNS COUNTY, FLORIDA, A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 50°29'50" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2485.80 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 44°29'54" EAST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3488.32 FEET TO A POINT AT THE MOST SOUTHERLY CORNER OF PARCEL 101, PART D, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SHEET 3 OF 6; SECTION 78080-2431; THENCE NORTH 39°46'13" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 101, A DISTANCE OF 412.41 FEET; THENCE SOUTH 44°29'54" WEST LEAVING SAID WESTERLY LINE OF PARCEL 101, PART D, AND ALONG A LINE LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3897.58 FEET; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG A LINE LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2492.30 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 53°13'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.83 ACRES MORE OR LESS.

EXHIBIT A

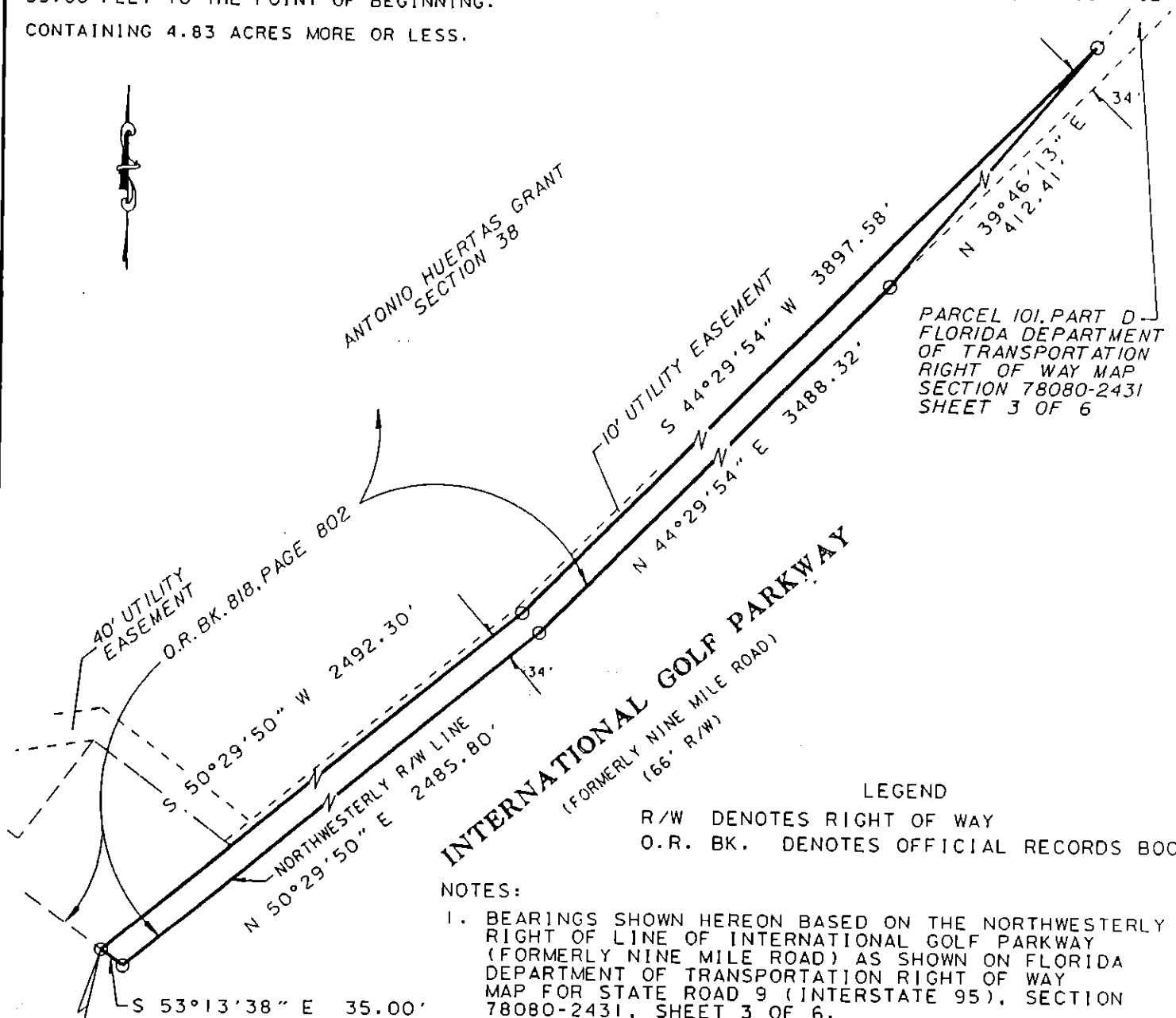
MAP OF

O.R. 1236 PG 0914

LANDS TO BE CONVEYED TO ST. JOHNS COUNTY, FLORIDA

A STRIP OF LAND LYING NORTH OF INTERNATIONAL GOLF PARKWAY, BEING CONVEYED BY S.J.H. PARTNERSHIP, LTD. TO ST. JOHNS COUNTY, FLORIDA, A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS; FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) WITH THE MOST SOUTHERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 AS RECORDED IN THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 50°29'50" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2485.80 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE NORTH 44°29'54" EAST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3488.32 FEET TO A POINT AT THE MOST SOUTHERLY CORNER OF PARCEL 101, PART D, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SHEET 3 OF 6, SECTION 78080-2431; THENCE NORTH 39°46'13" EAST ALONG THE WESTERLY LINE OF SAID PARCEL 101, A DISTANCE OF 412.41 FEET; THENCE SOUTH 44°29'54" WEST LEAVING SAID WESTERLY LINE OF PARCEL 101, PART D, AND ALONG A LINE LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO THE AFOREMENTIONED NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 3897.58 FEET; THENCE SOUTH 50°29'50" WEST CONTINUING ALONG A LINE LYING 34.00 FEET NORTHWESTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2492.30 FEET TO THE AFOREMENTIONED SOUTHERLY LINE OF LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 818, PAGE 802 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 53°13'38" EAST CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 35.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.83 ACRES MORE OR LESS.



LEGEND

R/W DENOTES RIGHT OF WAY
O.R. BK. DENOTES OFFICIAL RECORDS BOOK

NOTES:

1. BEARINGS SHOWN HEREON BASED ON THE NORTHWESTERLY RIGHT OF LINE OF INTERNATIONAL GOLF PARKWAY (FORMERLY NINE MILE ROAD) AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP FOR STATE ROAD 9 (INTERSTATE 95), SECTION 78080-2431, SHEET 3 OF 6.
2. THERE ARE NO GORES, GAPS OR OVERLAPS BETWEEN THE ABOVE DESCRIBED PROPERTY AND THE PROPERTY KNOWN AS PARCEL B, GOLF HOLE NUMBERS 4 AND 5, AS DESCRIBED IN OFFICIAL RECORDS BOOK 1185, PAGE 868 AND ALSO THAT PROPERTY KNOWN AS PARCEL 18 AS DESCRIBED IN OFFICIAL RECORDS BOOK 1185, PAGE 2135 BOTH OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
3. REVISED APRIL 10, 1997 TO SHOW NOTE NUMBER 2.

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY

BHR

BESSENT, HAMMACK & RUCKMAN, INC.
CONSULTING AND DESIGN ENGINEERS, PLANNERS, SURVEYORS
SURVEYING DEPARTMENT

1900 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 721-3066
CERTIFICATION NUMBER LB 6739

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES, AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Carl J. Schellhase
CARL J. SCHELLHASE FLA. S.M. CERT. NO. LS 5021

DATE: APRIL 1, 1997
SCALE: 1" = 200'

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER