

**RESOLUTION NO. 99-87**

**RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A DEED FROM MAGUIRE LAND CORPORATION TO ST. JOHNS COUNTY CONVEYING CERTAIN ROADS LOCATED OFF INTERNATIONAL GOLF PARKWAY KNOWN AS ST. MARKS POND BOULEVARD AND BRONZ-GLOW WAY FOR MAINTENANCE PURPOSES.**

**WHEREAS**, May 27, 1997, the Board of County Commissioners approved an Economic Development Grant for construction of paving and drainage improvements to St. Marks Pond Boulevard and Bronz-Glow Way; and

**WHEREAS**, Maguire Land Corporation has executed and delivered to St. Johns County a deed for said roads, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, needed for maintenance purposes; and

**WHEREAS**, County ownership of the roads is a requirement of the State Grant in order for the County to be reimbursed funds expended and is necessary for future road maintenance and drainage improvements.

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

Section 1. The Deed for Maguire Land Corporation to St. Johns County, attached hereto as Exhibit "A", is hereby accepted.

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

**PASSED AND ADOPTED** this 25 day of May, 1999, by the Board of County Commissioners of St. Johns County, Florida.

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

BY: Marc A. Jacalone  
Marc A. Jacalone, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Uwonne King  
Deputy Clerk

*Amber*

This Instrument Prepared  
Without Opinion of Title  
Given or Requested By:  
John D. Bailey, Jr.  
Upchurch, Bailey and Upchurch, P.A.  
Post Office Drawer 3007  
St. Augustine, Florida 32085-3007  
FN. 6-96-336

Exhibit "A" to Resolution

**THIS IS A CORRECTIVE WARRANTY DEED WHICH HAS BEEN EXECUTED AND RECORDED IN ORDER TO CORRECT A SCRIVENER'S ERROR IN THE LEGAL DESCRIPTION CONTAINED IN THAT CERTAIN WARRANTY DEED FROM THE GRANTOR TO GRANTEE DATED MARCH 4, 1997 AND RECORDED IN OFFICIAL RECORDS BOOK 1306, PAGE 264, OF THE PUBIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.**

**CORRECTIVE WARRANTY DEED**

THIS INDENTURE, made this 2nd day of April, 1998, between MAGUIRE LAND CORPORATION, a/k/a MAGUIRE LAND CORP., a Florida corporation, Grantor, to ST. JOHNS COUNTY, FLORIDA, a Political Subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, Florida 32085-0349, Grantee.

WITNESSETH, that said Grantor, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee and Grantee's heirs and assigns forever, the following described land situate, lying and being in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").**

**PARCEL IDENTIFICATION NUMBER: 072470-0000**

**SUBJECT TO: Those matters listed on Exhibit "B" attached hereto.**

**THIS DEED IS EXEMPT FROM DOCUMENTARY STAMP TAX PURSUANT TO RULE 12B-4.014(3).**

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

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed all on the day and year first above written.

Signed, sealed and delivered in the presence of:

MAGUIRE LAND CORPORATION a/k/a  
MAGUIRE LAND CORP.

Nancy A. McAlum  
Witness Nancy A. McAlum  
(type or print name)

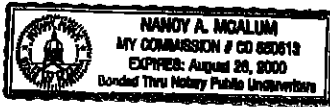
By: Bruce A. Maguire  
Bruce A. Maguire  
Its President  
Post Office Box 3741  
St. Augustine, Florida 32085-3741

Zachary M. Curth  
Witness Zachary M. Curth  
(type or print name)

(CORPORATE SEAL)

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

THE FOREGOING instrument was acknowledged before me this 2 day of April, 1998, by Bruce A. Maguire, President of Maguire Land Corporation, a/k/a Maguire Land Corp., a Florida corporation, on behalf of the corporation, who () is personally known to me or ( ) has produced Florida driver's license number \_\_\_\_\_ as identification.



Nancy A. McAlum  
Signature of Notary

(Name of notary, typed/printed/stamped)  
Commission number:

Commission expires:

## EXHIBIT "A"

## BRONZ-GLOW WAY PART A

A PART OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 02°23'03" WEST ALONG THE WEST LINE OF SAID SECTION 5 TO ITS INTERSECTION WITH THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), A DISTANCE OF 18.53 FEET; THENCE NORTH 59°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 2183.24 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 59°05'11" EAST ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 1491.39 FEET; THENCE SOUTH 52°56'10" WEST LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 405.08 FEET; THENCE SOUTH 59°05'11" WEST ALONG A LINE PARALLEL WITH AND LYING 44.00 FEET SOUTHEASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 344.71 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 52.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 09°20'36" WEST AND A CHORD DISTANCE OF 45.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 40°23'59" EAST, A DISTANCE OF 684.67 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 37.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°38'37" EAST AND A CHORD DISTANCE OF 34.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 53°06'45" EAST, A DISTANCE OF 500.28 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE NORTHWESTERLY HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 15.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 35°16'59" EAST AND A CHORD DISTANCE OF 15.31 FEET TO THE POINT OF REVERSE CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 55.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 165.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°23'16" EAST AND A CHORD DISTANCE OF 109.75 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 53°06'45" WEST, A DISTANCE OF 703.46 FEET; THENCE NORTH 40°23'59" WEST, A DISTANCE OF 808.93 FEET TO THE POINT OF CURVE OF A CURVE, SAID CURVE BEING CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 30.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 42.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 80°39'24" WEST AND A CHORD DISTANCE OF 38.77 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 59°05'11" WEST ALONG A LINE PARALLEL WITH AND LYING 44.00 FEET SOUTHEASTERLY OF WHEN MEASURED AT RIGHT ANGLES TO SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 164.46 FEET; THENCE SOUTH 65°01'28" WEST, A DISTANCE OF 419.50 FEET TO THE POINT OF BEGINNING.

O.R. 1308 PG 0380

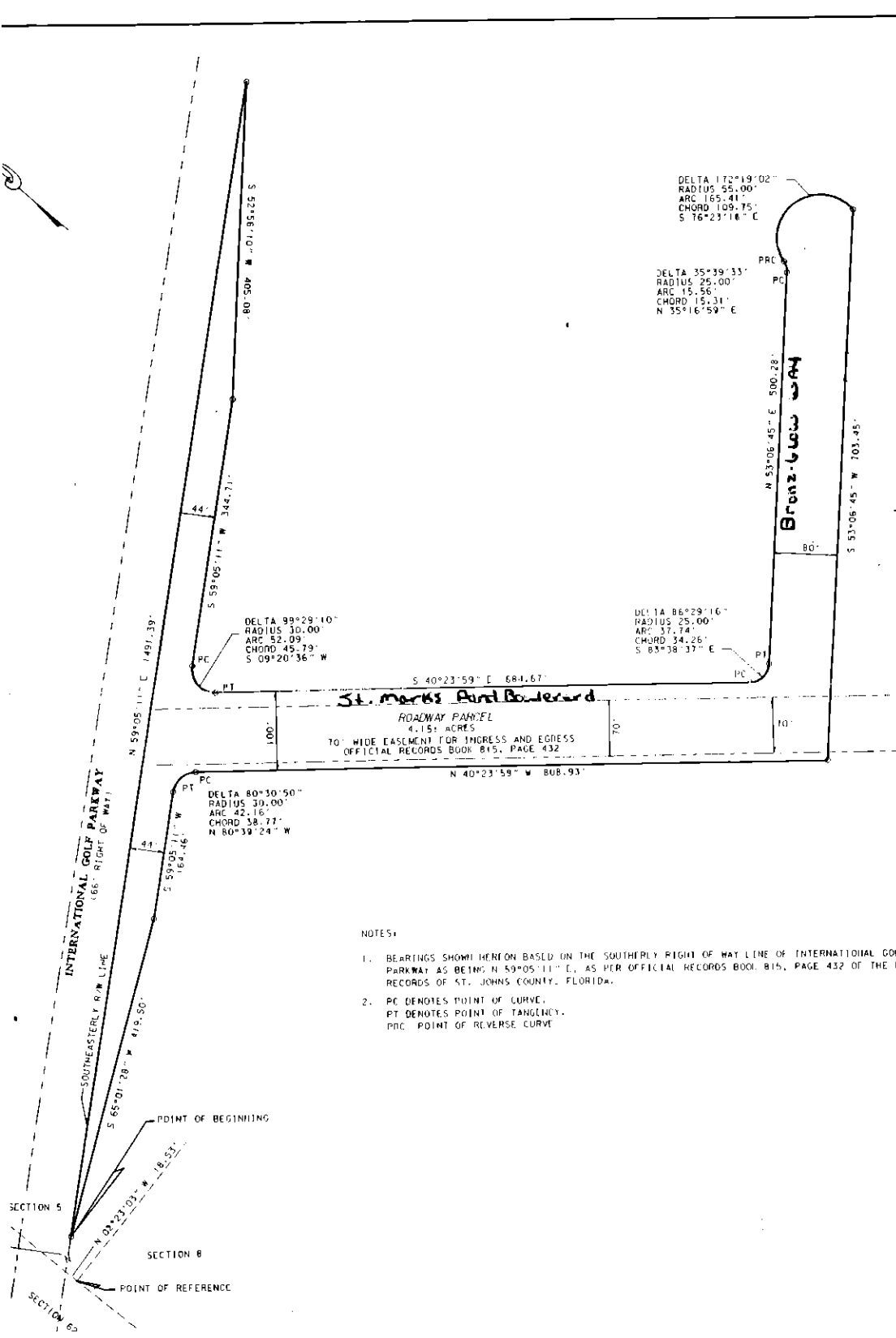
CONTAINING 4.15 ACRES MORE OR LESS.

THE ABOVE DESCRIBED 4.15 ACRE TRACT OF LAND BEING SUBJECT TO A  
70.00 FOOT WIDE EASEMENT FOR INGRESS AND EGRESS BY OFFICIAL RECORDS  
BOOK 815, PAGE 432 OF THE PUBLIC RECORDS OF SAID COUNTY.

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**EXHIBIT "B"**

1. Taxes accruing subsequent to the date hereof.
2. That certain easement for ingress and egress recorded in Official Records Book 815, Page 432, public records of St. Johns County, Florida.
3. The following use restriction imposed by Grantor for the benefit of Grantor and its assigns: "The Property shall be used only as a dedicated public right-of-way."



**NOTES:**

1. BEARINGS SHOWN HEREON BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS BEING N 59°05'11" E, AS PER OFFICIAL RECORDS BOOK 815, PAGE 432 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
2. PC DENOTES POINT OF CURVE, PT DENOTES POINT OF TANGENCY, PRC POINT OF REVERSE CURVE.