

RESOLUTION NO. 2000- 85

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FROM JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT TO ST. JOHNS COUNTY CONVEYING ADDITIONAL RIGHT-OF-WAY ON RACE TRACK ROAD.

RECITALS

WHEREAS, as a requirement of the Julington Creek DRI, Julington Creek Plantation Community Development District had to acquire certain strips of land from owners along Race Track Road that were not part of the DRI for additional right-of-way; and

WHEREAS, said strips connect with the tracts reserved and dedicated to the County for right-of-way on the Julington Creek recorded plats; and

WHEREAS, the construction of that portion of the road has been completed and Julington Creek Plantation Community Development District would like to convey the strips of land to the County, as more particularly described in Quit Claim Deed attached hereto as Exhibit "A", incorporated by reference and made a part hereof, that will establish a consistent right-of-way.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The Quit Claim Deed from Julington Creek Plantation Community Development District to St. Johns County, as mentioned above, is hereby accepted.

Section 2. The Clerk is instructed to record the original Quit Claim Deed in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 13th day of June, 2000.

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

BY: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia DeGrande
Deputy Clerk

**THIS INSTRUMENT PREPARED BY
AND TO BE RETURNED TO:
Jonathan T. Johnson, Esquire
HOPPING GREEN SAMS & SMITH, P.A.
Post Office Box 6526
Tallahassee, Florida 32314**

QUIT-CLAIM DEED

THIS QUIT-CLAIM DEED made this ____ day of _____, 2000, by **JULINGTON CREEK PLANTATION COMMUNITY DEVELOPMENT DISTRICT**, a community development district located in St. Johns County, Florida, established pursuant to Chapter 190, Florida Statutes, whose post office address is 10300 N.W. 11th Manor, Coral Springs, Florida 33071 (hereinafter referred to as the "Grantor"), to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, having its principal place of business at 4020 Lewis Speedway St. Augustine, Florida 32095 (hereinafter referred to as the "Grantee").

(Wherever used herein, the terms "Grantor" and "Grantee" include all the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, corporations and community development districts)

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto Grantee, all of Grantor's right, title and interest in and to that certain real property, lying and being in St. Johns County, Florida (hereinafter referred to as the "Property") described in Exhibit "A", attached hereto and made a part hereof. The Grantor reserves unto itself, its successors and assigns, in perpetuity, an Easement for the following purposes, including but not limited to ingress and egress for installation, placement, repair, maintenance, and reinstallation of landscape, hardscape and irrigation features on, in, over, under, upon and through the real property as described in Exhibit "A."

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever subject to the perpetual easement as described herein.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name, and its corporate seal to be hereto affixed, by its proper officer thereunto duly authorized, on the day and year first above written.

Signed, sealed and delivered
in the presence of:

**THE JULINGTON CREEK PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

Name: _____

By: _____

Name: _____

Title: _____

Name: _____

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____, 2000,
by _____, as a _____ of THE JULINGTON CREEK
PLANTATION COMMUNITY DEVELOPMENT DISTRICT, a unit of special purpose local government,
on behalf of the District. Said person did not take an oath and is personally known to me.

Print Name: _____
Notary Public, State of Florida

Commission No.: _____
My Commission Expires: _____

Exhibit "A" to Quit Claim Deed

Parcel 1

A portion of Lot 18, JULINGTON PLACE, as recorded in Map Book 5, page 28 of the public records of St. Johns County, Florida, being more particularly described as follows:

Commence at the intersection of the Westerly right of way line of Orange Street, a 60-foot right of way as presently established, with the Northerly right of way line of Racetrack Road, a variable width right of way as presently established; thence North 76 degrees 24 minutes 16 seconds West, along said Northerly line, 196.80 feet to the Point of Beginning. From said Point of Beginning, thence South 89 degrees 12 minutes 35 seconds West, continuing along said Northerly line, 269.67 feet; thence North 76 degrees 24 minutes 16 seconds West, continuing along said Northerly line, 104.46 feet; thence North 01 degrees 50 minutes 58 seconds West, along the Westerly right of way line of said Racetrack Road and its Northerly prolongation, 69.51 feet; thence South 76 degrees 24 minutes 16 seconds East, 384.18 feet to the Point of Beginning.

Parcel 2

A portion of Section 33, Township 4 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

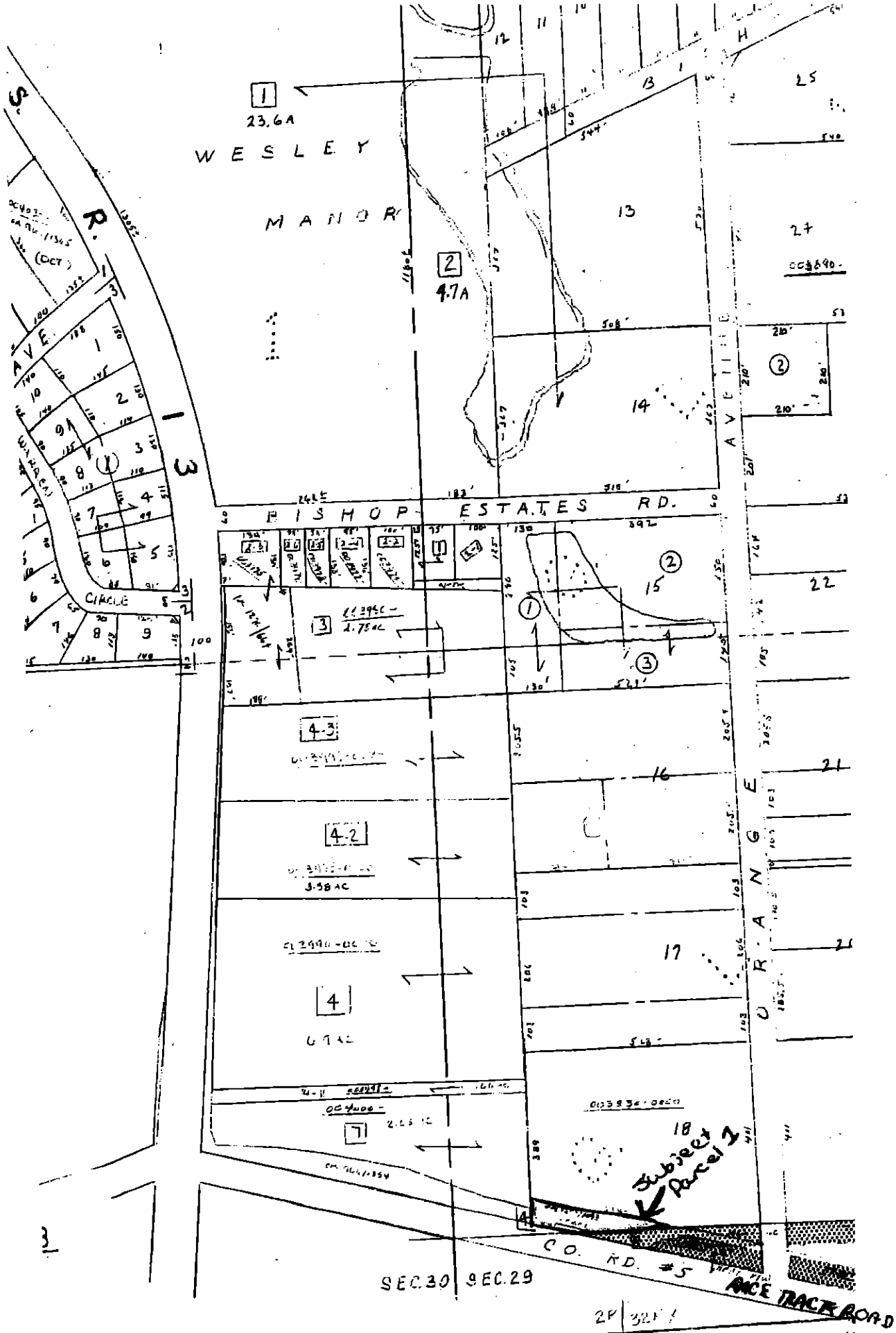
Commencing at the Northwest corner of Tract "A" as shown on the plat of Julington Creek Unit Five, as recorded in Map Book 17, pages 1 through 21 (inclusive) of the Public Records of said county; thence South 76 degrees 24 minutes 16 seconds East, along the Southerly right of way line of Racetrack Road (County Road No. 5), a 66-foot right of way as presently established, 3945.38 feet to the Northeast corner of Tract "B" of said Julington Creek Unit Five and the Point of Beginning. From said Point of Beginning, thence continue South 76 degrees 24 minutes 16 seconds East, along said Southerly line, 957.30 feet to the Northwest corner of Tract "C" of said Julington Creek Unit Five; thence South 13 degrees 35 minutes 44 seconds West, along the Westerly line of said Tract "C", 67.00 feet to the Southwest corner thereof; thence North 76 degrees 24 minutes 16 seconds West, 912.95 feet to the Southeast corner of said Tract "B"; thence North 19 degrees 54 minutes 16 seconds West, along the Easterly line of said Tract "B", 80.35 feet to the Point of Beginning.

Parcel 3

A portion of Section 33, Township 4 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

Commencing at the Northwest corner of Tract "A" as shown on the plat of Julington Creek Unit Five, as recorded in Map Book 17, pages 1 through 21 (inclusive) of the Public Records of said county; thence South 76 degrees 24 minutes 16 seconds East, along the Southerly right of way line of Racetrack Road (County Road No. 5), a 66-foot right of way as presently established, 2216.78 feet to the Northwest corner of those lands recorded in Official Records Volume 443, page 451 and the Point of Beginning. From said Point of Beginning, thence continue South 76 degrees 24 minutes 16 seconds East, along said Southerly right of way line, said line also being the Northerly line of said

Official Records Volume 328, page 644, a distance of 1102.50 feet to the Northwest corner of Tract "B" of said Julington Creek Unit Five; thence South 02 degrees 08 minutes 44 seconds West, departing said Southerly right of way line and along the Westerly line of said Tract "B", 68.36 feet to the Southwest corner thereof; thence North 76 degrees 24 minutes 16 seconds West, departing said Westerly line, 1116.07 feet to a point lying on the Westerly line of said Official Records Volume 328, page 644; thence North 13 degrees 35 minutes 44 seconds East, along said Westerly line, 67.00 feet to the Point of Beginning.



1
23.6A
WESLEY

MANOR

2
4.7A

BISHOP ESTATES RD.

ORANGE AVE

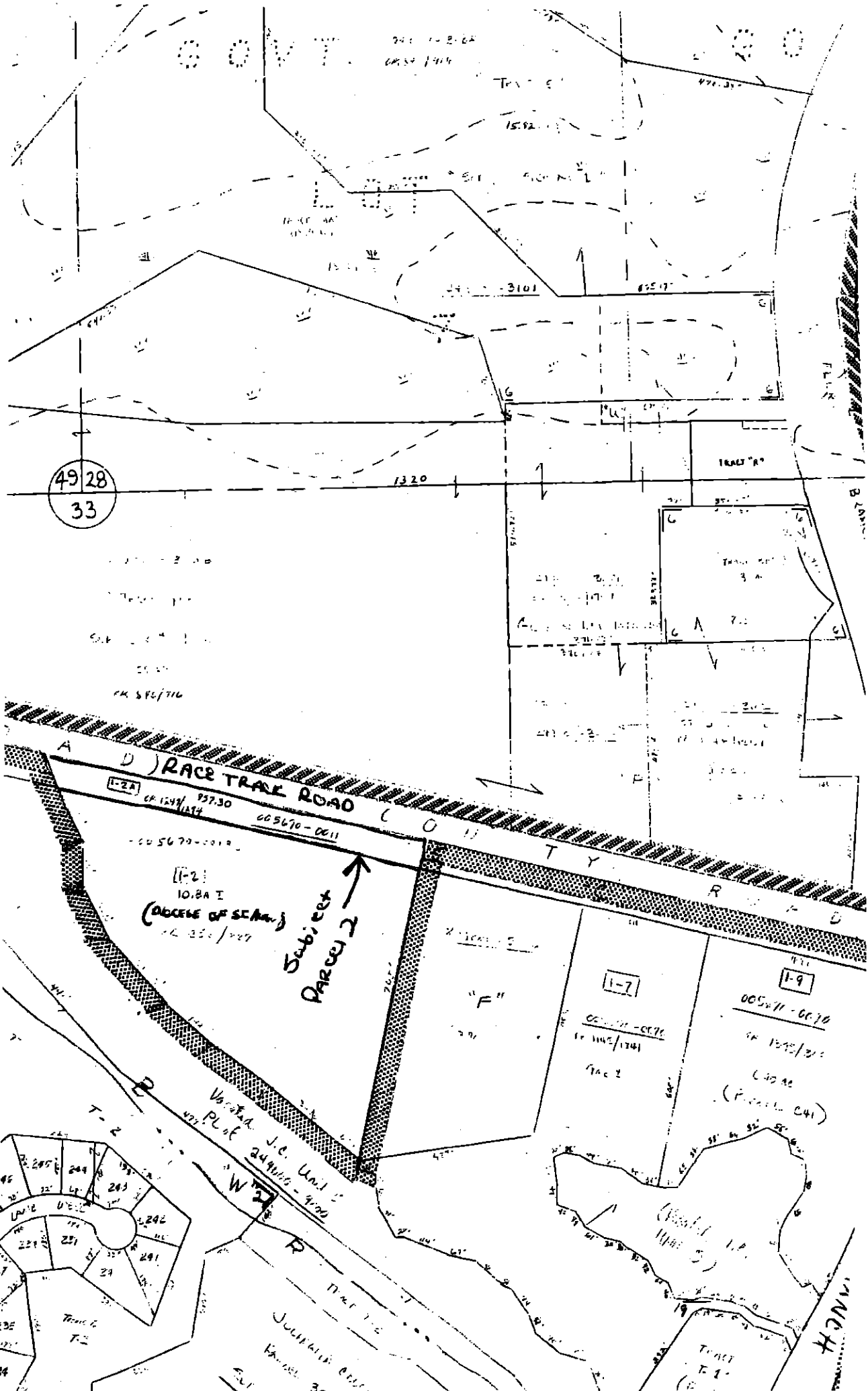
18
Subject Parcel 1

SEC. 30 SEC. 29

RACE TRACK ROAD

JULINGTON CREEK UNIT 2 16 52-63 249000-2000
 " " 3 16 64-88 249000-2000

SEC 49 JAI
 10 PAPERS OF J.C. PLATT



COVT.

49 28
33

RACE TRAIL ROAD

↑
SUBJECT
PARCEL 2

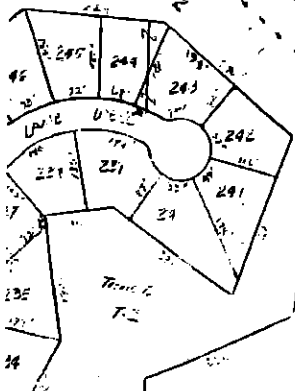
1-2
10.84 I
(ACCESS OF SEAM)
22 230/247

"F"

1-7

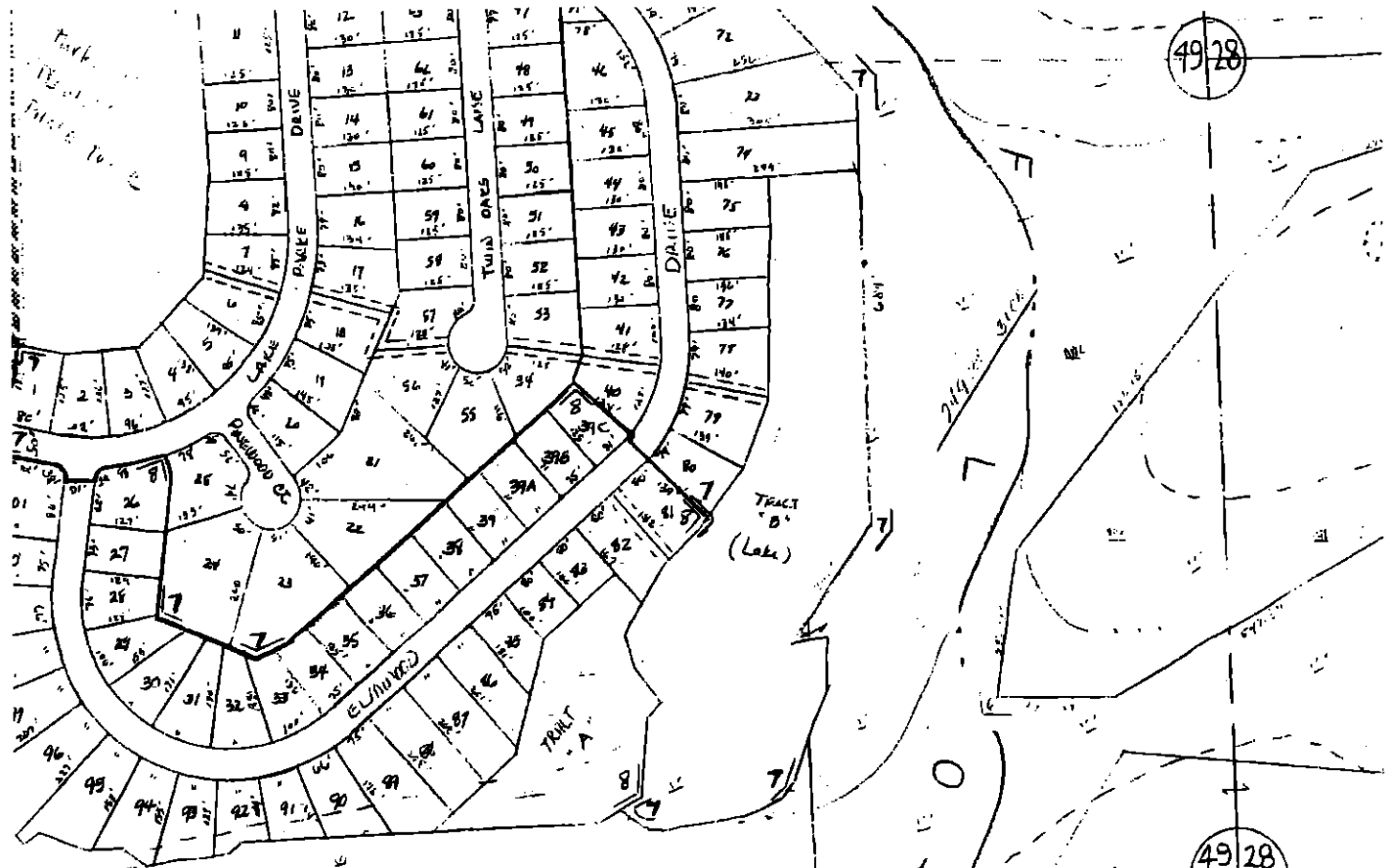
1-9

VACATED J.C. UNIT
SOUTH PLAT
24 410/2 - 410/3



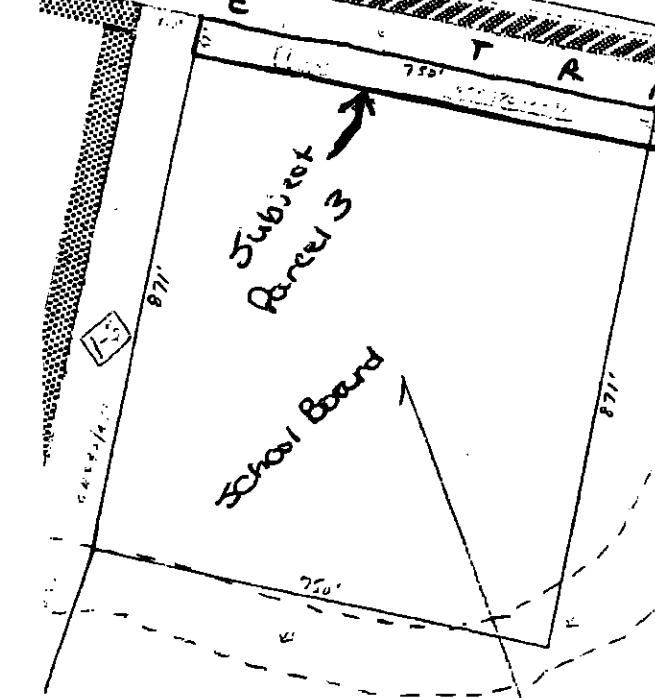
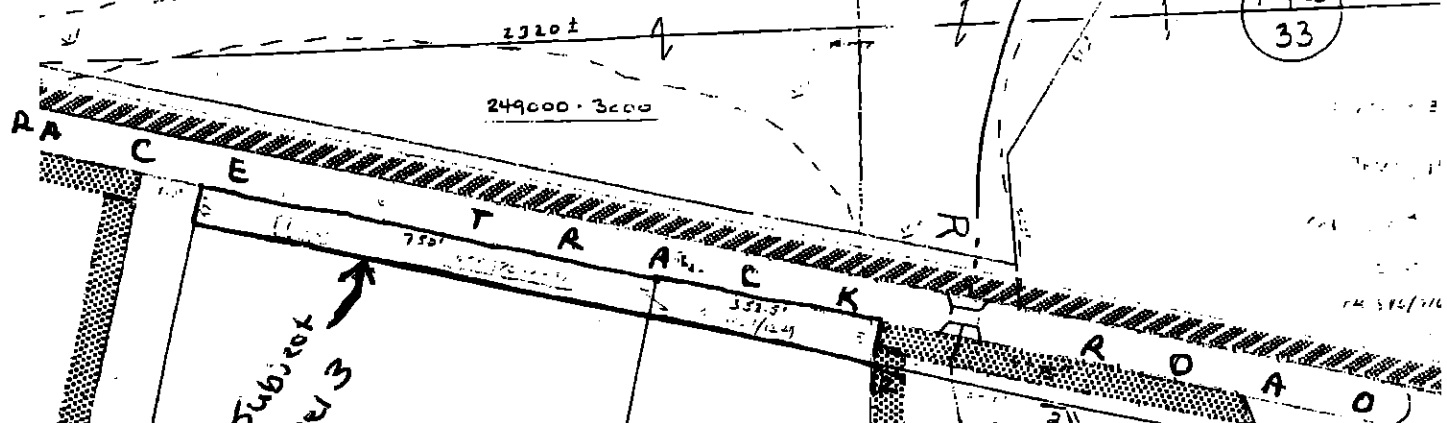
SOUTH PLAT
Parcel 35

HAND



49 28

49 28
33



EX. (ST. HENS COUNTY BOARD OF PUBLIC INSTA.) 50 A

1-1

