

RESOLUTION NO. 2002-258

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A RIGHT-OF-WAY QUITCLAIM DEED FROM RAYLAND, LLC TO ST. JOHNS COUNTY IN ACCORDANCE WITH THE TW ACQUISITIONS, INC. DEVELOPMENT AND IMPACT FEE AGREEMENT.**

**WHEREAS,** Rayland, LLC has executed and presented to St. Johns County a Right-of-Way QuitClaim Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying additional right-of-way for Russell Sampson Road in accordance with the TW Acquisitions, Inc. Development and Impact Fee Agreement; and

**WHEREAS,** acquiring the right-of-way will provide adequate width for construction and maintenance of the existing County road; and

**WHEREAS,** it is the best interest of the public to accept the Right-of-Way QuitClaim Deed for purposes mentioned above.

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

1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.
2. The Board of County Commissioners hereby accepts the Right-of-Way QuitClaim Deed attached hereto and authorizes the Chairman of the Board to execute the Certificate of Acceptance attached to said deed.
3. The Clerk of Circuit Court is instructed to record the original Right-of-Way QuitClaim Deed in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 3<sup>rd</sup> day of December, 2002.

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

By: James E. Bryant  
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Patricia DeGrande  
Deputy Clerk

RENDITION DATE 12-05-02

Exhibit "A" to Resolution

This document prepared by:  
Tracy K. Arthur, Attorney  
P.O. Box 723  
Fernandina Beach, Florida 32035

Return document to:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**RIGHT OF WAY QUITCLAIM DEED**

THIS QUITCLAIM DEED is made upon this 18 day of October 2002, from RAYLAND, LLC a Delaware limited liability company, authorized for and doing business in the State of Florida, (hereinafter referred to as Grantor), to the **BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, for and on behalf of the PUBLIC AT LARGE (hereinafter referred to as County), whose mailing address is 4020 Lewis Speedway, St. Augustine, Florida 32084.

**WITNESSETH**

WHEREAS, THE GRANTOR occupies and claims ownership to various tracts of land in St. Johns County, Florida through which County wishes to widen an existing County Road known as Russell Sampson Road.

NOW THEREFORE, in consideration of the benefit to the Grantor's property and to the Public at Large by donating the parcels described in **EXHIBIT A**, attached hereto and by reference made a part hereof, in order to provide adequate width for construction and maintenance of an existing County Road, and in consideration of ONE (\$1.00) DOLLAR in hand paid, the receipt whereof is hereby acknowledged, the Grantor does hereby remise, convey and forever Quitclaim unto St. Johns County, Florida, its successors and assigns, upon the terms and conditions herein stated, that certain piece or parcel of land described upon Exhibit A, and lying in St. Johns County for continued use as a public road right of way.

THIS INSTRUMENT QUITCLAIMS only so much interest of Grantor in the property herein described as is consistent with its record title, and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF, Grantor has signed and sealed this Deed, upon the date stated.

RAYLAND, LLC  
By its Manager, RAYONIER  
TIMBERLANDS MANAGEMENT, INC.

Witnesses:

Virginia B Batten (Sign)  
Virginia B Batten (Print)

Kelli L. Adkins (Sign)  
Kelli L. Adkins (Print)

By: W. D. Ericksen (Sign)  
W. D. Ericksen  
As Its Vice President

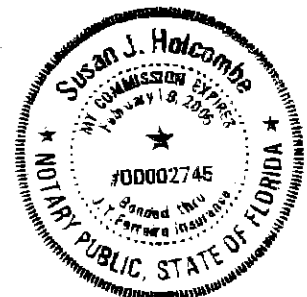
ATTEST: Tracy K. Arthur (Sign)  
Tracy K. Arthur  
As Its Assistant Secretary

STATE OF FLORIDA  
COUNTY OF NASSAU

BEFORE ME the undersigned authority personally appeared W. D. ERICKSEN and TRACY K. ARTHUR, as Vice President and Assistant Secretary, respectively, of RAYONIER TIMBERLANDS MANAGEMENT, INC., Manager, by authority and on behalf of RAYLAND, LLC, a Delaware limited liability company, who acknowledged before me the execution of this instrument by authority and on behalf of said Limited liability company. Both are personally known to me.

IN WITNESS WHEREOF I have set my hand and seal upon this 18 day of October 2002.

Susan J. Holcombe (Sign)  
SUSAN J. Holcombe (Print)  
NOTARY PUBLIC  
State of Florida  
Commission No.  
My Commission Expires:



**CERTIFICATE OF ACCEPTANCE**

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

This is to certify that on the \_\_\_\_\_ day of \_\_\_\_\_, 2002,  
the foregoing donation of road right-of-way was accepted by the County Commission of  
St. Johns County, Florida.

By: \_\_\_\_\_  
Chairman

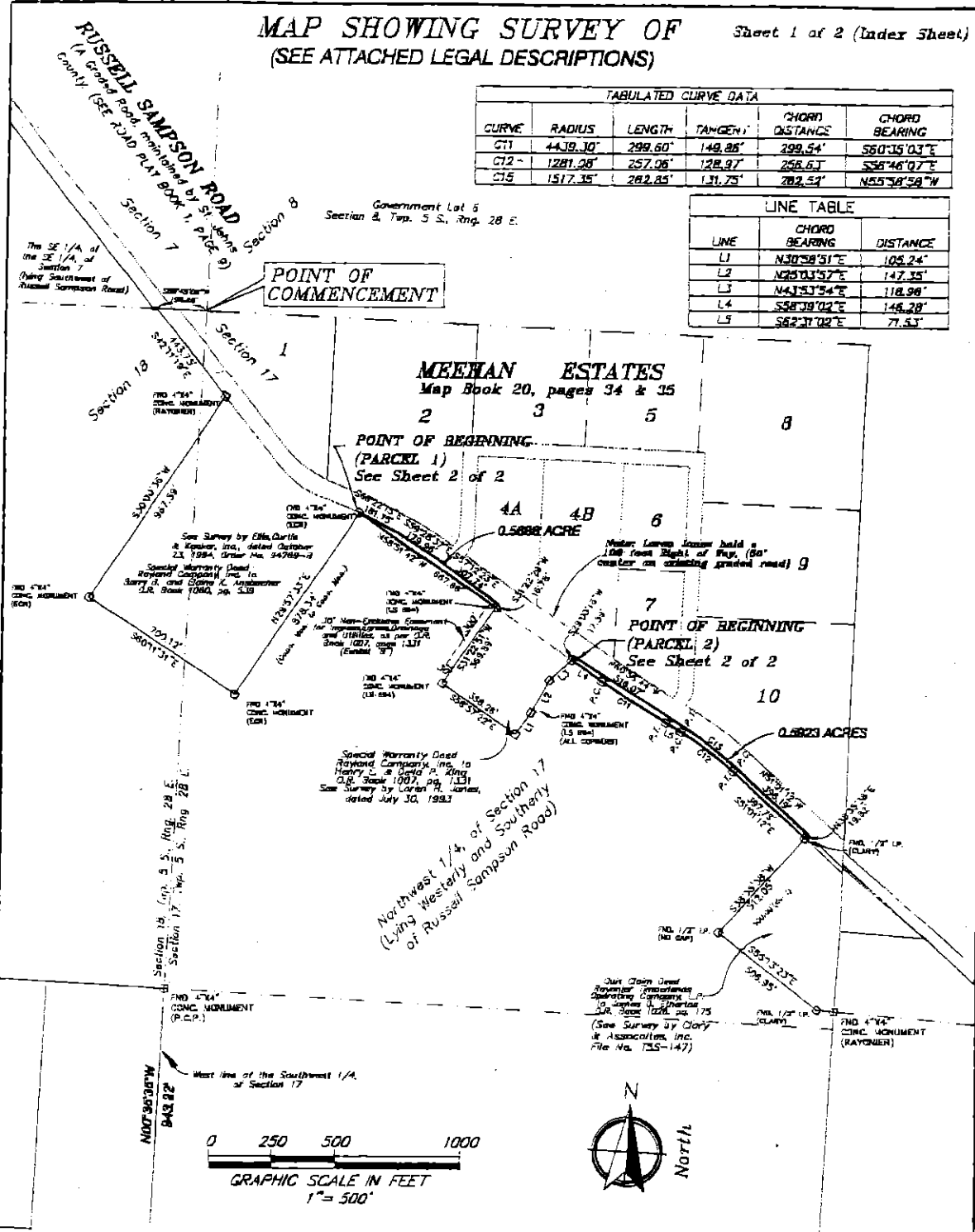
ATTEST: \_\_\_\_\_  
As its: \_\_\_\_\_

MAP SHOWING SURVEY OF  
(SEE ATTACHED LEGAL DESCRIPTIONS)

Sheet 1 of 2 (Index Sheet)

TABULATED CURVE DATA					
CURVE	RADIUS	LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARING
C11	44.19.10"	299.60'	149.85'	299.54'	S60°35'03"E
C12	1281.08"	257.06'	128.97'	256.61'	S56°46'07"E
C15	1517.35"	282.85'	131.75'	282.51'	N55°58'58"W

LINE TABLE		
LINE	CHORD BEARING	DISTANCE
L1	N30°58'51"E	105.24'
L2	N65°03'57"E	147.35'
L3	N41°51'54"E	118.98'
L4	S58°39'02"E	148.28'
L5	S82°37'02"E	71.53'



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, MAP OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

- NOTES**
1. FLORIDA STATE PLANE (EAST ZONE) NAVD 1983 DATUM.
  2. This is a BOUNDARY SURVEY.
  3. Distances shown (this (N.T.D.) refer to U.S. Coastal and Geodetic Survey Datum, National Geodetic Vertical Datum of 1929 (M.G.M.D. of 1929).
  4. By Graphic plotting only, the property shown herein lies within Zones "A" (No Base Flood) and "X" as shown on the Federal Emergency Management Agency (F.E.M.A.), National Flood Insurance Program, Flood Insurance Rate Map (F.I.R.M.) Community-Panel Number 125147 0085 D New Atlantic delta - September 18, 1985.
  5. Unless otherwise noted, any portion of the parcel that may be deemed as Wetlands by State or Governmental Agency, has not been determined and any liability resulting therefrom is not the responsibility of the undersigned.
  6. There may be restrictions or Easements of Record encumbered by this acquisition that have not been shown herein.
- ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

**LEGEND**

- ☐ CONCRETE CONCRETE MONUMENT
- CONCRETE POINT
- CONCRETE 1/2" IRON PIPE SET WITH CAP & WELLS & SIZES
- CONCRETE IRON PIPE FOUND (AS NOTED)
- x CONCRETE CROSS CUT

DATE: SEPT. 10, 2002  
SCALE: 1" = 500'  
JOB No. 98-1957  
F.R. O. Collect.  
page  
Comp. File: BARRY-RECHECK.Dwg

**RICHARD A. MILLER & ASSOCIATES**  
PROFESSIONAL LAND SURVEYORS  
6701 BEACH BLVD., SUITE 6000  
JACKSONVILLE, FLORIDA 32216  
Tel: (904) 721-5758  
Fax: (904) 721-1226

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.B.	Leased Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.C.	Point of Curvature	E.A.	Electric Authority
P.O.B.	Point of Beginning	E.U.P.	Equipment
P.O.T.	Point of Tangency	A.C.	Air Conditioner
P.O.F.	Point of Forward Curvature	C.T.	Cable Television
P.O.I.	Point of Intersection	D.L.	Drainage Lines
P.O.R.	Point of Reversal	F.M.	Field Measurement
P.O.S.	Point of Station	P.	Post
P.O.V.	Point of View	A.L.	Are Lath
P.O.W.	Point of Work	C.B.	Chord Bearing of Distance
P.O.X.	Point of X	D.A.	Delta or Central Angle
P.O.Y.	Point of Y	P.	Iron Pipe
P.O.Z.	Point of Z	C.	Concrete

THIS IS TO CERTIFY THAT THE SURVEY WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES, AS ORDERED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 4827-01, (formerly CHAPTER 200, F.S., FLORIDA STATUTES), AND IN ACCORDANCE TO SECTION 4827.01(1), F.S.

*Richard A. Miller*  
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 1848

PARCEL 1

A portion of Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at a Rayonier concrete monument at the Section corner common to said Section 17 and Sections 7, 8 and 18, said Township and Range; thence South  $88^{\circ}45'06''$  West, along the South line of said Section 7 and the North line of said Section 18, a distance of 196.66 feet to a point situate in the Southwesterly right of way line of Russell Sampson Road, said point as shown on St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13 of the Public Records of said County, as established for maintenance purposes, said right of way of Russell Sampson Road having an undetermined right of way width and being variable in width according to found monumentation; thence South  $42^{\circ}11'19''$  East, along said Southwesterly right of way line, a distance of 443.75 feet to the most Northerly corner of those certain lands described in deed recorded in Official Records Book 1080, Page 539 of said Public Records; thence South  $30^{\circ}00'36''$  West, along the Northwesterly line of said last mentioned lands, a distance of 967.59 feet to the most Westerly corner thereof; thence South  $60^{\circ}11'31''$  East, along the Southwesterly line of said last mentioned lands, a distance of 700.12 feet to the most Southerly corner thereof; thence North  $29^{\circ}57'33''$  East, along the Southeasterly line of said last mentioned lands, a distance of 878.34 feet to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road as monumented for a POINT OF BEGINNING, said point being situate on said Southwesterly right of way line as shown on said St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13; thence South  $66^{\circ}22'15''$  East, along said Southwesterly right of way line, a distance of 181.75 feet; thence South  $59^{\circ}28'57''$  East, continuing along said Southwesterly right of way line, a distance of 179.96 feet; thence South  $57^{\circ}12'23''$  East, continuing along said Southwesterly right of way line, a distance of 307.74 feet; thence South  $31^{\circ}22'29''$  West, a distance of 16.78 feet to the most Northerly corner of those certain lands described in Official Records Book 1007, Page 1331 of said Public Records and a point situate in the Southwesterly right of way line of said Russell Sampson Road as physically monumented; thence North  $58^{\circ}51'42''$  West, along said monumented Southwesterly right of way line, a distance of 667.68 feet to the POINT OF BEGINNING.

Containing 0.5688 acres, more or less.

PARCEL 2

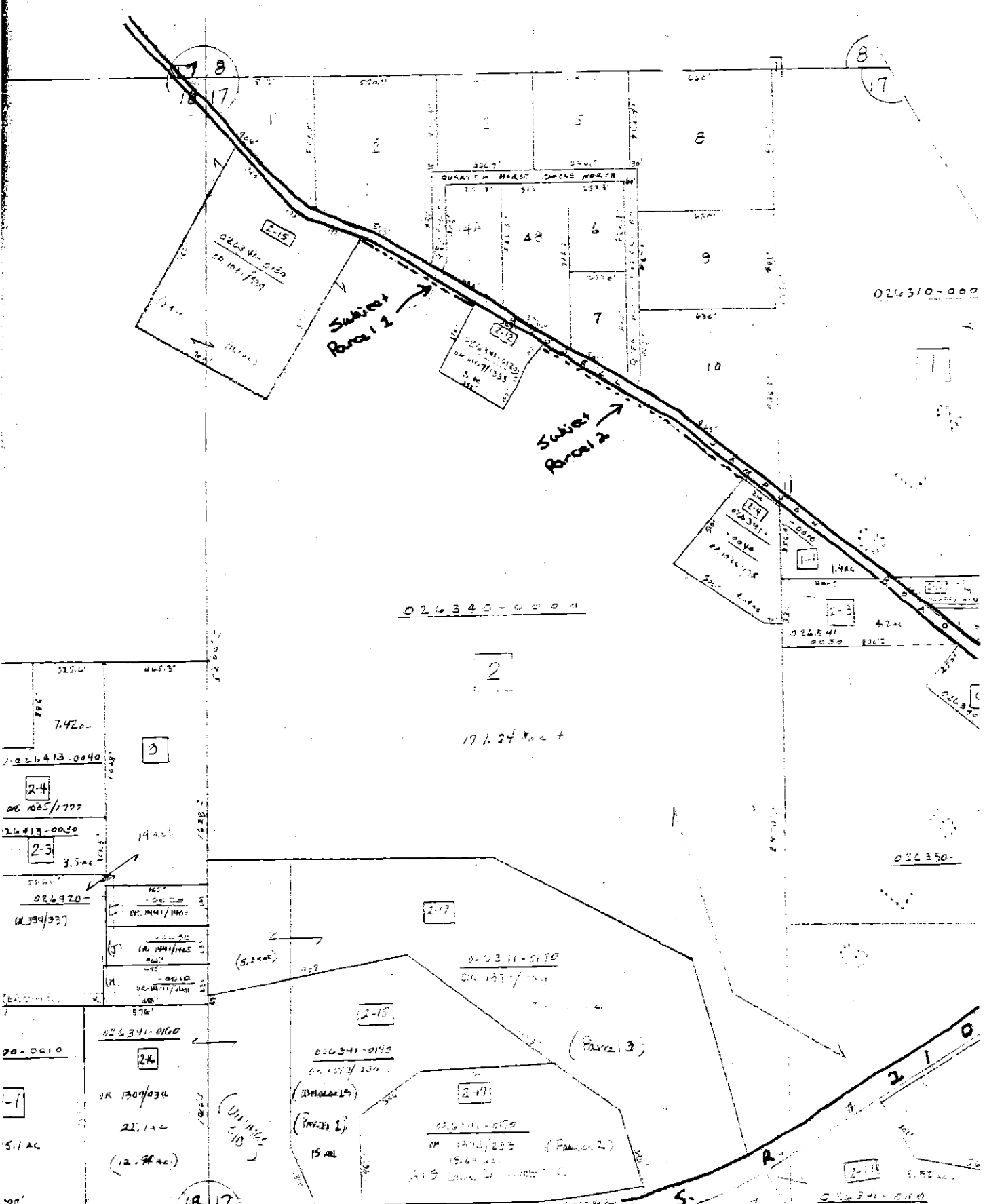
A portion of Section 17, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCING at a Rayonier concrete monument at the Section corner common to said Sections 7, 17 and 18 and Section 8, said Township and Range; thence South  $88^{\circ}45'06''$  West, along the South line of said Section 7 and the North line of said Section 18, a distance of 196.66 feet to a point situate in the Southwesterly right of way line of Russell Sampson Road, said point as shown on St. Johns County Road Plat Book 1, Pages 9, 10, 11, 12 and 13 of the Public Records of said County, as established for maintenance purposes, said right of way of Russell Sampson Road having an undetermined right of way width and being variable in width according to found monumentation; thence South  $42^{\circ}11'19''$  East, along said Southwesterly right of way line, a distance of 443.75 feet to the most Northerly corner of those certain lands described in deed recorded in Official Records Book 1080, Page 539 of said Public Records; thence South  $30^{\circ}00'36''$  West, along the Northwesterly line of said last mentioned lands, a distance of 967.59 feet to the most Westerly corner thereof; thence South  $60^{\circ}11'31''$  East, along the Southwesterly line of said last mentioned lands, a distance of 700.12 feet to the most Southerly corner thereof; thence North  $29^{\circ}57'33''$  East, along the Southeasterly line of said last mentioned lands, a distance of 878.34 feet to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road as monumented; thence South  $53^{\circ}51'42''$  East, along said Southwesterly right of way line, a distance of 667.68 feet to the most Northerly corner of those certain lands described in Official Records Book 1007, Page 1331 of said Public Records; thence South  $31^{\circ}22'51''$  West, along the Northwesterly line of said last mentioned lands, a distance of 369.89 feet; thence South  $58^{\circ}57'22''$  East, along the Southwesterly line of said last mentioned lands, a distance of 358.26 feet; thence the following three (3) courses and distances along the Southeasterly line of said last mentioned lands: Course No. 1: North  $30^{\circ}58'51''$  East, 105.24 feet; Course No. 2: North  $25^{\circ}03'57''$  East, 147.35 feet; Course No. 3: North  $43^{\circ}53'54''$  East, 118.96 feet to the most Easterly corner of said last mentioned lands and a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way at this point being 100 feet in width as shown on the plat of Meehan Estates, as recorded in Map Book 20, Pages 34 and 35 of said Public Records, said plat being in a Northeasterly direction from this point for a POINT OF BEGINNING; thence South  $58^{\circ}39'02''$  East, along said Southwesterly right of way line, a distance of 146.28 feet to the point of curvature of a curve concave Northeasterly and having a radius of 4,439.30 feet; thence Southeasterly around and along the arc of said curve, continuing along said Southwesterly right of way line, a distance of 299.60 feet, said arc being subtended by a chord bearing and distance of South  $60^{\circ}35'03''$  East, 299.54 feet to the point of tangency of said curve; thence South  $62^{\circ}31'02''$  East, continuing along said Southwesterly right of way line, a distance of 71.53 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1,281.08 feet; thence Southeasterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 257.06 feet, said arc being subtended by a chord bearing and distance of South  $56^{\circ}46'07''$  East, 256.63 feet to the point of tangency of said curve; thence South  $51^{\circ}01'12''$  East, continuing along said Southwesterly right of way line, a distance of 397.76 feet to the most Northerly corner of those certain lands described in Official Records Book 1026, Page 175 of said Public Records; thence North  $38^{\circ}35'38''$  East, a

PARCEL 2 CONTINUED

distance of 19.82 feet to a point situate in said Southwesterly right of way line of Russell Sampson Road, said right of way line as shown on said County Road Plat Book 1, Pages 9, 10, 11, 12 and 13; thence North  $51^{\circ}01'12''$  West, along said Southwesterly right of way line, a distance of 396.19 feet to the point of curvature of a curve concave Southwesterly and having a radius of 1,517.35 feet; thence Northwesterly around and along the arc of said curve and continuing along said Southwesterly right of way line, a distance of 262.85 feet, said arc being subtended by a chord bearing and distance of North  $55^{\circ}58'58''$  West, 262.52 feet to the point of tangency of said curve; thence North  $60^{\circ}56'44''$  West, continuing along said Southwesterly right of way line, a distance of 516.07 feet; thence South  $29^{\circ}03'16''$  West, a distance of 17.59 feet to the POINT OF BEGINNING.

Containing 0.5923 acres, more or less.





7 8  
18 17

8  
17

QUARTER HORSE SHOE NORTH

026341-0130  
02 101/100  
2-15  
Subject Parcel 1

026341-0130  
02 101/100  
2-12  
Subject Parcel 2

026341-0130  
02 101/100  
2-11  
Subject Parcel 2

026341-0100

2

17.24 Ac +

026413-0040

3

026413-0050  
2-4  
02 105/177

026413-0050  
2-5  
02 145/141

026420-  
02 134/137

026441-0100  
02 144/140

026441-0100  
02 144/140

026441-0100  
02 144/140

026441-0100  
02 144/140

026441-0100  
02 144/140

026441-0100  
02 144/140

026441-0100  
02 144/140

026341-0100  
2-6  
02 130/134

22.1 ac  
(12.96 ac)

026341-0150  
02 157/130  
2-13  
(Parcel 15)

026341-0150  
02 157/130  
2-14  
(Parcel 14)

026341-0150  
02 157/130  
2-15  
(Parcel 15)

026341-0150  
02 157/130  
2-16  
(Parcel 16)

026341-0150  
02 157/130  
2-17  
(Parcel 17)

026341-0100  
02 137/144  
2-12  
(Parcel 12)

026341-0100  
02 137/144  
2-13  
(Parcel 13)

026341-0100  
02 137/144  
2-14  
(Parcel 14)

026341-0100  
02 137/144  
2-15  
(Parcel 15)

026341-0100  
02 137/144  
2-16  
(Parcel 16)

026341-0100  
02 137/144  
2-17  
(Parcel 17)

026310-000

026541-0050  
02 130/130

026350-

026341-0100

18 17

5

2-11

026341-0100