

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DONATION OF PARK AND CONSERVATION LAND IN SURFSIDE SUBDIVISION FROM NORTH RIVER ISLAND, LLC.

RECITALS

WHEREAS, the North River Island, LLC has agreed to the terms and conditions in Deed of Dedication, attached hereto as Exhibit A, incorporated by reference and made a part hereof, to donate an offsite County Park tract and conservation lands in compliance with Planning Non-Zoning Variance 2002-023; and

WHEREAS, the Board of County Commission approved Planning Non-Zoning Variance 2002-023 for North River Island on March 4, 2003; and

WHEREAS, these lands will enhance the recreational and environmental opportunities for St. Johns County residents and it is in the best interest of the public to accept this donation.

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 by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

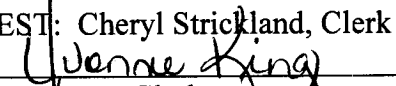
Section 2. The donation of property, as described in the Deed of Dedication is hereby accepted, conveying the property free and clear of any encumbrances.

Section 3. The Clerk is instructed to record the original Deed of Dedication in the Official Records of St. Johns County, Florida and a certified copy of this Resolution shall be forwarded forthwith to North River Island, LLC, 5150 Palm Valley Road, Ponte Vedra Beach, FL 32082.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of November 2004.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk
By: 
Deputy Clerk

RENDITION DATE 11/06/04

EXHIBIT "A" TO RESOLUTION

This Document Prepared by:
Thomas M. Jenks, Esq.
Pappas Metcalf Jenks & Miller, P.A.
245 Riverside Avenue, Suite 400
Jacksonville, Florida 32202

Return to:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

DEED OF DEDICATION

THIS INDENTURE, made this 27 day of August, 2004, between **NORTH RIVER ISLAND, LLC**, a Florida limited liability company, whose address is 5150 Palm Valley Road, Ponte Vedra Beach, Florida 32082, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

All of Block II, Lots 1,3,5,7,8,9, Block CC; Lots 1 through 11 and 13, Block DD; and all of Block EE, all as shown on the plat of unit A of Surfside, according to the plat thereof recorded in Map Book 4, at page 32 of the public records of St. Johns County, Florida.

TO HAVE AND HOLD the same unto the Grantee, its successors and assigns forever, in fee simple for a public park or conservation area.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2003.

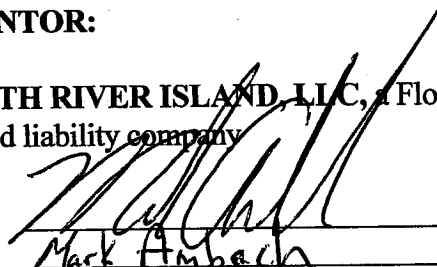
IN WITNESS WHEREOF, the said Grantor has executed this instrument as of the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR:


NORTH RIVER ISLAND, LLC, a Florida
limited liability company

By:

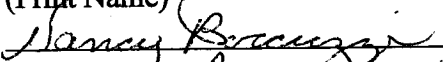


Mark Ambach
(Print Name)

Managing Member



DONNA NEALON
(Print Name)



NANCY BOCCIA

(Print Name)

STATE OF FLORIDA }
 }SS
COUNTY OF VOLUSIA }

The foregoing instrument was acknowledged before me this 27th day of AUGUST, 2004 by MARK AMBACH as Managing Member of NORTH RIVER ISLAND, LLC, a Florida limited liability company, on behalf of the company.

Audrey M. Bufalini
(Print Name AUDREY M. BUFALINI)
NOTARY PUBLIC
State of Florida at Large
Commission # DD 305634
My Commission Expires: MARCH 31, 2008

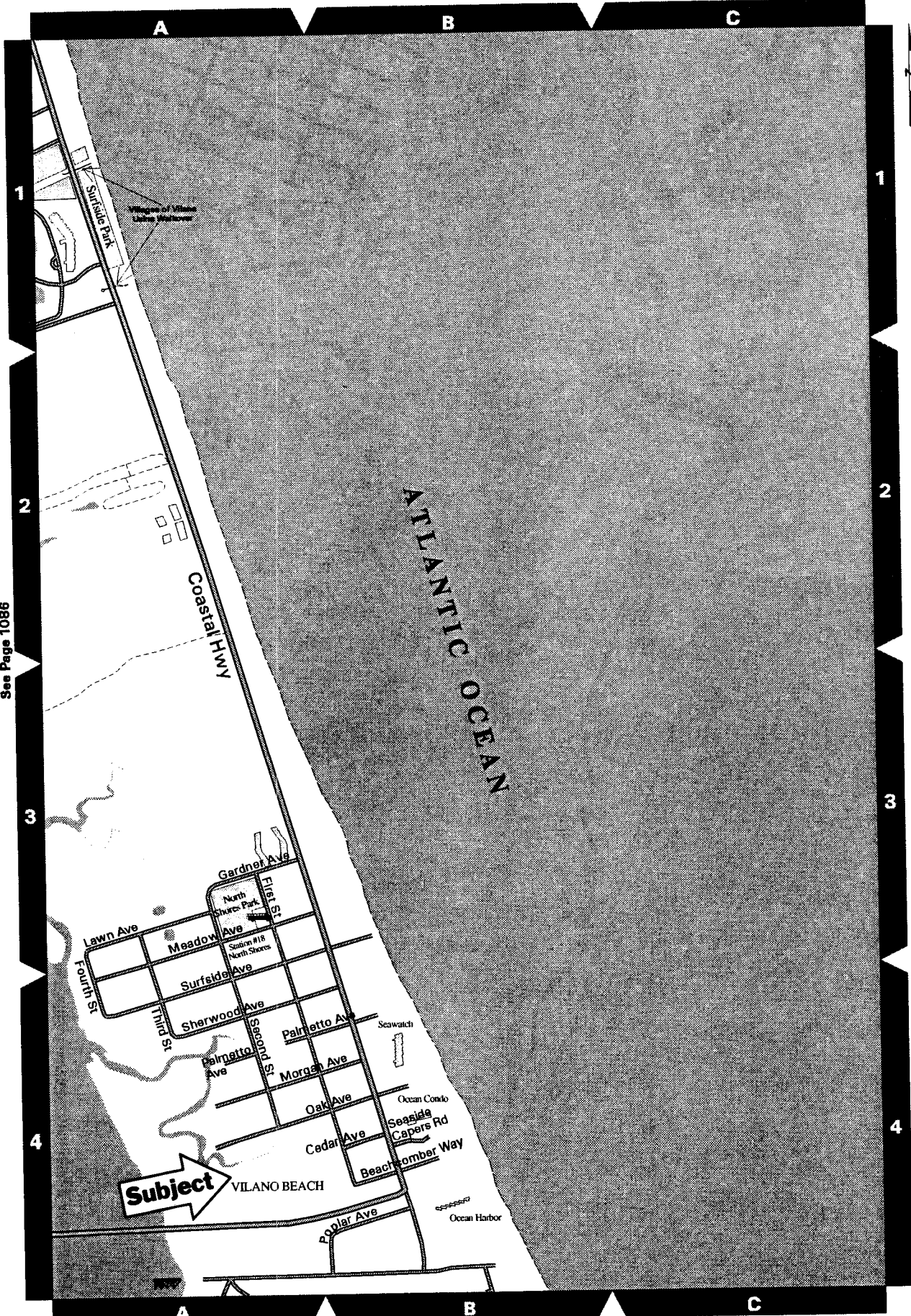
Personally known _____
or Produced I.D. _____
[check one of the above]



Audrey M. Bufalini
Commission # DD305634
Expires: March 31, 2008
Bonded Thru
Atlantic Bonding Co., Inc.

Type of Identification Produced

See Page 1086



See Page 1099



Prepared By
**St. Johns County
Real Estate Division**

North River Island Dedication



Disclaimer: This map is provided by the St. Johns County Real Estate Division and is for estimate purposes only. The Real Estate Division assumes all responsibility for the accuracy or completeness of data shown hereon. Data are from multiple sources with varying degrees of accuracy. This map should not be used for final site-specific land use decisions.

