

RESOLUTION NO. 2004- 600

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A DONATION OF PROPERTY FROM MICKLER DEVELOPMENT, LLC AS DEVELOPER OF MEDITIERRA AT PONTE VEDRA FOR ADDITIONAL RIGHT-OF-WAY ON MICKLER ROAD.**

**RECITALS**

**WHEREAS**, Mickler Developer LLC, has executed and presented to St. Johns County a Deed of Dedication for Right-of-way, attached hereto as **Exhibit "A"**, incorporated by reference and made a part hereof; and

**WHEREAS**, Mickler Development, LLC, as developer of Meditierra at Ponte Vedra does hereby donate this for right-of-way to St. Johns County; and

**WHEREAS** this portion of their property could not be developed and since it is contiguous to Mickler Road the developer has donated this right-of-way to St. Johns County; and

**WHEREAS** the CR 210 Corridor Study recommended four laning Mickler Road to AIA and this land is needed to allow the upgrades to Mickler Road; and

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

**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 the Resolution and such recitals are adopted as findings of fact.

**Section 2.** The Deed of Dedication is hereby accepted by the Board of County Commissioners.

**Section 3.** The Clerk is instructed to record the original Deed of Dedication Right-of-Way in the Official Records of St. Johns County, Florida

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 6<sup>th</sup> day of April, 2004.

BOARD OF COUNTY COMMISSIONER  
OF ST. JOHNS COUNTY, FLORIDA  
By: Karen R. Stern  
Karen R. Stern, Chair

ATTEST Cheryl Strickland, Clerk  
By: Patricia DeGrande  
Deputy Clerk

RENDITION DATE 4-7-04

EXHIBIT "A" TO RESOLUTION

Prepared by:  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DEED OF DEDICATION  
RIGHT-OF-WAY**

THIS INDENTURE, made this 9<sup>TH</sup> day of JANUARY, 2004, BETWEEN, Mickler Development LLC, a limited liability corporation, whose address is 4315 Pablo Oaks Court Jacksonville, Florida 32224, 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:

*PROPERTY AS DEPICTED AND DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.*

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**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 whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2002.

**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed  
in Our Presence:

(sign) *Sally L. Hall*  
(print) SALLY L. HALL

(sign) *JL Haardin*  
(print) JL HAARDIN

**GRANTOR**

MICKLER DEVELOPMENT, LLC

*J. Taylor Bush*  
J. Taylor Bush

STATE OF FLORIDA  
COUNTY OF ST. JOHNS Duval

The foregoing instrument was acknowledged before me this 9<sup>TH</sup> day of JAN, 2004, by  
TAYLOR BUSH, Who is/are personally known to me or has/have  
produced \_\_\_\_\_ as identification.



J. L. Hardin  
MY COMMISSION # DD059465 EXPIRES  
September 23, 2005  
BONDED THRU TROY FAIN INSURANCE, INC.

J. L. Hardin  
Notary Public  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A" Continued

MEDITERRA AT PONTE VEDRA  
MICKLER ROAD DEDICATION  
REVISED, JUNE 2, 2003 (CORRECT LEGAL TO MAP)

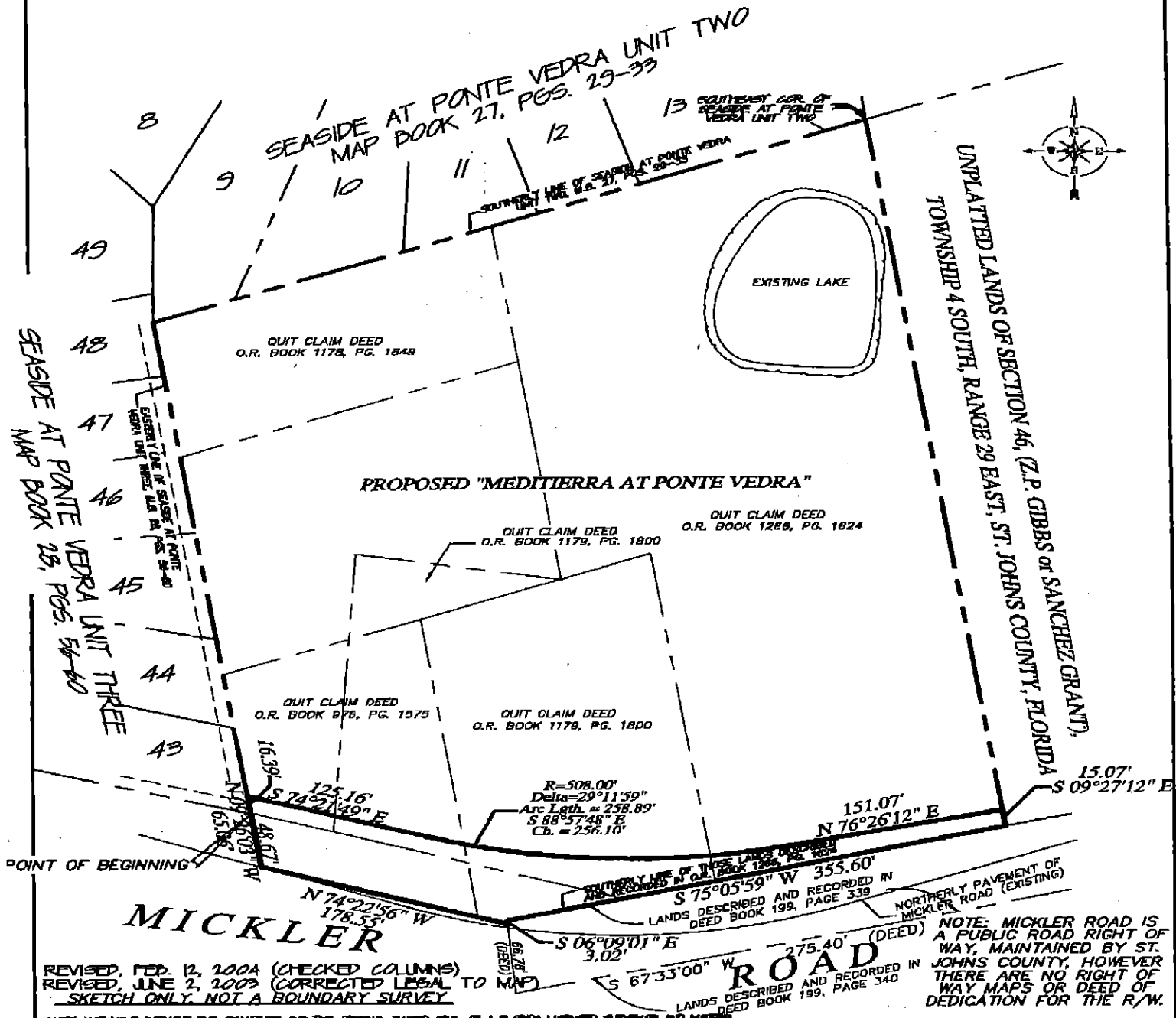
A PARCEL OF LAND, BEING A PORTION OF THE Z.P. GIBBS OR SANCHEZ GRANT, SECTION 46, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF MICKLER ROAD, ( A PUBLIC ROAD RIGHT OF WAY), WITH THE EASTERLY LINE OF SEASIDE AT PONTE VEDRA UNIT THREE, AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 28, PAGES 56, 57, 58, 59 AND 60 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING THE SOUTHEAST CORNER OF LOT 43, SEASIDE AT PONTE VEDRA UNIT THREE; RUN THENCE NORTH 09°26'03" WEST, ALONG THE EASTERLY LINE OF SAID LOT 43, SEASIDE AT PONTE VEDRA UNIT THREE, A DISTANCE OF 16.39 FEET, TO A POINT; RUN THENCE SOUTH 74°21'49" EAST, A DISTANCE OF 125.16 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHERLY, AND HAVING A RADIUS OF 508.00 FEET, THROUGH A CENTRAL ANGLE OF 29°11'59" TO THE LEFT, AN ARC DISTANCE OF 258.89 FEET, TO THE POINT OF TANGENCY, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°57'48" EAST, 256.10 FEET; RUN THENCE NORTH 76°26'12" EAST, A DISTANCE OF 151.07 FEET, TO A POINT ON THE EASTERLY LINE OF LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1266, PAGE 1624 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE SOUTH 09°27'12" EAST, ALONG LAST SAID LINE, A DISTANCE OF 15.07 FEET, TO A POINT ON THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1266, PAGE 1624, (ALSO BEING THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 199, PAGE 339 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); RUN THENCE SOUTH 75°05'59" WEST, ALONG THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 199, PAGE 339, A DISTANCE OF 355.60 FEET, TO A POINT; RUN THENCE SOUTH 06°09'01" EAST, ALONG THE WESTERLY LINE OF LANDS DESCRIBED AND RECORDED IN DEED BOOK 199, PAGE 339 OF SAID PUBLIC RECORDS, A DISTANCE OF 3.02 FEET, TO A POINT IN THE CENTERLINE OF MICKLER ROAD, AS PER THAT INSTRUMENT RECORDED IN OFFICIAL RECORDS BOOK 976, PAGE 1575; RUN THENCE NORTH 74°22'56" WEST, ALONG LAST SAID LINE, A DISTANCE OF 178.55 FEET, TO A POINT ON THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 33, PAGE 208 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA; RUN THENCE NORTH 09°26'03" WEST, ALONG LAST SAID LINE, A DISTANCE OF 48.67 FEET, TO THE AFORESAID SOUTHEAST CORNER OF SEASIDE AT PONTE VEDRA UNIT THREE, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAINS 20,170 SQUARE FEET, OR 0.46 ACRES, MORE OR LESS, IN AREA.

EXHIBIT "A"

**MAP SHOWING SKETCH OF  
A PARCEL OF LAND, BEING A PORTION OF THE Z.P. GIBBS or SANCHEZ GRANT,  
SECTION 46, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.  
SEE ATTACHED LEGAL DESCRIPTION**



**MICKLER ROAD**

REVISED, FEB. 12, 2004 (CHECKED COLUMNS)  
REVISED, JUNE 2, 2003 (CORRECTED LEGAL TO MAP)  
**SKETCH ONLY, NOT A BOUNDARY SURVEY**

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND WATER RIGHTS OR RELATIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SURVEY PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SURVEY PARTY OR PARTIES.

- NOTES:**
1. BEARINGS ARE BASED ON THE EASTERLY LINE OF SEASIDE AT PONTE VEDRA UNIT THREE. THIS IS A SKETCH TO ACCOMPANY A LEGAL DESCRIPTION PREPARED BY THIS FIRM.
  2. ELEVATIONS SHOWN THIS (1982) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (NAVD), OF 1929.
  3. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREIN LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 1 MAP REVISED DATE:
  4. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  5. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREIN.

- LEGEND**
- DENOTES CONCRETE MONUMENT
  - x- DENOTES FENCE
  - DENOTES 1/2" IRON PIPE NOT (NO NOTES)
  - DENOTES IRON PIPE FOUND (NO NOTES)
  - x DENOTES CORNER CUT

DATE: APRIL 22, 2003  
SCALE: 1" = 100'  
JOB NO.: 2003  
T. BOOK(S):  
PAGE(S):  
COMPUTER FILE NAME: ROAD DEDICATION.DWG

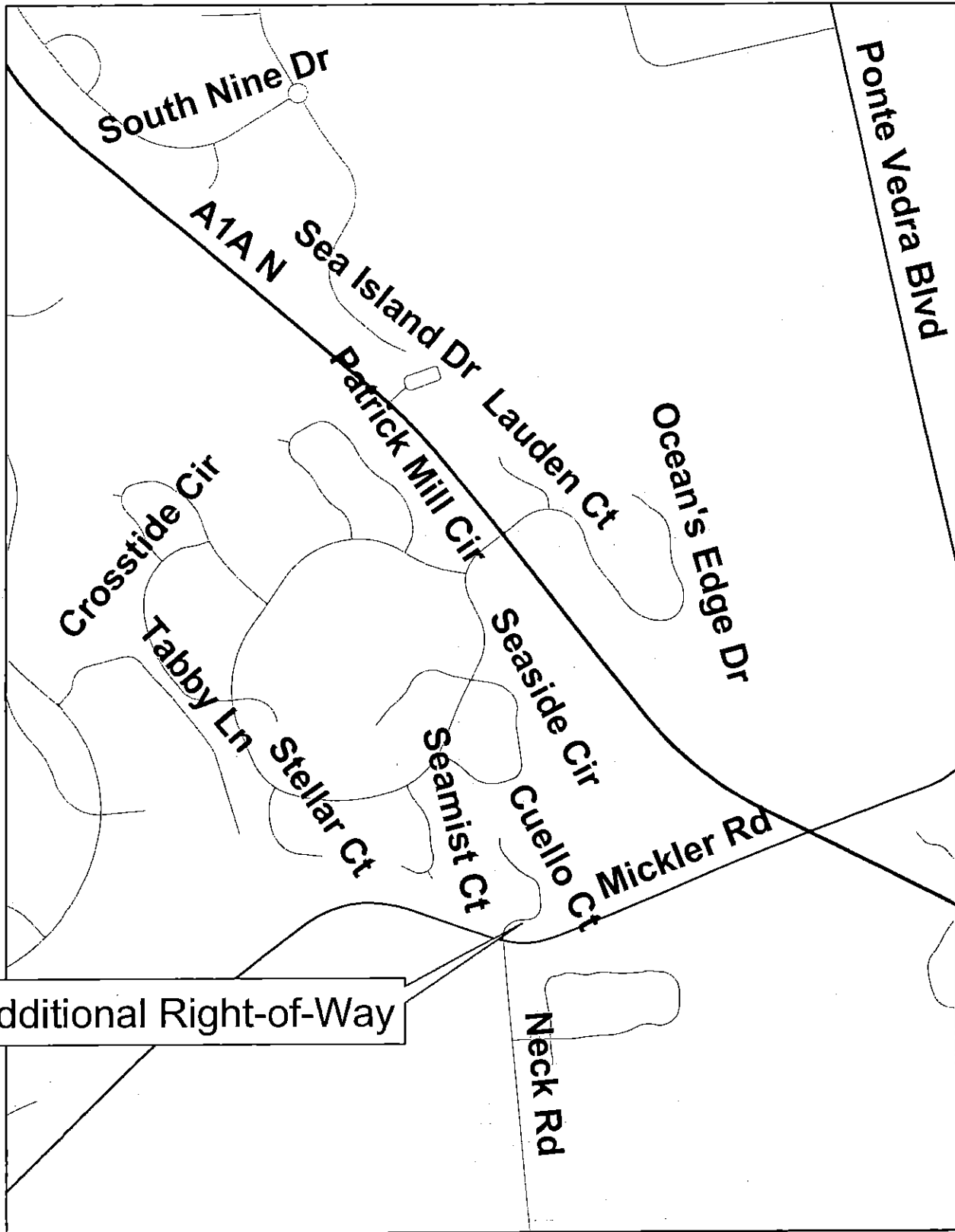
**A & J LAND SURVEYORS, INC.**  
CERTIFICATE OF AUTHORIZATION NO. LD 4661  
PROFESSIONAL LAND SURVEYORS  
7580 DELPORT PARKWAY SUITE 1000  
JACKSONVILLE, FLORIDA 32205  
OFFICE: (904) 204-1044  
FAX: (904) 256-4989

THIS IS TO CERTIFY THAT THE SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 4611-42, (FORMERLY CHAPTER 4611-20), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 461.04, FLORIDA STATUTES.

*Jonathan B. Bowan*  
**JONATHAN B. BOWAN**, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
P.P.M.	PERMANENT CONTROL POINT
P.R.M.	PERMANENT REFERENCE MONUMENT
P.C.C.	POINT ON CURVE
P.O.B.	POINT OF BEGINNING
P.O.P.	POINT OF BEGINNING
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPASS CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
R.W.	RIGHT OF WAY
O.R. V.	OFFICIAL RECORDS VOLUME
P.B.	PLAT BOOK
P.R.L.	BUILDING RESTRICTION LINE
ESMT	EASEMENT
L.D.	LICENSED BUSINESS
WT	WIRE FENCE
CLT	CHAIN LINK FENCE
W.F.	WOOD FRAME FENCE
A/C	AIR CONDITIONER
W/O	WITH OVERHEAD LINES
P.M.	FIELD MEASURED
R.E.	RADIUS EQUALS
A.C.	ARC LENGTH EQUALS
C.D.	CHORD BEARING & DISTANCE EQUALS
D.A.	DELTA OR CENTRAL ANGLE EQUALS
I.P.	IRON PIPE
CONC.	CONCRETE

This map is to indicate the general area of the County of the subject property  
**Mickler Road additional right-of-way**



Additional Right-of-Way

DISCLAIMER: Data provided herein are from multiple sources with varying degrees of accuracy. This map therefore should be used for estimate purposes only. The St. Johns Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown.



PREPARED BY:

**ST. JOHNS COUNTY**  
REAL ESTATE DIVISION

SEE AB/45X

UNIT 2



Subject

6-2  
1.16 AC  
210±

6-4  
1.07 AC  
188±

7-3  
1.2 AC

7-2  
1.35 AC

7-1  
1.4 AC

7-4  
1.6 AC  
224±

7-6  
1.32 AC  
132±

6-5  
1.3 AC  
188.9±

7-5  
2.8 AC

8  
1.5 AC  
316±

25

26

ST. JOHNS COUNTY R/W 02191718