

RESOLUTION NO. 2006- 231

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM SJP, L.L.C., A FLORIDA LIMITED LIABILITY COMPANY TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY ALONG INTERNATIONAL GOLF PARKWAY AT THE PROPOSED INTERSECTION OF COUNTY ROAD 2209.

RECITALS

WHEREAS, SJP, L.L.C., a Florida limited liability company has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying a strip of additional right-of-way along the northerly right-of-way of International Golf Parkway; and

WHEREAS, International Golf Parkway is a variable width right-of-way in this location and the additional right-of-way will help establish a uniform right-of-way width for future road improvements; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication Right-of-Way for the health, safety and welfare of the citizens of St. Johns County.

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 above described Deed of Dedication Right-of-Way is hereby accepted by the Board of County Commissioners and the Clerk is instructed to record the original deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 11th day of July, 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland, Clerk

By: Patricia A. Grande
Deputy Clerk

RENDITION DATE 7-13-06

THIS DOCUMENT PREPARED
BY AND RETURN TO:

G. TODD COTTRILL
PAPPAS METCALF JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE
SUITE 400
JACKSONVILLE, FL 32202

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

THIS INDENTURE, made this 22 day of May, 2006, between **SJP, L.L.C.**, a Florida limited liability company, whose address is 3030 Hartley Road, Suite 300, Jacksonville, Florida 32257, 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 DESCRIBED ON EXHIBIT "A" (THE "PROPERTY")
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.

SUBJECT TO those ad valorem taxes and other assessments for the year 2006 and subsequent years, and those matters described on the attached Exhibit "B" ("Permitted Exceptions").

NOTWITHSTANDING THE FOREGOING, Grantor reserves for itself its invites, agents, designees, successors and assigns, a non-exclusive easement over, upon, through and across the Property (the "Reserved Easement") for Grantor's ingress and egress and for construction of County Road 2209 or International Golf Parkway on the Property. The Reserved Easement shall be deemed terminated over any portion of the Property dedicated to the County when the construction of the connection between County Road 2209 and International Golf Parkway has been completed and the intersection has been accepted by St. Johns County.

AND the Grantor hereby covenants with said Grantee that, except for the Permitted Exceptions, 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.

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

Signed, seal and delivered
In the presence of:

GRANTOR:

SJP, L.L.C.,
A Florida Limited Liability Company,

Deborah H. Dunbar
Print Name: DEBORAH H. DUNBAR

By: [Signature]
Donald P. Hinson
Its: President

Adrienne J. Watson
Print Name: ADRIENNE TEMPLE WATSON

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 22 day of May, 2006, by Donald P. Hinson, as President of SJP, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me or has produced _____ as identification.

ADRIENNE TEMPLE WATSON
Notary Public, State of Florida
My comm. exp. May 8, 2009
Comm. No. DD 421733

Adrienne J. Watson
(Print Name _____)
NOTARY PUBLIC
State of Florida at Large
Commission # D0421733
My Commission Expires: 5/8/09
Personally Known ✓
or Produced ID _____
(check one of the above)
Type of Identification Produced _____

EXHIBIT "A"

("Legal Description")

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2555.15 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3064.00 FEET; THENCE NORTHWESTERLY LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 34.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 43°48'59" WEST AND A CHORD DISTANCE OF 34.10 FEET TO A POINT ON SAID CURVE; THENCE NORTH 50°37'11" EAST, A DISTANCE OF 220.99 FEET; THENCE SOUTH 48°17'48" EAST, A DISTANCE OF 34.41 FEET; THENCE SOUTH 50°37'11" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 223.69 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"

("Permitted Exceptions")

1. Easement to Florida Power and Light Company recorded at Official Records Book 988, Page 915, of the Public Records of St. Johns County, Florida.
2. Easement to St. Johns County, Florida for Tower Removal recorded in Official Records Book 1389, Page 949, of the Public Records of St. Johns County, Florida.
3. Easement for Utilities to SJ Land Associates, LLC, recorded at Official Records Book 1427, Page 622, of the Current Public Records of St. Johns County, Florida.
4. Easements to St. Johns County, Florida, as set forth in Warranty Deed recorded at Official Records Book 1837, Page 1870, of the Current Public Records of St. Johns County, Florida.

MAP OF

RIGHT-OF-WAY TO BE CONVEYED TO ST. JOHNS COUNTY

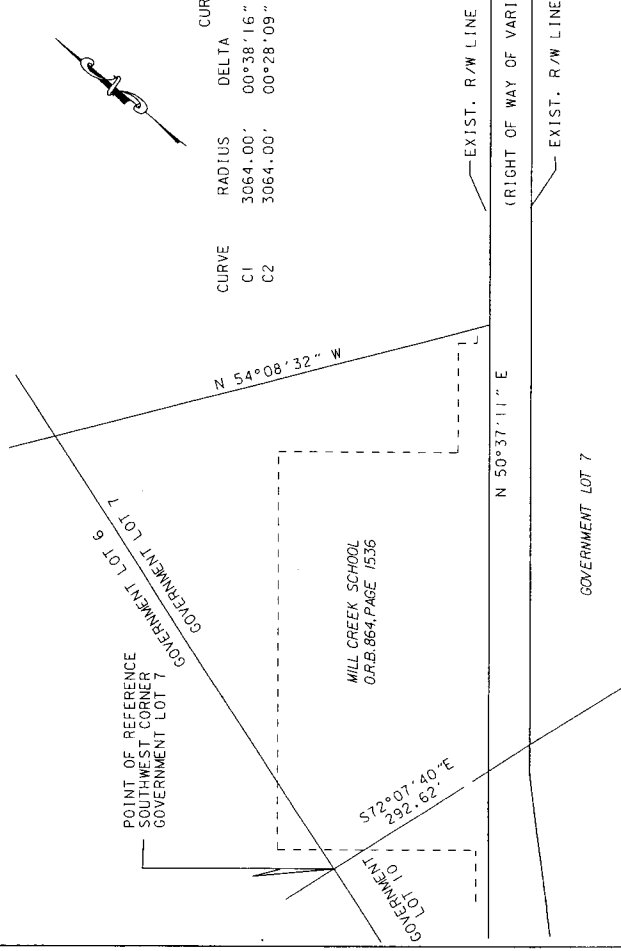
A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28, EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2555.15 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 3064.00 FEET; THENCE NORTHWESTERLY LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG BEARING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID ARC BEING SUBTENDED BY A CHORD BEING NORTH 50°37'11" WEST, A DISTANCE OF 34.10 FEET; THENCE SOUTHWESTERLY ALONG SAID CHORD BEARING NORTH 50°37'11" WEST, A DISTANCE OF 223.69 FEET TO A POINT ON SAID LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 223.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.17 ACRES (7.558 SQUARE FEET) MORE OR LESS.

TEMPORARY CONSTRUCTION EASEMENT TO BE CONVEYED TO ST. JOHNS COUNTY

A PART OF GOVERNMENT LOT 7, ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28, EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 7; THENCE SOUTH 72°07'40" EAST ALONG THE DIVISION LINE BETWEEN SAID GOVERNMENT LOT 7 AND GOVERNMENT LOT 10, A DISTANCE OF 292.62 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE NORTH 50°37'11" EAST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2555.15 FEET TO A POINT ON A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 3064.00 FEET; THENCE NORTHWESTERLY LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY AND ALONG THE ARC OF SAID NORTHWESTERLY RIGHT-OF-WAY LINE, SAID ARC BEING SUBTENDED BY A CHORD BEING NORTH 50°37'11" WEST, A DISTANCE OF 34.10 FEET; THENCE SOUTHWESTERLY ALONG SAID CHORD BEARING NORTH 50°37'11" WEST, A DISTANCE OF 223.69 FEET TO A POINT ON SAID LINE OF INTERNATIONAL GOLF PARKWAY, A DISTANCE OF 223.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.14 ACRES (15,958 SQUARE FEET) MORE OR LESS.



LINE	BEARING	CHORD	ARC	DELTA	RADIUS
L1	N 50°37'11" E	34.10'	34.10'	00°38'16"	3064.00'
L2	S 48°17'48" E	25.09'	25.09'	00°28'09"	3064.00'
L3	S 50°37'11" W				
L4	N 50°37'11" E				
L5	N 48°16'50" W				
L6	N 50°37'11" E				
L7	S 48°17'48" E				

RICHARD A. & BARBARA PACETTI

POINT OF BEGINNING TEMPORARY CONSTRUCTION EASEMENT

EXIST. R/W LINE
(RIGHT OF WAY OF VARYING WIDTH)
EXIST. R/W LINE

INTERNATIONAL GOLF PARKWAY

WORLD COMMERCE CENTER, LLP

THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A SURVEY



Infrastructure
Environment
Buildings
G&M, Inc.

1650 Prudential Drive, Suite 400 • Jacksonville, Florida 32207
(904) 721-2991 • Fax: (904) 961-2450
F1 Certification Number: EB 7917 LC 0269 LB 7062

- LEGEND:
- C4 DENOTES CURVE NUMBER
 - L4 DENOTES LINE NUMBER
 - PC DENOTES POINT OF CURVE
 - PT DENOTES POINT OF TANGENCY
 - PRC DENOTES POINT OF REVERSE CURVE
 - PCC DENOTES POINT OF COMPOUND CURVE

NOTES:
1. BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM EAST ZONE WITH THE NORTHWESTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY BEING NORTH 50°37'11" WEST.

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.007 OF THE FLORIDA STATUTES AND 61G17-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Barbara D. Calone
BARBARA D. CALONE
F.L.A.P.S.M. CERT. NO. 15 6021
BREDA, FLORIDA
DATE FEBRUARY 3, 2006 SCALE 1" = 200'