

RESOLUTION NO. 2008- 130

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONER OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM WORLD COMMERCE CENTER, LLP TO ST. JOHNS COUNTY CONVEYING A PORTION OF SOUTH FRANCIS ROAD.

RECITALS

WHEREAS, World Commerce Center, LLP, a Florida limited partnership 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; and

WHEREAS, said deed conveys the portion of South Francis Road that connects South Francis Road with World Commerce Center Parkway; and

WHEREAS, it is in the best interest of St. Johns County to accept this 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 attached hereto is hereby accepted.

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

PASSED AND ADOPTED this 13th day of May, 2008.



BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Thomas G. Manuel
Thomas G. Manuel, Chairman

ATTEST:

By: Pam Halterman
Deputy Clerk

RENDITION DATE 5/14/08

Prepared by:
Laurie Ford
St. Johns County
4020 Lewis Speedway
St. Augustine, FL 32084

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

THIS INDENTURE, made this 15th day of February, 2008, BETWEEN, WORLD COMMERCE CENTER, LLP, a Florida limited liability partnership, duly authorized to do business in the State of Florida, whose address is 13901 Sutton Park Drive, Suite 100, 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 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.

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

**Signed, sealed and delivered
in the presence of:**

**WORLD COMMERCE CENTER,
LLP, a Florida limited liability
partnership**

(sign) M Will
(print) M Will

By: [Signature]
Title: MGOT

(sign) [Signature]
(print) Brian Spahr

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 15 day of February, 2008, by Frank C. Steinemann, Jr as Manager of World Commerce Center, LLP, a Florida limited liability partnership, on behalf of the partnership. He/She is personally known to me or has produced as identification.

Paula H. Moss

Notary Public
My Commission Expires: 4/10/2011

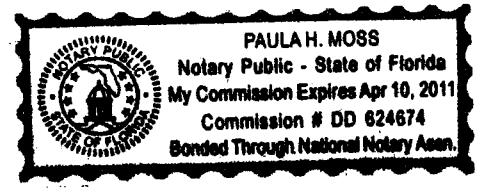


EXHIBIT "A"

ADDITIONAL RIGHT-OF-WAY PARCEL

A PART OF THE 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 INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD) A RIGHT-OF-WAY OF VARYING WIDTH, AS NOW ESTABLISHED WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD; THENCE SOUTH 45°27'42" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 141.00 FEET TO THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD; THENCE NORTH 44°32'18" EAST, ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF FRANCIS ROAD, A DISTANCE OF 160.07 FEET; THENCE NORTH 45°27'42" WEST, LEAVING SAID SOUTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 80.00 FEET TO THE NORTHWESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD; THENCE ALONG THE NORTHWESTERLY AND NORTHERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD THE FOLLOWING FIVE COURSES: COURSE NO. 1) NORTH 44°32'21" EAST, A DISTANCE OF 508.36 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 336.00 FEET; COURSE NO. 2) THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 453.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 83°12'53" EAST AND A CHORD DISTANCE OF 419.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 3) SOUTH 58°06'32" EAST, A DISTANCE OF 855.02 FEET TO THE POINT OF CURVE OF A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 1051.92 FEET; COURSE NO. 4) THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 546.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 43°12'33" EAST AND A CHORD DISTANCE OF 540.66 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5) THENCE SOUTH 28°18'34" EAST, A DISTANCE OF 1695.10 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE SOUTH 27°30'36" EAST, CONTINUING ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 74.48 FEET TO A POINT ON A CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 610.00 FEET; THENCE NORTHWESTERLY, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 160.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 57°48'40" WEST, AND A CHORD DISTANCE OF 160.34 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID FRANCIS ROAD AND THE POINT OF BEGINNING; THENCE SOUTH 28°18'34" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 65.08 FEET TO AN ANGLE POINT IN SAID RIGHT-OF-WAY LINE; THENCE SOUTH 27°30'35" EAST CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 224.13 FEET TO THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 490.00 FEET; THENCE NORTHWESTERLY LEAVING SAID RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 249.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 52°07'40" WEST, AND A CHORD DISTANCE OF 247.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 66°44'29" WEST, A DISTANCE OF 181.64 FEET; THENCE SOUTH 68°15'29" WEST, A DISTANCE OF 7.87 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF WORLD COMMERCE PARKWAY, (A 130 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), SAID POINT LYING ON A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1050.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASTERLY RIGHT-OF-WAY LINE ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 127.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 12°54'36" EAST, A CHORD DISTANCE OF 127.64 FEET TO A POINT ON SAID CURVE; THENCE SOUTH 66°44'29" EAST LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 210.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.85 ACRES MORE OR LESS.

**MAP OF
FRANCIS ROAD VACATION**

A PART OF FRANCIS ROAD (A RIGHT OF WAY OF VARYING WIDTH, AS NOW ESTABLISHED), IN THE ANTONIO HUERTIAS GRANT SECTION 38 TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA (SEE SHEET 2 OF 2 FOR FURTHER LEGAL DESCRIPTION)

**STATE ROAD 9 (1165) RAMP
(RIGHT OF WAY VARIES)
PEER SECTION 78080-2431**

CLOSED PORTION OF FRANCIS ROAD

CLOSED PORTION OF FRANCIS ROAD

WORLD COMMERCE PARKWAY (130' RIGHT OF WAY)

**ADDITIONAL
RIGHT OF WAY
PARCEL
0.85± ACRES**

- R 336.00'
- A 77°21'10"
- C 419.95'
- N 83°12'53" E
- R 1051.92'
- A 29°46'58"
- A 546.80'
- C 540.66'
- S 43°12'33" E

- S 58°06'32" E
- R 336.00'
- A 77°21'10"
- C 419.95'
- N 83°12'53" E

- N 44°32'21" E
- 508.36'
- N 45°27'42" W
- 80.00'
- N 44°32'18" E
- 160.07'

- FRANCIS ROAD (R/W VARIES)
- WESTERLY R/W LINE
- 141.00'
- S 45°27'42" E
- POINT OF REFERENCE
- INTERNATIONAL GOLF PARKWAY (R/W VARIES)

- LEGEND:**
- R RADIUS
 - A DELTA
 - C ARC LENGTH
 - R/W CHORD DISTANCE
 - R/W RIGHT OF WAY

CURVE	RADIUS	DELTA	ARC	CHORD	CHORD BEARING
C1	610.00'	01°22'42"	14.67'	14.67'	S 66°03'07" E
C2	490.00'	29°13'42"	249.96'	247.26'	N 52°07'40" W
C3	1050.00'	06°58'10"	127.72'	127.64'	N 12°54'36" E
C4	610.00'	15°06'16"	160.81'	160.34'	N 57°48'40" W

NOTES

- BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY BEING NORTH 44°32'18" EAST.

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 66°44'29" E	210.14'
L2	S 28°18'34" E	65.08'
L3	S 27°30'35" E	224.13'
L4	N 66°44'29" W	181.64'
L5	S 68°15'29" W	7.87'

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



Infrastructure
Environment
Buildings

ARCADIS
G&M, Inc.

1650 Prudential Drive, Suite 400 • Jacksonville, Florida 32207
(904) 721-2991 • Fax: (904) 861-2450
Fl Certification Number: BB 7917 LC 0269 LB 7062

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

I HEREBY CERTIFY THAT THIS MAP MEETS THE MINIMUM TECHNICAL STANDARDS AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPMERS PURSUANT TO CHAPTER 472.027 OF THE FLORIDA STATUTES AND 6817-6 OF THE FLORIDA ADMINISTRATIVE CODE.

Carl J. Scheffler
CARL J. SCHEFFLER
BRENDEN D. CATONE
BRENDEN D. CATONE
FLA.P.S.M. CERT. NO. 15 5021
FLA.P.S.M. CERT. NO. 15 5471
DATE: JANUARY 10, 2008
SCALE: 1" = 200'

REQ. NO.