

RESOLUTION NO. 2008- 59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION OF PROPERTY FOR CONSTRUCTION OF A REGIONAL LIFT STATION SITE ON STATE ROAD 16.

RECITALS

WHEREAS, Mill Creek Ranch, LLC, a Florida limited liability company, has executed and presented a Deed of Dedication of a parcel for construction of a regional lift station site on State Road 16, as described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof; and

WHEREAS, the dedicated parcel will also be used for a pedestrian walking trail constructed by the Grantor at a location agreed upon between the Grantor and Grantee; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication for the welfare of the citizens in the area.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissions of St. Johns County, Florida as follows:

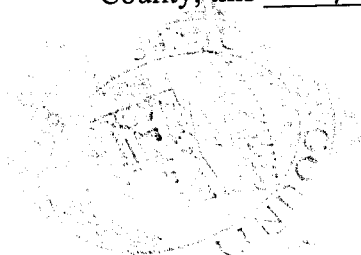
Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. Upon acceptance of the Warranty Deed by the Board of County Commissioners, the Clerk of Circuit Court is hereby instructed to record the original executed Deed of Dedication in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 4th day of March, 2008.

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

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



ATTEST: Cheryl Strickland, Clerk of Court

By: Tom Halterman
Deputy Clerk

RENDITION DATE 3/7/08

This Instrument Prepared By:
Nanette Bradbury
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated 17th day of January 2008, is by and from **MILL CREEK RANCH, LLC**, a Florida Limited Liability Company, whose address is 1914 Art Museum Drive, Jacksonville, Florida 32207, hereinafter called the 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 the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

It is the intention of the Grantor to convey the Property described in Exhibit "A" for use as a "utility right of way" by St. Johns County Utility Department. It is also the intent of the Grantor to construct a pedestrian walking trail upon property herein conveyed. The exact location of the walking trail will be agreed upon between Grantor and Grantee prior to construction.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to

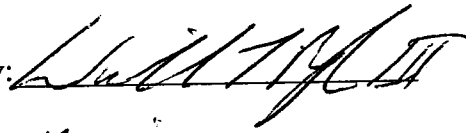
December 31, 2007; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.


IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered
in our presence:

MILL CREEK RANCH, LLC
a Florida Limited Liability Company

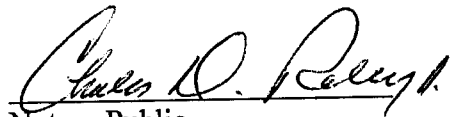

Print Name: CHARLES D. RALEY JR.

By: 
Its: Managing Member


Print Name: Lewis W. Rife IV

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 17 day of JANUARY, 2008, by WILLIAM T. PYBURN III, Mill Creek Ranch, LLC, its MANAGING MEMBER who is personally known to me or has produced _____ as identification.


Notary Public

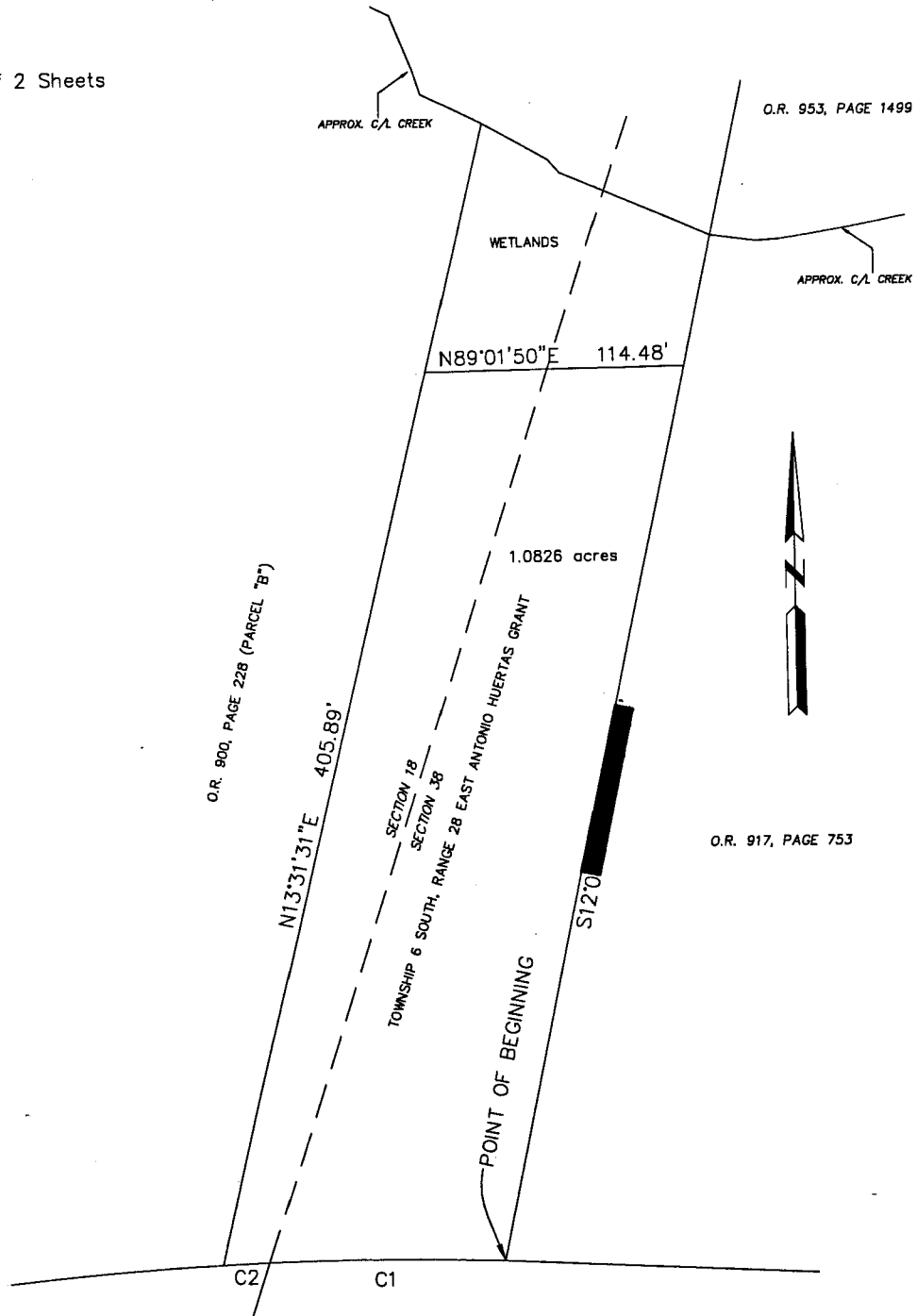


CHARLES D. RALEY, JR.
MY COMMISSION # DD 280521
EXPIRES: May 11, 2008
Bonded Thru Budget Notary Services

MAP SHOWING SKETCH OF

A portion of Lot 5, of the Antonio Huertas Grant, Section 38, together with a portion of Section 18, all lying within Township 6 South, Range 28 East, St. Johns County, Florida.
(See Sheet 2 for Legal Description)

Sheet 1 of 2 Sheets



STATE ROAD NO. 16

(FORMERLY STATE ROAD NO. 16-A)

(A 66' Public Road Right of Way PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 7858-150).

RICHARD A. MILLER & ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
6701 BEACH BLVD., SUITE #200
JACKSONVILLE, FLORIDA 32216
Fax (904) 721-5758
Tele. (904) 721-1226

CURVE C1	CURVE C2
CA=04°04'45"	CA=00°49'00"
R=1465.69'	R=1465.69'
L=104.35'	L=20.89'
CB=N89°48'46"W	CB=S87°44'22"W
CH=104.33'	CH=20.89'

DATE	JANUARY 11, 2008
SCALE	1"=60'
JOB No.	04-833-12
F.B.	MAP
page	
Comp. File	04-833-12.DWG
Drawn by	PHC

THIS IS TO CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION 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 81G17-8.0, (FORMERLY CHAPTER 2148-8.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 3848

MAP SHOWING SKETCH OF

A portion of Lot 5, of the Antonio Huertas Grant, Section 38, together with a portion of Section 18, all lying within Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows: COMMENCE at the Southwest corner of those certain lands recorded in Official Records Volume 953, Page 1499 of the Public Records of said County, said point being situate in the Northerly right of way line of State Road No. 16 (a 66 foot right of way as now established), said Northerly right of way line being a curve concave Southerly and having a radius of 1,465.69 feet; thence Westerly around and along said curved Northerly right of way line, through a central angle of $04^{\circ}04'45''$, an arc distance of 104.35 feet, said arc being subtended by a chord bearing and distance of North $89^{\circ}48'46''$ West, 104.33 feet to a point situate on said division line between Sections 38 and 18; thence continue around and along said curved Northerly right of way line of State Road No. 16, through a central angle of $00^{\circ}49'00''$, an arc distance of 20.89 feet; said arc being subtended by a chord bearing and distance of South $87^{\circ}44'22''$ West, 20.89 feet; thence North $13^{\circ}31'31''$ East, along the Easterly line of those certain lands recorded in Official Records Book 900, Page 228 of said Public Records, 405.89 feet; thence North $89^{\circ}01'50''$ East, 114.48 feet to a point situate on the Westerly line of said lands in Official Records Volume 953, Page 1499; thence South $12^{\circ}00'01''$ West along said Westerly line 404.94 feet to the POINT OF BEGINNING.

Containing 1.0826 acres, more or less.

Subject to a pedestrian easement to be designated at a future date.

RICHARD A. MILLER & ASSOCIATES, INC.
 PROFESSIONAL LAND SURVEYORS
 6701 BEACH BLVD., SUITE #200
 JACKSONVILLE, FLORIDA 32216
 Fax (904) 721-5758
 Tele. (904) 721-1226

THIS IS TO CERTIFY THAT THIS SKETCH OF LEGAL DESCRIPTION WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE ABOVE TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 11G17--E.O. (FORMERLY CHAPTER 21M--E.O.) FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

BY: _____
 RICHARD A. MILLER, STATE OF FLORIDA, REGISTERED
 LAND SURVEYOR, CERTIFICATE No. 3848

DATE	JANUARY 11, 2008
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St. Johns County Board of County Commissioners

UTILITY DEPARTMENT
Engineering Division

1205 STATE ROAD 16
SAINT AUGUSTINE, FLORIDA
32084-8646



PHONE: (904) 209-2700
FAX: (904) 209-2601

INTEROFFICE MEMORANDUM

TO: NANETTE BRADBURY, REAL ESTATE COORDINATOR
FROM: VICKIE BATTELL, CONSTRUCTION TECH, ENGINEERING
SUBJECT: DEED FOR CONSTRUCTION OF A REGIONAL LIFT STATION
DATE: FEBRUARY 13, 2008

Please present the Deed of Dedication to the Board of County Commissioners (BCC) for final approval and acceptance of a parcel for construction of a regional lift station site..

After acceptance by BCC, please provide the utility department with a copy of the executed resolution and a recorded copy of the Deed of Dedication for our files.

Your support and cooperation as always are greatly appreciated.