

RESOLUTION NO. 2009- 304

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FOR A CORNER CLIP OF ADDITIONAL RIGHT-OF-WAY ON KENTON MORRISON ROAD AT ITS INTERSECTION WITH STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Royal College Plaza, LLC, a Florida limited liability Company (“Royal”) is the owner and developer of a commercial development located at the southwest corner of State Road 16 and Kenton Morrison Road; and

**WHEREAS**, upon review of the development, St. Johns County Development Review Technical Department has determined that a 25 foot radius should be provided for the right-of-way at the corner of said intersection; and

**WHEREAS**, Royal 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 the additional right-of-way to the County for the purposes mentioned above; and

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

**WHEREAS**, to the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

Section 2. The Deed of Dedication Right-of-Way is hereby accepted by the Board of County Commissioners of St. Johns County, Florida.

Section 3. The Clerk 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 20<sup>th</sup> day of October, 2009.

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

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 10/22/09



PREPARED BY AND RETURN TO:  
Karl B. Hanson, Jr., Esquire  
Fowler White boggs P.A.  
50 North Laura Street, Suite 2800  
Jacksonville, Florida 32202

---

**DEED OF DEDICATION**

**THIS INDENTURE** made this 12<sup>th</sup> day of SEPTEMBER, 2009, by **ROYAL COLLEGE PLAZA, LLC**, a Florida limited liability company, whose post office address is 238 West King Street, St. Augustine, FL 32284 ("Grantor") and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose post office address is 1020 Lewis Speedway, St. Augustine, Florida 32095 ("Grantee");

**WITNESSETH:**

That the said Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, in hand paid by the said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, and their heirs and assigns forever, the following described land, situated, lying and being in the County of St. Johns, State of Florida, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF (the "Property").

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in any wise appertaining.

SUBJECT TO covenants, restrictions, easements of record and taxes for 2009 and subsequent years.

AND the said Grantor hereby covenants with said Grantee that it hereby agrees to warrant and defend Grantee's title against lawful claims of all persons claiming by, through or under Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name by its duly authorized officer and caused its corporate seal to be hereto affixed the day and year first above written.

Witnesses:

ROYAL COLLEGE PLAZA, LLC, a Florida limited liability company

Don Patrick  
Name: Don Patrick

By: A. J. McGuinness  
A. J. McGuinness  
Manager

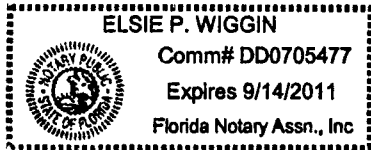
Marc Jacalone  
Name: MARC JACALONE

By: Gail McGuinness  
Gail A. McGuinness  
Manager

Grantor's Address:  
238 West King Street  
St. Augustine, FL 32284

STATE OF FLORIDA )  
COUNTY OF St. Johns )

The foregoing instrument was acknowledged before me this 10<sup>th</sup> day of Sept, 2009 by A. J. McGuinness and Gail A. McGuinness, the Managers of **ROYAL COLLEGE PLAZA, LLC**, a Florida limited liability company, on behalf of the company, who either [] are personally known to me or [] produced \_\_\_\_\_ as identification.



Elsie P. Wiggins  
Notary Public, State of Florida  
Printed Name: Elsie P. Wiggins  
Commission No.: DD 0705477  
My commission expires: 9-14-2011

[NOTARIAL SEAL]

**SKETCH OF DESCRIPTION**

**THIS IS NOT A SURVEY  
PROPOSED R/W DEDICATION**

A parcel of land lying in Section 10, Township 7 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the Northeast corner of Tract F, Mission Trace, as recorded in Plat Book 63, Pages 47 through 55, of the public records of St. Johns County, Florida, said point also being on the Westerly right-of-way line of Kenton Morrison Road, a varying width right-of-way as now existing, thence run North 00°09'30" West, a distance of 626.69 feet for the Point of Beginning, said Point of Beginning also being the point of curvature of a curve concave southwesterly having for its elements a central angle of 90°39'43", a radius of 25.00 feet, thence run northwesterly along the arc of said curve a distance of 39.56 feet to the point of cusp of a curve, said point of cusp also being on the southerly right-of-way line of State Road No. 16, a 200 foot right-of-way as now existing, thence run from the point of cusp North 89°10'46" East, a distance of 25.29 feet to the westerly right-of-way line of said Kenton Morrison Road, thence run South 00°09'30" East, a distance of 25.29 feet to the Point of Beginning.

Containing 138 square feet more or less.

**NOTES:**

- 1. "SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA SURVEYOR AND MAPPER."
- 2. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- 3. BEARINGS SHOWN HEREON ARE RELATIVE TO ASSUMED DATA, BASED ON THE WEST RIGHT OF WAY LINE OF KENTON MORRISON ROAD AS BEING NORTH 00°09'30" WEST.
- 4. THE "DESCRIPTION" SHOWN HEREON WAS PREPARED BY THE SURVEYOR.
- 5. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY.
- 6. THIS IS NOT A BOUNDARY SURVEY AND DOES NOT DEFINE OWNERSHIP.

**LEGEND:**

- R/W - RIGHT OF WAY
- ORB - OFFICIAL RECORDS BOOK
- PG - PAGE
- CHB - CHORD BEARING
- CH - CHORD
- △ - DELTA ANGLE
- L - LENGTH
- R - RADIUS
- N.T.S. - NOT TO SCALE
- POB - POINT OF BEGINNING
- POC - POINT OF COMMENCEMENT

For the Firm By: \_\_\_\_\_

*Arthur A. Mastronicola Jr.*  
Arthur A. Mastronicola Jr., P.S.M.  
Professional Surveyor and Mapper  
Florida Registration No. LS 4166

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

12-03-08



**Engineers  
Architects  
Surveyors  
Planners  
Landscape Architects  
Environmental Scientists  
Construction Management  
Design / Build**

**The Concourse III  
5200 Belfort Road  
Suite 220  
Jacksonville, FL 32256  
Phone 904 332-0999  
Fax 904 332-0997**

**SKETCH OF DESCRIPTION**

**MISSION TRACE  
PROPOSED R/W DEDICATION  
HALLMARK PARTNERS  
ST. JOHNS COUNTY, FLORIDA**

Certificate of Authorization No. LB7143

**PAGE  
1 OF 2**

**H7305**

**© 2008**

**SKETCH OF DESCRIPTION**

THIS IS NOT A SURVEY  
 PROPOSED R/W DEDICATION



**STATE ROAD 16**

SOUTHERLY R/W LINE  
 STATE ROAD 16

200' R/W

N89°10'46"E  
 25.29'

CUSP

S00°09'30"E  
 25.29'

R=25.00  
 L=39.56  
 Δ=90°39'43"  
 C.B.=N45°29'54"W  
 C.D.=35.56

PC

POB

OUTPARCEL NO.2  
 NOT PLATTED  
 NOT INCLUDED

**KENTON MORRISON ROAD**  
 R/W VARIES

N00°00'00"E  
 626.66'

WEST R/W LINE  
 KENTON MORRISON RD.

S89°08'35"W  
 741.95'

NOT INCLUDED

MISSION TRACE  
 PLAT BOOK 63, PAGES 47-55

POC

NE CORNER TRACT F  
 MISSION TRACE PLAT  
 BOOK 63 PG. 47-55  
 PUBLIC RECORDS OF ST.  
 JOHNS COUNTY, FLORIDA

12-03-08



Engineers  
 Architects  
 Surveyors  
 Planners  
 Landscape Architects  
 Environmental Scientists  
 Construction Management  
 Design/Build

The Concourse III  
 5200 Belfort Road  
 Suite 220  
 Jacksonville, FL 32256  
 Phone 904 332-0999  
 Fax 904 332-0997

**SKETCH OF DESCRIPTION**

MISSION TRACE  
 PROPOSED R/W DEDICATION  
 HALLMARK PARTNERS  
 ST. JOHNS COUNTY, FLORIDA

Certificate of Authorization No. LB7143

PAGE  
 2 OF 2

H7305

© 2008