

RESOLUTION NO. 2015- 264

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR RIGHT-OF-WAY ALONG COUNTY ROAD 210 WEST IN CONNECTION WITH STONE CREEK LANDING PUD.

RECITALS

WHEREAS, Avatar Properties, Inc., a Florida corporation, has executed and presented a Deed of Dedication for a strip of right-of-way along County Road 210 West, as described in Exhibit "A," attached hereto incorporated by reference and made a part hereof; and

WHEREAS, this additional right of way was required in connection with the Concurrency and Impact Fee Credit Agreement for Stone Creek Landing PUD; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication for the safety 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. The Deed of Dedication is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical or administrative 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.

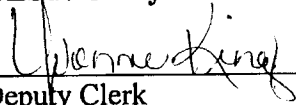
Section 4. The Clerk of Circuit Court is hereby instructed to record the original Deed of Dedication in the Public Records of St. Johns County.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, this 15th day of September, 2015.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk of Court

By: 
Deputy Clerk

EXPIRATION DATE September 17, 2015

Exhibit "A" to Resolution

PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
222 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

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

THIS DEED OF DEDICATION, made and executed this 1st day of ~~July~~^{August}, 2015, by **AVATAR PROPERTIES INC.**, a Florida corporation d/b/a AV Homes ("Grantor"), whose address is 5323 Millenia Lakes Boulevard, Suite 200, Orlando, Florida 32839, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

WITNESSETH: that for and in consideration of the acceptance of this Deed of 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 (THE "PROPERTY").

TO HAVE AND HOLD the same unto Grantee, 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 Grantee that Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property, and hereby warrants the title to the Property 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, 2014.

[This Space Intentionally Left Blank]

Note to Clerk: Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

AVATAR PROPERTIES INC.,
a Florida corporation d/b/a AV Homes

Daniel Young
(Print Name Daniel Young)

By: *Anthony S. Iorio*
Anthony S. Iorio
Vice President

Tami Delgado
(Print Name Tami Delgado)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 7 day of ^{August} ~~July~~, 2015, by Anthony S. Iorio, the Vice President of **AVATAR PROPERTIES INC.**, a Florida corporation d/b/a AV Homes, on behalf of the corporation.



TAMI DELGADO
NOTARY PUBLIC
STATE OF FLORIDA
Comm# FF088061
Expires 1/30/2018

Tami Delgado
(Print Name Tami Delgado)
NOTARY PUBLIC
State of Florida at Large
Commission # FF088061
My Commission Expires 1/30/18
Personally Known
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____

July 28, 2015
Stone Creek Landing

Exhibit "A" to Deed

Work Order No. 15-079.00
File No. 123I-34.00B

Right of Way Parcel

A portion of the Southwest one quarter of the Southeast one quarter of Section 23, Township 5 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4029, page 659 of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Westerly line of said Southeast one quarter of Section 23 with the Northerly right of way line of County Road No. 210, a public 100 foot right of way as presently established; thence North $01^{\circ}55'33''$ West, along said Westerly line, 55.04 feet to a point lying on a line 55 feet Northerly of and parallel to said Northerly right of way line of County Road No. 210; thence North $85^{\circ}56'06''$ East, departing said Westerly line and along said parallel line, 1117.17 feet to the point of curvature of a curve concave Northerly having a radius of 372.45 feet; thence Easterly, continuing along said parallel line and along the arc of said curve, through a central angle of $29^{\circ}44'44''$, an arc length of 193.36 feet to a point lying on the Easterly line of said Southwest one quarter of the Southeast one quarter of Section 23, said arc being subtended by a chord bearing and distance of North $71^{\circ}03'44''$ East, 191.20 feet; thence South $02^{\circ}10'07''$ East, along said Easterly line, 63.10 feet to its intersection with said Northerly right of way line of County Road No. 210, said intersection lying on a curve concave Northerly having a radius of 427.45 feet; thence Westerly, departing said Easterly line and along the arc of said curved Northerly right of way line, through a central angle of $25^{\circ}18'16''$, an arc length of 188.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $73^{\circ}16'58''$ West, 187.25 feet; thence South $85^{\circ}56'06''$ West, continuing along said Northerly right of way line, 1119.22 feet to the Point of Beginning.

Containing 1.65 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

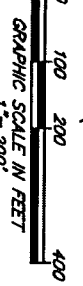
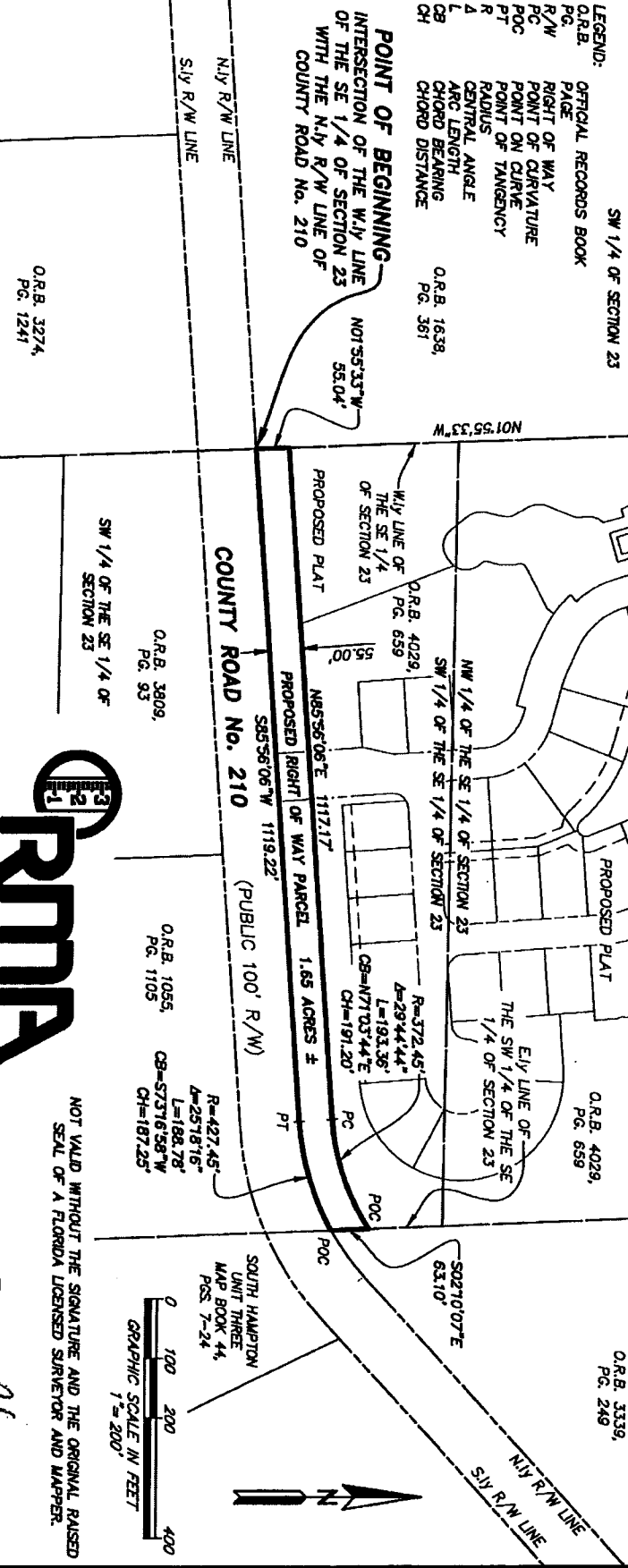
A PORTION OF THE SOUTHWEST ONE QUARTER OF THE SOUTHEAST ONE QUARTER OF SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4029, PAGE 659 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SW 1/4 OF SECTION 23

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
P.G.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
R	RADIUS
L	CENTRAL ANGLE
CB	CHORD BEARING
CH	CHORD DISTANCE

POINT OF BEGINNING
INTERSECTION OF THE W/LY LINE OF THE SE 1/4 OF SECTION 23 WITH THE N/LY R/W LINE OF COUNTY ROAD No. 210

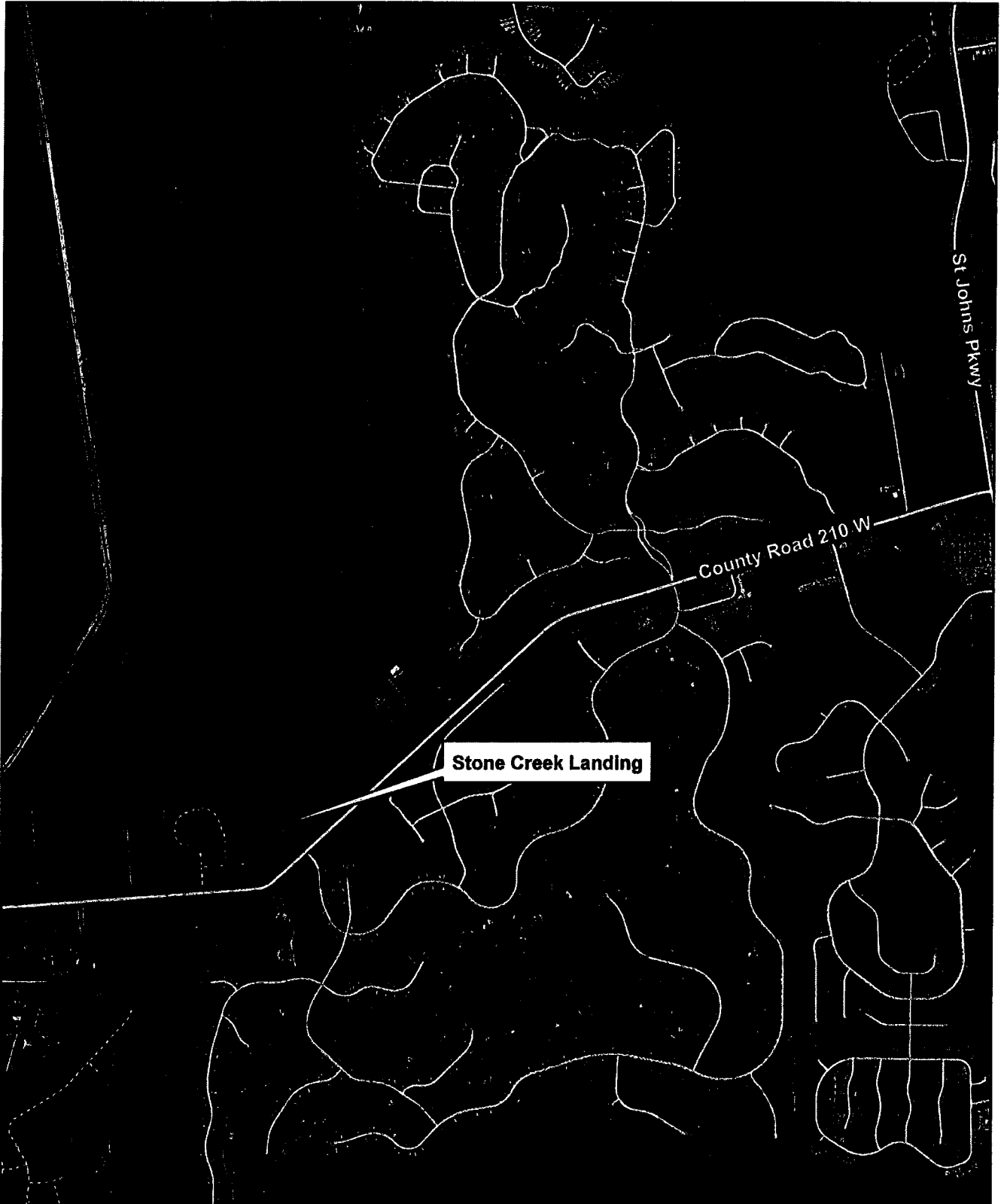



NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- GENERAL NOTES:
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY LINE OF THE SE 1/4 OF SECTION 23 AS BEING NORTH 01°55'33" WEST.
 - 3) SECTION LINES DEPICTED HEREON ARE FOR GRAPHIC REPRESENTATION ONLY.

ROBERT M. ANGLAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4185
Certificate of Authorization No.: LB 3624

[Signature]
DAVID J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284




 2013 Aerial Imagery
 0000
 Feet
 August 21, 2015

Stone Creek Landing PUD
Right of Way donation

**Land Management
 Systems
 Real Estate
 Division
 (904) 209-0762**
Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

