

RESOLUTION NO. 2016- 365

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT CLAIM DEED FOR RIGHT-OF-WAY PER THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FROM ALTERRA PARTNERS, LLC., KNOWN AS THE LAKES AT MILL CREEK PLANTATION.**

**RECITALS**

**WHEREAS**, Mill Creek Plantation North, LLC., a Florida limited liability company, has executed and presented to St. Johns County a Quit Claim Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, the 42 feet of right-of-way is part of their responsibility in the Concurrency and Impact Fee Credit Agreement approved November, 2015 in Official Records Book 4114, page 5 of St. Johns County Public Records; and

**WHEREAS**, providing this right-of-way will provide a significant benefit to the impacted transportation system by providing for future roadway improvements that will improve the overall level of service in the projects impact area.

**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 Board of County Commissioners hereby accepts the Quit Claim Deed for part of the right-of-way required per the Concurrency and Impact Fee Credit Agreement for Alterra Partners, LLC., known as The Lakes at Mill Creek Plantation.

**Section 3.** 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.

**Section 4.** The Clerk is instructed to record the Quit Claim 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 6<sup>th</sup> day of December, 2016.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

By: \_\_\_\_\_  
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk  
By: Ram Hakema  
Deputy Clerk

RENDITION DATE 12/7/16

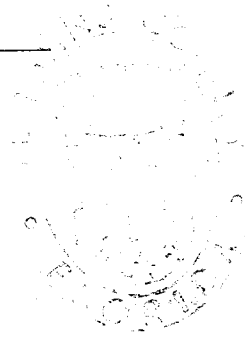


EXHIBIT "A" TO RESOLUTION

THIS DOCUMENT PREPARED  
BY AND RETURN TO:

JOSEPH J. VAN ROOY, ESQUIRE  
VAN ROOY LAW  
9471 BAYMEADOWS ROAD, SUITE 103  
JACKSONVILLE, FLORIDA 32256

**QUITCLAIM DEED**

**THIS QUITCLAIM DEED** is made as of the 20th day of October 2016, between **MILL CREEK PLANTATION NORTH, LLC**, a Florida limited liability company, herein "Grantor" and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, herein "Grantee". (As used herein, the terms Grantor and Grantee shall include, where the context permits or requires, singular or plural, heirs, personal representatives, successors or assigns.)

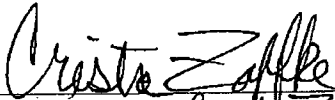
**WITNESSETH**, that Grantor, for valuable consideration which is hereby acknowledged, hereby remises, releases and quitclaims unto Grantee forever all of that certain real property in St. Johns County, Florida, more particularly described on Exhibit "A" attached hereto and by reference made a part hereof. The real property described on Exhibit "A" is not the homestead of Grantor.


**TO HAVE AND TO HOLD** the same, together with the hereditaments and appurtenances, unto Grantee in fee simple, subject to ad valorem taxes and other matters of record on the date hereof.

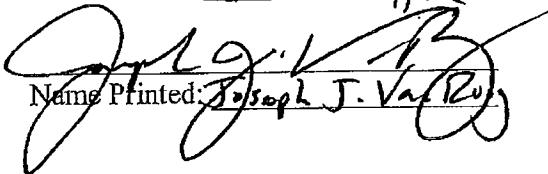
**IN WITNESS WHEREOF**, this quitclaim deed has been executed as of the date first above written.

Signed, sealed and delivered  
in the presence of:

**MILL CREEK PLANTATION NORTH,  
LLC**, a Florida limited liability company

  
Name Printed: Crista Zaffke

BY:   
Lewis L. Ritter, IV  
ITS: Manager

  
Name Printed: Joseph J. Van Rooy

STATE OF FLORIDA        }  
                                      }SS  
COUNTY OF DUVAL        }

The foregoing instrument was acknowledged before me this 20th day of October 2016, by Lewis L. Ritter, IV, the Manager of Mill Creek Plantation North, LLC, a Florida limited liability company, on behalf of the company, who  was personally known to me or [ ] produced \_\_\_\_\_ as identification.



Crista Zaffke  
(Print Name Crista Zaffke)  
NOTARY PUBLIC  
State of Florida at Large  
Commission # FF 095700  
My Commission Expires: 2.25.18

EXHIBIT "A"

**(Legal Description of Property)**

PARCEL "A" – PART 1

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, SITUATED IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MONUMENTED SOUTHEAST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 88, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD (A VARIABLE WIDTH PUBLIC RIGHT OF WAY, AS PER RIGHT OF WAY MAPS PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999), AND ALSO KNOWN AS COUNTY ROAD NO. 11 AND/OR BOMBING RANGE ROAD; RUN THENCE NORTH 09° 50' 10" EAST, ALONG THE EASTERLY LINE OF THE PLAT OF "MILL CREEK PLANTATION", AS SHOWN AND RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 88, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 42.06 FEET TO A POINT, WHICH LIES 42.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE PARALLEL WITH AND 42.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTH 77° 10' 57" EAST, A DISTANCE OF 1,232.50 FEET TO A POINT; COURSE NO. 2: RUN THENCE SOUTH 79° 05' 42" EAST, A DISTANCE OF 448.40 FEET TO A POINT ON THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; RUN THENCE SOUTH 12° 49' 02" WEST, ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 42.02 FEET, TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE NORTH 79° 05' 42" WEST, A DISTANCE OF 447.70 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE NORTH 77° 10' 57" WEST, A DISTANCE OF 1,231.01 FEET, TO THE AFORESAID SOUTHEAST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AND THE POINT OF BEGINNING.

PARCEL "A" – PART 2

A PARCEL OF LAND, BEING A PORTION OF THE SOPHIA FATIO TRACT, SITUATED IN THE FRANCIS P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE MONUMENTED SOUTHEAST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 88, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD ( A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAPS PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING PROGRAM, DATED APRIL 19, 1999), AND ALSO KNOWN AS COUNTY ROAD NO. 11 AND/OR BOMBING RANGE ROAD; RUN THENCE ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTH  $77^{\circ} 10' 57''$  EAST, A DISTANCE OF 1,231.01 FEET, TO A POINT;

COURSE NO. 2: RUN THENCE SOUTH  $79^{\circ} 05' 42''$  EAST, A DISTANCE OF 497.70 FEET, TO A POINT ON THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE NORTH  $12^{\circ} 49' 02''$  EAST, ALONG THE AFORESAID EASTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108, OF SAID PUBLIC RECORDS, A DISTANCE OF 42.02 FEET TO A POINT WHICH LIES 42.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE PARALLEL WITH AND 42.00 FEET NORTHERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE SOUTH  $79^{\circ} 05' 42''$  EAST, A DISTANCE OF 101.78 FEET TO A POINT;

COURSE NO. 2: RUN THENCE SOUTH  $77^{\circ} 08' 54''$  EAST, A DISTANCE OF 59.73 FEET TO A POINT;

RUN THENCE SOUTH  $11^{\circ} 36' 51''$  WEST, A DISTANCE OF 42.01 FEET TO A POINT ON THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE ALONG SAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: RUN THENCE NORTH  $77^{\circ} 08' 54''$  WEST, A DISTANCE OF 59.93 FEET TO A POINT;

COURSE NO.2: RUN THENCE NORTH  $79^{\circ} 05' 42''$  WEST, A DISTANCE OF 102.47 FEET TO A POINT ON THE AFORESAID EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

EXHIBIT "C"

PART "A" BEING 1.77 ACRES, MEASURING APPROXIMATELY 42' x 1,680', PLUS 42' x 160'

MAP SHOWING SKETCH OF

PARCEL "A" - PART 1

A PARCEL OF LAND BEING A PORTION OF THE SOMA, FATO TRACT, SITUATED IN THE FRANCIS P. FATO GRANT, SECTION 39, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE UNMOUNTED SOUTHWEST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAPS PREPARED BY THE ST. JOHNS COUNTY SURVEYOR, (A VARIABLE WIDTH PROGRAM, DATED APRIL 19, 1989), AND ALSO ORIGIN AS COUNTY ROAD NO. 11 AND/OR BOMBING RANGE ROAD; RUN THENCE NORTH 09°50'10" EAST, ALONG THE EASTERN LINE OF THE PLAT OF "MILL CREEK PLANTATION"; AS SHOWN AND RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 42.00 FEET, TO A POINT, WHICH LIES 42.00 FEET NORTHERLY OF THE POINT OF BEGINNING, AND 42.00 FEET WESTERLY OF THE POINT OF BEGINNING; RUN THENCE NORTH 77°05'42" WEST, PARALLEL WITH AND 42.00 FEET NORTHERLY OF THE POINT OF BEGINNING, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 77°05'42" EAST, A DISTANCE OF 1,232.87 FEET, TO A POINT;

COURSE No. 2: RUN THENCE SOUTH 77°05'42" EAST, A DISTANCE OF 1,231.01 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUN THENCE SOUTH 12°49'02" WEST, ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 42.02 FEET, TO A NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE NORTH 77°05'42" WEST, A DISTANCE OF 1,231.01 FEET, TO THE AFORESAID SOUTHWEST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AND THE POINT OF BEGINNING.

THE LANDS THIS DESCRIBED CONTAINS 70,582 SQUARE FEET, OR 1.62 ACRES, MORE OR LESS, IN AREA.

PARCEL "A" - PART 2

A PARCEL OF LAND, BEING A PORTION OF THE SOMA, FATO TRACT, SITUATED IN THE FRANCIS P. FATO GRANT, SECTION 39, TOWNSHIP 3 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE UNMOUNTED SOUTHWEST CORNER OF THE PLAT OF "MILL CREEK PLANTATION", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, (A VARIABLE WIDTH PUBLIC ROAD RIGHT OF WAY, AS PER RIGHT OF WAY MAPS PREPARED BY THE ST. JOHNS COUNTY SURVEYOR, (A VARIABLE WIDTH PROGRAM, DATED APRIL 19, 1989), AND ALSO ORIGIN AS COUNTY ROAD NO. 11 AND/OR BOMBING RANGE ROAD; RUN THENCE NORTH 09°50'10" EAST, ALONG THE EASTERN LINE OF THE PLAT OF "MILL CREEK PLANTATION"; AS SHOWN AND RECORDED IN MAP BOOK 72, PAGES 82 THROUGH 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 42.00 FEET, TO A POINT, WHICH LIES 42.00 FEET NORTHERLY OF THE POINT OF BEGINNING, AND 42.00 FEET WESTERLY OF THE POINT OF BEGINNING; RUN THENCE NORTH 77°05'42" WEST, PARALLEL WITH AND 42.00 FEET NORTHERLY OF THE POINT OF BEGINNING, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE SOUTH 77°05'42" EAST, A DISTANCE OF 1,231.01 FEET, TO A POINT ON THE EASTERN LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

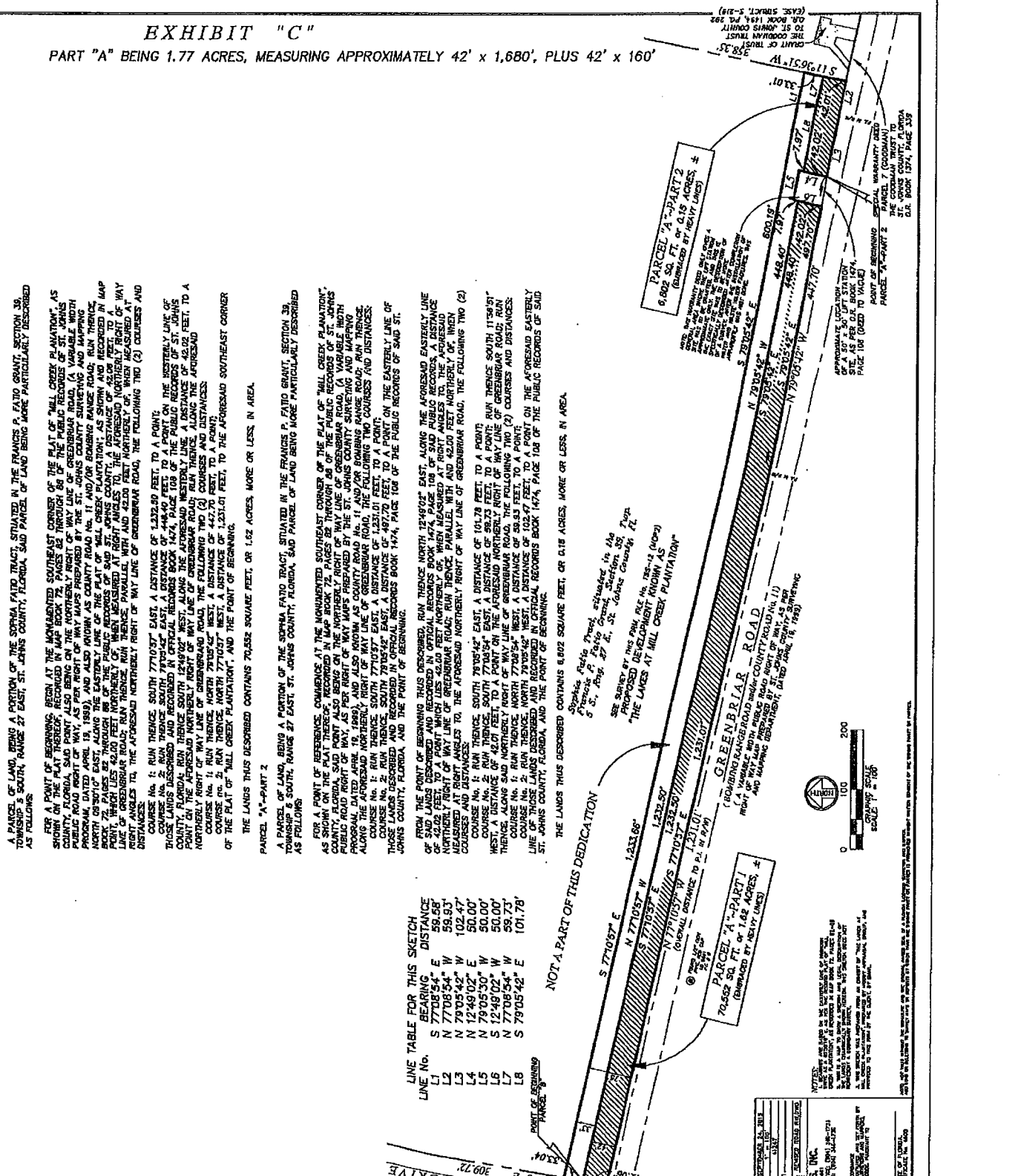
FROM THE POINT OF BEGINNING THIS DESCRIBED, RUN THENCE NORTH 12°49'02" EAST, ALONG THE AFORESAID EASTERN LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1474, PAGE 108 OF SAID PUBLIC RECORDS, A DISTANCE OF 42.02 FEET, TO THE WESTERLY LINE OF GREENBRIAR ROAD; RUN THENCE ALONG THE AFORESAID WESTERLY LINE, A DISTANCE OF 42.02 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD; RUN THENCE ALONG THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF GREENBRIAR ROAD, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

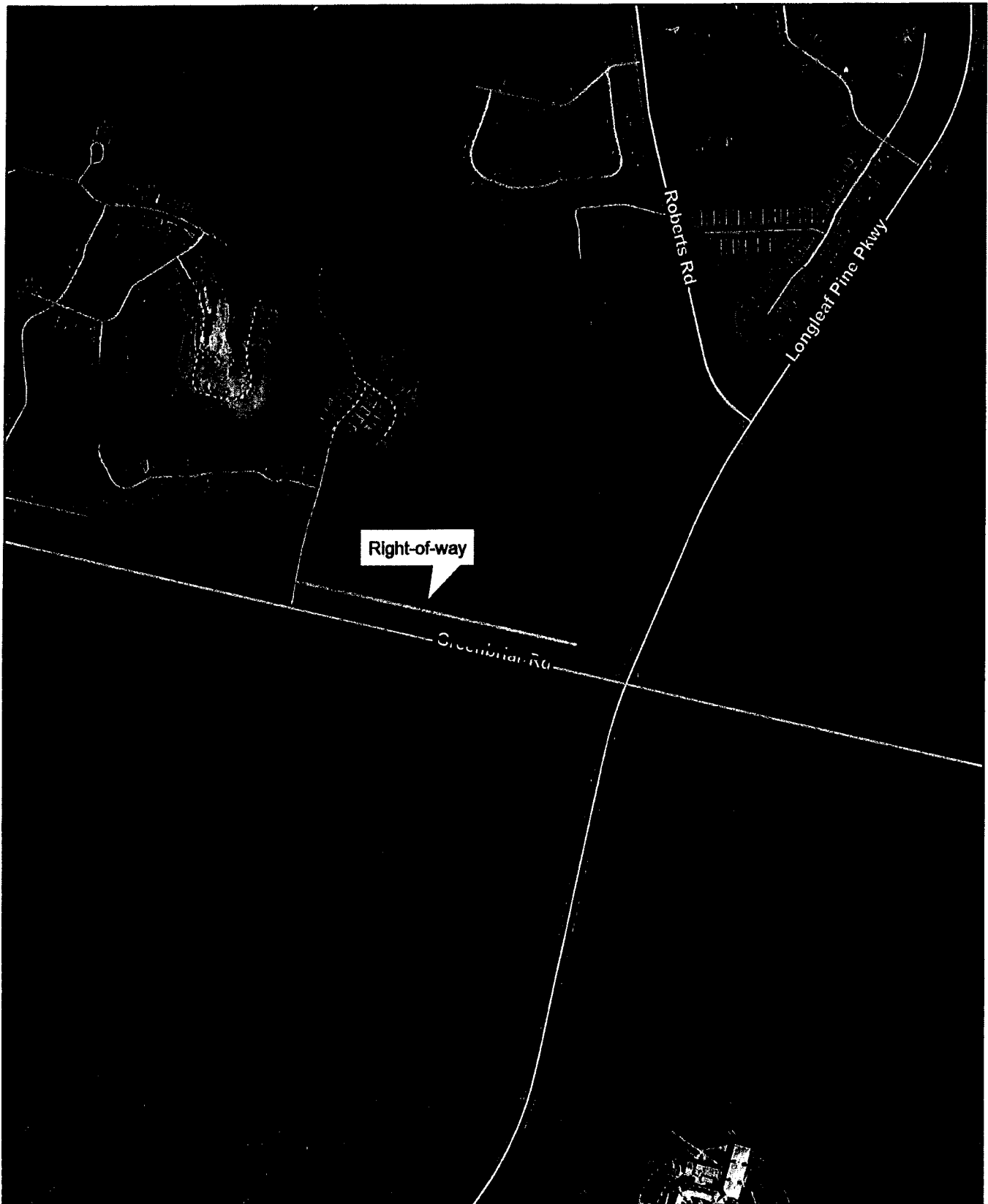
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THE LANDS THIS DESCRIBED CONTAINS 6,802 SQUARE FEET, OR 0.18 ACRES, MORE OR LESS, IN AREA.

LINE TABLE FOR THIS SKETCH

LINE No.	BEARING	DISTANCE
L1	S 77°05'42" E	58.58'
L2	N 77°05'42" W	58.93'
L3	N 79°05'42" W	102.47'
L4	N 12°49'02" E	50.00'
L5	N 79°05'30" W	50.00'
L6	S 12°49'02" W	50.00'
L7	N 77°05'42" W	58.73'
L8	S 79°05'42" E	101.78'





Right-of-way

Roberts Rd

Longleaf Pine Pkwy

Columbia Rd



2013 Aerial Imagery  
0100200300400300  
**W**  
November 2, 2016

# The Lakes at Mill Creek Plantation

Land Mngt. Systems  
Real Estate Division  
209-0796

**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.

