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 4th day of December, 2016.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]

James K. Johns, Chair

ATTEST: [Signature]

Deputy Clerk

RENDITION DATE 12/7/16
QUITCLAIM DEED

THIS QUITCLAIM DEED is made as of the 26th 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:

Name Printed: Crista Zaffke

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

BY: Lewis L. Ritter, IV

ITS: Manager
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 [X] was personally known to me or [ ] produced as identification.

(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 EASTERN 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° 10’ 57” EAST, A DISTANCE OF 1,231.01 FEET, TO A POINT;
COURSE NO. 2: RUN THENCE SOUTH 79° 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° 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° 05’ 42” EAST, A DISTANCE OF 101.78 FEET TO A POINT;
COURSE NO. 2: RUN THENCE SOUTH 77° 08’ 54” EAST, A DISTANCE OF 59.73 FEET TO A POINT;
RUN THENCE SOUTH 11° 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° 08’ 54” WEST, A DISTANCE OF 59.93 FEET TO A POINT;
COURSE NO. 2: RUN THENCE NORTH 79° 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.