

RESOLUTION NO. 2016- 59

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING PROPERTY FOR THE WIDENING OF COUNTY ROAD 210 AS PROVIDED IN THE SOUTH JACKSONVILLE PROPERTIES, LLC. AND TWIN CREEKS VENTURES, LLC IMPACT FEE CREDIT AGREEMENT.

RECITALS

WHEREAS, on October 20, 2015, the St. Johns County Board of Commissioners approved the South Jacksonville Properties, LLC and Twin Creeks Impact Fee Credit Agreement ("Agreement"); and

WHEREAS, developer has executed a Warranty Deed conveying 3.74 acres of fee simple property to the County for the improvements to CR210, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, the improvements on CR210 will be for construction of the existing two lanes to four lanes from the 90-degree bend area of CR210 before the flyover to the west line of the Twin Creeks DRI; and

WHEREAS, approval of the Warranty Deed and acceptance of the subject property serves a public purpose.

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 approves the Warranty Deed and accepts the property conveyed for the improvements to County Road 210 as provided in the Agreement.

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 original Warranty 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 1 day of March, 2016.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk
By: Pam Halterman
Deputy Clerk

RENDITION DATE 3/3/16

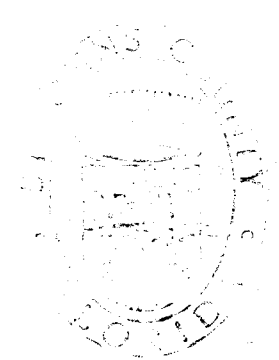


EXHIBIT "A" TO RESOLUTION

Prepared By:
St Johns County
500 San Sebastian View
St. Augustine, Florida 32084

WARRANTY DEED

THIS WARRANTY DEED is made and executed the ____ day of February, 2016, by **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, conveying non-homestead property, whose address is 4821 NE 27th Terrace, Lighthouse Point, Florida 33064 ("**Grantor**"), to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable considerations, 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, lying and being in St. Johns County, State of Florida, 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 thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2016.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness #1
Printed Name: _____

TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC, a Florida limited liability company

Witness #2
Printed Name: _____

By: _____
John T. Kinsey, Manager

The foregoing instrument was acknowledged before me this ____ day of _____ 2016, by John T. Kinsey, as Manager of Twin Creeks Development Associates, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires: _____

EXHIBIT "A"

A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9: THENCE SOUTH $89^{\circ} 12' 49''$ WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 738.86 FEET TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150 FOOT RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH $89^{\circ} 12' 49''$ WEST, ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 40.46 FEET TO AN INTERSECTION WITH A LINE LYING 25.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 210: THENCE NORTH $51^{\circ} 03' 23''$ EAST, ALONG LAST SAID LINE, 6532.77 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 REALIGNMENT (A VARIABLE WIDTH RIGHT OF WAY, PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, F.P. NO 2104207): THENCE SOUTH $38^{\circ} 56' 39''$ EAST, ALONG LAST SAID LINE, 25.00 FEET TO THE AFORSAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150 FOOT RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002): THENCE SOUTH $51^{\circ} 03' 23''$ WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.96 FEET TO THE POINT OF BEGINNING

CONTAINING 3.74 ACRES, MORE OR LESS

EXHIBIT "A"

MAP SHOWING

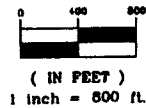
A PORTION OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 738.86 FEET TO AN INTERSECTION WITH A THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150 FOOT RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002) AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°12'49" WEST, ALONG SAID SOUTHERLY LINE OF SECTION 9, A DISTANCE OF 40.46 FEET TO AN INTERSECTION WITH A LINE LYING 25.00 FEET NORTHWESTERLY OF AND PARALLEL WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 210; THENCE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, 6532.77 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 REALIGNMENT (A VARIABLE WIDTH RIGHT OF WAY, PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, F.P. NO. 2104207); THENCE SOUTH 38°56'39" EAST, ALONG LAST SAID LINE, 25.00 FEET TO THE AFORESAID NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150 FOOT RIGHT OF WAY, PER ST. JOHNS COUNTY RIGHT OF WAY MAP, DATED AUGUST 15, 2002); THENCE SOUTH 51°03'23" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, 6500.96 FEET TO THE POINT OF BEGINNING.

CONTAINING 3.74 ACRES, MORE OR LESS.

FLORIDA EAST COAST RAILROAD
 COUNTY ROAD 210
 REALIGNMENT
 (VARIABLE WIDTH R/W, PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION R/W MAP, F.P. NO. 2104207)

GRAPHIC SCALE



SHEET 4

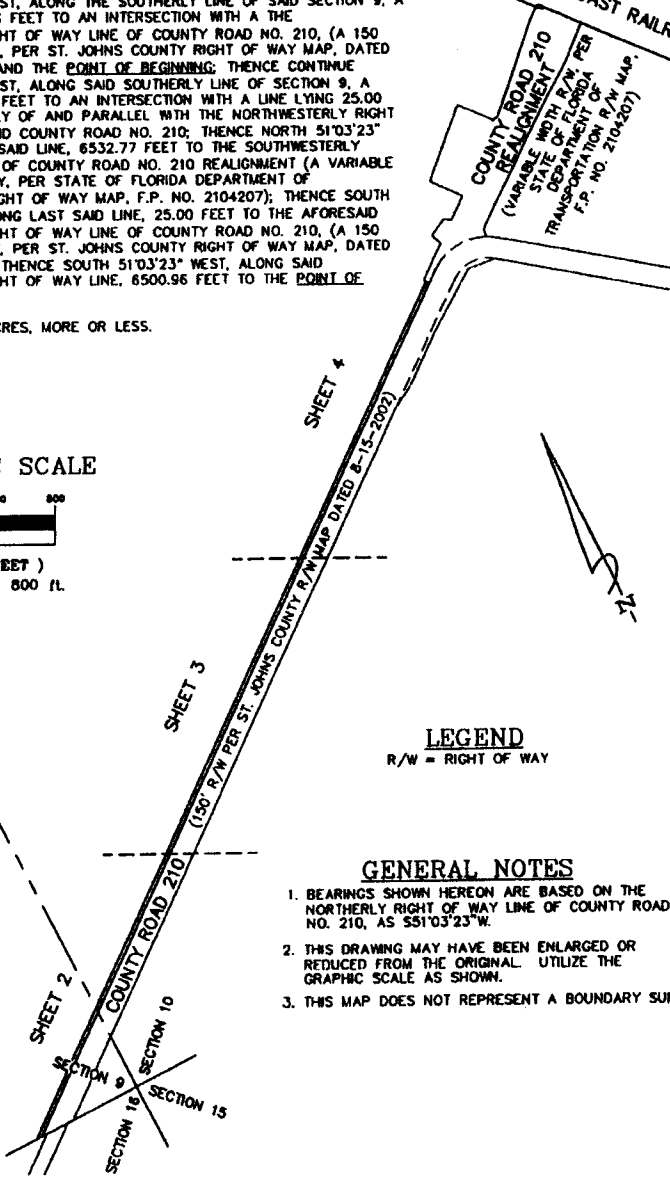
SHEET 3

SHEET 2

SECTION 9

SECTION 10

SECTION 15



LEGEND

R/W = RIGHT OF WAY

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

SHEET 1 OF 4

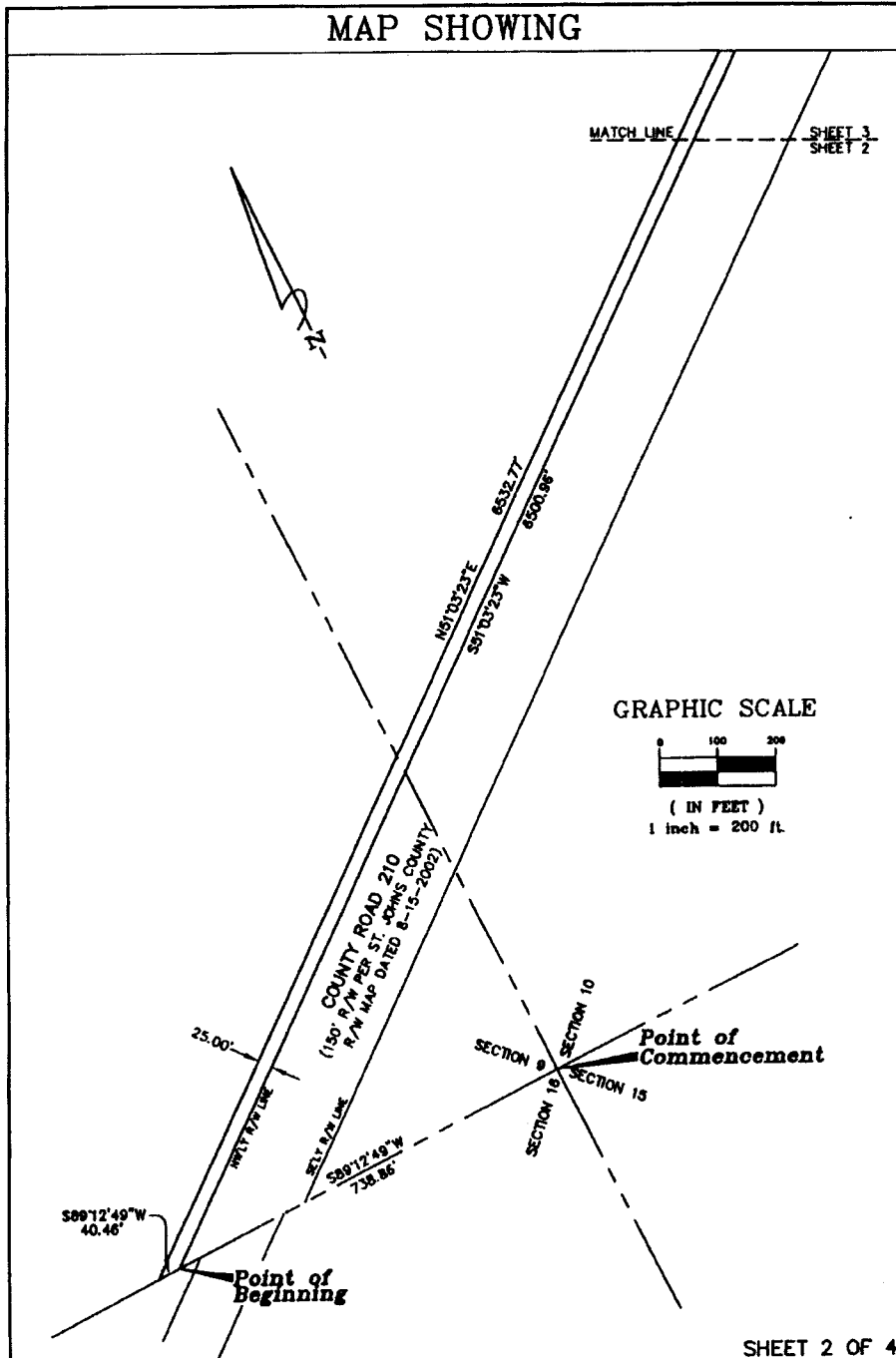
JOB NO. 2014-308
 DRAFTER MJC
 DATE 12-21-15
 SCALE 1"=800'
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 479.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

MAP SHOWING



JOB NO. 2014-308
 DRAFTER WJC
 DATE 12-21-15
 SCALE 1"=200'
 CHECKED BY: *[Signature]*

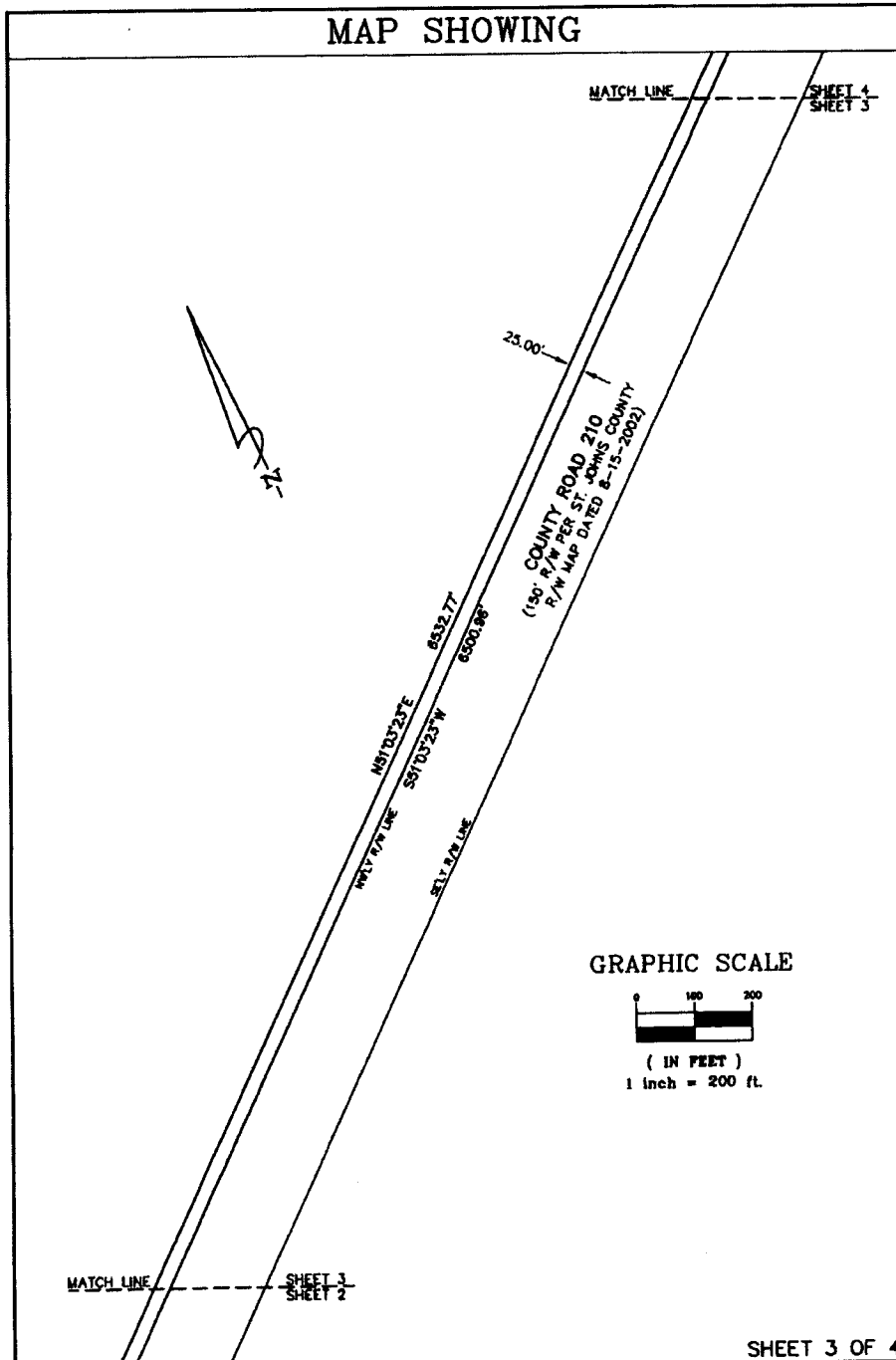
THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 35-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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[Signature]
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3724
 3630 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32217
 (904) 360-3763
 WWW.CLARYASSOC.COM

MAP SHOWING



JOB NO. 2014-308
 DRAFTER MJC
 DATE 12-21-15
 SCALE 1"=200'
 CHECKED BY: *[Signature]*

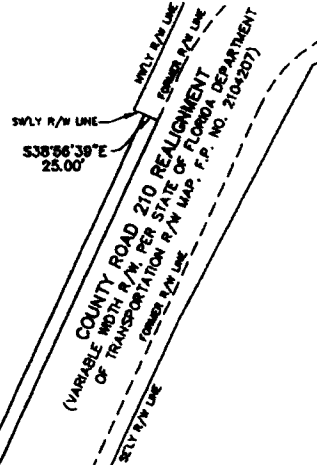
THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 9A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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[Signature]
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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 (904) 380-3703
 WWW.CLARYASSOC.COM

MAP SHOWING



MATCH LINE ——— SHEET 4
 SHEET 3

GRAPHIC SCALE



(IN FEET)
 1 inch = 200 ft.

SHEET 4 OF 4

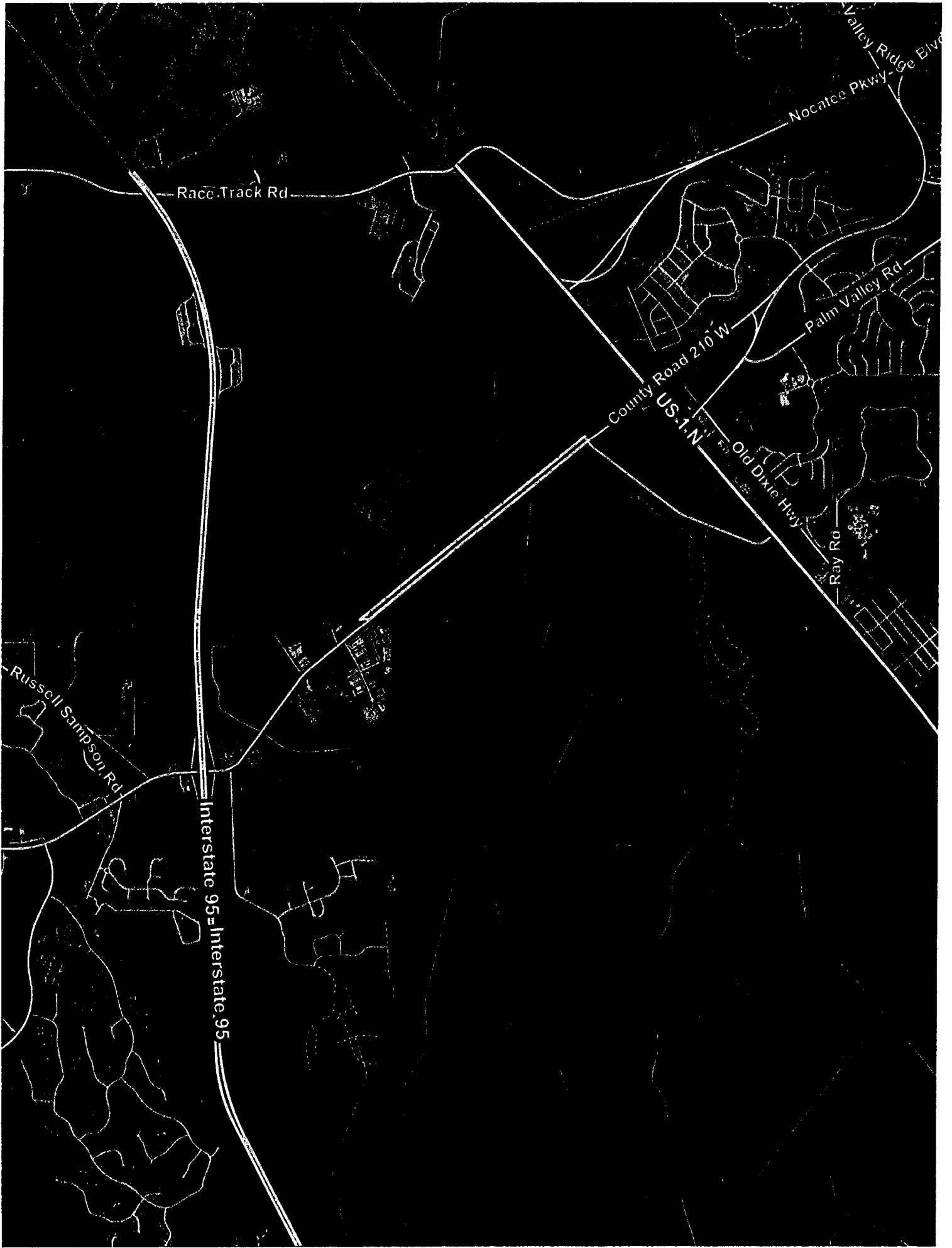
JOB NO. 2014-308
 DRAFTER MJC
 DATE 12-21-15
 SCALE 1"=200'
 CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Valley Ridge Blvd
Nocatee Pkwy

Race Track Rd

County Road 210 W
US-1-N

Palm Valley Rd

Old Dixie Hwy

Ray Rd

Russell Sampson Rd

Interstate 95 = Interstate 95