

RESOLUTION NO. 2017- 17

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM MOULTRIE PROPERTIES, LLC, TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY ALONG OLD MOULTRIE ROAD REQUIRED FOR A TURN LANE.

RECITALS

WHEREAS, Moultrie Properties, LLC, a Florida limited liability company, 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; and

WHEREAS, the deed conveys additional right-of-way to the County required for a turn lane on the north side of Old Moultrie Road at its intersection with US1 in connection with the construction of the Racetrac Market; and

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

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 Board of County Commissioners hereby accepts the Deed of Dedication Right-of-Way for the purposes mentioned above.

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.

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners this 17th day of January, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 1/20/17



Prepared by:
Thomas R. Sullivan, Esq.
GrayRobinson, P.A.
301 E. Pine Street, Suite 1400
Orlando, FL 32801
(407) 843-8880

A portion of Parcel # 173160-0010

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

THIS INDENTURE, made and executed this 2 day of NOVEMBER, 2016, by **MOULTRIE PROPERTIES, LLC**, a Florida limited liability company, whose address is 3545 Highway U.S. 1 South, St. Augustine, FL 32086, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH: that for and in consideration of the acceptance of this 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.

TO HAVE AND HOLD the same unto the Grantees, 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 Grantor does hereby warrant the title to said land will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.


(Signatures appear on the following page.)

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

Signed and Sealed
in Our Presence:

MOULTRIE PROPERTIES, LLC, a
Florida limited liability company


Print Name: Frances E. Murray

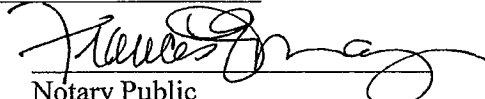
By: 
Name: W. FRANK DIMARE
Title: MGR.

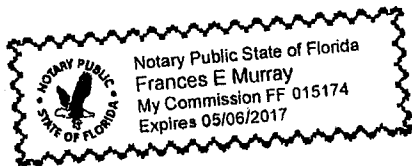

Print Name: CHARLIE OWEN

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 2 day of November, 2016, by W. Frank Dimare as Manager of Moultrie Properties, LLC, a Florida limited liability company, on behalf of the company. He/She is personally known to me or has produced _____ as identification.

(Affix Notary Seal)


Notary Public
My Commission Expires: 5/06/2017



LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION

EXHIBIT "A"

LEGAL DESCRIPTION

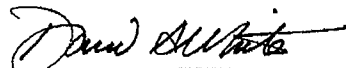
A PARCEL OF LAND, BEING A PORTION OF THAT CERTAIN SPECIAL WARRANTY DEED, AS RECORDED IN OFFICIAL RECORDS BOOK 2630, PAGE 199 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN GOVERNMENT LOT 7, SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST, BEING DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-5-A (OLD MOULTRIE ROAD), AND THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (200.00 FOOT WIDE), FOR A POINT OF REFERENCE; THENCE RUN SOUTH 88°52'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-5-A (OLD MOULTRIE ROAD), 240.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°52'05" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-5-A (OLD MOULTRIE ROAD), 88.97 FEET; THENCE DEPARTING SAID NORTH RIGHT-OF-WAY LINE, RUN NORTH 01°07'55" WEST, 17.00 FEET; THENCE RUN NORTH 88°52'05" EAST, 88.99 FEET; THENCE RUN SOUTH 01°03'52" EAST, 17.00 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND LIES IN ST. JOHNS COUNTY, FLORIDA AND CONTAINS 1,512.7 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

- (1) THIS LEGAL DESCRIPTION IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL RAISED SEAL OF THE FLORIDA LICENSED SURVEYOR AND MAPPER IDENTIFIED BELOW.
- (2) NO ABSTRACT FOR RIGHTS-OF-WAY, EASEMENTS, OWNERSHIP OR OTHER INSTRUMENTS OF RECORD HAVE BEEN PROVIDED TO THIS FIRM.
- (3) BEARINGS SHOWN HEREON ARE ASSUMED RELATIVE TO THE NORTH RIGHT-OF-WAY LINE OF STATE ROAD NO. S-5-A (OLD MOULTRIE ROAD), BEING SOUTH 88°52'05" WEST.
- (4) THE "LEGAL DESCRIPTION" HEREON HAS BEEN PREPARED BY THE SURVEYOR AT THE CLIENT'S REQUEST.
- (5) THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
- (6) THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.



DAVID A. WHITE, P.S.M.
FLORIDA REGISTRATION NO. 4044
PEC - SURVEYING AND MAPPING, LLC.
CERTIFICATE OF AUTHORIZATION L.B. #7808
DATE OF SIGNATURE: 8-17-2016

(THIS IS NOT A SURVEY)

SEE SHEET 2 OF 2 FOR SKETCH OF DESCRIPTION.

SHEET 1 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

2100 Alafaya Trail, Suite 203 • Oviedo, Florida 32785 • 407-542-4987

WWW.PECONLINE.COM

SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST

DATE: AUGUST 17, 2016

PREP BY: J.L.M.

DRAWN BY: J.L.M.

JOB #: 14-135

O: 14-135 RaceTrac St. Augustine | 14-135-PROP-RW-DED-2.dwg Aug 17, 2016 - 4:45pm

LEGAL DESCRIPTION

RIGHT-OF-WAY DEDICATION



SCALE
1" = 50'

LEGEND
P.O.C.....POINT OF COMMENCEMENT
P.O.B.....POINT OF BEGINNING
R/W.....RIGHT-OF-WAY
O.R.B.....OFFICIAL RECORDS BOOK
PG.....PAGE
A.K.A.....ALSO KNOWN AS
S.F.....SQUARE FEET

RACETRAC PROPERTY

NOT PLATTED
SPECIAL WARRANTY DEED
PARCEL 1
(O.R.B. 2630, PG. 199)

WEST R/W LINE
U.S. HIGHWAY NO 1
(200' R/W WIDTH)

17.00' N07°07'55"W
17.00' N88°52'05"E 88.99'
1,512.7 S.F. ±
17.00' S07°03'52"E
S88°52'05"W 88.97'
P.O.B.

240.00'
NORTH R/W LINE S88°52'05"W
STATE ROAD NO. S-5-A
(A.K.A. OLD MOULTRIE ROAD)
(66' R/W WIDTH)

P.O.C.
INTERSECTION
NORTH R/W LINE
& WEST R/W LINE

(THIS IS NOT A SURVEY)

SEE SHEET 1 OF 2 FOR LEGAL DESCRIPTION AND SURVEYOR'S NOTES

SHEET 2 OF 2

PEC

SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NUMBER LB 7808

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SECTION 6, TOWNSHIP 8 SOUTH, RANGE 30 EAST

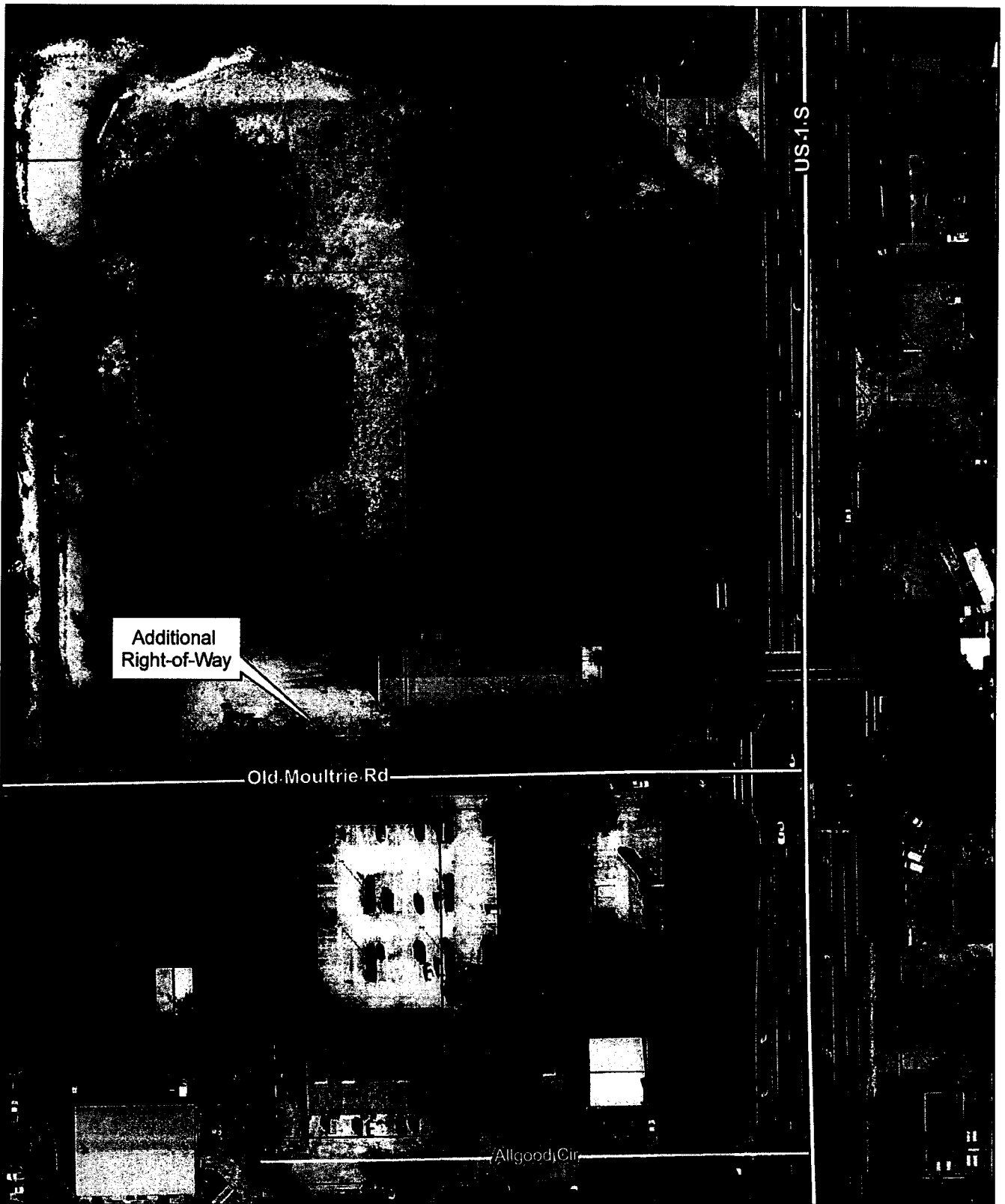
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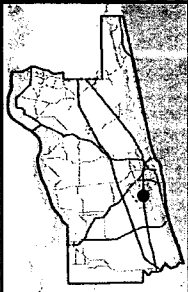


Additional
Right-of-Way

Old Moultrie Rd

Allgood Cir

US-1-S



2013 Aerial Imagery
0 50 100
Feet
December 27, 2016

Old Moultrie Road Additional Right-of-Way

Racetrac Market

Land Management
Systems
Real Estate
Division
(904) 209-0790

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.

