RESOLUTION NO. 2017- 177

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A FUTURE REUSE PUMP AREA TO SERVE BANNON LAKES LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, has executed and presented to the County a Special Warranty Deed conveying a future reuse pump area, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, to serve Bannon Lakes located off International Golf Parkway; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit “B,” incorporated by reference and made a part hereof.

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 above described Special Warranty Deed is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scriveners 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 the Circuit Court is instructed to record the original Special Warranty Deed in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this ___ day of ________, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: __________________________
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Deputy Clerk

RENDITION DATE 6/8/17
EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Joel B. Giles, Esquire
Florida Bar No.: 0350591
CARLTON FIELDS JORDEN BURT, P.A.
4221 West Boy Scout Boulevard, Suite 1000
Tampa, Florida 33607
(813) 223-7000
(813) 229-4133 (Facsimile)
JGiles@carltonfields.com

SPECIAL WARRANTY DEED

S.J.C.U.D. Future Reuse Pump Area
(Clary File: 2016-576)

THIS SPECIAL WARRANTY DEED, dated 24th day of October, 2016 is by and from RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, whose address is 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, hereinafter called the Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called the Grantee.

(Whenever used herein the terms “Grantor and Grantee” shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

WITNESSETH:

That the Grantor, for and in consideration of the sum of $10.00 and other valuable consideration, the 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 in the County of St. Johns, State of Florida, being more particularly described as follows: SEE EXHIBIT “A”

TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2015; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.
IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

WITNESSES:

[Sign this line]
[Print name legibly on this line]
Karelyn Travieso

[Sign this line]
[Print name legibly on this line]
Kelly Stiltner

GRANTOR:

RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: __________________________
Name: Anthony Seijas
Title: Vice President

STATE OF FLORIDA )
COUNTY OF MIAMI-DADE )

The foregoing instrument was sworn to and subscribed before me this 24th day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced as identification.

(Sign on this line)
[Legibly print name on this line]
Michelle Shaffer

NOTARY PUBLIC, State of Florida
COMMISSION NO.: FF 2016-119
EXPIRATION DATE: July 5, 2019

(SEAL)
EXHIBIT "A" TO SPECIAL WARRANTY DEED

S.J.C.U.D. FUTURE REUSE PUMP AREA

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDEID IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWesterLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWestErLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET, TO THE POINT OF CUSP OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORtheasterLY; THENCE NORTHEasterLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEasterLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 261.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET; THENCE NORTH 00°06'45" WEST, 280.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'15" WEST, 429.80 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDEID IN OFFICIAL RECORDS BOOK 2612, PAGE 557, SAID PUBLIC RECORDS; THENCE NORTH 00°05'36" WEST, ALONG LAST SAID LINE, 202.60 FEET; THENCE NORTH 89°53'15" EAST, 429.73 FEET; THENCE SOUTH 00°06'45" EAST, 202.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.
S.J.C.U.D. FUTURE REUSE PUMP AREA

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONCERNING: AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD), A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 10-15-86, AND THE EASTERN LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERN LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET, TO THE POINT OF CURVATURE; THENCE EASTERLY 42°50'45" EAST, 240.83 FEET, TO THE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 260.00 FEET, AN ARC DISTANCE OF 211.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET; THENCE NORTH 00°06'45" WEST, 280.00 FEET, TO THE POINT OF BEGINNING. THENCE SOUTH 89°53'15" WEST, 429.60 FEET, TO THE EASTERN LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2612, PAGE 557, SAID PUBLIC RECORDS; THENCE NORTH 00°35'36" WEST, ALONG LAST SAID LINE, 202.60 FEET; THENCE SOUTH 89°53'15" EAST, 429.73 FEET; THENCE SOUTH 00°06'45" EAST, 202.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

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GENERAL NOTES


2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

4. CROSS REFERENCES: SURVEYS BY CLARY & ASSOCIATES FILE NO. T65-3218, & T65-1003, AND THE PLAT OF BANNOR LAKE PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITTEE. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

S.J.C.U.D. FUTURE REUSE PUMP AREA

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 1 (W.O. 2016-608)

SHEET 2 OF 3

CLARY & ASSOCIATES
PROFESSIONAL SURVEYORS & MAPPERS
3620 CRUMBOURNE POINT 2450
YOUNGSVILLE, FLORIDA 32597
WWW.CLARYASSOC.COM

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

09/07/2016

1"=200'

2016-576

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

09/07/2016

1"=200'

CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

This survey meets the minimum technical standards set forth by the Florida Department of Agriculture and Consumer Services in Chapter 61-17, Florida Administrative Code, pursuant to Section 472.077, Florida Statutes, unless otherwise shown in the record

R/W = RIGHT OF WAY
A.K.A. = ALSO KNOWN AS
F.P. = FINANCIAL PROJECT
NO. = NUMBER
O.R.B. = OFFICIAL RECORDS BOOK
PG. = PAGE
PC = POINT OF CURVATURE
PT = POINT OF TANGENCY
NT = POINT OF TANGENCY
S.J.C.U.D. = ST. JOHNS COUNTY
UTILITY DEPARTMENT
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**AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT**

**AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)**

**S.J.C.U.D. FUTURE REUSE PUMP AREA**

**CLARY & ASSOCIATES**

**PROFESSIONAL SURVEYORS & MAPPERS**

**7000 BOWERY ROAD**

**BOCA RATON, FLORIDA 33431**

**PHONE: 561-994-7700**

**WWW.CLARYASOCOM**
INTEROFFICE MEMORANDUM

TO: Sheri Lewis, Real Estate Coordinator
FROM: Larry Miller, Chief Engineer
SUBJECT: Bannon Lakes Reuse Site
DATE: March 24, 2017

Please present the attached Special Warranty Deed to the Board of County Commissioners (BCC) for approval and acceptance of the future reuse pump area.

After acceptance by BCC, please provide the Utility Department with a copy of the adopted Resolution and the recorded Special Warranty Deed for our files.

Your support and cooperation as always are greatly appreciated.