

RESOLUTION NO. 2018- 304

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE PINE ISLAND ROAD RIGHT-OF-WAY.**

**RECITALS:**

**WHEREAS**, St. Johns County ("County") owns a portion of the right-of-way of Pine Island Road lying in Section 29, Township 5 South, Range 29 East, by virtue of deed recorded in Deed Book 190, page 383 and rerecorded in Deed 192, page 67, of the public records of St. Johns County, Florida; and

**WHEREAS**, Natural Resource Investment Group, LLC, a Florida limited liability company, ("Natural") owns the land surrounding the County's right-of-way; and

**WHEREAS**, a recent survey of the lands shows a portion of the actual maintained right-of-way lies outside of the deeded right-of-way; and

**WHEREAS**, Natural has agreed to accept from the County a portion of the deeded right-of-way, as described in County Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, in consideration for the above deed Natural has agreed to convey a parcel for right-of-way as an exchange parcel to the County, as described in Deed of Dedication Right-of-Way, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, said exchange of real property has been advertised in accordance with the requirements of Section 125.37, Florida Statutes, and is in the best interest of the public for the purposes mentioned above.

**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 County Deed from the County to Natural is hereby approved and the Chair of the Board is hereby authorized to execute the County Deed on behalf of the County.

Section 3. The Deed of Dedication Right-of-Way from Natural to the County conveying the maintained right-of-way is hereby accepted.

Section 4. The Clerk is instructed to record the original County Deed followed by the original Deed of Dedication Right-of-Way in the public records of St. Johns County, Florida.

Section 5. 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 18 day of September, 2018.

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

By: Paul M. Waldron  
Paul M. Waldron, Vice Chairman

**ATTEST:** Hunter S. Conrad, Clerk

By: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 9/20/18

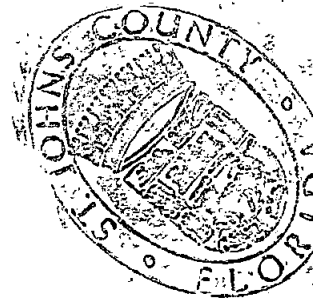


Exhibit "A" to Resolution

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

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2018, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **NATURAL RESOURCE INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 1914 Art Museum Drive, Jacksonville, Florida, 32207, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH;**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**SEE EXHIBIT "A", ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")**

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Chair

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Henry Dean, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the Board. He is personally know to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public State of Florida  
My Commission Expires: \_\_\_\_\_

EXHIBIT "A"

A portion of Section 29, Township 5 South, Range 29 East, St. Johns County, Florida, as described in Deed Book 190, page 383 and rerecorded in Deed Book 192, page 67, of the public records of St. Johns County, Florida, being more particularly described as follows:

A 60-foot strip of land of which the following described is the centerline to-wit:

Commencing at the Northeast corner of Section 29, Township 5 South, Range 29 East; running thence along the North line of Section 29 a distance of 1102 feet to a point for a point of beginning, which said point is in the centerline of the said right-of-way of the said proposed County road; running thence South 28 degrees 30 minutes West 600 feet; thence South 64 degrees 30 minutes West 348 feet; thence North 82 degrees 30 minutes West 223 feet; thence South 71 degrees West 700 feet; thence South 61 degrees 30 minutes West 500 feet; thence South 54 degrees 30 minutes West 400 feet; thence South 77 degrees West 500 feet; thence South 71 degrees West 700 feet; thence North 80 degrees 30 minutes West 820 feet more or less to the West boundary line of said Section 29, all in accordance with survey of road location through Section 29, Township 5 South, Range 29 East, St. Johns County, Florida, dated February 17, 1951, by W. L. Yancey, Registered Land Surveyor.

Exhibit "B" to Resolution

Prepared by:  
Laurie Ford  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084

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

**THIS INDENTURE**, made and executed this \_\_\_\_ day of \_\_\_\_\_, 2018, by **NATURAL RESOURCE INVESTMENT GROUP, LLC**, a Florida limited liability company, whose address is 1914 Art Museum Drive, Jacksonville, Florida 32207, 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 (THE "PROPERTY").

**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** 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 taxes accruing subsequent to December 31, 2017.

**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:

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

(sign) \_\_\_\_\_  
(print) \_\_\_\_\_

Natural Resource Investment Group, LLC,  
a Florida limited liability company

By: \_\_\_\_\_  
Michael D. Mesiano

Its: \_\_\_\_\_  
(Title)

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2018, by Michael D. Mesiano, as \_\_\_\_\_ of Natural Resource Investment Group, 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 Section 29, Township 5 South, Range 29 East, St. Johns County, Florida being more particularly described as follows:

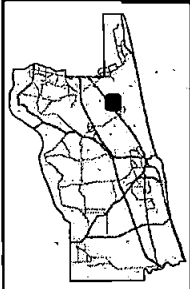
For a point of reference, commence at the corner common to Sections 19, 20, 29 and 30 of said Township 5 South and Range 29 East; thence South 01°35'13" East, along the Easterly line of said Section 30, a distance of 1479.87 feet to the POINT OF BEGINNING; thence South 82°52'06" East, 146.56 feet to a point of curvature of a curve concave Southwesterly; thence Southeasterly along the arc of said curve, having a radius of 4030.00 feet and a central angle of 4°11'25", 294.73 feet, and being subtended by a chord bearing and distance of South 80°46'23" East, 294.67 feet to a point of tangency; thence South 78°40'41" East, 175.22 feet to a point of curvature of a curve concave Northerly; thence Easterly along the arc of said curve, having a radius of 670.00 feet and a central angle of 27°29'16", 321.43 feet, and being subtended by a chord bearing and distance of North 87°34'41" East, 318.36 feet to a point of tangency; thence North 73°50'03" East, 71.06 feet to a point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 1970.00 feet and a central angle of 7°48'57", 268.73 feet, and being subtended by a chord bearing and distance of North 69°55'35" East, 268.52 feet to a point of tangency; thence North 66°01'06" East, 107.29 feet to a point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 330.00 feet and a central angle of 19°50'23", 114.27 feet, and being subtended by a chord bearing and distance of North 75°56'18" East, 113.70 feet to a point of tangency; thence North 85°51'29" East, 18.50 feet to a point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 970.00 feet and a central angle of 9°41'46", 164.15 feet, and being subtended by a chord bearing and distance of North 81°00'36" East, 163.96 feet to a point of tangency; thence North 76°09'44" East, 209.86 feet to a point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 270.00 feet and a central angle of 22°30'00", 106.03 feet, and being subtended by a chord bearing and distance of North 64°54'44" East, 105.35 feet to a point of tangency; thence North 53°39'44" East, 301.56 feet to a point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 2030.00 feet and a central angle of 7°29'21", 265.34 feet, and being subtended by a chord bearing and distance of North 57°24'24" East, 265.15 feet to a point of tangency; thence North 61°09'05" East, 151.16 feet to a point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 2030.00 feet and a central angle of 9°58'24", 353.36 feet, and being subtended by a chord bearing and distance of North 66°08'17" East, 352.91 feet to a point of tangency; thence North 71°07'29" East, 441.61 feet to a point of curvature of a curve concave Southerly; thence Easterly along the arc of said curve, having a radius of 330.00 feet and a central angle of 20°07'05", 115.87 feet, and being subtended by a chord bearing and distance of North 81°11'01" East, 115.28 feet to a point of tangency; thence South 88°45'26" East, 98.98 feet to a point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 470.00 feet and a central angle of 27°34'50", 226.25 feet, and being subtended by a chord bearing and distance of North 77°27'09" East, 224.07 feet to a point of tangency; thence North 63°39'44" East, 49.95 feet to a point of curvature of a curve concave Northwesterly; thence Northeasterly along the arc of said curve, having a radius of 470.00 feet and a central angle of 38°39'27", 317.11 feet, and being subtended by a chord bearing and distance of North 44°20'00" East, 311.13 feet to a point of tangency; thence North 25°00'17" East, 143.36 feet to a point of curvature of a curve concave Southeasterly; thence Northeasterly along the arc of said curve, having a radius of 1105.00 feet and a central angle of 12°19'51", 237.81 feet, and being subtended by a chord bearing and distance of North 31°10'12" East, 237.35 feet to a point of on the Northerly line of said Section 29; thence North 89°09'44" East along said Northerly line, 77.73 feet to a point which bears South 89°09'44" West, 1020.91 feet from the Northeast corner of said Section 29; thence Southwesterly along the arc of a curve concave Southeasterly, having a radius of 1045.00 feet and a central angle of 14°57'56", 272.95 feet, and being subtended by a chord bearing and distance of South 32°29'15" West, 272.18 feet to a point of tangency; thence South 25°00'17" West, 143.36 feet to a point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 530.00 feet and a central angle of 38°39'27", 357.59 feet, and being subtended by a chord bearing and distance of South 44°20'00" West, 350.85 feet to a point of tangency; thence South 63°39'44" West, 49.95 feet to a point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 530.00 feet and a central angle of 27°34'50", 255.13 feet; and being subtended by a chord bearing and distance of South 77°27'09" West, 252.67 feet to a point of tangency; thence North 88°45'26" West, 98.98 feet to a point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 270.00 feet and a central angle of 20°07'05", 94.80 feet, and being subtended by a chord bearing and distance of South 81°11'01" West, 94.32 feet to a point of tangency; thence South 71°07'29" West, 441.61

feet to a point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1970.00 feet and a central angle of  $8^{\circ}42'05''$ , 299.18 feet, and being subtended by a chord bearing and distance of South  $66^{\circ}46'26''$  West, 298.89 feet; thence South  $27^{\circ}34'36''$  East, 13.42 feet to an angle point on the Northeasterly right of way line of Appaloosa Avenue, according to the plat of Las Calinas - Phase 1, as recorded in Map Book 62, pages 44 through 56 inclusive, of the public records of St. Johns County, Florida; thence South  $60^{\circ}39'44''$  West along the Northwesterly right of way line of said Appaloosa Avenue, 100.00 feet to an angle point on the Southwesterly right of way line of said Appaloosa Avenue; thence North  $28^{\circ}50'55''$  West, departing said right of way line, 14.76 feet; thence South  $61^{\circ}09'05''$  West, 94.59 feet to a point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 1970.00 feet and a central angle of  $7^{\circ}29'21''$ , 257.50 feet, and being subtended by a chord bearing and distance of South  $57^{\circ}24'24''$  West, 257.32 feet to a point of tangency; thence South  $53^{\circ}39'44''$  West, 301.56 feet to a point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 330.00 feet and a central angle of  $22^{\circ}30'00''$ , 129.59 feet, and being subtended by a chord bearing and distance of South  $64^{\circ}54'44''$  West, 128.76 feet to a point of tangency; thence South  $76^{\circ}09'44''$  West, 209.86 feet to a point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 1030.00 feet and a central angle of  $9^{\circ}41'46''$ , 174.31 feet, and being subtended by a chord bearing and distance of South  $81^{\circ}00'36''$  West, 174.10 feet to a point of tangency; thence South  $85^{\circ}51'29''$  West, 18.50 feet to a point of curvature of a curve concave Southeasterly; thence Southwesterly along the arc of said curve, having a radius of 270.00 feet and a central angle of  $19^{\circ}50'23''$ , 93.49 feet, and being subtended by a chord bearing and distance of South  $75^{\circ}56'18''$  West, 93.03 feet to a point of tangency; thence South  $66^{\circ}01'06''$  West, 107.29 feet to a point of curvature of a curve concave Northwesterly; thence Southwesterly along the arc of said curve, having a radius of 2030.00 feet and a central angle of  $7^{\circ}48'57''$ , 276.92 feet, and being subtended by a chord bearing and distance of South  $69^{\circ}55'35''$  West, 276.70 feet to a point of tangency; thence South  $73^{\circ}50'03''$  West, 71.06 feet to a point of curvature of a curve concave Northerly; thence Westerly along the arc of said curve, having a radius of 730.00 feet and a central angle of  $27^{\circ}29'16''$ , 350.22 feet, and being subtended by a chord bearing and distance of South  $87^{\circ}34'41''$  West, 346.87 feet to a point of tangency; thence North  $78^{\circ}40'41''$  West, 175.22 feet to a point of curvature of a curve concave Southwesterly; thence Northwesterly along the arc of said curve, having a radius of 3970.00 feet and a central angle of  $4^{\circ}11'25''$ , 290.34 feet, and being subtended by a chord bearing and distance of North  $80^{\circ}46'23''$  West, 290.28 feet to a point of tangency; thence North  $82^{\circ}52'06''$  West, 137.36 feet to a point on the Westerly line of said Section 29; thence North  $01^{\circ}35'13''$  West along said Westerly line, 60.70 feet to the POINT OF BEGINNING.

Said lands contain 286,474 square feet and/or 6.577 acres, more or less.





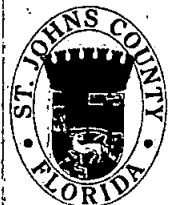


2016 Aerial Imagery  
January 22, 2018

Pine Island Road  
Property Exchange  
*Natural Resource Investment  
Group, LLC*

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.



com. 9

THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003084625-01

PO#

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

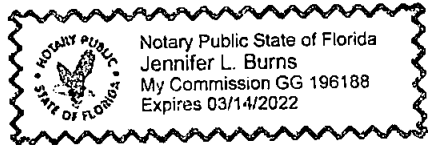
Before the undersigned authority personally appeared JAMIE WILLIAMS who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF HEARING** in the matter of **091818 EXCHANGE PROPERTY** was published in said newspaper on **09/04/2018, 09/11/2018**.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

Sworn to and subscribed before me this \_\_\_\_\_ day of **SEP 11 2018**

by Jamie Williams who is personally known to me or who has produced as identification

Jennifer L. Burns  
(Signature of Notary Public)



**NOTICE OF PROPOSED  
EXCHANGE OF COUNTY PROPERTY**

On Tuesday, September 18, 2018, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (U.S. #1 North) St. Augustine, Florida, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County (owner of real property described on Exhibit "A" of the Resolution) and Natural Resource Investment Group, LLC (owner of real property described on Exhibit "B" of the Resolution). This exchange of real property will establish the maintained right-of-way of a portion of Pine Island Road.

The proposed legal descriptions of the real property to be exchanged are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners located in the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

**NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact, ADA Coordinator, at 904-209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
CHERYL STRICKLAND, ITS CLERK  
By: Yvonne King, Deputy Clerk

0003084625 September 4, 11, 2018