RESOLUTION NO. 2019-60

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FOR PROPERTY REQUIRED FOR THE CR210 WIDENING FROM CIMARRONE BOULEVARD TO GREENBRIAR ROAD.

RECITALS

WHEREAS, this is a Capital Improvement Project to widen CR210 from Cimarrone Boulevard westerly to Greenbriar Road and consist of 2.3 miles of improved roadway to be rebuilt and widened as a typical 4-lane rural section with a minimum of 150 feet of right-of-way with intersection improvements at Greenbriar Road;

WHEREAS, Arcadis U.S., Inc., St. Johns County consultant Engineer, identified several properties along CR210 from Cimarrone Boulevard to Greenbriar Road required for the improvements to widen to a 4-lane roadway and pond sites; and

WHEREAS, the property owner, South Hampton Developers, LTD., has agreed to convey the reserved right-of-way to St. Johns County, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to acquire this property for the improvements needed in this 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 Special Warranty Deed for the right-of-way required for the CR210 widening project.

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 Special Warranty Deed in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5 day of March, 2019.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: ____________________________
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk
By: ____________________________
Deputy Clerk

RENDITION DATE 3/8/19
EXHIBIT "A" TO RESOLUTION

Prepared by and
Must Be Returned to:
J. Andrew Hagan
2379 Beville Road
Daytona Beach, Florida 32119

Property Appraisers Parcel I.D. (Folio) Number(s):

SPECIAL WARRANTY DEED
(CORPORATE)

This Special Warranty Deed Made the ____________ day of ____________, 2018, by SOUTH HAMPTON DEVELOPERS, LTD., a Florida limited partnership, whose address is 2379 Beville Road, Daytona Beach, Florida 32119, hereinafter called the Grantor, to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is 500 San Sebastian View, St. Augustine, Florida, 32084, hereinafter called the Grantee,

WITNESSETH: That Grantor, for and in consideration of the sum of $10.00 Dollars and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee, all that certain land situate in St. Johns County, Florida, via:

All of Tract "M" as shown on the Plat of South Hampton Unit One, recorded in Map Book 38, Page 32; All of Tract "N" and "O" as shown on the Plat of South Hampton Unit Two-B, recorded in Map Book 40, Page 89, All of Tract "U" as shown on the Plat of South Hampton Unit Three, recorded in Map Book 44, Page 7, and All of Tract "G" as shown on the Plat of South Hampton Unit Four-A, recorded in Map Book 48, Page 63, all of the public records of St. Johns County, Florida.

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.

EXCEPT AS SET FORTH IN THE PERMITTED ENCUMBRANCES AS ATTACHED HERETO AS EXHIBIT "A" GRANTOR WILL WARRANT and forever defend the right and title to the above-described real property unto the Grantee against the claims of all persons, claiming by, through or under Grantor, but not otherwise.

(Wherever used herein the terms "grantor" and "grantee" included all the parties to this instrument, and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporation.)
IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Signature: [Signature]
Printed Name: TERI L. HANSEN

Witness Signature: [Signature]
Printed Name: JOANNE SCHMIEDER

South Hampton Developers, Ltd., a Florida Limited partnership
By: Intervest Construction of Jax, Inc., a Florida corporation, its general partner
By: [Signature]
Printed Name: Morteza Hosseini-Kargar
Its: President

STATE OF Florida
COUNTY OF Volusia

The foregoing instrument was acknowledged before me this 5 day of December, 2018 by Morteza Hosseini-Kargar, President of Intervest Construction of Jax, Inc., a Florida corporation, general partner of South Hampton Developers, Ltd., a Florida limited partnership, on behalf of the partnership. Who is personally known to me or who has produced as identification.

[Signature]
Notary Public, State of Florida
Printed Name: JOANNE SCHMIEDER
My Commission Expires: (NOTARY SEAL)
"Exhibit A"

PERMITTED ENCUMBRANCES

1. Reciprocal Easement recorded in OR 1395, page 169, public records of St. Johns County, Florida.
2. Covenants and Restrictions in OR 1470, page 1868, public records of St. Johns County, Florida.
5. Amendment in OR 1627, page 1428, public records of St. Johns County, Florida.