

RESOLUTION NO. 2020- 178

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MCG MOULTRIE, LLC TO ST. JOHNS COUNTY AS REQUIRED IN THE MOULTRIE OAKS TOWNHOMES PUD CONCURENCY AND IMPACT FEE CREDIT AGREEMENT FOR OLD MOULTRIE ROAD RIGHT-OF- WAY.

RECITALS

WHEREAS, MCG Moultrie, LLC, a Florida limited liability company, has executed and presented to St. Johns County a Deed of Dedication for Old Moultrie Road right-of-way, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Concurency and Impact Fee Credit Agreement for Moultrie Oaks Townhomes PUD 2018-15 approved by the Board of County Commissioners on May 7, 2019 and recorded in Official Records Book 4860, page 1695, Public Records of St. Johns County, Florida; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication 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 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 Deed of Dedication for the purposes mentioned above.

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 Deed of Dedication in the Clerk's Office.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: [Signature]
Deputy Clerk

Rendition Date: 5/21/20



EXHIBIT "A" TO RESOLUTION

Prepared by:

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

THIS INDENTURE, made this 16 day of April, 2020, between MCG Moultrie, LLC, hereinafter called Grantor, and **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:

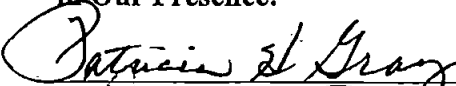
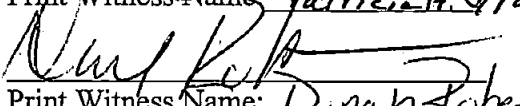
PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

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 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, 2020.

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:


Print Witness Name: Patricia H. Gray

Print Witness Name: Dinah Robertson

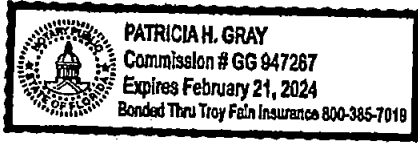
GRANTOR

By: 
Its OWNER

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or
 online notarization before me this 16 day of April, 2020, by _____
Timothy McGarvey



Patricia H. Gray
Notary Public State of Florida
My Commission Expires: 2-21-2024

Personally Known or
Produced Identification, Type of Identification Produced _____

Exhibit "A" to Deed

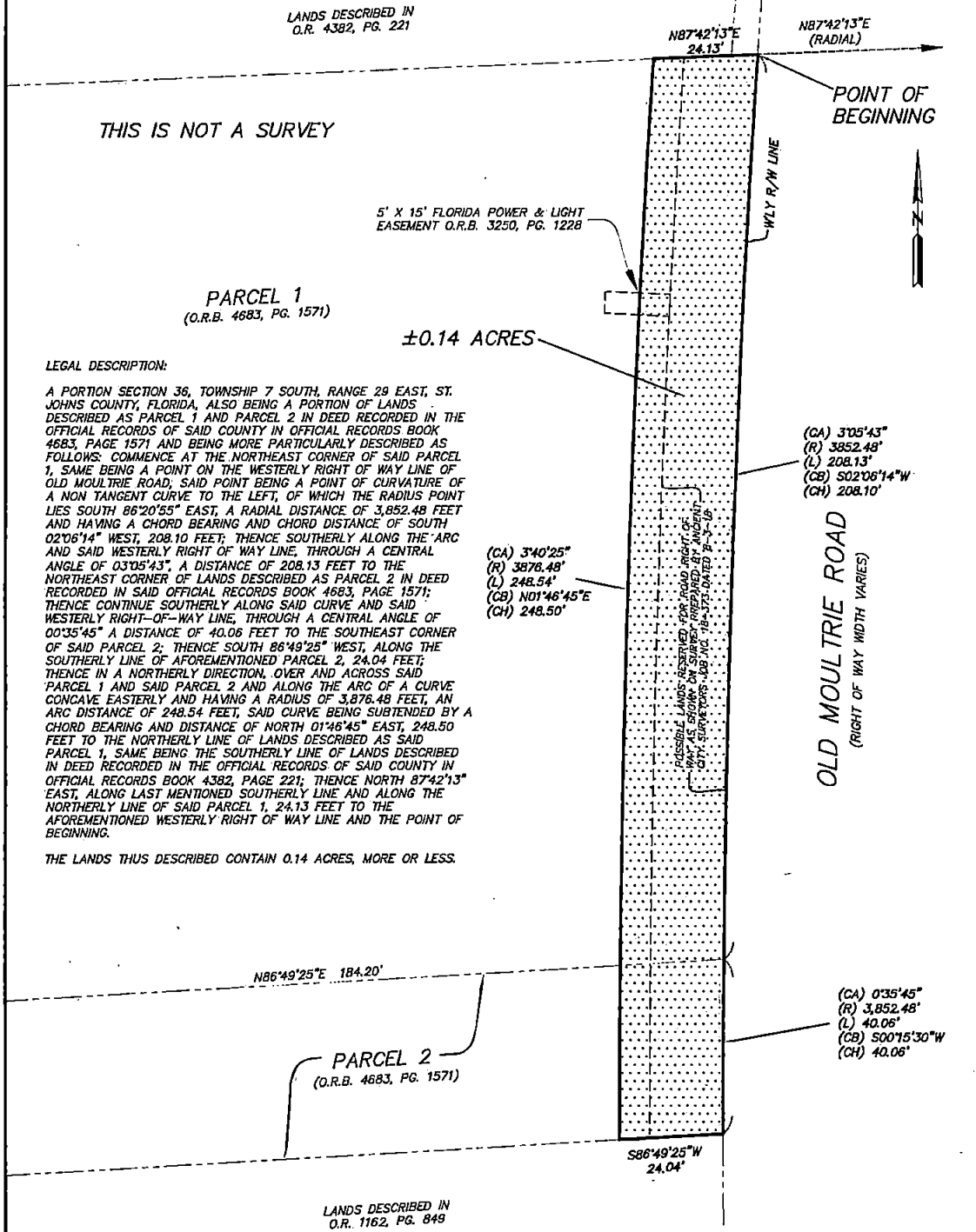
A PORTION SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF LANDS DESCRIBED AS PARCEL 1 AND PARCEL 2 IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 4683, PAGE 1571 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID PARCEL 1, SAME BEING A POINT ON THE WESTERLY RIGHT OF WAY LINE OF OLD MOULTRIE ROAD, SAID POINT BEING A POINT OF CURVATURE OF A NON TANGENT CURVE TO THE LEFT, OF WHICH THE RADIUS POINT LIES SOUTH 86°20'55" EAST, A RADIAL DISTANCE OF 3,852.48 FEET AND HAVING A CHORD BEARING AND CHORD DISTANCE OF SOUTH 02°06'14" WEST, 208.10 FEET; THENCE SOUTHERLY ALONG THE ARC AND SAID WESTERLY RIGHT OF WAY LINE, THROUGH A CENTRAL ANGLE OF 03°05'43", A DISTANCE OF 208.13 FEET TO THE NORTHEAST CORNER OF LANDS DESCRIBED AS PARCEL 2 IN DEED RECORDED IN SAID OFFICIAL RECORDS BOOK 4683, PAGE 1571; THENCE CONTINUE SOUTHERLY ALONG SAID CURVE AND SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 00°35'45" A DISTANCE OF 40.06 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL 2; THENCE SOUTH 86°49'25" WEST, ALONG THE SOUTHERLY LINE OF AFOREMENTIONED PARCEL 2, 24.04 FEET; THENCE IN A NORTHERLY DIRECTION, OVER AND ACROSS SAID PARCEL 1 AND SAID PARCEL 2 AND ALONG THE ARC OF A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 3,876.48 FEET, AN ARC DISTANCE OF 248.54 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°46'45" EAST, 248.50 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED AS SAID PARCEL 1, SAME BEING THE SOUTHERLY LINE OF LANDS DESCRIBED IN DEED RECORDED IN THE OFFICIAL RECORDS OF SAID COUNTY IN OFFICIAL RECORDS BOOK 4382, PAGE 221; THENCE NORTH 87°42'13" EAST, ALONG LAST MENTIONED SOUTHERLY LINE AND ALONG THE NORTHERLY LINE OF SAID PARCEL 1, 24.13 FEET TO THE AFOREMENTIONED WESTERLY RIGHT OF WAY LINE AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 0.14 ACRES, MORE OR LESS.

Exhibit "A" to Deed continued

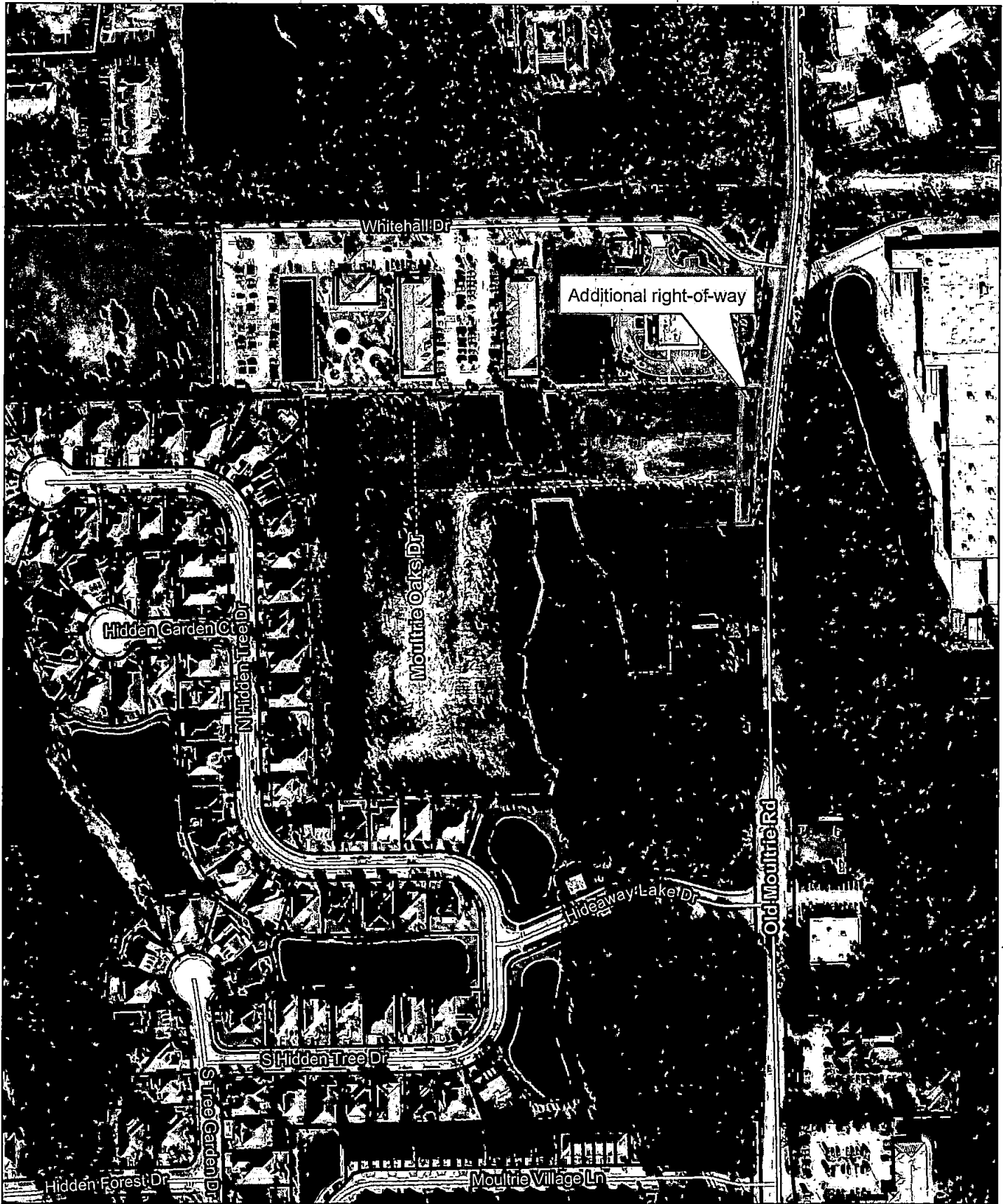
MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

SECTION 36, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.



UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY, AND IS NOT VALID.

ABBREVIATION	DEFINITION	ABBREVIATION	DEFINITION
P.C.P.	Permanent Control Point	L.S.	Licensed Business
P.R.M.	Permanent Reference Monument	R.L.S.	Registered Land Surveyor
P.O.B.	Point of Beginning	J.E.A.	Jacksonville Electric Authority
P.C.	Point of Curvature	EQUIP	Equipment
P.T.	Point of Tangency	A.C.	Air Conditioner
P.R.C.	Point of Reverse Curvature	C.A.T.V.	Cable Television
P.I.	Point of Intersection	OHL	Overhead Lines
R/W	Right of Way	F.M.	Field Measured
O.R.V.	Official Records Volume	R=	Radius equals
D.B.	Deed Book	L=	Arc Length equals
Pg.	page	Ch=	Chord Bearing & Distance equals
B.R.L.	Building Restriction Line	A=	Delta or Central Angle equals
(NTS)	NOT TO SCALE	I.P.	Iron Pipe
		Conc.	Concrete



Additional right-of-way



2019 Aerial Imagery
April 24, 2020

Moultrie Oaks Townhomes

Additional right-of-way

Land Mngt. Systems
Real Estate Division
209-0796

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.

