

RESOLUTION NO. 2020- 242

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM KB HOME JACKSONVILLE LLC, TO ST. JOHNS COUNTY AS REQUIRED IN THE ORCHARD PARK IMPACT FEE CREDIT AGREEMENT FOR PARK CREDITS WITHIN THE TREATY GROUND PUD.**

**RECITALS**

**WHEREAS**, KB Home Jacksonville, LLC, has executed and presented to St. Johns County a Special Warranty Deed for a 1.93 acre park site within Treaty Ground PUD, attached as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, the Special Warranty Deed will satisfy the requirement for Park Impact Fee Credits as set forth in the Park Impact Fee Ordinance No. 87-58 for Orchard Park approved by the Board of County Commissioners dated May 19, 2020 and recorded in Official Records Book 4964, page 546, Public Records of St. Johns County, Florida; and

**WHEREAS**, it is in the best interest of the County to accept the Special Warranty Deed 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 Special Warranty Deed 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 Special Warranty Deed in the Clerk's Office.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 7th day of July, 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 7/9/20



Exhibit "A" to Resolution

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32086

**SPECIAL WARRANTY DEED**

**THIS SPECIAL WARRANTY DEED**, dated this 16 day of June, 2020, by **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company 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, Florida 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" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY")**

**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.

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

**IN WITNESS WHEREOF**, said Grantor has caused these presents to be duly executed in its corporate name and its corporate seal to be hereto affixed by its undersigned officer thereunto lawfully authorized the day and year hereinabove written.

Signed, sealed and delivered  
in the presence of:

GRANTOR  
KB HOME JACKSONVILLE LLC,  
a Delaware limited liability company

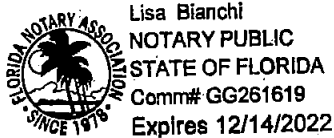
Lisa Bianchi  
Print Name: Lisa Bianchi

By: Todd Holder  
Todd Holder, President

Thomas Jiles  
Print Name: Thomas Jiles

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 16<sup>th</sup> day of June, 2020, by Todd  
Holder.



Lisa Bianchi  
Notary Public  
My Commission Expires: 12/14/22

Personally Known or Produced Identification  
Type of Identification Produced

My commission expires: \_\_\_\_\_

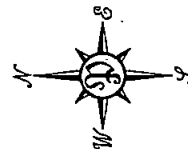
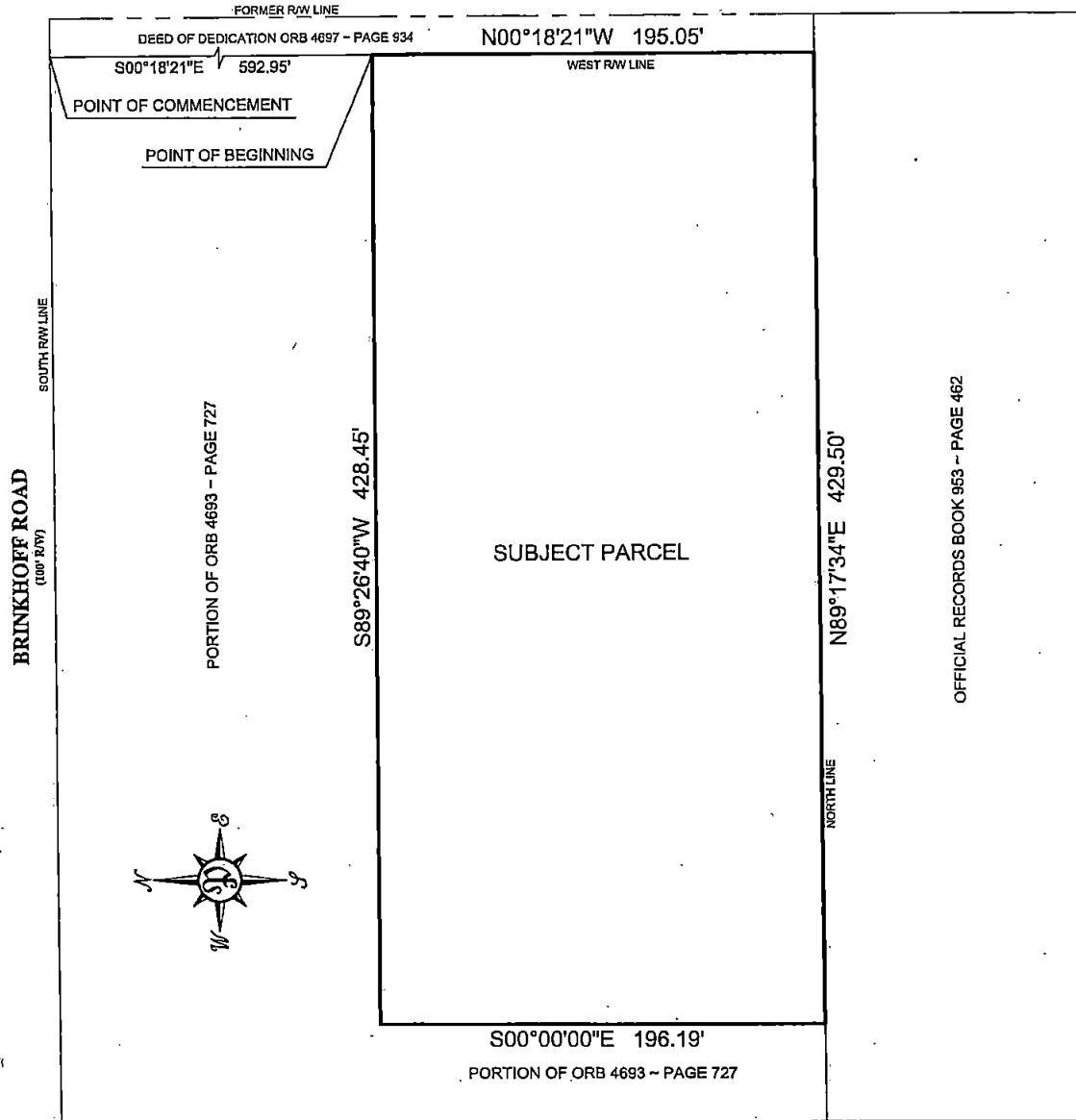
# MAP SHOWING SKETCH OF

A PORTION OF SECTION 2, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF BRINKHOFF ROAD (A 100' RIGHT OF WAY) WITH THE WEST LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4697, PAGE 934 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE S00°18'21"E, ALONG SAID WEST LINE, A DISTANCE OF 592.95 FEET TO THE POINT OF BEGINNING; THENCE FROM SAID POINT OF BEGINNING, S89°26'40"W, DEPARTING SAID WEST LINE, A DISTANCE OF 428.45 FEET; THENCE S00°00'00"E, A DISTANCE OF 196.19 FEET TO A POINT ON THE NORTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 953, PAGE 462 OF SAID PUBLIC RECORDS; THENCE N89°17'34"E, ALONG SAID NORTH LINE, A DISTANCE OF 429.50 FEET TO A POINT ON THE WEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4697, PAGE 934; THENCE N00°18'21"W, ALONG SAID WEST LINE, A DISTANCE OF 195.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.93 ACRES, MORE OR LESS

## WILDWOOD DRIVE (VARIABLE WIDTH R/W)



## PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030 ~ FAX (904) 805-9888

**GENERAL NOTES:**

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST R/W LINE OF WILDWOOD DRIVE LANE AS S00°18'21"E.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.

**LEGEND**

P.C.	POINT OF CURVATURE	R	RADIUS
P.T.	POINT OF TANGENCY	Δ or D	DELTA (CENTRAL ANGLE)
P.R.C.	POINT OF REVERSE CURVE	A or L	ARC LENGTH
P.C.C.	POINT OF COMPOUND CURVE	C or CH	CHORD
P.O.C.	POINT ON CURVE	CB	CHORD BEARING
P.R.M.	PERMANENT REFERENCE MONUMENT	(R)	LINE RADIAL TO CURVE
P.C.P.	PERMANENT CONTROL POINT	A/C	AIR CONDITIONER
B.R.L.	BUILDING RESTRICTION LINE	CONC.	CONCRETE
CLF	CHAIN LINK FENCE	FD.	FOUND
R/W	RIGHT-OF-WAY	I.P.	IRON PIPE
O.R.B.	OFFICIAL RECORDS BOOK	(M)	MEASURED
OL	ON LINE	(D)	DEED
BL	BREAK LINE	(F)	FENCE

SCALE: 1"=60'

5-21-19

DATE OF DRAWING

NATHAN P. PERRET, FLA. CERT. NO. 6900



LB ~ 6715



2019 Aerial Imagery



# Park Dedication IFA

1.93 acres

Land Mgmt. 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.

