

RESOLUTION NO. 2020- 87

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR A PARK LOCATED ON CR16A AS PART OF THE SILVERLEAF DEVELOPMENT OF REGIONAL IMPACT.

RECITALS

WHEREAS, Trout Creek Venture, LLC., a Florida limited liability company has executed and presented to the County a Deed of Dedication for 39.96 acre park site attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, the park was required within the Silverleaf Development of Regional Impact DRI/DO approved in Resolution 2019-165 and part of the Impact Fee Credit Agreement approved January 21, 2020 in Resolution 2020-10; and

WHEREAS, the lands will enhance the recreational opportunities for St. Johns County residents and it is in the best interest of the public to accept this dedication.

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 a Park site located on CR16A.

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 Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of March, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: Sam Halterman
Deputy Clerk

RENDITION DATE 3/18/20



EXHIBIT "A" TO RESOLUTION

This document prepared by and Return to:

Ellen Avery-Smith, Esq.
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

DEED OF DEDICATION

THIS INDENTURE, made this 27th day of January, 2020, between **TROUT CREEK VENTURE, LLC**, a Florida limited liability company, whose address is 111 Nature Walk Parkway, Suite 104, St. Augustine, Florida 32092 ("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 ("Grantee").

WITNESSETH: that for and in consideration of the acceptance of this Deed of Dedication by Grantee, Grantor does hereby give, grant, dedicate and convey to Grantee, its successors and assigns, 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 Grantee, its successors and assigns forever, in fee simple for construction and operation of a public road.

RESERVING to Grantor, its successors and assigns, for the benefit of Grantor's adjacent land a permanent, non-exclusive easement for access and drainage over, under and across the northern forty (40) feet of the Property, in the location depicted on **Exhibit "B"** attached hereto and by this reference made a part hereof.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise; and that the Property is free of all encumbrances, except taxes accruing subsequent to

December 31, 2019 and those easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose same.

IN WITNESS WHEREOF, the Grantor has hereunto set hand and seal the day and year first above written.

WITNESSES:

Signed, sealed and delivered in the presence of:

TROUT CREEK VENTURE, LLC, a Florida limited liability company

Loral E. Burke

Print Name: Loral E. Burke

Shy Kehoe

Print Name: Shy Kehoe

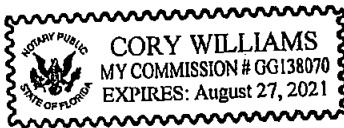
By: Hutson Management Inc., a Florida corporation
Its: Manager

By: John G. Metcalf
John G. Metcalf
Vice President

STATE OF Florida

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 27th day of January, 2020, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of Trout Creek Venture, LLC, a Florida limited liability company, on behalf of the company, who is (check one) is personally known to me or has produced a valid driver's license as identification.



Cory Williams
Print Name: Cory Williams
Notary Public
My Commission Expires: August 27, 2021
Commission Number: GG138070

EXHIBIT "A"

Legal Description

County Road 16-A Recreation Parcel

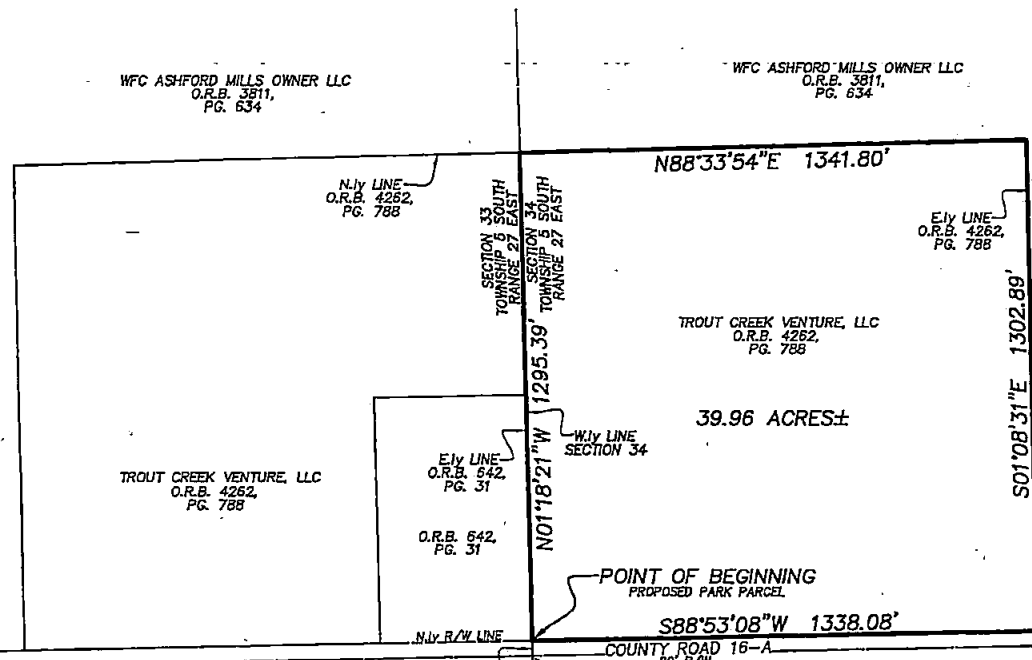
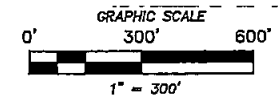
A portion of Section 34, Township 5 South, Range 27 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 4262, Page 788, of the Public Records of said County, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 34; thence North 01°18'21" West, along the Westerly line of said Section 34, a distance of 40.00 feet to a point lying on the Northerly right of way line of County Road 16-A, an 80 foot right of way as presently established and the Point of Beginning.

From said Point of Beginning, thence continue North 01°18'21" West, departing said Northerly right of way line of County Road 16-A, along the Easterly line of those lands described and recorded in Official Records Book 642, Page 31, said Public Records, and its Northerly projection, said line also being the Westerly line of said Section 34, a distance of 1295.39 feet to a point lying on the Northerly line of said lands described and recorded in Official Records Book 4262, Page 788; thence North 88°33'54" East, along said Northerly line, 1341.80 feet; thence South 01°08'31" East, along the Easterly line of said lands described and recorded in Official Records Book 4262, Page 788, a distance of 1302.89 feet to a point lying on said Northerly right of way line of County Road 16-A; thence South 88°53'08" West, along said Northerly right of way line, 1338.08 feet to the Point of Beginning.

Containing 39.96 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION
 A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF
 THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS
 BOOK 4262, PAGE 788, OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



- NOTES:
1. THIS IS NOT A SURVEY.
 2. BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 16-A AS BEING SOUTH 88°53'08\" WEST.
 3. OVERALL PARCEL LINWORK DEPICTED HEREON AS TROUT CREEK VENTURE LLC (O.R.B. 4262, PG. 788) PER BOUNDARY SURVEY BY A&J LAND SURVEYORS, INC., FILE No. 42068, DATED JUNE 3, 2016.
 4. SKETCH GENERATED WITHOUT BENEFIT OF COMMITMENT FOR TITLE, THEREFORE THERE MAY BE MATTERS OF RECORD AND/OR NON-RECORD THAT AFFECT THE PROPERTY DEPICTED HEREON THAT THIS FIRM IS NOT AWARE OF.

CHASE SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION NO. LB 8110
 PROFESSIONAL LAND SURVEYORS
 5228 COMFORT COURT
 ST. AUGUSTINE, FLORIDA 32092
 OFFICE: (904) 940-6858

DATE JULY 26, 2019 SCALE 1" = 300'

LEGEND

O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL
 OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

PETER S. CHASE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6335

EXHIBIT "B"

Access and Drainage Easement

**County Road 16-A Park Parcel
Drainage Easement**

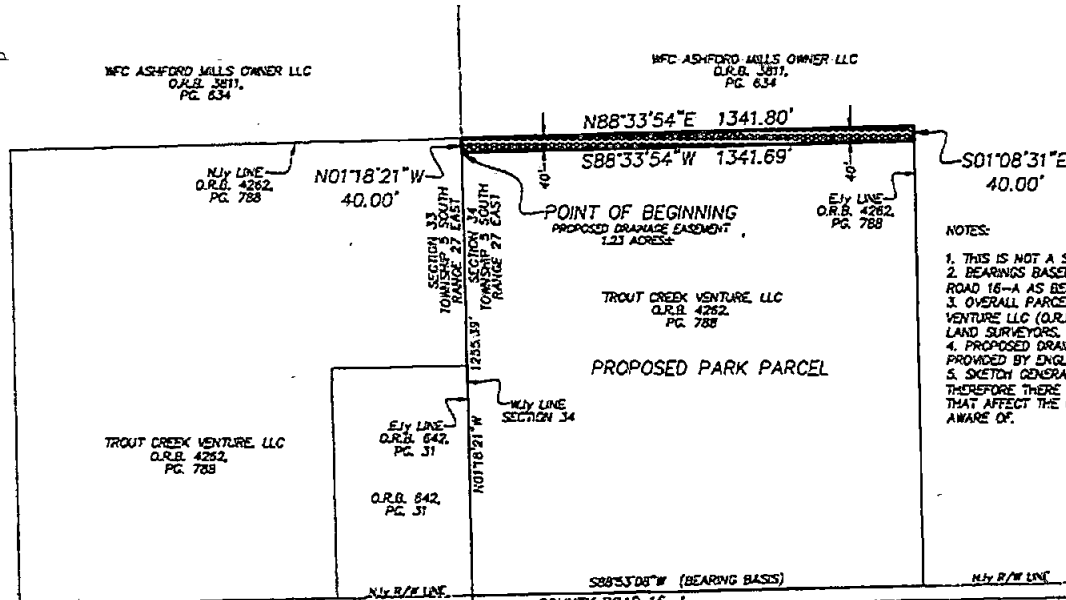
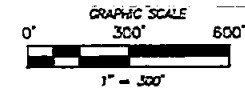
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From said Point of Beginning, thence continue North 01°18'21" East, along said Westerly line of Section 34, a distance of 40.00 feet to a point lying on the Northerly line of said lands described and recorded in Official Records Book 4262, page 788; thence North 88°33'54" East, along said Northerly line, 1341.80 feet; thence South 01°08'31" East, along the Easterly line of said lands described and recorded in Official Records Book 4262, page 788, a distance of 40.00 feet; thence South 88°33'54" West, departing said Easterly line, 1341.69 feet to the Point of Beginning.

Containing 1.23 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION
 A PORTION OF SECTION 34, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF
 THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS
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 3. OVERALL PARCEL LINEWORK DEPICTED HEREON AS TROUT CREEK VENTURE LLC (O.R.B. 4262, PG. 788) PER BOUNDARY SURVEY BY A&J LAND SURVEYORS, INC., FILE No. 42068, DATED JUNE 3, 2016.
 4. PROPOSED DRAINAGE EASEMENT LINEWORK DEPICTED HEREON PROVIDED BY ENGLAND, TRIMS & MILLER, INC.
 5. SKETCH GENERATED WITHOUT BENEFIT OF COMMITMENT FOR TITLE, THEREFORE THERE MAY BE MATTERS OF RECORD AND/OR NON-RECORD THAT AFFECT THE PROPERTY DEPICTED HEREON THAT THIS FIRM IS NOT AWARE OF.

CHASE SURVEYING AND MAPPING, LLC

CERTIFICATE OF AUTHORIZATION NO. LB 8110
 PROFESSIONAL LAND SURVEYORS
 5228 COMFORT COURT
 ST. AUGUSTINE, FLORIDA 32092
 OFFICE: (904) 940-8858

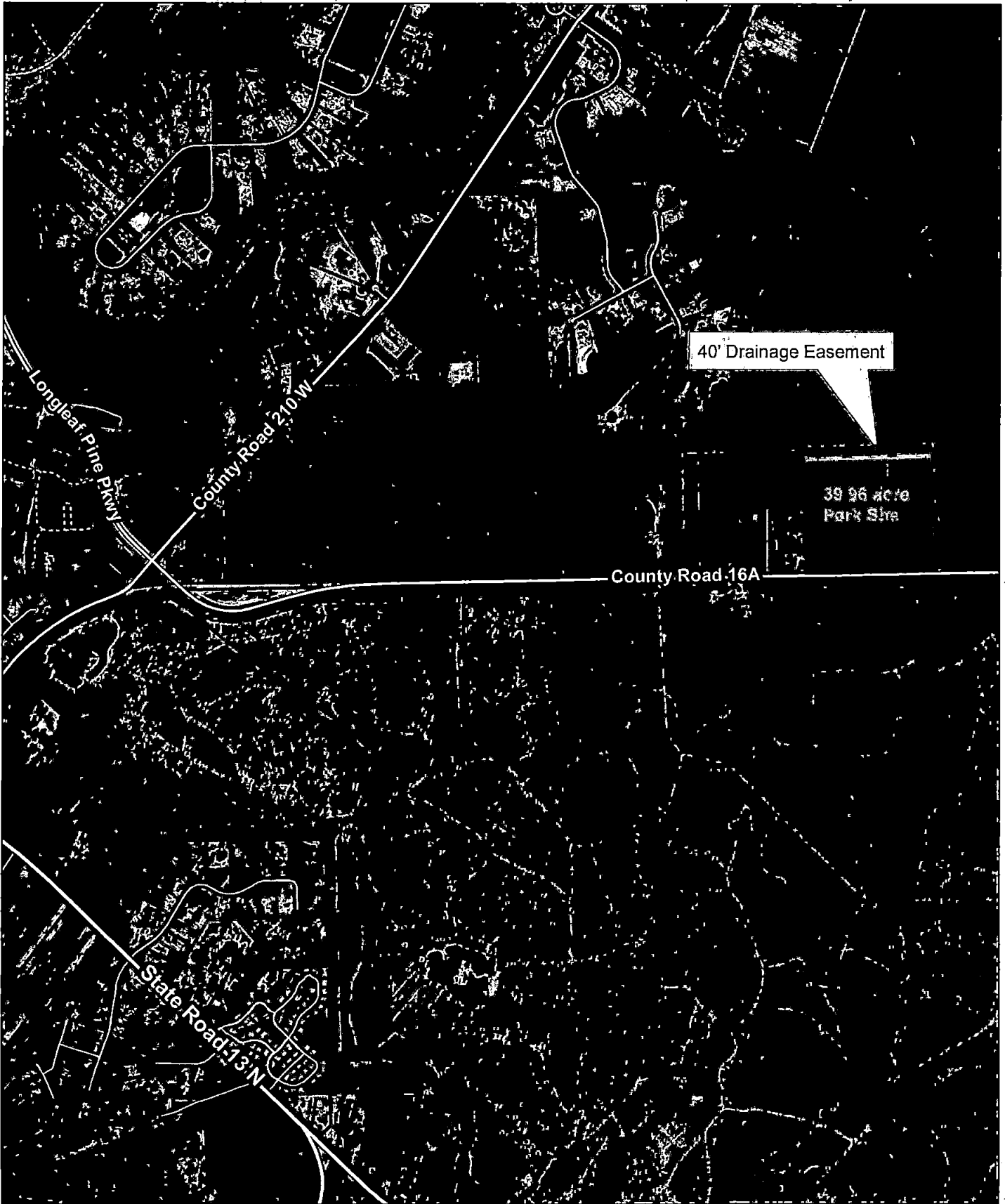
DATE: NOVEMBER 11, 2019 SCALE: 1" = 300'

LEGEND
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY



PETER S. CHASE
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6335

JOB NO. 19-1098 FIELD BOOK N/A COMPUTER FILE NAME E:\PENDING\CR 16A PARK PARCEL DRAINAGE EASEMENT.DWG

SilverLeaf DRI
 CR 16A Recreation Parcel



2019 Aerial Imagery

February 18, 2020

Trout Creek Venture, LLC.
*Silverleaf DRI
 Park Site*

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.

