

RESOLUTION NO. 2023- 145

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FOR A PORTION OF VETERANS PARKWAY THAT LIES SOUTH OF LONGLEAF PINE PARKWAY.

RECITALS

WHEREAS, Mattamy Jacksonville, LLC, a Delaware limited liability company, has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, said deed conveys a portion of Veterans Parkway that lies south of Longleaf Pine Parkway between Landmark Boulevard and Stillwater Boulevard; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication Right-of-Way for the health, safety and welfare of the citizens of St. Johns County.

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.

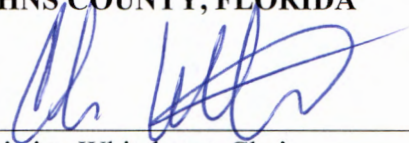
Section 2. The Board of County Commissioners hereby accepts the Deed of Dedication Right-of-Way for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Deed of Dedication Right-of-Way in the public records of St. Johns County, Florida.

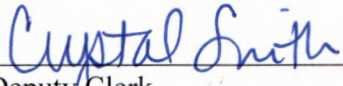
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2nd day of may, 2023.

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

By: 
Christian Whitehurst, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

Rendition Date MAY 02 2023



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

**DEED OF DEDICATION
RIGHT-OF-WAY
(Veterans Parkway, Middle Section)**

THIS INDENTURE is made and executed this 15th day of March, 2023, by **MATTAMY JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 4901 Vineland Road, Suite 450, Orlando, Florida 32811 ("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 ("Grantee").

WITNESSETH: that for and in consideration of the acceptance of this Deed of 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 Grantee, 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.

To have and to hold the Property in fee simple forever.

Except as set forth in the Permitted Encumbrances described on **Exhibit "B"** attached hereto, the said Grantor does hereby fully warrant the title to said Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but against none other.

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

Signed, sealed and delivered in the presence of: GRANTOR:

MATTAMY JACKSONVILLE LLC, a Delaware limited liability company

By: MATTAMY FLORIDA LLC, a Delaware limited liability company, its Manager

By: CALBEN (FLORIDA) CORPORATION, a Florida corporation, its Manager

By: [Signature]
Clifford L. Nelson, Vice President

[Signature]
JARED OLSARI
Printed Name

[Signature]
JOHN TURLANSKY
Printed Name

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of March, 2023, by Clifford L. Nelson as Vice President of Calben (Florida) Corporation, a Florida corporation, as Manager of Mattamy Florida LLC, a Delaware limited liability company, as Manager of Mattamy Jacksonville LLC, a Delaware limited liability company. He (check one) is personally known to me, or has proved me on basis of satisfactory evidence to be the person who executed this instrument.



Naveed Zaerzadeh
Notary Public
State of Florida
Comm# HH120682
Expires 4/22/2025

[Signature]
Notary Public
My Commission Expires: 4/22/25

EXHIBIT "A"

Legal Description of the Property

A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE DEDICATED TO ST. JOHNS COUNTY, KNOWN AS "VETERANS PARKWAY - COUNTY ROAD No. 223", AND BEING A PORTION OF SECTIONS 11 AND 14, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID 130 FOOT PUBLIC ROAD RIGHT-OF-WAY BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF "LANDMARK BOULEVARD", (A VARIABLE WIDTH PUBLIC ROAD RIGHT-OF-WAY, AS SHOWN ON THE PLAT OF "MIDDLEBOURNE-PHASE ONE", AS RECORDED IN MAP BOOK 112, PAGES 39 THROUGH 54 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), WITH THE WESTERLY RIGHT-OF-WAY LINE OF "VETERANS PARKWAY - COUNTY ROAD No. 223", AS PER THAT DEED OF DEDICATION RIGHT-OF-WAY, AS RECORDED IN OFFICIAL RECORDS BOOK 5485, PAGE 49 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE ARC OF A CURVE LEADING SOUTHEASTERLY; RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE EASTERLY, AND HAVING A RADIUS OF 1,565.00 FEET, THROUGH A CENTRAL ANGLE OF 02°46'45" TO THE LEFT, AN ARC DISTANCE OF 75.91 FEET, TO A POINT ON THE SOUTHERLY TERMINUS OF SAID "VETERANS PARKWAY - COUNTY ROAD No. 223", AS PER OFFICIAL RECORDS BOOK 5485. PAGE 49 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 18°40'16" EAST, 75.90 FEET.

FROM THE POINT OF BEGINNING THUS DESCRIBED, RUN THENCE, NORTH 69°56'22" EAST, ALONG THE SOUTHERLY TERMINUS OF SAID "VETERANS PARKWAY - COUNTY ROAD No. 223", AS PER THE AFOREMENTIONED DEED, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE, DEPARTING FROM THE AFORESAID SOUTHERLY TERMINUS, THE FOLLOWING SIX (6) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 20°03'38" EAST, A DISTANCE OF 1,300.37 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHEASTERLY;

COURSE No. 2: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 15°56'43" TO THE LEFT, AN ARC DISTANCE OF 274.12 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°02'00" EAST, 273.24 FEET;

COURSE No. 3: RUN THENCE, SOUTH 36°00'22" EAST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING

SOUTHEASTERLY;

COURSE No. 4: RUN THENCE, SOUTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 27°01'31" TO THE RIGHT, AN ARC DISTANCE OF 525.93 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°29'36" EAST, 521.06 FEET;

COURSE No. 5: RUN THENCE, SOUTH 08°58'50" EAST, A DISTANCE OF 2,300.00 FEET, TO A POINT;

COURSE No. 6: RUN THENCE, SOUTH 81°01'10" WEST, A DISTANCE OF 130.00 FEET, TO A POINT; RUN THENCE, PARALLEL WITH, AND 130.00 FEET WESTERLY OF, WHEN MEASURED AT RIGHT ANGLES TO THE PREVIOUS SIX (6) COURSES, THE FOLLOWING FIVE (5) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 08°58'50" WEST, A DISTANCE OF 2,300.00 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 2: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 985.00 FEET, THROUGH A CENTRAL ANGLE OF 27°01'31" TO THE LEFT, AN ARC DISTANCE OF 464.61 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°29'36" WEST, 460.31 FEET;

COURSE No. 3: RUN THENCE, NORTH 36°00'22" WEST, ALONG LAST SAID TANGENCY, A DISTANCE OF 127.42 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHWESTERLY;

COURSE No. 4: RUN THENCE, NORTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 1,115.00 FEET, THROUGH A CENTRAL ANGLE OF 15°56'43" TO THE RIGHT, AN ARC DISTANCE OF 310.30 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°02'00" WEST, 309.30 FEET;

COURSE No. 5: RUN THENCE, NORTH 20°03'38" EAST, A DISTANCE OF 1,300.37 FEET, TO A POINT ON THE AFORESAID SOUTHERLY TERMINUS OF "VETERANS PARKWAY - COUNTY ROAD No. 223", AS PER OFFICIAL RECORDS BOOK 5485, PAGE 49 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAINS 587,026 SQUARE FEET, OR 13.47 ACRES, MORE OR LESS, IN AREA.

**MAP SHOWING SKETCH OF
A 130 FOOT PUBLIC ROAD RIGHT-OF-WAY TO BE
DEDICATED TO ST. JOHNS COUNTY, KNOWN AS
"VETERANS PARKWAY - COUNTY ROAD No. 223",
AND BEING A PORTION OF SECTION 11, TOWNSHIP
5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY,
FLORIDA.**

CURVE TABLE FOR THIS SKETCH

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	1,565.00'	2°46'45"	75.91'	S 18°40'16" E	75.90'
C2	985.00'	15°56'43"	274.12'	S 28°02'00" E	273.24'
C3	1,115.00'	27°01'31"	525.93'	S 22°29'36" E	521.06'
C4	985.00'	27°01'31"	464.61'	N 22°29'36" W	460.31'
C5	1,115.00'	15°56'43"	310.30'	N 28°02'00" W	309.30'

LINE TABLE FOR THIS SKETCH

LINE	BEARING	DISTANCE
L1	N 69°56'22" E	130.00'
L2	S 20°03'38" E	1,300.37'
L3	S 36°00'22" E	127.42'
L4	S 08°58'50" E	2,300.00'
L5	S 81°01'10" W	130.00'
L6	N 08°58'50" W	2,300.00'
L7	N 36°00'22" W	127.42'
LB	N 20°03'38" W	1,300.37'

GENERAL NOTES:

1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF COUNTY ROAD 244 ~ LONGLEAF PINE PARKWAY, AS N 60°20'52" W, AS MONUMENTED AND ARE BASED ON THE U.S. DEPARTMENT OF COMMERCE, NATIONAL OCEANIC & ATMOSPHERIC ADMINISTRATION (NOAA), NATIONAL GEODETIC SURVEY (NGS) DATUM, NORTH AMERICA DATUM OF 1983 (2011) OR NAD83 (2011), FOR THE STATE OF FLORIDA, STATE PLANE COORDINATE SYSTEM, FOR ZONE 801 (FL EAST), AND AS SHOWN ON THE PLAT OF "COUNTY ROAD 244 WEST", AS RECORDED IN MAP BOOK 58, PAGES 51 THROUGH 67.

2) THIS SKETCH IS PROJECTED BY COPYRIGHT AND IS CERTIFIED ONLY TO THE ENTITIES LISTED ON THIS SKETCH AND ONLY FOR THIS PARTICULAR TRANSACTION AND SCOPE OF WORK. ANY USE OF THIS SKETCH WITHOUT THE EXPRESS WRITTEN PERMISSION OF THIS SURVEYOR AND/OR FIRM IS STRICTLY PROHIBITED. USE OF THIS SKETCH IN ANY SUBSEQUENT TRANSACTION(S) IS EXPRESSLY PROHIBITED AND IS NOT AUTHORIZED BY THIS SURVEYOR AND/OR FIRM. THIS SURVEYOR AND/OR FIRM EXPRESSLY DISCLAIMS ANY CERTIFICATION TO ANY PARTIES IN FUTURE TRANSACTIONS. NO ENTITY OTHER THAN THOSE LISTED ON THIS SKETCH SHOULD RELY UPON THIS SURVEY FOR ANY PURPOSE.

3) UNLESS A TITLE COMMITMENT IS REFERENCED GRAPHICALLY ON THE FACE OF THIS SURVEY/SKETCH, THERE MAY BE ADDITIONAL COVENANTS AND RESTRICTIONS, EASEMENTS OF RECORD, BUILDING RESTRICTION/SETBACK LINES RESTRICTIONS, AND OTHER MATTERS, EVIDENCED BY TITLE EXAMINATION BY A TITLE COMPANY, THAT HAVE NOT BEEN SHOWN HEREON. THESE ITEMS ARE NOT REQUIRED OR A PART OF A STATE OF FLORIDA MINIMUM TECHNICAL STANDARDS SURVEY, AS OUTLINED IN THE STATE OF FLORIDA, ADMINISTRATIVE CODE, SJ-17.051.

4) NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS AND/OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OF PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

5) NOTICE OF LIABILITY: THIS SURVEY IS CERTIFIED TO THOSE INDIVIDUALS, ENTITIES AND/OR FIRMS AS SHOWN ON THE FACE OF THIS SURVEY. ANY OTHER USE, BENEFIT OR RELIANCE BY ANY OTHER PARTY IS STRICTLY PROHIBITED AND RESTRICTED. THIS SURVEYING FIRM AND THE SIGNING SURVEYOR IS RESPONSIBLE ONLY TO THOSE THAT APPEAR IN THE CERTIFICATION AND HEREBY DISCLAIMS ANY OTHER LIABILITY AND HEREBY RESTRICTS THE RIGHTS OF OTHERS, (INDIVIDUAL OR ENTITIES) TO USE THIS SURVEY WITHOUT THE EXPRESS WRITTEN CONSENT OF THIS FIRM AND/OR SURVEYOR.

6) THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL DRAWING, THEREFORE THE GRAPHIC SCALE SHOULD BE UTILIZED TO DETERMINE IF THIS MAP IS TO THE ORIGINAL SIZE AND SCALE.

8) THIS MAP DOES NOT REPRESENT A "BOUNDARY" SURVEY, AS PER THE CURRENT FLORIDA STATUTES, REGARDING THE STATE OF FLORIDA, MINIMUM TECHNICAL STANDARDS.

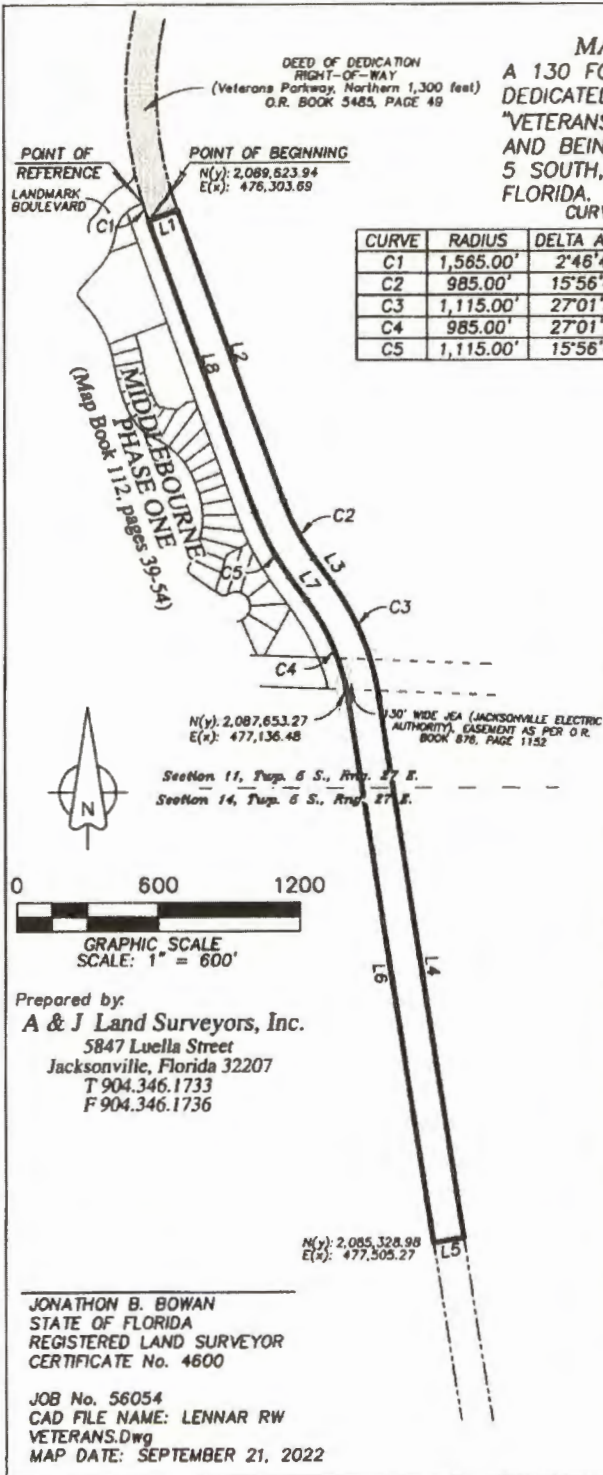


EXHIBIT "B"

PERMITTED ENCUMBRANCES

1. Taxes and assessments for the year 2023 and subsequent years, which are not yet due and payable and taxes and assessments levied and/or assessed subsequent to the date hereof.
2. Any claim that any portion of the insured land is sovereign lands of the State of Florida, including submerged, filled or artificially exposed lands accreted to such land.
3. Easement in favor of Jacksonville Electric Authority as set out in instrument recorded December 17, 1990 in Official Records Book 878, Page 1152; Assignment of Rights in Easements recorded November 13, 2006 in Official Records Book 2815, Page 1058.
4. Access Easement in favor of United Waterworks, Inc. as set out in instrument recorded November 7, 1997 in Official Records Book 1275, Page 1659.
5. Terms, conditions, and covenants of said easements as set forth Special Warranty Deed recorded December 20, 1999 in Official Records Book 1462, Page 1057.
6. Terms, conditions covenants and provisions of Temporary Utility Easement in favor of JEA as set out in instrument recorded April 20, 2007 in Official Records Book 2904, Page 519.
7. Easement and Consent to Use of Right of Way Agreement between Terrapointe, LLC, a Delaware limited liability company and People's Gas System, a division of Tampa Electric Company as set out in instrument recorded June 14, 2010 in Official Records Book 3323, Page 1322.
8. Easement and Consent to Use of Right of way Agreement by and between The St. Joe Company and People's Gas System, a division of Tampa Electric Company as set out in instrument recorded June 30, 2010 in Official Records Book 3329, Page 825; Assignment recorded December 20, 2010 in Official Records Book 3389, Page 327.
9. Memorandum of Agreement by and between WCI Communities, LLC and Mattamy Jacksonville LLC as set out in instrument recorded July 10, 2019 in Official Records Book 4756, Page 927.
10. Terms and conditions of Special Warranty Deed and Grant of Easement by and between WCI Communities LLC and Mattamy Jacksonville, LLC as set out in instrument recorded January 14, 2021 in Official Records Book 5152, Page 460.
11. Non-Exclusive Access and Utility Easement Agreement by and between Mattamy Jacksonville LLC and ICI Crossroads Holdings, LLC as set out in instrument recorded January 14, 2021 in Official Records Book 5152, Page 469.

NOTE: All recording references shall refer to the Public Records of St. Johns County, Florida.




 2021 Aerial Imagery
 April 3, 2023

Veterans Parkway
Deed of Dedication Right-of-Way

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 herein.

