

RESOLUTION NO. 2023- 156

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM RISING LEADERS OF NORTH FLORIDA, INC., DBA FIRST-TEE NORTH FLORIDA FOR A DONATION OF PROPERTY LOCATED WITHIN THE COUNTY GOLF COURSE ADJACENT TO THE NEW FIRE STATION.

RECITALS

WHEREAS, Rising Leaders of North Florida, Inc., DBA First-Tee North Florida, has executed and presented a Special Warranty Deed, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for 0.290 acre of vacant land located on the St. Johns County Golf Course and adjacent to the new fire station; and

WHEREAS, Rising Leaders of North Florida, Inc., outgrew this area after 15 years, and has moved their program to the larger practice course to allow the children to have a better experience with a larger facility. Rising Leaders of North Florida, Inc., has no need for the smaller parcel of land and would like to donate the property to St. Johns County; and

WHEREAS, it is in the best interest of the County to accept this Special Warranty Deed to improve 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 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 this Special Warranty Deed for the parcel of land.

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 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 16th day of may, 2023.

Rendition Date MAY 16 2023

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Christian Whitehurst, Chair

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

By: [Signature]
Deputy Clerk

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 19th day of April, 2023, by **RISING LEADERS of NORTH FLORIDA, INC., DBA FIRST-TEE NORTH FLORIDA**, hereinafter called the Grantor, whose address is 101 East Town Pl, Ste 100, St. Augustine, Florida 32092 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 THE PROPERTY

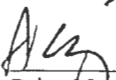
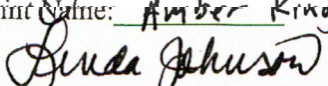
TOGETHER WITH all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.


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,

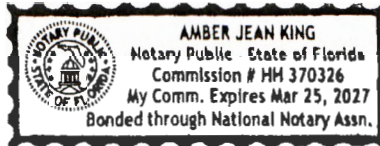
IN WITNESS WHEREOF, said Grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered
in the presence of:

GRANTOR
RISING LEADERS of NORTH FLORIDA,
INC. DBA FIRST-TEE NORTH FLORIDA


Print Name: Amber King

Print Name: Linda Johnson

By: 
Print Name: Jeff Willoughby
Title: Executive Director



STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of April, 2023, by Jeff Willoughby Title Executive Director

[Signature]
Notary Public
My Commission Expires: 3/25/27

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

A PORTION OF SECTIONS 9 AND 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, LYING WESTERLY OF CYPRESS LINKS BOULVDARD, AS PER MAP OR PLAT OF RECORD IN MAP BOOK 22, AT PAGES 1-5, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF REFERENCE, COMMENCE AT THE SOUTHWESTERLY CORNER OF LOT 1, OF SAID CYPRESS LAKES, PHASE 1; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 576.77 FEET, BEING THE NORTHERLY EDGE OF GOLF RIDGE BOULEVARD, A 50 FOOT RIGHT OF WAY, AS PER SAID PLAT OF CYPRESS LAKES, PHASE 1, PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 16 MINUTES 14 SECONDS, AN ARC LENGTH OF 93.32 FEET TO A POINT OF TANGENCY; THENCE NORTH 59 DEGREES 36 MINUTES 02 SECONDS WEST, 40.98 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, PASSING THROUGH A CENTRAL ANGLE OF 92 DEGREES 45 MINUTES 50 SECONDS AN ARC LENGTH OF 40.48 FEET TO A POINT OF TANGENCY; THENCE NORTH 33 DEGREES, 09 MINUTES, 48 SECONDS EAST, ALONG THE EASTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD, AS PER PLAT OF CYPRESS LAKES, PHASE 1, 46.92 FEET TO A POINT OF CURVATURE; THENCE NORTH 56 DEGREES 50 MINUTES 12 SECONDS WEST, 80.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED LANDS; THENCE CONTINUE NORTH 56 DEGREES 50 MINUTES 12 SECONDS WEST, 80.00 FEET; THENCE NORTH 27 DEGREES 49 MINUTES 31 SECONDS EAST, 155.00 FEET; THENCE SOUTH 71 DEGREES 44 MINUTES 33 SECONDS EAST, 75.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF A CURVE CONCAVE TO THE RIGHT, HAVING A RADIUS OF 697.81 FEET, SAID CURVE BEING THE WESTERLY RIGHT OF WAY LINE OF SAID CYPRESS LINKS BOULEVARD, PASSING THROUGH A CENTRAL ANGLE OF 14 DEGREES 24 MINUTES 25 SECONDS, SUBTENDED BY A CHORD DISTANCE OF 175.00 FEET, AN ARC LENGTH OF 175.46 TO THE POINT OF BEGINNING.



Rising Leaders of North Florida, Inc.
dba First-Tee North Florida

LE Parrish Rd

Cypress Links Blvd

Golf Ridge Dr

Eagle Creek Ct

Schwab Ct



2021 Aerial Imagery
April 19, 2023

*Rising Leaders of North Florida, Inc.
dba First-Tee North Florida*

Donation of property

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.

