

RESOLUTION NO. 2023-393

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED FROM ST. JOHNS COUNTY PARKS FOUNDATION, INC., FOR A PASSIVE PARK AND INTERSECTION IMPROVEMENTS AT GREENBRIAR ROAD AND LONGLEAF PINE PARKWAY.

RECITALS

WHEREAS, St. Johns County Parks Foundation, Inc., has executed and presented to St. Johns County a Special Warranty Deed for a passive park and intersection improvements, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying property for the park and future intersection improvements; and

WHEREAS, the property will have at least 80% of undeveloped land. It will be used solely for conservation and public park purposes including, without limitations, as a public picnic area, nature walk, bird watching, and similar uses. The 20% of the property will help with the intersection improvements at Greenbriar Road and Longleaf Pine Parkway; 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 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 October, 2023.

Rendition Date: **OCT 17 2023**

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

By: *Crystal Smith*
Deputy Clerk

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: *Christian Whitehurst*
Christian Whitehurst, Chair



EXHIBIT "A" TO RESOLUTION

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

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, dated this ___ day of _____, 2023, by **ST. JOHNS COUNTY PARKS FOUNDATION, INC.**, a Florida non-profit corporation who address is 112 Bartram Oaks Walk, #104-600205, St. Johns, Florida 32260, 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 situated in the County of St. Johns, State of Florida, being more particularly described as follows:

SEE EXHIBIT "A" ATTACHED HERETO

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.

SUBJECT TO: The following use restriction is at least (80%) of the Property shall be at all times kept in its undeveloped state as conveyed, and used solely for conservation and public park purposes including, without limitation, as a public picnic area, nature walk, bird watching, and similar uses. This restriction shall run with the Property in perpetuity.

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:

Debbie Taylor
Print Name: Debbie Taylor
Lauren Ford
Print Name: Lauren Ford

GRANTOR
ST. JOHNS COUNTY PARKS
FOUNDATION, INC.

By: Robin Roberts
Print Name and Title: Robin Roberts
President

STATE OF FLORIDA,
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of September 2023, by Robin Roberts of the St. Johns County Parks Foundation, Inc.,
President

Debbie Taylor
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced



DEBBIE TAYLOR
Commission # GG 965962
Expires April 14, 2024
Bonded Thru Budget Notary Services

EXHIBIT "A"

PARCEL C:

A PORTION OF THE SOPHIA FATIO GRANT, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE WESTERLY BOUNDARY OF A TRACT OF LAND FORMERLY OWNED BY THE UNITED STATES OF AMERICA (ACQUIRED BY CONDEMNATION SUIT 602- J CIVIL) WITH THE NORTHERLY RIGHT OF WAY LINE OF BOMBING RANGE ROAD (COUNTY ROAD NO. 11, ALSO KNOWN AS GREENBRIAR ROAD, AS NOW ESTABLISHED); THENCE NORTH 77°29'34" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 1641.56 FEET TO THE INTERSECTION WITH THE CENTERLINE OF REMINGTON PARK ROAD (A 30 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 13°24'29" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 1106.34 FEET TO A POINT ON THE SOUTHERLY BOUNDARY LINE OF REMINGTON FOREST, AS RECORDED IN MAP BOOK 18, PAGES 58, 59 AND 60 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE SOUTH 77°15'01" EAST ALONG SAID SOUTHERLY BOUNDARY LINE AND ITS EASTERLY PROLONGATION, A DISTANCE OF 2072.90 FEET TO AN INTERSECTION WITH THE AFORESAID WESTERLY BOUNDARY OF LANDS FORMERLY OWNED BY THE UNITED STATES OF AMERICA; THENCE SOUTH 34°44'44" WEST, ALONG SAID WESTERLY BOUNDARY LINE, A DISTANCE OF 1185.62 FEET TO THE POINT OF BEGINNING.

PARCEL D:

PART OF THE FATIO GRANT - ALL SOPHIA FATIO TRACT LYING EAST OF COUNTY ROAD BOUNDED NORTH BY NICHOLL TRACT, EAST BY GRANT LINE, SOUTH BY HILL TRACT AND ST. ELMO TRACT, WEST BY COUNTY ROAD, SECTION 44, TOWNSHIP 5 SOUTH, RANGE 26 EAST AND SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST EXCEPTING THEREFROM A TRACT OF LAND OPPOSITE THE NORTH BOUNDARY OF THE SWITZERLAND AIR FIELD ACQUIRED UNDER CONDEMNATION OF THE UNITED STATES GOVERNMENT COMPOSED OF 217.37 ACRES MORE OR LESS. THE PROPERTY ABOVE DESCRIBED ORIGINALLY CONSISTING OF 525 ACRES LESS THE EXCEPTION OF 217.37 ACRES LEAVING 307.63 ACRES, MORE OR LESS. LESS AND EXCEPT THE PROPERTY DESCRIBED IN PARCEL C ABOVE.

PARCELS C AND D ALSO BEING THE PROPERTY DESCRIBED IN DEED BOOK 185, PAGE 456, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

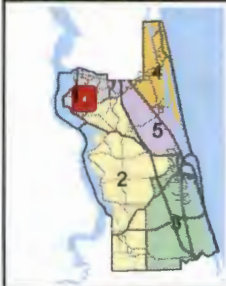
LESS AND EXCEPT THE PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 1374, PAGE 339; OFFICIAL RECORDS BOOK 1463, PAGE 1041; OFFICIAL RECORDS BOOK 1474, PAGE 108; OFFICIAL RECORDS BOOK 2562, PAGE 219; OFFICIAL RECORDS BOOK 3133, PAGE 45; OFFICIAL RECORDS BOOK 3851, PAGE 1788; OFFICIAL RECORDS BOOK 4068, PAGE 1549; OFFICIAL RECORDS 4762, PAGE 1577 AND OFFICIAL RECORDS BOOK 4833, PAGE 1520, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PARCEL ID # 001360-0000



St. Johns County
Parks Foundation, Inc.
West Parcel

St. Johns County
Parks Foundation, Inc.
East Parcel



2023 Aerial Imagery

Date: 9/22/2023

Conservation, Passive Park
Property Donation

St. Johns County
Parks Foundation Inc.



Land Management
Systems
(904) 209-0760

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.