

RESOLUTION NO. 2023-478

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM SOUTHEAST INVESTMENTS, INC., TO ST. JOHNS COUNTY AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR FERBER STATE ROAD 16 PUD FOR RIGHT-OF- WAY TO WIDEN FOUR MILE ROAD.

RECITALS

WHEREAS, Southeast Investments, Inc., a Florida corporation, has executed and presented to St. Johns County a Deed of Dedication, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way along Four Mile Road; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Concurrency and Impact Fee Credit Agreement for PUD 2022-08 Ferber SR16 PUD, along Four Mile Road approved by the Board of County Commissioners dated February 7, 2023 and recorded in Official Records Book 5709, page 1245, Public Records of St. Johns County, Florida; and

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

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date: DEC 06 2023

By: 
Sarah Arnold, Chair

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

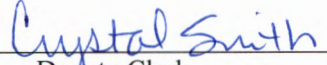
By: 
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

**DEED OF DEDICATION
RIGHT-OF-WAY
(Four Mile Road)**

THIS DEED OF DEDICATION is made and executed this ____ day of October, 2023, by **2020 SJP JAX LLC**, a Florida limited liability company, c/o The Ferber Company, whose address is 151 Sawgrass Corners Drive, Suite 202, Ponte Vedra Beach, Florida 32082 (“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.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through, or under Grantor, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2022.

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

“GRANTOR”

WITNESS:

2020 SJP JAX LLC, a Florida limited liability company

Name: _____

By: _____
P. Shields Ferber, Jr.

Its: Manager

Date: _____

Name: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument is hereby acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of October, 2023, by P. Shields Ferber, Jr., who is a Manager of 2020 SJP Jax LLC, a Florida limited liability company, and is authorized to execute this Deed of Dedication on behalf of the company. He is ___ personally known to me or ___ has produced _____ as identification and (did/did not) take an oath.

NOTARY PUBLIC, State of Florida

Name: _____

My Commission Expires: _____

My Commission Number is: _____

EXHIBIT "A"

Legal Description of the Property

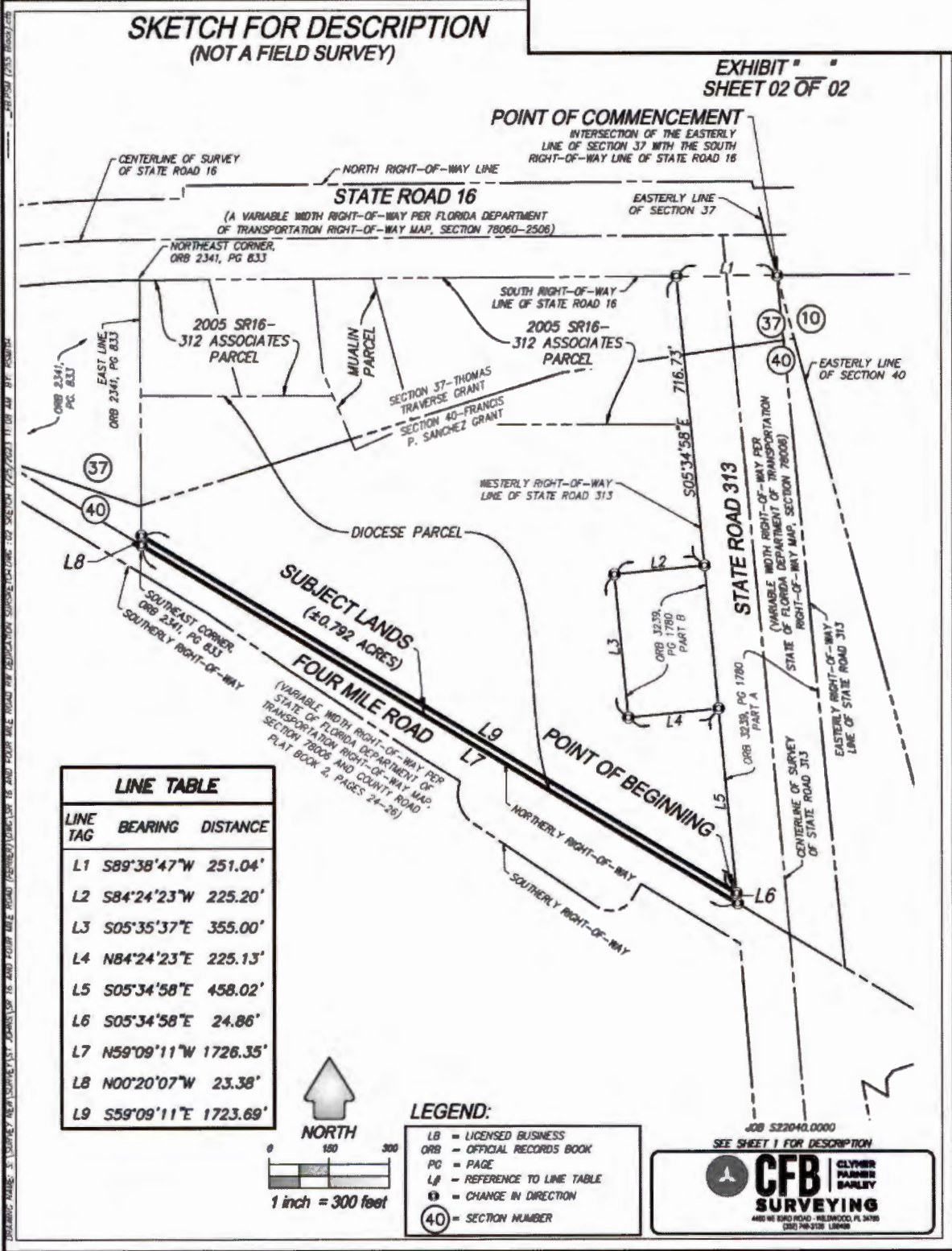
LEGAL DESCRIPTION (FOUR MILE ROAD RIGHT-OF-WAY)

A PORTION OF THE FRANCIS P. SANCHEZ GRANT (SECTION 40), TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

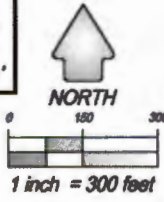
COMMENCE AT THE INTERSECTION OF THE EASTERLY LINE OF THE THOMAS TRAVERSE GRANT (SECTION 37), TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA WITH THE SOUTH RIGHT-OF-WAY LINE OF STATE ROAD NO. 16 (A VARIABLE WIDTH RIGHT-OF-WAY PER FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78060-2506); THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 89°38'47" WEST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 251.04 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 313 (A VARIABLE WIDTH PUBLIC RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78006); THENCE DEPARTING SAID SOUTH RIGHT-OF-WAY LINE, RUN ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING SIX (6) COURSES AND DISTANCES: 1) THENCE RUN SOUTH 05°34'58" EAST, A DISTANCE OF 716.73 FEET; 2) THENCE RUN SOUTH 84°24'23" WEST, A DISTANCE OF 225.20 FEET; 3) THENCE RUN SOUTH 05°35'37" EAST, A DISTANCE OF 355.00 FEET; 4) THENCE RUN NORTH 84°24'23" EAST, A DISTANCE OF 225.13 FEET; 5) THENCE RUN SOUTH 05°34'58" EAST, A DISTANCE OF 458.02 FEET TO THE POINT OF BEGINNING; 6) THENCE CONTINUE SOUTH 05°34'58" EAST, A DISTANCE OF 24.86 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF FOUR MILE ROAD (A VARIABLE WIDTH RIGHT-OF-WAY PER STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 78006 AND COUNTY ROAD PLAT BOOK 2, PAGES 24 THROUGH 26, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA) THENCE DEPARTING SAID WESTERLY RIGHT-OF-WAY LINE, RUN NORTH 59°09'11" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 1726.35 FEET TO THE SOUTHEAST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2341, PAGE 833, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, RUN NORTH 00°20'07" WEST, ALONG THE EAST LINE OF SAID LANDS, A DISTANCE OF 23.38 FEET; THENCE DEPARTING SAID EAST LINE, RUN SOUTH 59°09'11" EAST, A DISTANCE OF 1723.69 FEET TO THE POINT OF BEGINNING.

**SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)**

EXHIBIT " "
SHEET 02 OF 02



LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	S89°38'47"W	251.04'
L2	S84°24'23"W	225.20'
L3	S05°35'37"E	355.00'
L4	N84°24'23"E	225.13'
L5	S05°34'58"E	458.02'
L6	S05°34'58"E	24.86'
L7	N59°09'11"W	1726.35'
L8	N00°20'07"W	23.38'
L9	S59°09'11"E	1723.69'

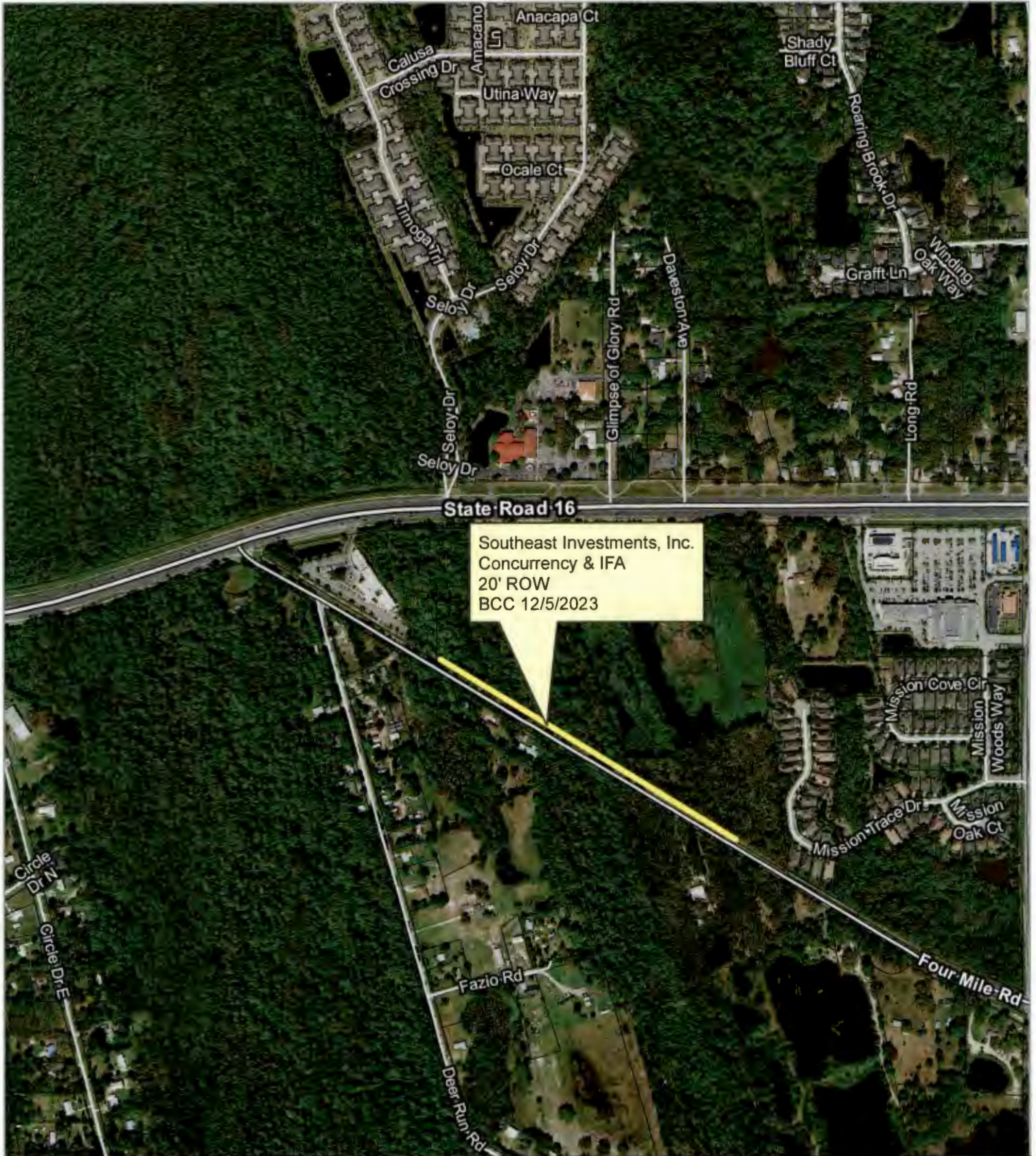


- LEGEND:**
- LB = LICENSED BUSINESS
 - ORB = OFFICIAL RECORDS BOOK
 - PG = PAGE
 - L# = REFERENCE TO LINE TABLE
 - ⊙ = CHANGE IN DIRECTION
 - ④ = SECTION NUMBER

JOB S22040.0000
SEE SHEET 1 FOR DESCRIPTION

CFB SURVEYING
CLYDE BARBER SURVEYING
4400 W. BIRD ROAD - WILDWOOD, FL 34785
(888) 748-2128 L10008

DRAWING MADE BY SURVEYOR NEW INSURANCE, 1535 AND FOUR MILE ROAD, WESTERNLY INTERSECTION TO SECTION 37, 11 OF 40, 01, 000000



2023 Aerial Imagery
Date: 11/6/2023

Southeast Investments, Inc.
Concurrency &
Impact Fee Agree.

Four Mile Road
20' of Right-of-Way



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 hereon.