

**RESOLUTION NO. 2023-479**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM ELEVATION POINTE, LLC, TO ST. JOHNS COUNTY AS REQUIRED IN THE CONCURRENCY AND IMPACT FEE CREDIT AGREEMENT FOR ELEVATION POINTE AT ANDERSON PARK PUD FOR A PORTION TOMS ROAD RIGHT-OF-WAY.**

**RECITALS**

**WHEREAS**, Elevation Pointe, LLC, a Florida 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 a part hereof, conveying the right-of-way for a portion of Toms Road; and

**WHEREAS**, the Deed of Dedication satisfies the requirement for the right-of-way as set forth in the Concurrency and Impact Fee Credit Agreement for Elevation Pointe at Anderson Park PUD dated February 10, 2022 and recorded in Official Records Book 5492, page 694, of the public records of St. Johns County, Florida; 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, Florida.

**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.

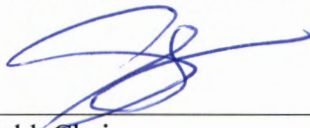
Section 3. The Clerk is instructed to record the original Deed of Dedication in the public records of St. Johns County, Florida

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 5th day of December, 2023.

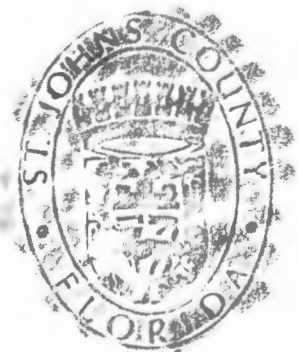
**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date: DEC 06 2023

By:   
Sarah Arnold, Chair

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

By: Crystal Smith  
Deputy Clerk



Prepared by:  
Kathryn Whittington, Esq.  
236 San Marco Avenue  
St. Augustine, FL 32084

**DEED OF DEDICATION  
RIGHT-OF-WAY**

**THIS INDENTURE**, this 26<sup>th</sup> day of December, 2023, between ELEVATION POINTE, LLC, a Florida limited liability company, whose address is 189 South Orange Ave., Suite 1550, Orlando, FL 32801, hereinafter called 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 Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this 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.**

**TO HAVE AND HOLD** the same unto the Grantees, 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 said Grantor, its successors and assigns and not otherwise; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose same, and 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:

ELEVATION POINTE, LLC  
a Florida limited liability company

Signed and Sealed  
in Our Presence:

(sign) *Maria Fernandez*

(print) MARIA FERNANDA LOZA

By: *[Signature]* Owais Khanani

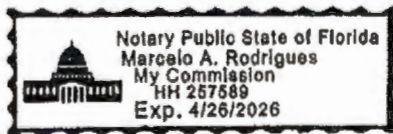
Its: Manager

(sign) *[Signature]*

(print) ISSAM Haddad

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26<sup>th</sup> day of October, 2023, by Owais Khanani, as Manager of ELEVATION POINTE, LLC, a Florida limited liability company, on behalf of the entity, who  is personally known to me or  has produced \_\_\_\_\_ as identification.



*[Signature]*  
Notary Public  
My Commission Expires: 04/26/2026

EXHIBIT "A"

TOMS ROAD RIGHT-OF-WAY

LEGAL DESCRIPTION: PARCEL B

A PARCEL OF LAND LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, SAID PARCEL BEING A PORTION OF THOSE LANDS AS INTENDED TO BE DESCRIBED IN OFFICIAL RECORDS BOOK 1152, PAGE 882, OF THE PUBLIC RECORDS OF SAID COUNTY AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

FOR A POINT OF REFERENCE, COMMENCE AT A NAIL AND DISK IDENTIFIED AS "LB #6824", SAID POINT BEING AT THE INTERSECTION OF THE CENTERLINE OF THE RIGHT OF WAY OF COUNTY ROAD S-208 (FORMERLY STATE ROAD NO. S-208) WITH THE WEST LINE OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 73°58'58" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 304.81 FEET; THENCE NORTH 16°01'02" EAST, DEPARTING SAID CENTERLINE, A DISTANCE OF 33.00 FEET TO A MAG NAIL AND DISK IDENTIFIED AS "LB 6824", SAID MAG NAIL AND DISK BEING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. S-208 AND THE SOUTHWESTERLY LINE OF GREY HAWK ESTATES AS RECORDED IN MAP BOOK 72, PAGE 93 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA;

THENCE NORTH 73°58'58" EAST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2509.70 FEET; THENCE NORTH 16°01'02" EAST, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 17.00 FEET TO THE SOUTHWESTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1137, PAGE 1300, OF SAID PUBLIC RECORDS; THENCE NORTH 16°01'02" EAST, ALONG THE WESTERLY LINE OF SAID LANDS, A DISTANCE OF 300.00 FEET TO A 4"X4" CONCRETE MONUMENT IDENTIFIED AS "LS#894", SAID CONCRETE MONUMENT BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 73°58'58" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 691.54 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING ON THE WESTERLY LINE OF THOSE LANDS AS DESCRIBED IN PARCEL 2, OFFICIAL RECORDS BOOK 2851, PAGE 1931, OF SAID PUBLIC RECORDS; THENCE NORTH 16°17'44" EAST, ALONG SAID WESTERLY LINE, A DISTANCE OF 66.02 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING THE NORTHWESTERLY CORNER OF SAID LANDS; THENCE SOUTH 73°59'37" EAST, ALONG THE NORTHERLY LINE OF SAID LANDS, A DISTANCE OF 55.73 FEET TO A POINT ON A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS 840.00 FEET, SAID POINT BEING THE POINT OF BEGINNING;

THENCE EASTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 16°25'46", AN ARC LENGTH OF 240.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°30'00" EAST, 240.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING ON THE SOUTHERLY LINE OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE NORTH 53°42'53" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 136.81 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824" SAID IRON PIPE BEING ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 16 (A 200 FOOT WIDE RIGHT OF WAY AS NOW ESTABLISHED); THENCE

SOUTH 36°15'28" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 80.00 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID IRON PIPE BEING THE NORTHEASTERLY CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 4684, PAGE 196, OF SAID PUBLIC RECORDS; THENCE SOUTH 53°43'02" WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS, A DISTANCE OF 136.78 FEET TO A 1/2" IRON PIPE IDENTIFIED AS "LB 6824", SAID PIPE BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 760.00 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A DELTA ANGLE OF 14°03'39", AN ARC LENGTH OF 186.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°41'04" WEST, 186.04 FEET TO A 1/2" IRON PIPE IDENTIFIED AS BEING "LB 6824", SAID IRON PIPE BEING ON THE NORTHERLY LINE OF SAID LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 2851, PAGE 1931; THENCE NORTH 73°59'37" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 86.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 28,043 SQUARE FEET OR 0.64 ACRES, MORE OR LESS.



2023 Aerial Imagery

Date: 11/6/2023

**Toms Road**  
**Deed of Dedication**  
**Right-of-Way**



**Land Management**  
**Systems**  
 (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 hereon.