

RESOLUTION NO. 2023-511

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR PROPERTY TO BE USED FOR A COMBINED FIRE STATION AND SHERIFF FACILITY ON ROBERTS ROAD FROM HELOW PROPERTIES, LTD. TO ST. JOHNS COUNTY DONATING 5 ACRES OF PROPERTY FOR A COMBINED FIRE STATION AND SHERIFF FACILITY.

RECITALS

WHEREAS, Helow Properties Ltd., a Florida limited partnership, has presented to St. Johns County a Deed of Dedication for a combined fire station and sheriff facility, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying a 5 acre parcel for use as a combined fire station and sheriff facility; and

WHEREAS, Helow Properties Ltd., is donating the land for a combined fire station and sheriff facility which is needed in this area without any goods or services in exchange; 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 Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of December, 2023.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date: DEC 20 2023

By: 
Sarah Arnold, Chair

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

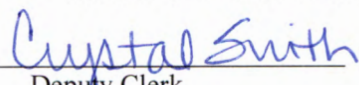
By: 
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

**DEED OF DEDICATION
FIRE STATION and SHERIFF FACILITY**

THIS INDENTURE, made this ____ day of _____, 2023, **BETWEEN**, **HELOW PROPERTIES, LTD**, a Florida Limited Partnership, whose address is 7545 Centurion Pkwy., Ste. 102, Jacksonville, Florida 32256, 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 combined fire station and sheriff facility.

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 whomsoever, and that said land is free of all encumbrances, except for: (i) taxes and assessments accruing for the current year and subsequent years; and (ii) covenants, conditions, restrictions, reservations, rights, rights of way and easements of record, if any, including the right of way for Roberts Road per Road Plat Book 1, Pages 3-5, public records of St. Johns County, Florida, reference to which shall not operate to reimpose same.

(signature appears on the following page)

IN WITNESS WHEREOF, the said Grantor has caused this instrument to be executed in its name, the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:
HELOW PROPERTIES, LTD., a Florida limited partnership

By: Marian Services, Inc., a Florida corporation, its general partner

Charles Sloan
Print Name: _____

By: Joseph P. Helow
Name: Joseph P. Helow
Title: President

Michelle L. Glass
Print Name: Michelle L. Glass

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me, by means of physical presence or online notarization, this 12th day of December, 2023, by Joseph P. Helow, in his capacity as the President of Marian Services, Inc., a Florida corporation, as the General Partner of **HELOW PROPERTIES, LTD.**, a Florida limited partnership, on behalf of the corporation and partnership. He (check one) is personally known to me, or has produced a valid driver's license as identification.

Print Name: Michelle L. Glass
Notary Public, State and County Aforesaid
My Commission Expires: _____
Commission Number: _____

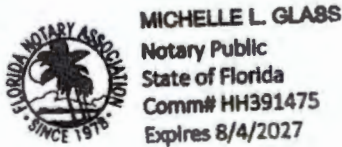


EXHIBIT "A"

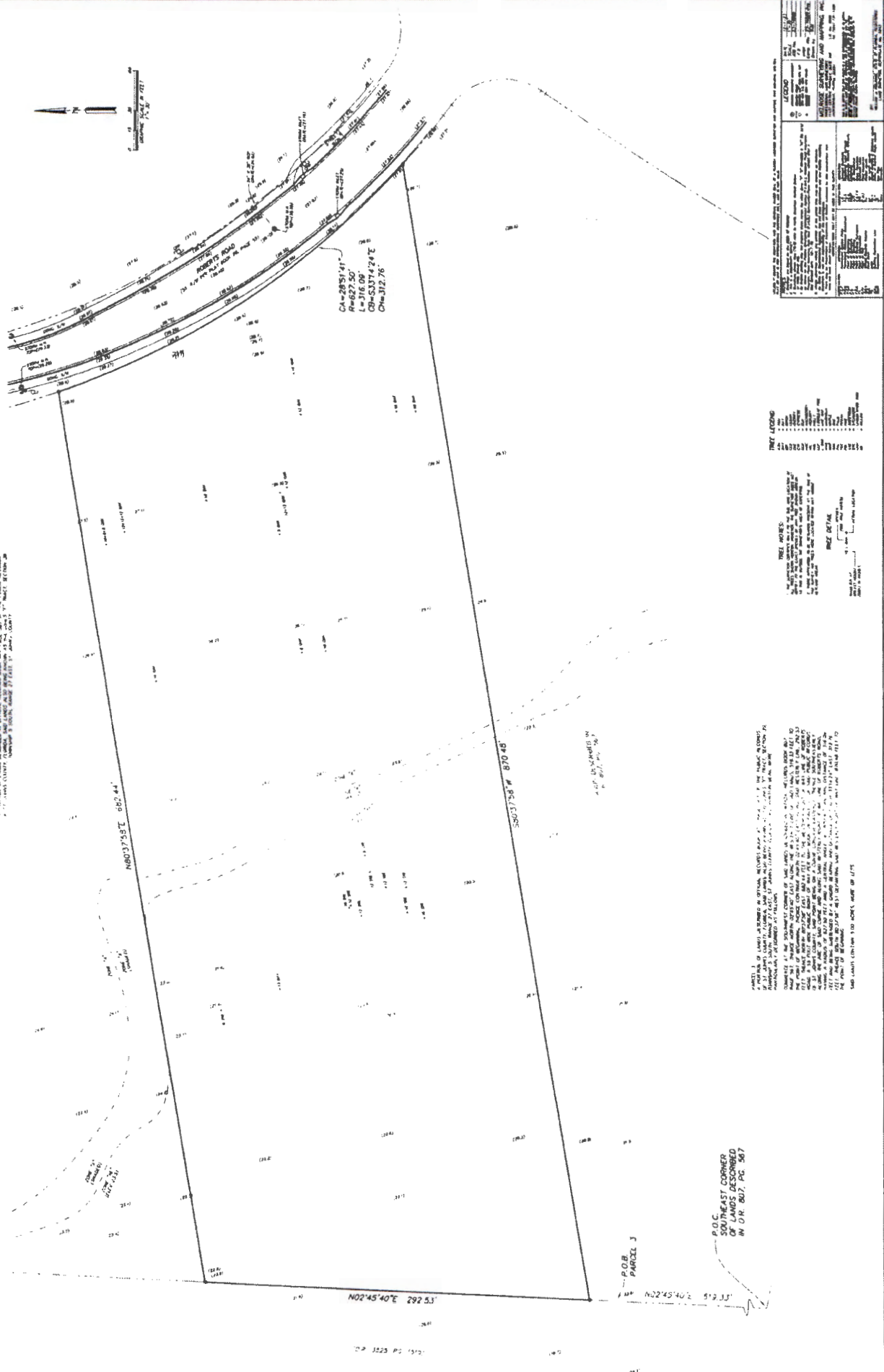
A PORTION OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 567 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS ALSO BEING KNOWN AS THE JONES "F" TRACT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PORTION BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 567; THENCE NORTH 02°45'40" EAST ALONG THE WESTERLY LINE OF SAID LANDS, 519.33 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 02°45'40" EAST ALONG SAID WESTERLY LINE, 292.53 FEET; THENCE NORTH 80°37'58" EAST, 682.44 FEET TO THE WESTERLY RIGHT OF WAY LINE OF ROBERTS ROAD, A 55 FOOT WIDE PUBLIC RIGHT OF WAY PER MAP BOOK 59, PAGE 55 OF SAID PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID POINT BEING ON A CURVE CONCAVE EASTERLY; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE OF ROBERTS ROAD, HAVING A RADIUS OF 627.50 FEET AND A CENTRAL ANGLE OF 28°51'41", AN ARC DISTANCE OF 316.09 FEET AND BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°14'24" EAST, 312.76 FEET; THENCE SOUTH 80°37'58" WEST DEPARTING SAID WESTERLY RIGHT OF WAY LINE, 870.48 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAIN 5.00 ACRES, MORE OR LESS.

MAP SHOWING SURVEY OF

SECTION 33, T32N, R22E, S12E, CO. 3, ARK. & MISSOURI
 COUNTY OF GARLAND, MISSOURI
 TOWNSHIP 32 NORTH, RANGE 22 EAST, SECTION 33



$CA=2855.741^{\circ}$
 $R=627.50'$
 $L=316.09'$
 $CP=5337.24^{\circ} E$
 $Ch=312.76'$

NET AREA
 108,837.88 sq. ft. (2.45 ± ac.)

NET MOORE
 108,837.88 sq. ft. (2.45 ± ac.)

PARCELS OF LAND, SURVEYED IN SEVERAL RECORDS...

P.O.C.
 SOUTHEAST CORNER
 OF LANDS DESCRIBED
 IN O.R. 807, PG. 567

LEGEND	
(Symbol)	DESCRIPTION
(Symbol)	...
(Symbol)	...
(Symbol)	...
(Symbol)	...
(Symbol)	...



Helow Properties Ltd.
Combined Fire Station &
Sheriff Facility



2023 Aerial Imagery

Date: 11/30/2023

Helow Properties Ltd.

Combined
Fire Station
&
Sheriff Facility



Land Management
Systems
(904) 209-0796

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.