

RESOLUTION NO. 2023-75

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM U-HAUL CO. OF FLORIDA, TO ST. JOHNS COUNTY AS REQUIRED IN THE IMPACT FEE CREDIT AGREEMENT FOR BRIDLE RIDGE PLANNED UNIT DEVELOPMENT KNOWN AS U-HAUL MILL CREEK FOR SR16 RIGHT-OF-WAY.

RECITALS

WHEREAS, U-Haul Co. of Florida, 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 SR16; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Impact Fee Credit Agreement for U-Haul Co. of Florida, within the Bridle Ridge Planned Unit Development known as U-Haul Mill Creek approved by the Board of County Commissioners dated January 17, 2023 and recorded in Official Records Book 5698, page 1027, 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 7th day of March, 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

Rendition Date MAR 07 2023



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

EXHIBIT "A" TO RESOLUTION

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

THIS INDENTURE, made this ____ day of _____, 2023, BETWEEN, **U-HAUL CO. OF FLORIDA**, whose address is, 2727 N. Central Ave., Phoenix, AZ 85004 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 whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2023.

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

**Signed and Sealed
in Our Presence:**

**GRANTOR
U-HAUL CO. OF FLORIDA**

(sign) _____
(print) _____

By: _____
Matthew F. Braccia
Title: _____

(sign) _____
(print) _____

STATE OF ARIZONA
COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of X physical presence or
 online notarization, this day of , 2023, by Matthew F. Braccia. Who is/are
personally known to me or has/have produced driver's license as identification.

Notary Public
My Commission Expires: _____

Exhibit "A"

A PARCEL OF LAND LOCATED IN SUBSECTION 5 (OR LOT 5) OF "ANTONIO HUERTAS GRANT", LOCATED IN SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A 1" OPEN PIPE (NO IDENTIFICATION) AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT-OF-WAY OF COUNTY ROAD NO. 16-A AND THE NORTHWESTERLY RIGHT- OF-WAY LINE OF STATE ROAD NO. 16, ALSO BEING THE POINT OF BEGINNING; THENCE SOUTH 72°52'08"W, ALONG THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, A DISTANCE OF 1057.69 FEET TO A 5/8" REBAR & CAP (LB 7143); THENCE, LEAVING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, NORTH 17°07'52" WEST, A DISTANCE OF 37.00 FEET; THENCE NORTH 72°52'08" EAST, A DISTANCE OF 1029.71 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 16-A; THENCE SOUTH 54°13'26" EAST, ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 46.39 FEET TO THE POINT OF BEGINNING. CONTAINING 38,616.90 SQUARE FEET (0.89 ACRES), MORE OR LESS.



Deed of Dedication
 ROW (yellow)
 Impact Fee Agreement



2021 Aerial Imagery
 February 9, 2023

Deed of Dedication
U-Haul Co. of Florida
Impact Fee Agreement
Bridle Ridge PUD

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
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