

RESOLUTION NO. 2024-277

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 LOCATED ON ST. JOHNS PARKWAY FROM WHITE'S FORD TIMBER, LLC, A FLORIDA LIMITED LIABILITY COMPANY TO ST. JOHNS COUNTY AS REQUIRED IN THE DEVELOPMENT ORDER TO DONATE APPROXIMATELY THREE (3) TO FIVE (5) ACRES OF PROPERTY FOR A COMBINED FIRE STATION AND SHERIFF FACILITY.

RECITALS

WHEREAS, White's Ford Timber, LLC, a Florida limited liability company, 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 4.58 acre parcel for use as a combined fire station and sheriff facility; and

WHEREAS, the Deed of Dedication will satisfy a requirement for a combined fire station and sheriff facility as set forth in the Amended and Restated Development Order for Silverleaf in Resolution No. 2021-551 and adopted on December 21, 2021 recorded in Official Records Book 5595, page 1314, in 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 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 16th day of July, 2024.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date JUL 16 2024

By: _____
Sarah Arnold, Chair

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

By: Crystal Smith
Deputy Clerk

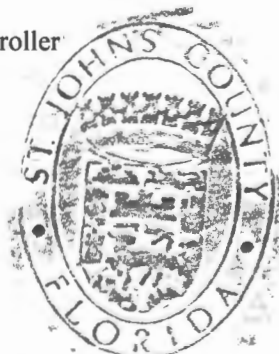


EXHIBIT "A" TO RESOLUTION

This document prepared by and return to:

Ellen Avery-Smith, Esq.
Rogers Towers, P.A.
100 Whetstone Place, Suite 200
St. Augustine, Florida 32086

DEED OF DEDICATION

THIS INDENTURE, made this ____ day of _____, 2024, between **WHITE'S FORD TIMBER, LLC**, a Florida limited liability company, whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, Florida 32092 ("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 ("Grantee").

WITNESSETH: that for and in consideration of the acceptance of this Deed of Dedication by Grantee, Grantor does hereby give, grant, dedicate and convey to Grantee, its successors and assigns, 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 Grantee, its successors and assigns forever, in fee simple for construction and operation of a public fire/rescue, law enforcement and other services building.

RESERVING to Grantor, its successors and assigns, for the benefit of Grantor's adjacent land a permanent, non-exclusive easement for access over, under and across the portion of the Property described and depicted on **Exhibit "B"** attached hereto and by this reference made a part hereof.

RESERVING to Grantor, its successors and assigns, for the benefit of Grantor's adjacent land permanent, non-exclusive easements for utilities over, under and across the portion of the Property described and depicted on **Exhibit "C"** attached hereto and by this reference made a part

hereof.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the Property in fee simple; that Grantor has good right and lawful authority to convey the Property, that Grantor hereby warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under Grantor, its successors and assigns, and not otherwise; and that the Property is free of all encumbrances, except taxes accruing subsequent to December 31, 2022 and those easements, restrictions and reservations of record, if any, but this instrument shall not operate to reimpose same.

[SIGNATURE ON FOLLOWING PAGE]

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

WITNESSES:

Signed, sealed and delivered in the presence of:

WHITE'S FORD TIMBER, LLC, a Florida limited liability company

By: Hutson Management Inc., a Florida corporation
Its: Manager

Beverly L. Cunningham

Print Name: Beverly L. Cunningham

Address: 50 Silver Forest Dr., Ste 200
St. Augustine, FL 32092

[Signature]

Print Name: Tamara Newberry

Address: 50 Silver Forest Dr Ste 200
St. Augustine FL 32092

By: John G. Metcalf

John G. Metcalf
Vice President

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 25th day of June, 2024, by John G. Metcalf, as Vice President of Hutson Management, Inc., a Florida corporation, as Manager of White's Ford Timber, LLC, a Florida limited liability company, on behalf of the company, who is (check one) is personally known to me or has produced a valid driver's license as identification.



BEVERLY L. CUNNINGHAM
Notary Public
State of Florida
Comm# HH445328
Expires 11/20/2027

Beverly L. Cunningham

Print Name: Beverly L. Cunningham

Notary Public

My Commission Expires: 11/20/2027

Commission Number: HH445328

EXHIBIT "A"

Legal Description of the Property

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Beginning, commence at the Southerly most corner of Hartford, a plat recorded in Map Book 104, pages 24 through 41, of the Public Records of said county; thence North $59^{\circ}39'10''$ East, along the Southeasterly line of said Hartford, 413.77 feet; thence South $26^{\circ}16'58''$ East, departing said Southeasterly line, 524.93 feet to a point lying on the Northerly line of Conservation Easement 4 (WP 141) as described and recorded in Official Records Book 4304, page 698, of said Public Records; thence South $69^{\circ}38'54''$ West, along said Northerly line, 218.20 feet; thence South $68^{\circ}04'17''$ West, continuing along said Northerly line and its Westerly prolongation, 196.66 feet to a point lying on the Easterly right of way line of St. Johns Parkway (County Road No. 2209), a variable width right of way as presently established; thence Northwesterly, along said Easterly right of way line and along the arc of a non-tangent curve concave Southwesterly having a radius of 2925.00 feet, through a central angle of $08^{\circ}58'59''$, an arc length of 458.59 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $26^{\circ}14'00''$ West, 458.12 feet.

EXHIBIT "B"

Access Easement

A 25-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF INGRESS & EGRESS LYING IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTH CORNER OF TRACT "G", HARTFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 24-41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N59° 39' 10"E ALONG THE SOUTHERLY LINE OF TRACT "G" AND ALONG THE SOUTHERLY LINES OF LOTS 76, 75, 74, 73 AND 72 OF SAID HARTFORD SUBDIVISION FOR 413.77 FEET; THENCE S26° 16' 58"E FOR 434.93 FEET; THENCE CONTINUE S26° 16' 58"E FOR 90.00 FEET; THENCE N69° 38' 54"E FOR 30.89 FEET; THENCE N53° 01' 34"E FOR 26.27 FEET; THENCE N41° 06' 44"E FOR 25.42 FEET; THENCE N26° 16' 58"W FOR 78.55 FEET; THENCE S63° 43' 02"W FOR 49.50 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT STRIP OF LAND: THENCE CONTINUE S63° 43' 02"W FOR 25.00 FEET; THENCE N26° 16' 58"W FOR 25.36 FEET; THENCE S63° 11' 42"W FOR 234.54 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY FOR 117.88 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 75.00 FEET, CENTRAL ANGLE OF 90° 03' 04", SUBTENDED BY A CHORD HAVING A LENGTH OF 106.11 FEET AND BEARING N71° 46' 46"W, TO A POINT OF TANGENCY; THENCE N26° 45' 14"W FOR 30.39 FEET, TO A POINT OF CURVATURE; THENCE NORTHWESTERLY FOR 78.52 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 89° 58' 57", SUBTENDED BY A CHORD HAVING A LENGTH OF 70.70 FEET AND BEARING N71° 44' 42"W, TO A POINT OF TANGENCY; THENCE S63° 15' 49"W FOR 48.58 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS PARKWAY (A 250' WIDE RIGHT-OF-WAY PER PLAT BOOK 97, PAGES 23-43 OF SAID PUBLIC RECORDS) AND A NON-TANGENT POINT ON A CURVE; THENCE NORTHERLY FOR 25.00 FEET ALONG EAST RIGHT-OF-WAY LINE AND THE ARC OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 2925.00 FEET, CENTRAL ANGLE OF 00° 29' 23", SUBTENDED BY A CHORD HAVING A LENGTH OF 25.00 FEET AND BEARING N26° 29' 29"W; THENCE N63° 15' 49"E FOR 48.48 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY FOR 117.79 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 75.00 FEET, CENTRAL ANGLE OF 89° 58' 57", SUBTENDED BY A CHORD HAVING A LENGTH OF 106.05 FEET AND BEARING S71° 44' 42"E, TO A POINT OF TANGENCY; THENCE S26° 45' 14"E FOR 30.39 FEET, TO A POINT OF CURVATURE; THENCE SOUTHEASTERLY FOR 78.58 FEET ALONG THE ARC OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 50.00 FEET, CENTRAL ANGLE OF 90° 03' 04", SUBTENDED BY A CHORD HAVING A LENGTH OF 70.74 FEET AND BEARING S71° 46' 46"E, TO A POINT OF TANGENCY; THENCE

N63° 11' 42"E FOR 234.54 FEET; THENCE N26° 16' 58"W FOR 54.78 FEET; THENCE
N63° 14' 46"E FOR 25.00 FEET; THENCE S26° 16' 58"E FOR 105.12 FEET TO THE
POINT OF BEGINNING.

EXHIBIT "C"

Utility Easement

10' WIDE UTILITY EASEMENT

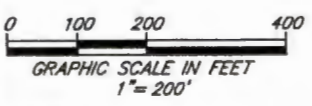
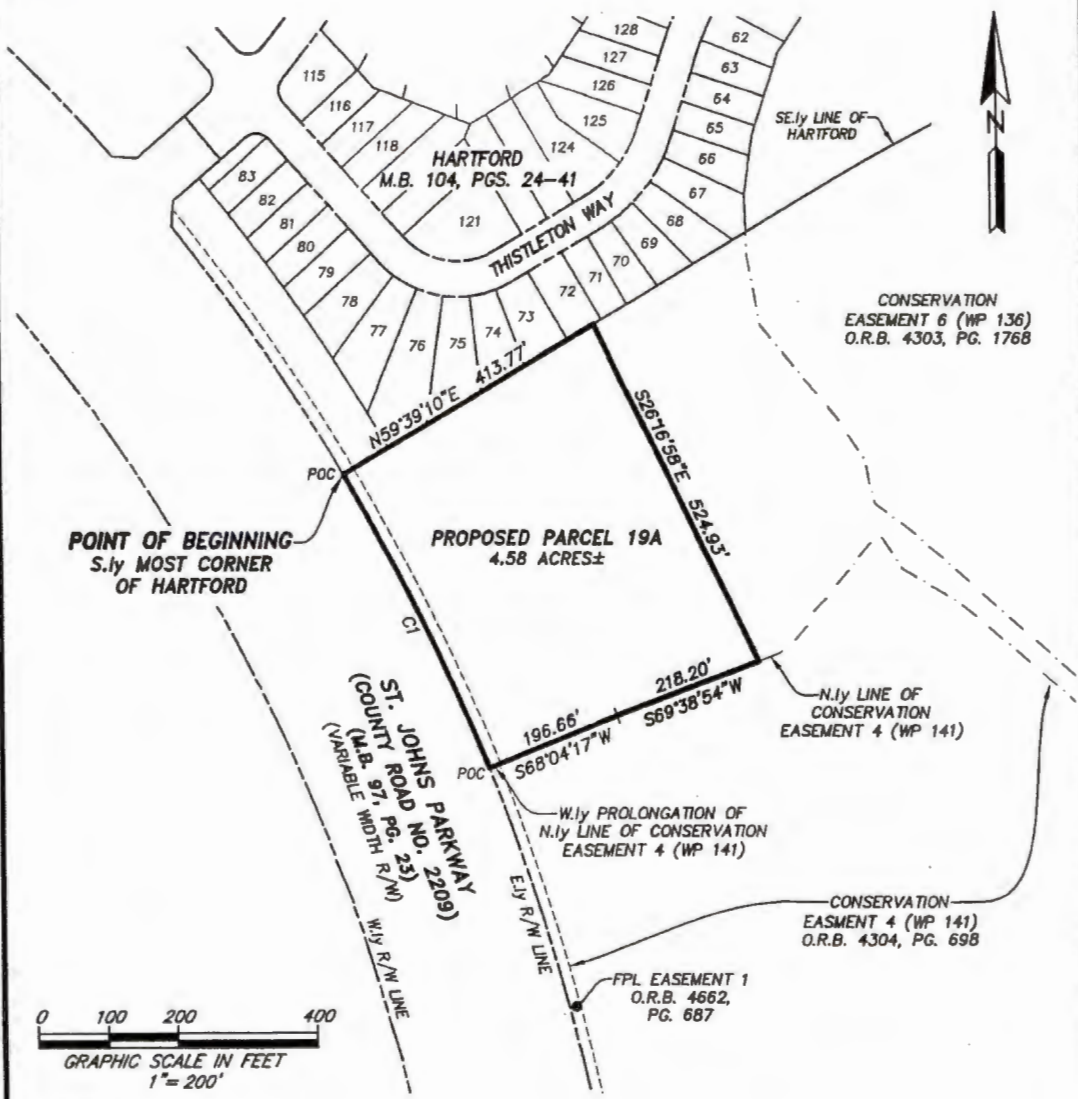
A 10-FOOT WIDE EASEMENT STRIP OF LAND FOR THE PURPOSES OF UTILITIES LYING IN SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; SAID EASEMENT STRIP OF LAND LYING 10.00 FEET NORTHERLY OF THE FOLLOWING DESCRIBED EASEMENT SIDELINE:

COMMENCE AT THE SOUTH CORNER OF TRACT "G", HARTFORD, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 104, PAGES 24-41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE N59° 39' 10"E ALONG THE SOUTHERLY LINE OF TRACT "G" AND ALONG THE SOUTHERLY LINES OF LOTS 76, 75, 74, 73 AND 72 OF SAID HARTFORD SUBDIVISION FOR 413.77 FEET; THENCE S26° 16' 58"E FOR 434.93 FEET; THENCE CONTINUE S26° 16' 58"E FOR 90.00 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT SIDELINE; THENCE S69° 38' 54"W FOR 218.20 FEET; THENCE S68° 04' 17"W FOR 196.66 FEET TO AN INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF ST. JOHNS PARKWAY (A 250' WIDE RIGHT-OF-WAY PER PLAT BOOK 97, PAGES 23-43 OF SAID PUBLIC RECORDS) AND THE POINT OF TERMINUS. THE SIDELINES OF SAID EASEMENT TO BE SHORTENED AND PROLONGED TO MEET AT ANGLE POINTS, RIGHT-OF-WAY LINES AND LEASE PARCEL LINES.

AND:

Reserving to Grantor, its successors and assigns, 25-foot-wide easements for utilities on the portions of the Property adjacent to and parallel with the northerly and southerly boundaries of the Property.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
POC POINT ON CURVE
TABULATED CURVE DATA
FPL FLORIDA POWER AND LIGHT COMPANY

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2925.00'	8°58'59"	458.59'	N26°14'00"W	458.12'

- GENERAL NOTES:**
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE SOUTHEASTERLY LINE OF HARTFORD AS BEING NORTH 59°39'10" EAST.

ETM
Surveying & Mapping, Inc.
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

Digital Signature By:
Damon J. Kelly, P.S.M.

DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=200'
DATE: FEBRUARY 1, 2021



Silverleaf combined
Fire Station &
Sheriff Facility (4.58 acres)



2023 Aerial Imagery

Date: 1/4/2024

**Silverleaf
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 herein.