

RESOLUTION NO. 2024-376

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM ST. MARKS INDUSTRIAL PARK, LLC. TO ST. JOHNS COUNTY AS REQUIRED IN THE ST. MARKS INDUSTRIAL PARK IMPACT FEE CREDIT AGREEMENT FOR RIGHT-OF-AWAY ALONG INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, St. Marks Industrial Park, LLC., a Florida limited liability company, has executed and presented to St. Johns County a Deed of Dedication, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way along International Golf Parkway; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Impact Fee Credit Agreement for St. Marks Industrial Park located on International Golf Parkway and St. Marks Pond Boulevard being approved by the Board of County Commissioners on September 17, 2024; 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 17th day of September, 2024.

Rendition Date SEP 17 2024

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

THIS INDENTURE, made this ___ day of _____, 2024, BETWEEN, **ST. MARKS INDUSTRIAL LLC.**, a Florida Limited Liability Company whose address is 51 Ellis Street, Suite 101, St. Augustine, Florida 32095, 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 September 21, 2024.

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
St. Marks Industrial, LLC,
a Florida Limited Liability Co

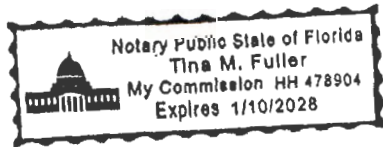
(sign) [Signature]
(print) [Name]
(address) [Address]

By: CammC Smith
Print Name: Cameron SMITH
Title: 9/4/2024

(sign) [Signature]
(print) Cara Robinson
(address) 3480 Beauvoche St.
St. Johns, FL 32259

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 4th day of Sept, 2024, by



[Signature]
Notary Public
My Commission Expires: 1/10/2028

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT A
Legal Description
Right of Way to be Dedicated
St. Marks Industrial Park Impact Fee Credit Request

A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00°17'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 33.48 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 59°26'32" EAST, 1523.05 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 59°26'32" EAST, 653.03 FEET; COURSE NO. 3: NORTH 65°27'21" EAST, 420.00 FEET; COURSE NO. 4: NORTH 59°26'32" EAST, 164.46 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD (BRONZ-GLOW WAY PART A, RIGHT OF WAY AS NOW ESTABLISHED), AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS POND BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 30.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°19'36" EAST, 28.98 FEET, THENCE SOUTH 59°26'32" WEST, 190.57 FEET; THENCE SOUTH 65°27'21" WEST, 420.00 FEET; THENCE SOUTH 59°26'32" WEST, 649.48 FEET; THENCE NORTH 41°54'53" WEST, 14.28 FEET, TO THE POINT OF BEGINNING.
CONTAINING 0.40 ACRES, MORE OR LESS.

Map Showing a Boundary Survey

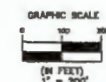
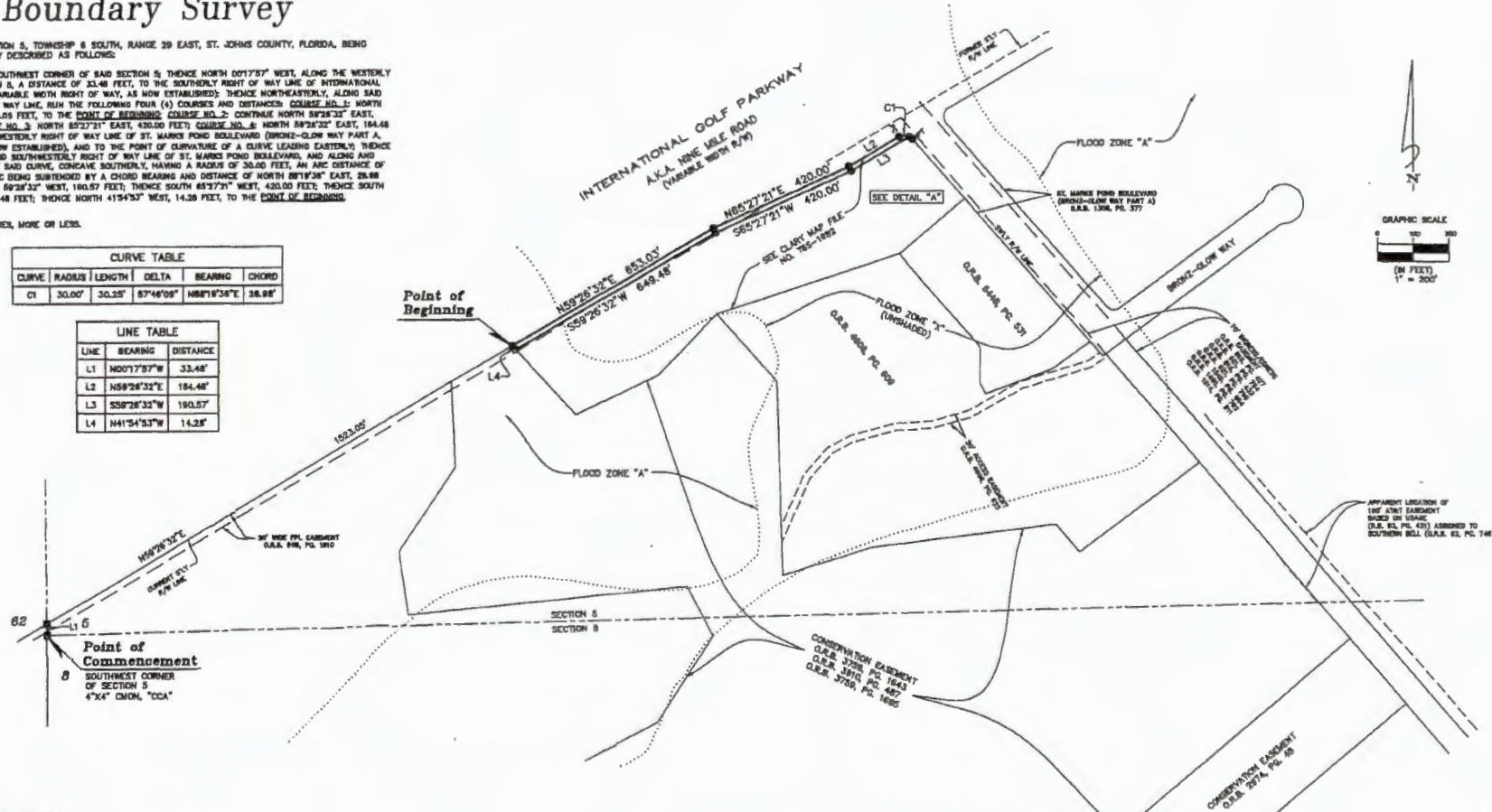
A PORTION OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHN'S COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 5; THENCE NORTH 00°17'57" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 5, A DISTANCE OF 32.48 FEET, TO THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTHEASTERLY, ALONG SAID SOUTHERLY RIGHT OF WAY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 59°28'32" EAST, 1923.09 FEET, TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 59°28'32" EAST, 1844.48 FEET, TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS ROAD BOULEVARD (BRONZE-GLOW WAY PART A, RIGHT OF WAY AS NOW ESTABLISHED); AND TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF ST. MARKS ROAD BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 30.25 FEET, SAID ARC BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF NORTH 88°18'38" EAST, 28.98 FEET, THENCE SOUTH 89°28'32" WEST, 1903.57 FEET; THENCE SOUTH 87°27'21" WEST, 420.00 FEET; THENCE SOUTH 59°28'32" WEST, 649.48 FEET; THENCE NORTH 41°54'53" WEST, 14.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.40 ACRES, MORE OR LESS.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	30.00'	30.25'	87°46'08"	N88°18'38"E	28.98'

LINE TABLE	
LINE	BEARING DISTANCE
L1	N00°17'57"W 32.48'
L2	N59°28'32"E 1844.48'
L3	S89°28'32"W 1903.57'
L4	N41°54'53"W 14.28'



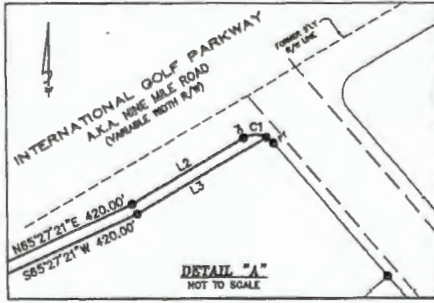
AFFIDAVIT LOCATION OF 100' ABUT EASEMENT BASED ON USACE (D.S. 83, PG. 43) ASSIGNED TO SOUTHERN BELL (D.S. 82, PG. 146)

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS N59°28'32"E, STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983(2011).
- INTERIOR IMPROVEMENTS NOT LOCATED EXCEPT AS SHOWN.
- THIS SURVEY ONLY SHOWS IMPROVEMENTS/STRUCTURES SITUATED ABOVE GROUND, BELOW GROUND IMPROVEMENTS/STRUCTURES, IF ANY, ARE NOT SHOWN OR LOCATED.
- THE LANDS SHOWN HEREON LIE WITHIN ZONES "X" UNSHADED (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND FLOOD ZONE "A", AS SHOWN ON FLOOD INSURANCE RATE MAP 1851, COMMUNITY NO. 125147, DATED DECEMBER 07, 2018. HOWEVER, THE FLOOD INSURANCE RATE MAPS ARE SUBJECT TO CHANGE.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- CROSS REFERENCE: BOUNDARY SURVEY BY CLARY & ASSOCIATES, FILE NO. T85-208, T85-1081 AND WETLAND SURVEY BY CLARY & ASSOCIATES, FILE NO. R11-1F.
- THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

LEGEND

- R/W = RIGHT OF WAY
- O.L.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- N.O. = NUMBER
- P.L. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- CMON = CONCRETE MONUMENT
- A.K.A. = ALSO KNOWN AS
- = SET 1/2" IRON PIPE, "CLARY ASSOC"
- = 1/2" IRON PIPE, "CLARY ASSOC" (UNLESS OTHERWISE NOTED)
- = FOUND 4"x4" CONCRETE MONUMENT, "LB 6666", (UNLESS OTHERWISE NOTED)



01-15-2005	GVD	2023-803-2	TO REVISE BOUNDARY, NO FIELD WORK THIS DATE.
REVISION DATE	DRAWER	BOOK ORDER NO.	REASON FOR REVISION

THIS MAP IS HEREBY NOTED THE ESTABLISHMENT OF PRECEDENT SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND FORESTRY RECORDS, IS CAPPED TO THE FLORIDA ADMINISTRATIVE CODE, SUBPARTY TO SECTION 400.01, FLORIDA STATUTES, UNLESS OTHERWISE NOTED AND STATED OTHERWISE.

THIS DRAWING, WHETHER PLAT OR MAP, IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL, HAND-SIGNED, OF A FLORIDA LICENSED SURVEYOR AND MAPPER (DRAFTER 22-07, FLORIDA ADMINISTRATIVE CODE).

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
18 No. 3721
3620 CHESAPEAKE AVENUE
JACKSONVILLE, FLORIDA 32217
(904) 382-2780
WWW.CLARYANDASSOCIATES.COM

MICHAEL J. COLLIZZOAN, P.R.S.M. CERT. NO. 0788

Exhibit "A" continued sketch showing Right of Way to be Dedicated

FILE NO. T85-2011



Right-of-way Dedication



2023 Aerial Imagery
Date: 8/22/2024

Impact Fee Credit Agreement

Deed of Dedication
St. Marks Industrial LLC



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.