

RESOLUTION NO. 2024-407

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM MEMORIAL HEALTHCARE GROUP, INC., TO ST. JOHNS COUNTY DONATING PROPERTY FOR RIGHT-OF-WAY ALONG WOODLAWN ROAD FOR THE ROADWAY WIDENING PROJECT.

RECITALS

WHEREAS, Memorial Healthcare Group, Inc., a Florida Profit Corporation, has executed and presented to St. Johns County a Deed of Dedication for right-of-way, attached as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way for the Woodlawn Road Widening project; and

WHEREAS, the owners are donating 17' of right-of-way without requesting any impact fee credits. The improvements include reconstructing a 2-lane major collector roadway with 12 foot travel lanes, paved shoulders, improved drainage and sidewalks from SR16 to White House Boulevard.

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 1st day of October, 2024.

Rendition Date OCT 07 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: Cristal Smith
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, this ____ day of August, 2024, between **MEMORIAL HEALTHCARE GROUP, INC.**, whose address is One Park Plaza, Nashville, Tennessee 37203, 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, 2024.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow]

SIGNATURE PAGE TO DEED OF DEDICATION RIGHT-OF-WAY

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

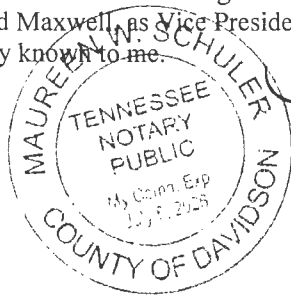
GRANTOR:

MEMORIAL HEALTHCARE GROUP, INC.,
a Florida corporation

By: Todd Maxwell
Todd Maxwell, Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The foregoing instrument was acknowledged before me by means of physical presence, this 13th day of August, 2024, by Todd Maxwell as Vice President, of Memorial Healthcare Group, Inc., a Florida corporation, who is personally known to me.



Maureen W. Schuler
Notary Public
My Commission Expires: July 6, 2026

Signed and Sealed in Our Presence:

Maureen W. Schuler
(print) Maureen W. Schuler

Maureen W. Schuler
(print) Maureen W. Schuler

Address of Witness:
One Park Plaza, Nashville, TN 37203

Address of Witness:
One Park Plaza, Nashville, TN 37203

SKETCH OF DESCRIPTION

A PARCEL OF LAND LYING WITHIN SECTION 2,
TOWNSHIP 7 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION:

A PARCEL OF LAND SITUATE IN THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 2 TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE, ALONG THE SOUTH LINE OF SAID SECTION 2, NORTH 89°40'52" EAST, 139.47 FEET; THENCE, DEPARTING SAID SOUTH LINE, NORTH 00°51'28" EAST, 29.01 FEET TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF WOODLAWN ROAD (RIGHT-OF-WAY WIDTH VARIES) AND THE POINT OF BEGINNING; THENCE, CONTINUING ALONG SAID WEST RIGHT-OF-WAY LINE, NORTH 0°35'47" WEST, 208.65 FEET; THENCE, DEPARTING SAID EAST LINE, NORTH 89°33'44" EAST, 17.00 FEET; THENCE, SOUTH 0°35'47" EAST, 208.65 FEET, TO A POINT ON THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY NO 16 (200' RIGHT-OF-WAY PER PLAT BOOK 63 PAGE 47); THENCE ALONG SAID NORTHERN RIGHT-OF-WAY LINE SOUTH 89°33'46" WEST, 17.00 FEET TO THE POINT OF BEGINNING.

LEGEND:

- EB ENGINEERING BUSINESS
- LB LICENSED BUSINESS
- LS LICENSED SURVEYOR
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- PRC POINT OF REVERSE CURVATURE
- PT POINT OF TANGENCY
- ORB OFFICIAL RECORDS BOOK
- ID IDENTIFICATION

SHEET INDEX:

- SHEET 1: SURVEYOR'S NOTES, LEGEND, CERTIFICATION, AND LEGAL DESCRIPTION
- SHEET 2: RIGHT-OF-WAY DEDICATION SKETCH

THIS SKETCH AND DESCRIPTION IS NOT VALID WITHOUT ALL SHEETS.

THIS IS NOT A BOUNDARY SURVEY.

SURVEYOR'S CERTIFICATION:

I HEREBY CERTIFY THAT THE SKETCH AND DESCRIPTION SHOWN HEREON IS IN ACCORDANCE WITH CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO CHAPTER 472.027 OF FLORIDA STATUTES.



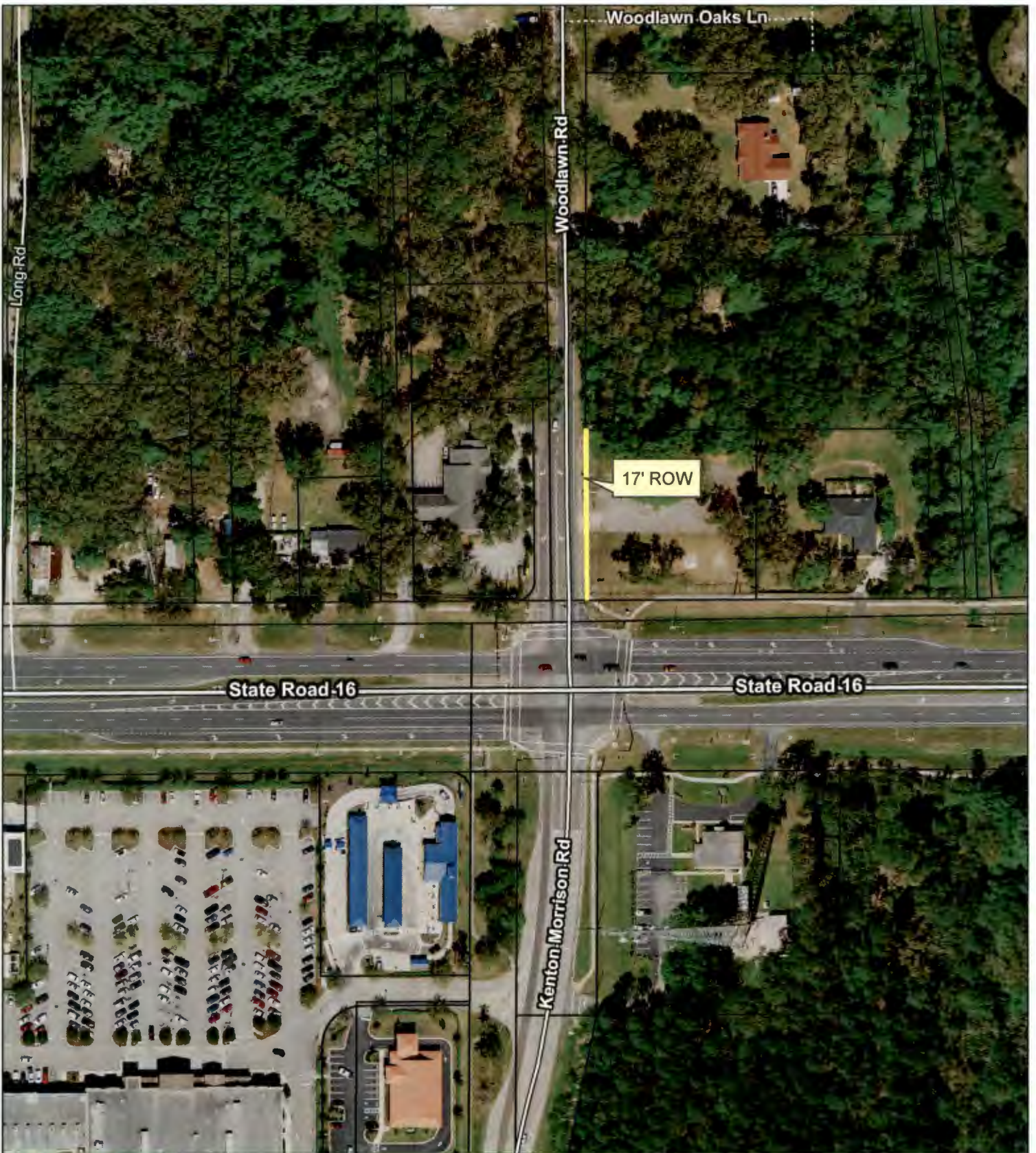
Digitally signed by Mitchel W Hill
DN: cn=Mitchel W Hill,
o=QualifierAG1410C0000018C6A1F8FF7001029AD,
c=Florida, c=US
Date: 2024.08.02 11:04:51-04'00'

SURVEYOR'S NOTES:

1. BEARINGS ARE BASED ON THE EASTERLY RIGHT-OF-WAY LINE OF WOODLAWN ROAD. BEARING BASE: NORTH 0°35'47" WEST.
2. BEARINGS AND DISTANCES ARE BASED ON A FIELD SURVEY.
3. THIS IS A SKETCH AND DESCRIPTION AND IS NOT A BOUNDARY SURVEY AS SUCH.
4. LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENTS, RIGHT-OF-WAYS, OR ENCUMBRANCES OF RECORD BY THIS SURVEYOR. A PREVIOUSLY PROVIDED TITLE REPORT WAS USED TO SHOW EASEMENTS. THERE MAY BE OTHER EASEMENTS AND/OR ENCUMBRANCES OF RECORDS WHICH AFFECT OR OVERLAP INTO THE PARCEL BEING DESCRIBED HEREIN.
5. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES ARE STRICTLY PROHIBITED WITHOUT EXPRESSED WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

MITCHEL W. HILL
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA REGISTRATION NUMBER: LS7374
NOT VALID WITHOUT THE ORIGINAL SIGNATURE & RAISED SEAL OF A LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER. PDF FORMAT COPIES DIGITALLY SIGNED BY THE LICENSED FLORIDA PROFESSIONAL SURVEYOR AND MAPPER USING A THIRD PARTY DIGITAL SIGNATURE SERVICE ARE ACCEPTABLE. PAPER COPIES WITHOUT ORIGINAL SIGNATURE AND SEAL ARE NOT VALID.

DESCRIPTION	DATE	 ENGINEERS • PLANNERS • SURVEYORS 222 CHURCH STREET KISSIMMEE, FL 34741 PHONE (407) 846-1216 CERTIFICATE OF AUTHORIZATION: 32059 EB NO. 8336 LB NO. 6605	PROJECT INFORMATION	
PREPARED	7/31/2024		JOB #	24-0319.000
			DRAWN BY	SAF
			REVIEWED BY	MWH
		SHEET 1 OF 2		



2023 Aerial Imagery

Date: 9/4/2024

Memorial Healthcare Group, Inc.

Woodlawn Road
Improvement Project



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.