

RESOLUTION NO. 2025- 230

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM 210 EAST LLC TO ST. JOHNS COUNTY AS REQUIRED IN THE CR 210 COMMERCIAL PROJECT IMPACT FEE CREDIT AGREEMENT FOR CR 210 RIGHT-OF-WAY.

RECITALS

WHEREAS, 210 East, LLC., a Florida limited liability company, 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 for CR 210; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Impact Fee Credit Agreement for CR210 Commercial Project approved by the Board of County Commissioners dated April 21, 2025, and recorded in Official Records Book 6140, page 1446, 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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 22nd day of July, 2025.

Rendition Date JUL 24 2025

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
Krista Joseph, Chair

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

By: Crystal Smith Deputy Clerk



Exhibit "A" to the Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084
PA# 145723-0000

DEED OF DEDICATION

THIS INDENTURE, made this 13th day of May, 2025, between **210 EAST LLC**, a Florida limited liability company, whose address is 1021 Greenridge Road, Jacksonville, Florida 32207, 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:

See **Exhibit A**, attached hereto and by reference made a part hereof.

TO HAVE AND HOLD the same unto the Grantees, its successors and assigns forever, in fee simple.

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 same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns and not otherwise. Grantor makes no other representatives or warranties of any kind, whether express, implied, statutory, or otherwise, including without limitation any warranty for quality or fitness for any particular use or purpose. This conveyance is subject to matters of record as of the date hereof.

SIGNATURES APPEAR ON FOLLOWING PAGE

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

Signed, sealed and delivered

GRANTOR:

210 East LLC

[Signature]
Witness Name: John Linders
Address: 837 Peppercorn Ave
St. Johns, FL, 32259

By: [Signature]
Jonathan Heldenbrand, Manager

[Signature]
Witness Name: John Blanton
Address: 4063 Pine Lake N
Dothan, AL 36105

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me in person or by remote online notarization this 13 day of May, 2025, by Jonathan Heldenbrand, in his capacity as Manager of 210 East LLC, a Florida limited liability company, who is personally known to me or produced Drivers License as identification.

(NOTARY SEAL)



Kerry Shouse
Comm.: HM 659745
Expires: Apr. 1, 2029
Notary Public - State of Florida

Kerry Shouse
Signature of Notary Public
Print Name: Kerry Shouse

Exhibit A

Legal Description of the Property

A PORTION OF SECTION 16, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NUMBER 210 (A 100' RIGHT OF WAY) AND THE NORTHERLY RIGHT OF WAY LINE OF MOON BAY PARKWAY (A 80' RIGHT OF WAY), AS SHOWN ON THE PLAT OF BRIDGEWATER PHASE 1A, RECORDED IN MAP BOOK 111, PAGES 1 THROUGH 7 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 36°29'44" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 275.89 FEET TO THE POINT OF BEGINNING; THENCE NORTH 36°29'44" EAST, CONTINUING ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 620.63 FEET; THENCE SOUTH 37°24'59" EAST, DEPARTING SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 26.02 FEET; THENCE SOUTH 36°29'44" WEST, A DISTANCE OF 605.09 FEET TO THE NORTHERLY LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4126, PAGE 1020 OF SAID PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 71°55'50" WEST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 26.35 FEET TO THE POINT OF BEGINNING.



Subject Property

County Road 210 W

English Way

Trinity Way

Hasu Rd

Tylers Way

Arvind Rd

Fountains Way

Moon Bay Pkwy



2024 Aerial Imagery

Date: 5/21/2025

CR 210 East
CR 210 Commercial Project
Deed of Dedication



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 for the accuracy or completeness of the data shown herein.