

RESOLUTION NO. 2025-269

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM IGP WCC PROJECT, LLC. TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY ALONG INTERNATIONAL GOLF PARKWAY.

RECITALS

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

WHEREAS, the additional right-of-way is required for the relocation of a portion of the sidewalk in connection with the turn lane improvements for the Walmart Development; and

WHEREAS, it is in the best interest of the County to accept the Deed of Dedication Right-of-Way 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 Right-of-Way in the Public records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 5th day of August, 2025.

Rendition Date AUG 05 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: [Signature]
Deputy Clerk



Exhibit "A" to the Resolution

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

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

THIS INDENTURE, this 26 day of June, 2025, between **IGP WCC PROJECT, LLC**, a Delaware limited liability company, whose address is 7775 Baymeadows Way, Suite 105, 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.

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:**

(sign) [Signature]
(print) Wciel Moriko
(address) 7775 Baymeadows way
(sign) [Signature]
(print) Jamie Loughry
(address) 7775 Baymeadows way, St. Johns, FL

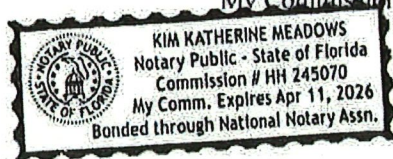
GRANTOR
IGP WCC PROJECT, LLC, a Delaware limited liability company
By: [Signature]
As: President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 26 day of June, 2025, by Franklin C. Gatlin as III president of IGP WCC PROJECT, LLC, a Delaware limited liability company.

[Signature]
Notary Public
My Commission Expires: 4-11-26

Personally Known or Produced Identification
Type of Identification Produced



MAP SHOWING

A PORTION OF SECTION 38, ANTONIO HUERTAS GRANT, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 2209 (A VARIABLE WIDTH RIGHT OF WAY, AS DESCRIBED IN OFFICIAL RECORDS BOOK 3202, PAGE 580 OF THE PUBLIC RECORDS OF SAID COUNTY), WITH THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 50°37'11" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 52.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 50°37'11" EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 226.07 FEET; THENCE SOUTH 07°04'42" WEST, 2.34 FEET; THENCE SOUTH 50°37'11" WEST, 216.60 FEET; THENCE SOUTH 62°21'53" WEST, 7.93 FEET TO THE POINT OF BEGINNING.

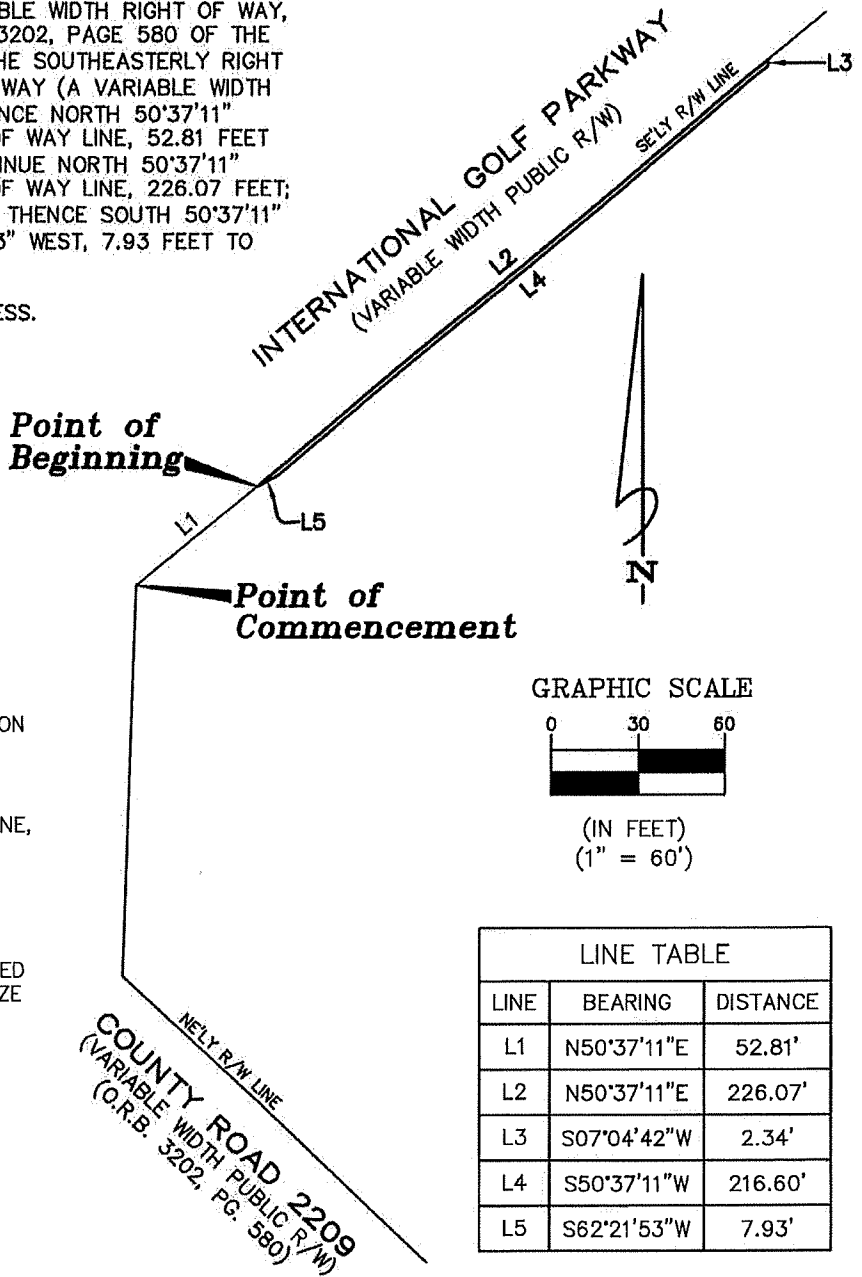
CONTAINING 357 SQUARE FEET, MORE OR LESS.

LEGEND

R/W = RIGHT OF WAY
 O.R.B. = OFFICIAL RECORDS BOOK
 PG(S). = PAGE(S)

GENERAL NOTES

- BEARINGS SHOWN HEREON ARE BASED ON SOUTHEASTERLY R/W LINE OF INTERNATIONAL GOLF PARKWAY AS N50°37'11"E PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983(2011)
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°37'11"E	52.81'
L2	N50°37'11"E	226.07'
L3	S07°04'42"W	2.34'
L4	S50°37'11"W	216.60'
L5	S62°21'53"W	7.93'

JOB NO. 2025-259

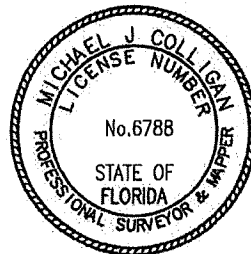
DRAFTER MJC

DATE 5-2-25

SCALE 1"=60'

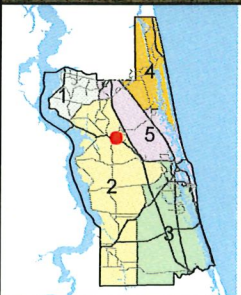
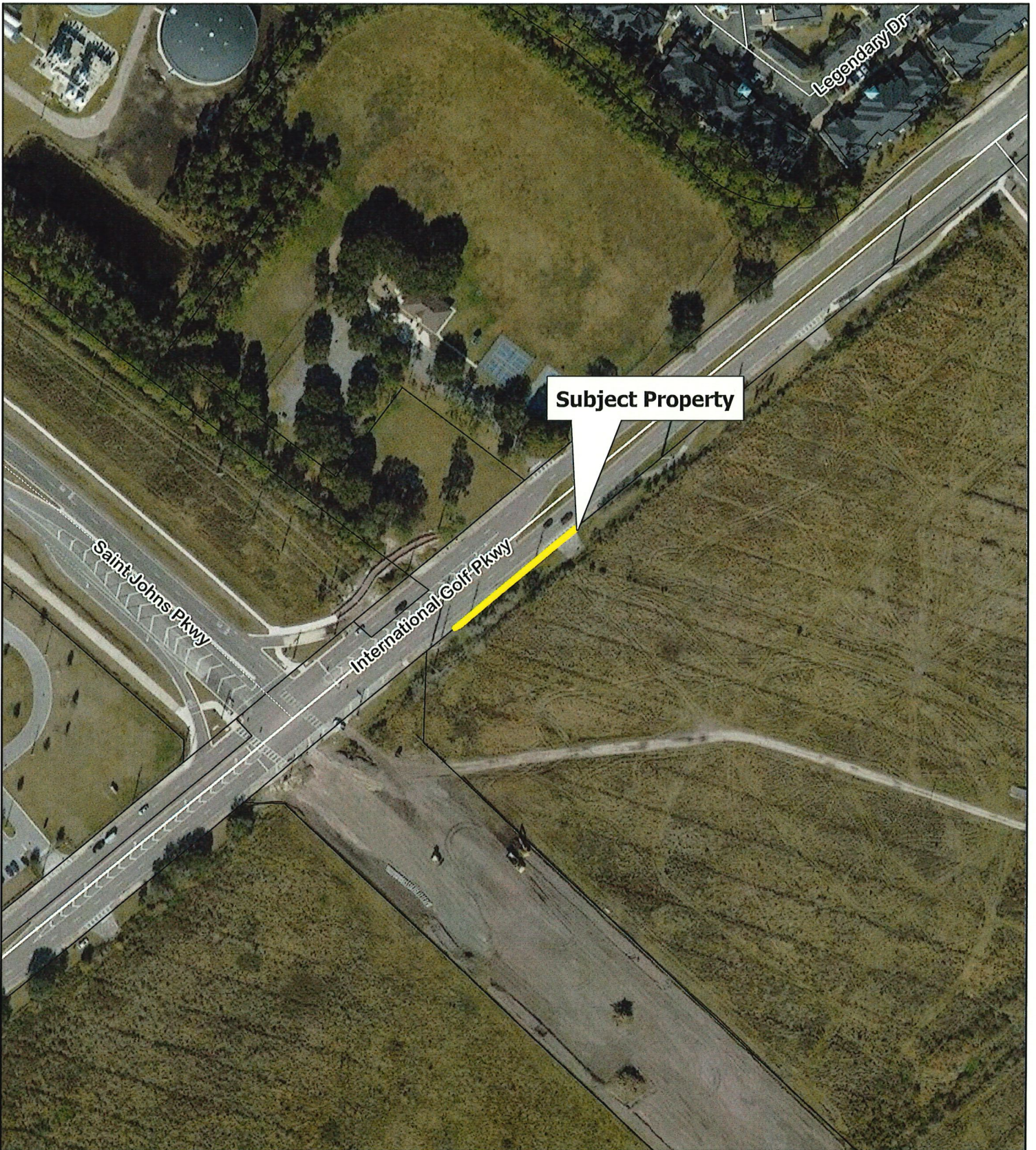
THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



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 PROFESSIONAL SURVEYORS & MAPPERS
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 JACKSONVILLE, FLORIDA 32257
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CHECKED BY: MICHAEL J. COLLIGAN, P.S.M. CERT. NO. 6788



Imagery Date: 12/2024

Date: 7/9/2025

International Golf Parkway Deed of Dedication Right-of-Way



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 hereon.