

RESOLUTION NO. 2025-324

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FROM QUOC MAI TO ST. JOHNS COUNTY AS REQUIRED IN THE IMPACT FEE CREDIT AGREEMENT FOR MAI OFFICE COMPLEX ON OLD MOULTRIE ROAD.

RECITALS

WHEREAS, Quoc Mai, 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 for Old Moultrie Road; and

WHEREAS, the Deed of Dedication will satisfy a requirement for right-of-way as set forth in the Impact Fee Credit Agreement for MAI Office Complex approved by the Board of County Commissioners dated September 3, 2024, and recorded in Official Records Book 6016, Page 560, Public Records of St. Johns County, Florida; 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 Right-of-Way 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 16th day of September, 2025.

Rendition Date SEP 16 2025

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy
Clay Murphy, Vice-Chair

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

By: Crystal 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 22 day of AUGUST, 2025, between QUOC MAI, whose address is 3990 Vaill Point Terrace St. Augustine, FL 32086, 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, 2025.

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) Robert Laurence
(address) 114 Southview Circle
St Augustine FL 32080
(sign) [Signature]
(print) Logan Brown
(address) 720 Perry Way
Lt St Augustine FL 32095

GRANTOR
[Signature]
Quoc Mai

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of August, 2025, by Quoc Mai.

Personally Known or Produced Identification
Type of Identification Produced

[Signature] / Crystal Roth
Notary Public
My Commission Expires: Jan 24, 2028
#HH484971

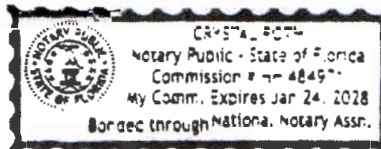


EXHIBIT "A"

LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN SECTION 31, TOWNSHIP 7 SOUTH, RANGE 30 EAST, SAINT JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 656, PAGE 1056, OF SAINT JOHNS COUNTY, FLORIDA; THENCE N 89 DEGREES 36 MINUTES 05 SECONDS W, 171.08 FEET; THENCE N 00 DEGREESE 27 MINUTES 00 E, 31.59 FEET; THENCE N 89 DEGREES 33 MINUTES 00 SECONDS W, 135.00 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OLD MOULTRIE ROAD (A 66.00 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED) TO THE POINT OF BEGINNING; THENCE N 00 27'00" E, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 115.45', THENCE N 89°36'05"E, A DISTANCE OF 17.00'; THENCE S 00°27'00" W, A DISTANCE OF 115.47'; THENCE S 89°33'00" W, A DISTANCE OF 17.00' TO THE POINT OF BEGINNING.

CONTAINING 1,963 SQUARE FEET OR 0.05 ACRES MORE OR LESS.



Grand Park Ridge Ln

Subject Property

Old Moultrie Rd

Hideaway Lake Dr



Imagery Date: 12/2024

Date: 8/5/2025

Old Moultrie Road Improvements Project

Deed of Dedication Right-of-Way



Land Management Systems
Real Estate Division
(904) 209-0790

Disclaimer:
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