

RESOLUTION NO. 2026- 159

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY FROM PULTE HOME COMPANY, LLC., TO ST. JOHNS COUNTY FOR ADDITIONAL RIGHT-OF-WAY ALONG GREENBRIAR ROAD.

RECITALS

WHEREAS, Pulte Home Company, LLC., a Michigan limited liability company, has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, conveying additional right-of-way along Greenbriar Road; and

WHEREAS, the additional right-of-way creates a consistent right-of-way along that portion of Greenbriar Road; 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. The Clerk is instructed to record the original Deed of Dedication Right-of-Way in the public records of St. Johns County, Florida.

Section 4. 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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of May, 2026.

Rendition Date MAY 19 2026

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

By: Clay Murphy
Clay Murphy, Chair

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

By: Antonia Deputy Clerk

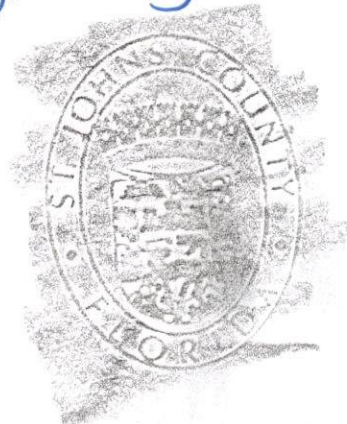


Exhibit "A" to the Resolution

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

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

THIS INDENTURE, made this 16 day of April, 2026, BETWEEN, **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, whose address is 12724 Gran Bay Parkway West, Suite 200, Jacksonville, Florida 32258, 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 right-of-way.

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 claiming by, through or under the Grantor, but against none other, 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.

[Remainder of page intentionally left blank; signature page to follow.]

NOTE TO RECORDER: This deed is a conveyance of unencumbered property for no consideration. Pursuant to Florida Administrative Code Rule 12B-4.014(2)(b), minimum documentary stamp tax of \$0.70 is being paid hereon.
4904-3212-3809.3

**Signed and Sealed
in Our Presence:**

(sign) [Signature]
(print) Zachary Decker
Address: 12724 Gran Bay Parkway W
Suite 200
Jacksonville, FL 32258

(sign) [Signature]
(print) M. Victoria Postie
Address: 12724 Gran Bay Parkway W
Suite 200
Jacksonville, FL 32258

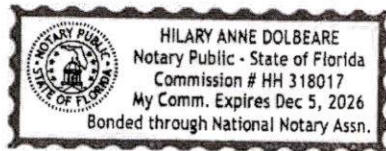
GRANTOR

PULTE HOME COMPANY, LLC,
a Michigan limited liability company

By: [Signature]
Print: Justin Dudley
Title: Vice President of Land Acquisition
(Northeast Florida)

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 16th day of April, 2026, by means of physical presence or () remote notarization by JUSTIN DUDLEY, as Vice President of Land Acquisition (Northeast Florida) of Pulte Home Company, LLC, a Michigan limited liability company, on behalf of said company. Who is/are personally known to me or has/have produced _____ as identification.



[Signature]
Notary Public
My Commission Expires: 12/5/26

EXHIBIT "A"

LEGAL DESCRIPTION OF THE PROPERTY

A portion of Section 39 of the Francis P. Fatio Grant, Township 5 South, Range 27 East, St. Johns County, Florida, being the same lands described and recorded in Official Records Book 1474, page 108, also being Parcel 5, as described and recorded in Official Records Book 1865, page 389, both of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Tract O-5, as depicted on the plat of Lakes at Mill Creek Plantation, recorded in Map Book 84, page 92, of said Public Records; thence South $11^{\circ}36'45''$ West, along the Easterly line of said Tract O-5, a distance of 75.02 feet to the Southeasterly corner thereof; thence North $77^{\circ}09'00''$ West, along the Southerly line of said Tract O-5, a distance of 59.58 feet; thence North $79^{\circ}05'48''$ West, continuing along said Southerly line, 101.24 feet to its intersection with the Northerly prolongation of the Southerly line of Tract R/W-1, as depicted on said Lakes at Mill Creek Plantation; thence South $12^{\circ}48'56''$ West, departing said Southerly line and along said Northerly prolongation, 25.05 feet to a point lying on said Southerly line of Tract R/W-1 and the Point of Beginning.

From said Point of Beginning, thence continue South $12^{\circ}48'56''$ West, along said Southerly line of Tract R/W-1 and along the Westerly line of Parcel "A"-Part 2, as described and recorded in Official Records Book 4298, page 452, of said Public Records, 50.00 feet to the Southwesterly corner thereof, said corner lying on the former Northerly right of way line of Greenbriar Road (County Road No. 11), a variable width right of way as presently established; thence North $79^{\circ}05'36''$ West, along said former Northerly right of way line, 50.00 feet to the Southeasterly corner of Parcel "A"-Part 1, as described and recorded in said Official Records Book 4298, page 452; thence North $12^{\circ}48'56''$ East, along the Easterly line of said Parcel "A"-Part 1 and along said Southerly line of Tract R/W-1, a distance of 50.00 feet; thence South $79^{\circ}05'36''$ East, continuing along said Southerly line, 50.00 feet to the Point of Beginning.

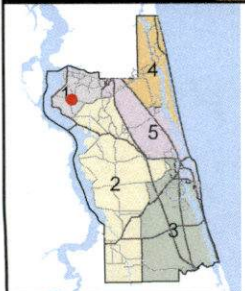


Subject Property

Rittburn Ln

Greenbriar Rd

Rivertown Shops Dr



Imagery Date: 12/2024

Date: 4/22/2026

Greenbriar Road 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.