

RESOLUTION NO. 2026 - 82

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION FOR A UTILITY SITE (LIFT STATION) LOCATED ON RING WAY IN WORLD COMMERCE CENTER.**

**RECITALS**

**WHEREAS**, World Commerce Center, LLP., a Florida limited liability partnership, has presented to St. Johns County a Deed of Dedication for a Utility site, attached as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, the utility site is used for the operation of a lift station located on Ring Way in World Commerce Center; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B" incorporated by reference and made a part hereof; 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, attached hereto.

**Section 3.** The Clerk is instructed to record the original Deed of Dedication 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 24 day of March, 2026.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

Rendition Date MAR 24 2026

By: Clay Murphy  
Clay Murphy, Chair

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

By: Anthony J. De  
Deputy Clerk

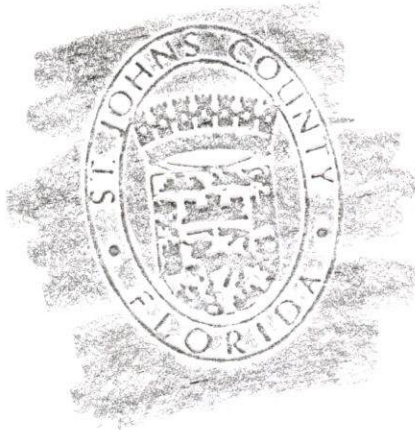


Exhibit "A" to the Resolution

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

**DEED OF DEDICATION**

**THIS INDENTURE**, made this 11 day of February, 2026, BETWEEN, **WORLD COMMERCE CENTER, LLP**, Florida limited liability partnership, duly authorized to do business in the State of Florida, whose address is 13901 Sutton Park Drive, Suite 100, Jacksonville, Florida 32224, 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.

**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) Elizabeth Morgan  
(address) 13901 Sutton Park Dr S #105  
Jacksonville, FL 32229

(sign) [Signature]  
(print) Wuthanict W  
(address) 7610 Blanding Blvd  
JACKSONVILLE FL 32214

**WORLD COMMERCE CENTER, LLP.,**  
a Florida limited liability partnership

By: Steinemann-Wolfe, LLC, a Florida  
limited liability company, its general partner

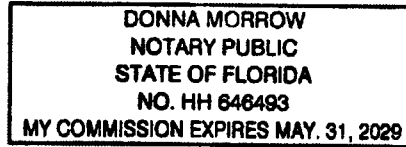
By: [Signature]  
Michael B, Cills, Manager

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  
 online notarization, this 11<sup>th</sup> day of February, 2026, by  
Michael B. Cills as Manager for World  
Commerce Center, LLP, a Florida limited liability partnership, on behalf of the partnership.

Donna Morrow  
Notary Public  
My Commission Expires: 05/31/2029

Personally Known or Produced Identification  
Type of Identification Produced



# DEGROVE

*SURVEYORS, INC.*

## WORLD COMMERCE CENTER REMAINDER PARCEL 15 (LIFT STATION)

A PART OF GOVERNMENT LOT 1 OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF TRACT 2, OF THE PLAT OF SEGOVIA, AS RECORDED IN MAP BOOK 70 PAGES 21 THROUGH 44 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (A RIGHT OF WAY OF VARYING WIDTH); THENCE NORTH 44 DEGREES 32 MINUTES 18 SECONDS EAST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 2060.70 FEET TO THE SOUTHWESTERLY RIGHT OF WAY LINE OF WORLD COMMERCE PARKWAY (A RIGHT OF WAY OF VARYING WIDTH BY OFFICIAL RECORDS BOOK 2374, PAGE 1823 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING TEN COURSES: COURSE NO. 1) SOUTH 45 DEGREES 27 MINUTES 42 SECONDS EAST, 20.00 FEET; COURSE NO. 2) NORTH 88 DEGREES 01 MINUTES 18 SECONDS EAST, 105.44 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 412.00 FEET; COURSE NO. 3) THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 336.70 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 03 MINUTES 38 SECONDS EAST, 327.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4) SOUTH 14 DEGREES 21 MINUTES 06 SECONDS WEST, 63.79 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 645.00 FEET; COURSE NO. 5) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 905.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25 DEGREES 50 MINUTES 52 SECONDS EAST, 832.63 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6) SOUTH 73 DEGREES 11 MINUTES 14 SECONDS EAST, 360.31 FEET TO A POINT ON A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 785.00 FEET; COURSE NO. 7) THENCE EASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 277.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89 DEGREES 46 MINUTES 30 SECONDS EAST, 275.81 FEET TO A POINT ON SAID CURVE; COURSE NO. 8) NORTH 84 DEGREES 35 MINUTES 28 SECONDS EAST, 78.51 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 795.00 FEET; COURSE NO. 9) THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 164.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68 DEGREES 31 MINUTES 43 SECONDS EAST, 164.23 FEET TO ITS INTERSECTION WITH THE SOUTHWESTERLY RIGHT OF WAY LINE OF RING WAY, (AN 80 FOOT RIGHT OF WAY BY OFFICIAL RECORDS BOOK 2374, PAGE 1826 OF SAID PUBLIC RECORDS); THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE THE FOLLOWING FOUR COURSES: COURSE NO. 1) SOUTH 82 DEGREES 02 MINUTES 37 SECONDS EAST, 118.37 FEET; COURSE NO. 2) SOUTH 44 DEGREES 43 MINUTES 40 SECONDS EAST, 302.81 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 760.00 FEET; COURSE NO. 3) THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 53.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46 DEGREES 43 MINUTES 36 SECONDS EAST, 53.02 FEET TO THE POINT OF BEGINNING; COURSE NO. 4) THENCE CONTINUE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 40.01

2131 CORPORATE SQUARE BLVD.  
JACKSONVILLE, FLORIDA 32216  
(904) 722 0400 • FAX (904) 722 0402

DEGROVE@DEGROVE.COM

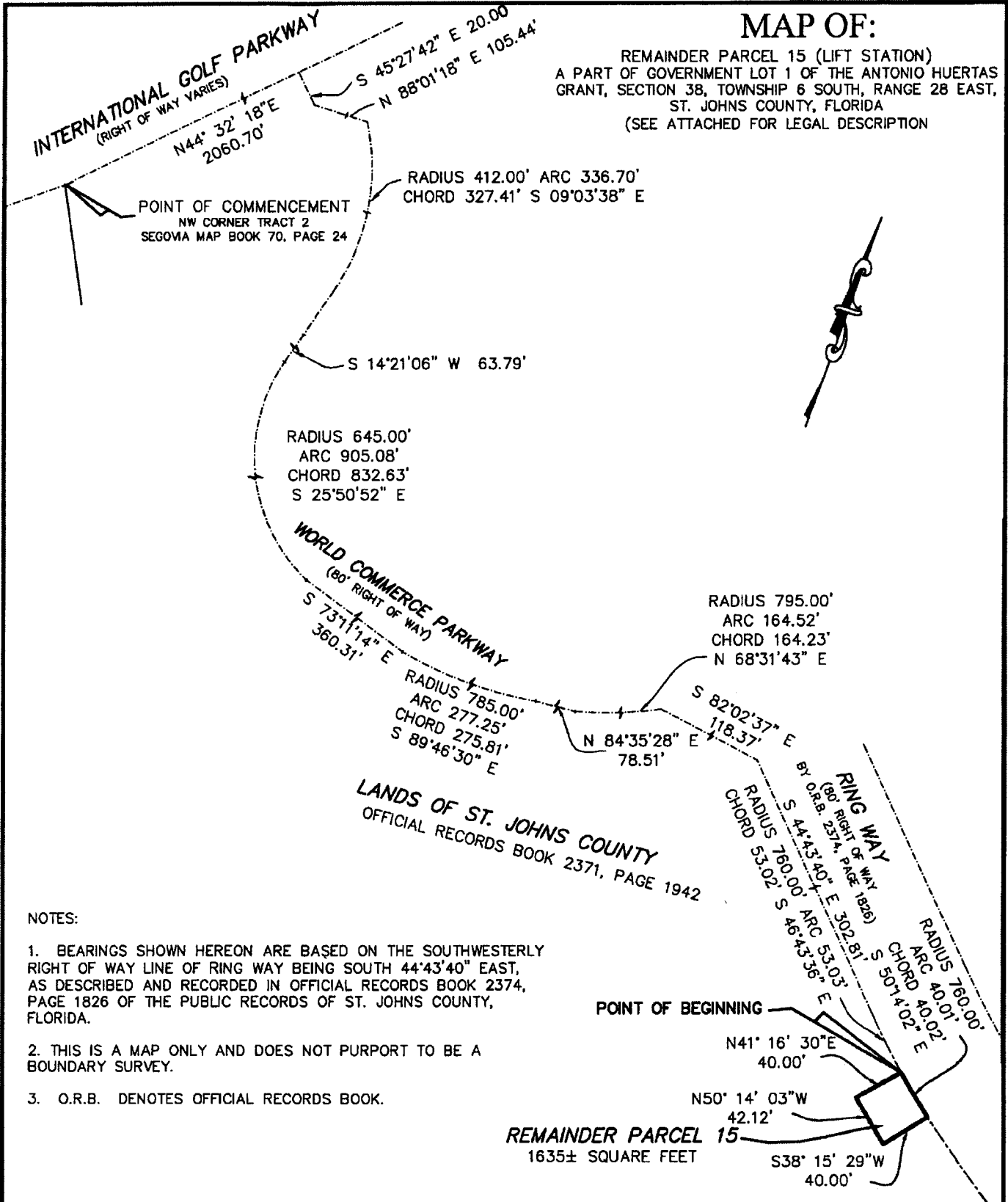
FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 14 MINUTES 02 SECONDS EAST, 40.02 FEET TO A POINT ON SAID CURVE; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF

WAY LINE AND ALONG THE LINES OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2371, PAGE 1942 THE FOLLOWING THREE COURSES: COURSE NO. 1) SOUTH 38 DEGREES 15 MINUTES 29 SECONDS WEST, 40.00 FEET; COURSE NO. 2) NORTH 50 DEGREES 14 MINUTES 03 SECONDS WEST, 42.12 FEET; COURSE NO. 3) NORTH 41 DEGREES 16 MINUTES 30 SECONDS EAST, 40.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 1635 SQUARE FEET MORE OR LESS.

# MAP OF:

REMAINDER PARCEL 15 (LIFT STATION)  
 A PART OF GOVERNMENT LOT 1 OF THE ANTONIO HUERTAS  
 GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA  
 (SEE ATTACHED FOR LEGAL DESCRIPTION)



**NOTES:**

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF RING WAY BEING SOUTH 44°43'40" EAST, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2374, PAGE 1826 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
2. THIS IS A MAP ONLY AND DOES NOT PURPORT TO BE A BOUNDARY SURVEY.
3. O.R.B. DENOTES OFFICIAL RECORDS BOOK.

## DEGROVE

*SURVEYORS, INC.*

SURVEYING AND MAPPING CONSULTANTS

2131 CORPORATE SQUARE BOULEVARD,

JACKSONVILLE, FL 32216 904-722-0400 FAX 904-722-0402

DEGROVE@DEGROVE.COM LICENSED BUSINESS NUMBER L.B.4603

THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

BRENDA D. CATONE, FLORIDA SURVEYOR AND MAPPER  
 REGISTRATION # 5447; L.B. # 4603

DATE: FEBRUARY 4, 2026

SCALE: 1" = 100'

CERTIFY TO:

STEINEMANN & COMPANY;  
 ST. JOHNS COUNTY

## Exhibit "B" to the Resolution



### ST. JOHNS COUNTY UTILITIES

1205 State Road 16  
St. Augustine, Florida 32084

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#### INTEROFFICE MEMORANDUM

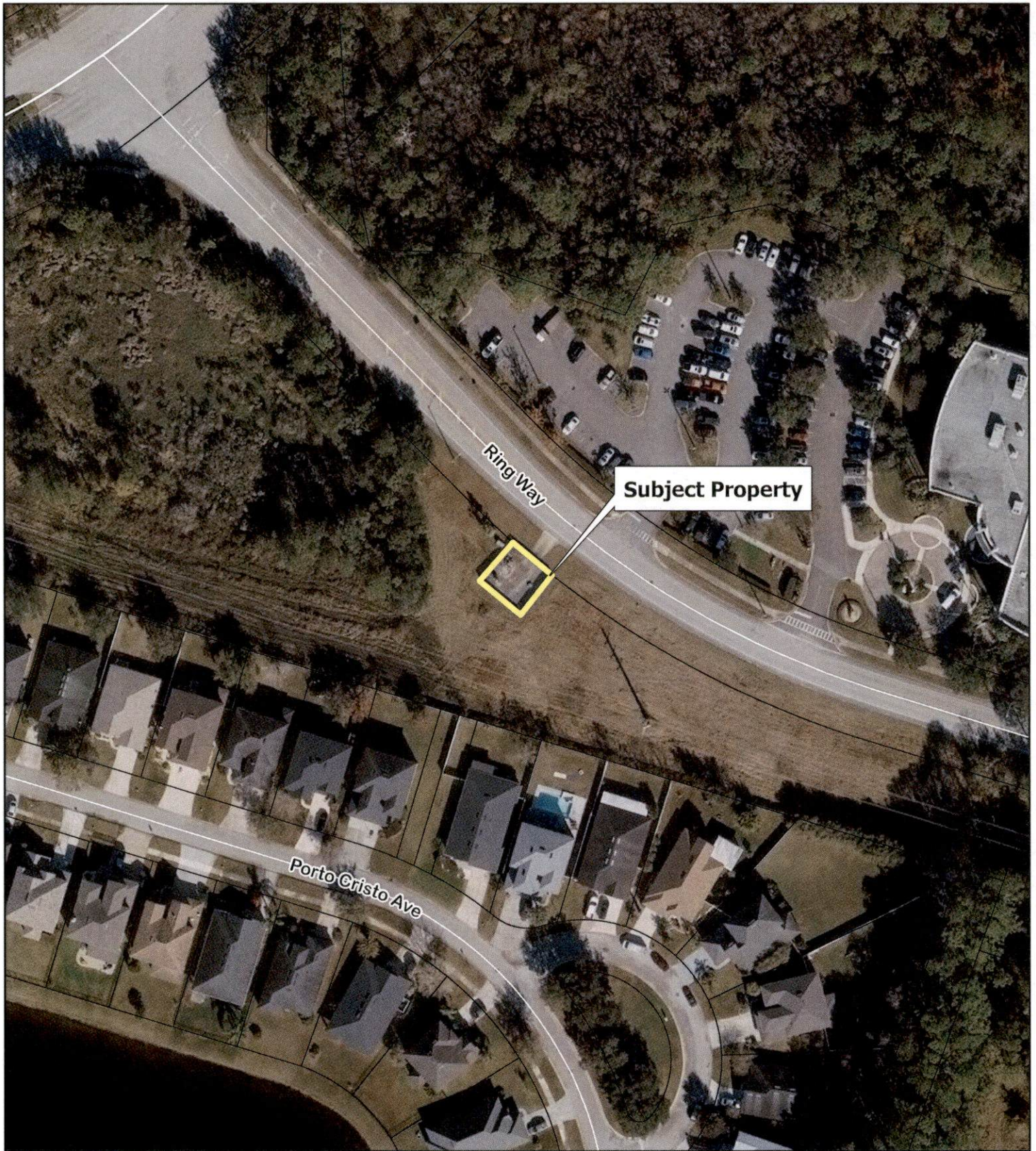
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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** February 17, 2025  
**SUBJECT:** World Commerce Center – Lift Station

St. Johns County Utility Department has reviewed and approved the Deed of Dedication. Please present the document to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

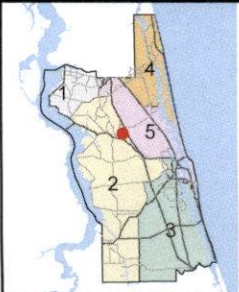
Your support and cooperation as always are greatly appreciated.



**Subject Property**

Ring Way

Porto Cristo Ave



Imagery Date: 12/2024

Date: 2/23/2026

# Ring Way Lift Station



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.