

RESOLUTION NO. 2001- 181

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A DEED FOR ADDITIONAL RIGHT-OF-WAY AND GRANT OF EASEMENTS FOR ACCESS, DRAINAGE AND UTILITY PURPOSES IN CONNECTION WITH THE ST. JOSPEH'S ACADEMY IMPROVEMENTS.

WHEREAS, the Diocese of St. Augustine has submitted plans to St. Johns County's Development Review Department for the proposed improvements to St. Joseph's Academy; and

WHEREAS, upon the County's review of said plans it was found that additional right-of-way and easements for access, drainage and utilities would be required to be in compliance with Section 6.04.10 B of the St. Johns County Land Development Code; and

WHEREAS, John J. Snyder as Administrator of the Diocese of St. Augustine has executed and presented to St. Johns County a deed for the additional right-of-way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and Grant of Easements for access, drainage and utilities, attached hereto as Exhibits "B", "C" and "D", incorporated by reference and made a part hereof, to meet said requirements.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

1. The Deed and Grant of Easements for purposes mentioned above are hereby accepted.
2. The Clerk is instructed to record the original Deed and Grant of Easements in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED this 11 day of September, 2001.

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

By: Marc A. Jacalone
Marc A. Jacalone, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Patricia A. Grande
Deputy Clerk

Exhibit "A" to Resolution

Prepared by:

William J. Jones, Esquire
Watson & Osborne, P.A.
3000 Hartley Road
Jacksonville, FL 32257

Record and Return to:
St. Johns County
4020 Lewis Speedway
St. Augustine, FL 32084

RE PARCEL ID# 229460-0000

GRANTEE'S EIN: _____

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, made this 29th day of July, 2001, by John J. Snyder as Administrator of the Diocese of St. Augustine, whose address is P.O. Box 24000, Jacksonville, Florida 32241, hereinafter called Grantor, to St. Johns County, Florida, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called Grantee.

WITNESSETH:

That the Grantor by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in St. Johns County, State of Florida:

See Exhibit "A" attached hereto and by this reference made a part hereof

SUBJECT TO all covenants, restrictions, matters and easements of record, but this reference is not intended to reimpose the same.

SUBJECT TO taxes assessed subsequent to December 31, 2000.

TOGETHER with all the tenements, hereditament, and appurtenances thereto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee that, except as set forth herein, at the time of the delivery of this deed the land was free from all encumbrances made by Grantor, and that Grantor will warrant and defend the title of the land against the lawful claims of all persons by, through or under the Grantor, but against none other.

IN WITNESS WHEREOF, the said Grantor has executed this instrument to be effective on the day and year first above written.

WITNESSES:

Judy T. Pinson
Print Name: JUDY T. PINSON

Kenn R. Brennan
Print Name: Kenn R. Brennan

John J. Snyder
John J. Snyder as Administrator of the
Diocese of St. Augustine

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of July, 2001, by John J. Snyder as Administrator of the Diocese of St. Augustine, who is personally known to me or produced _____ as identification.

Judy T. Pinson
Notary Public, State of Florida at Large
Stamped or Printed Name:
My Commission expires:
(SEAL)



EXHIBIT "A"

ADDITIONAL RIGHT OF WAY PARCEL

A PARCEL OF LAND BEING 15 FEET WIDE AND BEING A PART OF BLOCK 23, BEING IN THE EAST HALF OF THE ANTONIO HUERTAS GRANT IN SECTIONS 38 AND 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND RECORDED IN MAP BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH WHITNEY STREET (A 40 FOOT WIDE RIGHT OF WAY) WITH THE NORTH RIGHT OF WAY OF MAHR STREET (A 30 FOOT WIDE RIGHT OF WAY); THENCE NORTH 04 DEGREES 21 MINUTES 46 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY 15.00 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 14 SECONDS EAST 385.00 FEET; THENCE SOUTH 04 DEGREES 21 MINUTES 46 SECONDS EAST 15.00 TO SAID NORTH RIGHT OF WAY LINE; THENCE SOUTH 85 DEGREES 38 MINUTES 14 SECONDS WEST 385.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.13 ACRES MORE OR LESS.

Exhibit "B" to Resolution

This instrument prepared by:
William J. Joos, Esquire
Watson & Osborne, P.A.
3030 Hartley Road, Suite 290
Jacksonville, FL 32257

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 29th day of July, 2001 between JOHN J. SNYDER AS ADMINISTRATOR OF THE DIOCESE OF ST. AUGUSTINE, whose address is P.O. Box 24000, Jacksonville, Florida 32241-4000, hereinafter Grantor, and ST. JOHNS COUNTY, FLORIDA, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation and maintenance of underground utility lines and storm drainage on, over and underneath the following described real property situated in St. Johns County, Florida, to wit:

Property attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

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

Signed and sealed in our presence as witnesses:

(sign) Judy T. Pinson

(print) JUDY T. PINSON

(sign) Kathy R. Brennan

(print) KATHY R. BRENNAN

John J. Snyder
John J. Snyder as Administrator of the Diocese of St. Augustine

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of July, 2001, by John J. Snyder, as Administrator of the Diocese of St. Augustine. He is personally known to me or has produced _____ as identification.

Judy T. Pinson
Notary Public
My Commission Expires: 3/16/02

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NOTARY PUBLIC
STATE OF FLORIDA
JUDY T. PINSON
COMMISSION # CC 712242
EXPIRES MAR 16, 2002
BONDED THRU
ATLANTIC BONDING CO. INC.

ANNING
3

EXHIBIT "A"

UTILITY EASEMENT # 1

THE EAST 10 FEET OF THAT PART OF BLOCK 25, LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF THOMAS STREET, BEING IN THE EAST HALF OF THE ANTONIO HUERTAS GRANT IN SECTIONS 38 AND 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND RECORDED IN MAP BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

CONTAINING 0.18 ACRES MORE OR LESS.

Exhibit "C" to Resolution

This instrument prepared by:
William J. Joon, Esquire
Watson & Osborne, P.A.
3030 Hartley Road, Suite 290
Jacksonville, FL 32257

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 29th day of July, 2001 between JOHN J. SNYDER AS ADMINISTRATOR OF THE DIOCESE OF ST. AUGUSTINE, whose address is P.O. Box 24000, Jacksonville, Florida 32241-4000, hereinafter Grantor, and ST. JOHNS COUNTY, FLORIDA, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation and maintenance of underground utility lines and storm drainage on, over and underneath the following described real property situated in St. Johns County, Florida, to wit:

Property attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

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

Signed and sealed in our presence as witnesses:

(sign) Judy T. Pinson
(print) JUDY T. PINSON

John J. Snyder
John J. Snyder, as Administrator of the Diocese of St. Augustine

(sign) Keith C. Besniant
(print) KEITH C. BESNIANT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of July, 2001, by John J. Snyder, as Administrator of the Diocese of St. Augustine. He is personally known to me or has produced _____ as identification.

Judy T. Pinson
Notary Public
My Commission Expires: 3/16/02



EXHIBIT "A"

UTILITY EASEMENT # 2

THE WEST 10 FEET AND THE NORTH 10 FEET OF BLOCK 23, BEING IN THE EAST HALF OF THE ANTONIO HUERTAS GRANT IN SECTIONS 38 AND 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND RECORDED IN MAP BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA.

CONTAINING 0.31 ACRES MORE OR LESS.

Exhibit "C" to Resolution

This instrument prepared by:
William J. Joos, Esquire
Watson & Osborne, P.A.
3030 Hartley Road, Suite 290
Jacksonville, FL 32257

GRANT OF EASEMENT

THIS GRANT OF EASEMENT, made this 29th day of July, 2001 between JOHN J. SNYDER AS ADMINISTRATOR OF THE DIOCESE OF ST. AUGUSTINE, whose address is P.O. Box 24000, Jacksonville, Florida 32241-4000, hereinafter Grantor, and ST. JOHNS COUNTY, FLORIDA, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to him in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, a perpetual non-exclusive easement for the construction, installation and maintenance of underground utility lines and storm drainage on, over and underneath the following described real property situated in St. Johns County, Florida, to wit:

Property attached hereto as Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easement, privileges, and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

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

Signed and sealed in our presence as witnesses:

(sign) Judy T. Pinson
(print) JUDY T. PINSON

John J. Snyder
John J. Snyder as Administrator of the
Diocese of St. Augustine

(sign) Kerry R. Brennan
(print) KERRY R. BRENNAN

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29th day of July, 2001, by John J. Snyder, as Administrator of the Diocese of St. Augustine. He is personally known to me or has produced _____ as identification.

Judy T. Pinson
Notary Public
My Commission Expires: 3/16/02

NOTARY PUBLIC
STATE OF FLORIDA
JUDY T. PINSON
COMMISSION # CC 712242
EXPIRES MAR 16, 2002
BONDED THRU
ATLANTIC BONDING CO., INC.

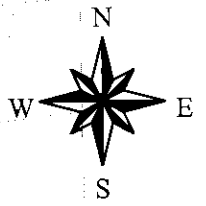
EXHIBIT "A"

UTILITY EASEMENT # 3

A PARCEL OF LAND BEING 5 FEET WIDE AND BEING A PART OF BLOCKS 23 AND 24, BEING IN THE EAST HALF OF THE ANTONIO HUERTAS GRANT IN SECTIONS 38 AND 45, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND RECORDED IN MAP BOOK 1, PAGE 98, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA AND ALSO BEING A PART OF VACATED MAHR STREET, MORE FULLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SAID SECTION 45 WITH THE EAST RIGHT OF WAY LINE OF LYNN STREET (A 50 FOOT WIDE RIGHT OF WAY) THENCE NORTH 04 DEGREES 21 MINUTES 46 SECONDS WEST, ALONG SAID EAST RIGHT OF WAY LINE, 543.95 FEET TO A POINT 15.00 FEET NORTHERLY OF (AS MEASURED PERPENDICULAR TO) THE NORTH RIGHT OF WAY LINE OF MAHR STREET (A 30 FOOT WIDE RIGHT OF WAY); THENCE NORTH 85 DEGREES 38 MINUTES 14 SECONDS EAST 5.00 FEET; THENCE SOUTH 04 DEGREES 21 MINUTES 46 SECONDS EAST 544.68 FEET TO SAID SOUTH LINE OF SECTION 45; THENCE NORTH 86 DEGREES 02 MINUTES 12 SECONDS WEST, ALONG SAID SOUTH LINE, 5.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.06 ACRES MORE OR LESS.



S Rodriguez St

S Whitney St

Sidney St

Columbus St

Thomas St

Utility Easement #1

Utility Easement #2

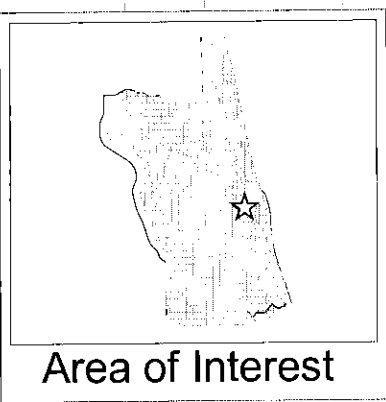
Additional Right-of-Way

Old Spanish Trl

Utility Easement #3

Grant St

State Road 207



Area of Interest

St. Joseph's Academy Improvements Section 45, Township 7, Range 29

DISCLAIMER: Data provided herein are from multiple sources with varying degrees of accuracy. This map therefore should be used for estimate purposes only. The St. Johns Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown.

PREPARED BY:
ST. JOHNS COUNTY
REAL ESTATE DIVISION