

RESOLUTION NO. 2018- 32

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM MOULTRIE WOODS SINGLE FAMILY SUBDIVISION HOMEOWNERS' ASSOCIATION, INC. TO ST. JOHNS COUNTY FOR FUTURE MAINTENANCE OF A SIDEWALK ALONG WILDWOOD DRIVE.**

**RECITALS**

**WHEREAS**, Moultrie Woods Single Family Subdivision Homeowners' Association, Inc., a Florida not-for-profit corporation has executed and presented to St. Johns County, a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of its property along Wildwood Drive; and

**WHEREAS**, the easement is given upon the County's request to allow for future maintenance of a sidewalk that was purposely constructed outside of the right-of-way to avoid removal of a tree; and

**WHEREAS**, it is in the best interest of the County to accept the Grant of Easement 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 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 Grant of Easement for the purpose mentioned above.

Section 3. The Clerk is instructed to record the original Grant of Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative 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 this 6 day of February 2018.

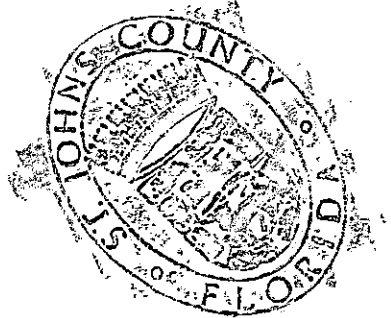
BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By: Henry Dean  
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman  
Deputy Clerk

RENDITION DATE 2/7/18



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

**GRANT OF EASEMENT**

THIS EASEMENT executed and given this 13 day of December, 2017, by MOULTRIE WOODS SINGLE FAMILY SUBDIVISION HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation, whose address is 2200 Autumn Cove Circle, Fleming Island, Florida 32003, hereinafter called "Grantor", to 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 the "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantors hereby give, grant dedicate and convey to the Grantee, its successors and assigns forever, an unobstructed right-of-way and non-exclusive permanent easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and repair a sidewalk on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

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

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

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer as of the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

Moultrie Woods Single Family Subdivision Homeowners' Association, Inc., a Florida not-for-profit corporation

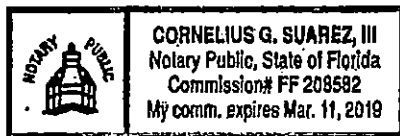
(sign) [Signature]  
(print) Michael Colon

By: [Signature]  
Eli M. Rozier, its President

(sign) [Signature]  
(print) Alonso R. Day

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 14 day of December, 2017, by Eli M. Rozier as President of Moultrie Woods Single Family Subdivision Homeowners' Association, Inc., a Florida not-for-profit corporation, on behalf of the corporation. Who is personally known to me or has produced FL-0L as identification.



[Signature]  
Notary Public  
My Commission expires: 11 MAR 2019

Exhibit "A"

(Legal Description)

# MAP SHOWING SURVEY OF:

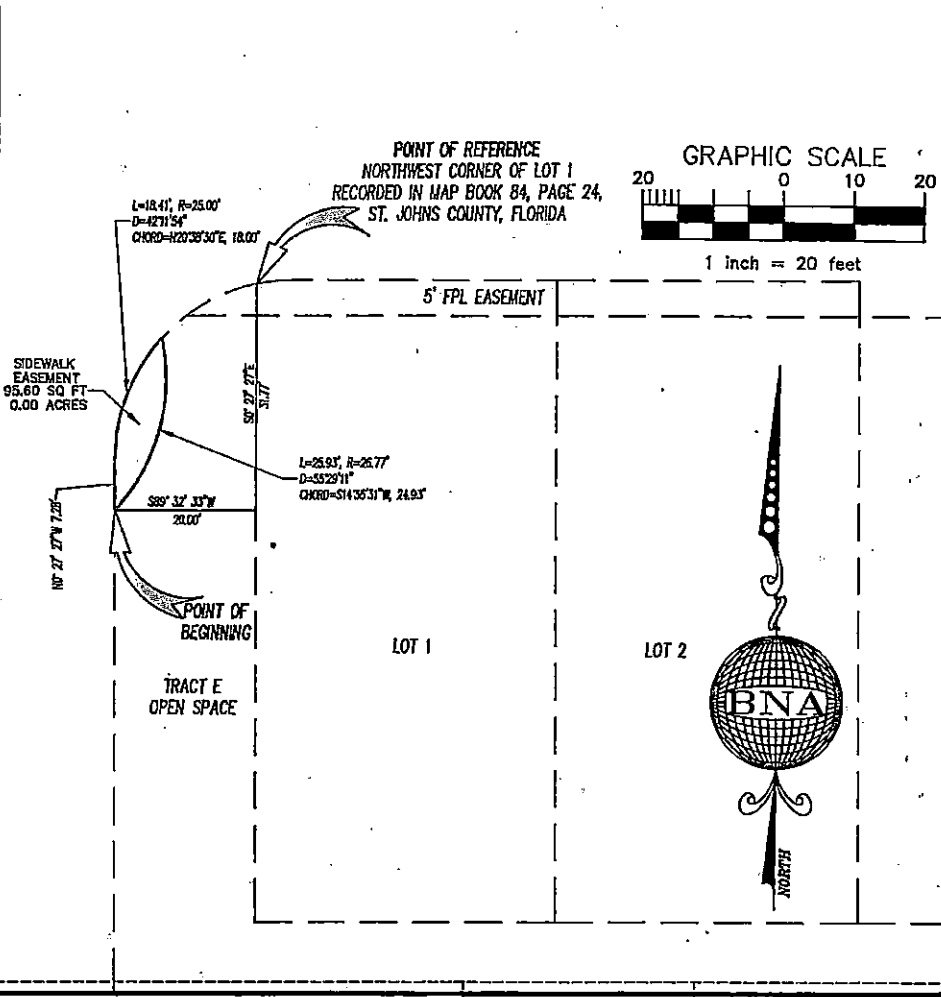
**CERTIFICATIONS:**

**SIDEWALK EASEMENT:**

A PORTION OF TRACT E, MOULTRE HOODS II, ACCORDING TO THE MAP OR PLAT RECORDED IN MAP BOOK 84, PAGE 24 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND MORE PARTICULARLY AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 1, MOULTRE HOODS II, ACCORDING TO THE MAP OR PLAT RECORDED IN MAP BOOK 84, PAGE 24 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S 0°27'27" E, ALONG THE WESTERLY LINE OF LOT 1, A DISTANCE OF 31.77 FEET; THENCE S 89°32'33" W, DEPARTING SAID WESTERLY LINE OF LOT 1, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING;

THENCE N 0°27'27" W, A DISTANCE OF 7.28 FEET TO A POINT OF CURVATURE CONCAVE EASTERLY AND HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE WITH AN ARC LENGTH OF 18.41 FEET, THROUGH A CENTRAL ANGLE OF 42° 11' 54", SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF N 20°38'30" E, 18.00 TO A POINT ON A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 25.77 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE WITH AN ARC LENGTH OF 25.93 FEET, THROUGH A CENTRAL ANGLE OF 55° 29' 11", SAID CURVE BEING SUSTAINED BY A CHORD BEARING AND DISTANCE OF S 14°36'51" W, 24.93 FEET TO THE POINT OF BEGINNING.



LAST FIELD DATE: 11/16/2010  
 FIELD BOOK AND PAGE: 351/54  
 PROJECT NO: 905-001  
 DRAWING NO: 905-001.dwg  
 SHEET 1 OF 1

- GENERAL NOTES:**
1. BEARINGS ARE BASED ON THE WEST LINE OF LOT 1, AS BEING SOUTH 0°27'27" WEST.
  2. THIS SURVEY WAS PREPARED WITHOUT BENEFIT OF ABSTRACT OR SEARCH OF TITLE, AND THEREFORE THE UNDERSIGNED AND BRADSHAW-NILES & ASSOCIATES, MAKE NO CERTIFICATIONS REGARDING INFORMATION SHOWN OR NOT SHOWN HEREON PERTAINING TO EASEMENTS, RIGHTS OF WAY, SETBACK LINES, OVERLAPS, BOUNDARY LINE DISPUTES, AGREEMENTS, RESERVATIONS OR OTHER SIMILAR MATTERS WHICH MAY APPEAR IN THE ABSTRACT, OR SEARCH OF TITLE.
  3. THIS IS A BOUNDARY SURVEY ONLY AND DOES NOT ADDRESS ANY WETLAND JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY.
  4. UNDERGROUND UTILITIES OR FOUNDATIONS WERE NOT LOCATED BY THIS SURVEY.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

I HEREBY CERTIFY, that this map graphically depicts the results of a field survey made under my responsible direction and complies with the latest Minimum Technical Standards for Surveys as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter 51-17.851 & 51-12.952, Florida Administrative Code pursuant to Section 412.227, Florida Statutes; subject to all notes and conditions shown hereon.

11/16/2010  
 DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 527

**BRADSHAW-NILES and ASSOCIATES, INC.**  
 SURVEYING AND MAPPING CONSULTANTS  
 LICENSED BUSINESS NO. 6824  
 3520 LEWIS SPEEDWAY  
 ST. AUGUSTINE, FLORIDA 32084  
 (904) 829-2591 FAX: (904) 829-5070



  
 2016 Aerial Imagery  
 December 28, 2017

# Grant of Easement Sidewalk

*Moultrie Woods Subdivision  
Wildwood Drive*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0762

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.

