

RESOLUTION NO. 2020- 375

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS IN CONNECTION WITH A DRAINAGE PROJECT ALONG KINGS ESTATE ROAD AND KINGS ROAD.

RECITALS

WHEREAS, certain property owners have executed and presented to St. Johns County Grant of Easements, attached hereto as Exhibit "A, Exhibit "B", Exhibit "C", Exhibit "D" and Exhibit "E", incorporated by reference and made a part hereof, across a portion of their property located on Kings Estate Road and Kings Road: and

WHEREAS, the easements allow the County to perform drainage improvements and routine maintenance to an existing drainage system that provides drainage for this area: and

WHEREAS, it is in the best interest of the County to accept the Grant of Easements 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 Easements for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of Easements 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 of St. Johns County, Florida, this 6th day of October, 2020.

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

By: [Signature]
Jeb S. Smith, Chair

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

RENDITION DATE: 10/8/20

By: [Signature]
Deputy Clerk



Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 20th day of July, 2020, by and between FRED J. HARRIS and LYNN F. HARRIS, husband and wife, whose address is 829 Kings Estate Road, St. Augustine, Florida 32086-5345, 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, grantee.

WITNESSTEH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate 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.

After any installation, construction, repair, replacement or removal of any drainage facilities and utilities as to which easement rights are granted, grantee shall replace any sod and refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

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

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) Donnie Tackett

(print) Donnie Tackett

(sign) Laurie Ford

(print) Laurie Ford

GRANTOR:

[Signature]

Fred J. Harris

[Signature]
Lynn F. Harris

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20th day of July, 2020, by Fred J. Harris and Lynn F. Harris.



Laurie Ford
Commission # GG 966950
Expires April 17, 2024
Bonded Thru Budget Notary Services

[Signature]

Notary Public

My Commission Expires: 4-17-2024

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

EASEMENT – C

THE NORTHERLY 28 FEET OF THE EASTERLY 76 FEET OF THE
WESTERLY 134 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
TRACT 35, OF THE ST. AUGUSTINE HEIGHTS UNIT NO. 2 SUBDIVISION, AS
RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28, OF THE PUBLIC
RECORDS OF ST. JOHNS COUNTY, FLORIDA.
CONTAINING 2,128 SQUARE FEET, MORE OR LESS.

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

GRANT OF EASEMENT

THIS EASEMENT this 17th day of August, 2020, by and between **KIMBERLY A. STRICKLAND**, whose address is 850 Kings Estate Road, St. Augustine, Florida 32086, 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, grantee.

WITNESSTEH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate 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.

After any installation, construction, repair, replacement or removal of any drainage facilities and utilities as to which easement rights are granted, grantee shall replace any sod and refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:

(sign) *Donnie Tackett*

Kimberly A. Strickland
(Kimberly A. Strickland)

(print) Donnie Tackett

(sign) *Laurie Ford*

(print) Laurie Ford

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of August, 2020, by Kimberly A. Strickland.

Laurie Ford
Notary Public
My Commission Expires: 4-17-2024

Personally Known or Produced Identification
Type of Identification Produced FL. Drivers Lic.



LAURIE FORD
Commission # GG 985950
Expires April 17, 2024
Bonded Thru Budget Notary Service

Exhibit "A"

EASEMENT - B

THE SOUTHERLY 50 FEET OF THE WESTERLY 69 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
TRACT 26, OF THE ST. AUGUSTINE HEIGHTS UNIT NO. 2 SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
CONTAINING 3,450 SQUARE FEET, MORE OR LESS.

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

GRANT OF EASEMENT

THIS EASEMENT this 7th day of August, 2020, by and between RUTH MOON KEMPER, whose address is 870 Kings Estate Road, St. Augustine, Florida 32086-5033, 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, grantee.

WITNESSTEH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate 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.

After any installation, construction, repair, replacement or removal of any drainage facilities and utilities as to which easement rights are granted, grantee shall replace any sod and refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:

(sign) Paula Ruler

Ruth Moon Kemper
Ruth Moon Kemper

(print) Priscilla Ribeiro

(sign) Kristina Burke

(print) Kristina Burke



STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7th day of August, 2020, by Ruth Moon Kemper.

Renee R. Chauvin
Notary Public
My Commission Expires: 4/30/2021

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

EASEMENT - A

THE SOUTHERLY 50 FEET OF THE EASTERLY 22 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
TRACT 25, OF THE ST. AUGUSTINE HEIGHTS UNIT NO. 2 SUBDIVISION, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
CONTAINING 1,100 SQUARE FEET, MORE OR LESS.

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

GRANT OF EASEMENT

THIS EASEMENT this 19th day of August, 2020, by and between JORGE A. CAMPOS and MARIANN S. CAMPOS, husband and wife, whose address is 2975 Kings Road, St. Augustine, Florida 32086-5467, 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, grantee.

WITNESSTEH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate 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.

After any installation, construction, repair, replacement or removal of any drainage facilities and utilities as to which easement rights are granted, grantee shall replace any sod and refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:

(sign) [Signature]

(print) Debra Taylor

(sign) [Signature]

(print) Laurie Ford

[Signature]
Jorge A. Campos
[Signature]
Mariann S. Campos

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19th day of August, 2020, by Jorge A. Campos and Mariann S. Campos.



Laurie Ford
Commission # GG 965950
Expires April 17, 2024
Bonded Thru Budget Notary Services

[Signature]
Notary Public
My Commission Expires: 4-17-2024

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

EASEMENT A

A PART OF TRACTS 16 AND 15-B, AS SHOWN ON THE PLAT OF ST. AUGUSTINE HEIGHTS UNIT NO. 3 AS RECORDED IN MAP BOOK 10, PAGES 40 THROUGH 41 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID TRACT 15-B; THENCE SOUTH 88°39'18" WEST, ALONG THE NORTH RIGHT OF WAY OF KINGS ROAD AS NOW ESTABLISHED, A DISTANCE OF 235.31 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°39'18" WEST, ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 13.80 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 958.67; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 186.56 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 83°04'49" WEST AND A CHORD DISTANCE OF 186.27 FEET; THENCE LEAVING AFOREMENTIONED RIGHT OF WAY LINE OF KINGS ROAD NORTH 06°12'33" WEST A DISTANCE OF 33.65 FEET; THENCE NORTH 83°45'22" EAST A DISTANCE OF 200.00 FEET; THENCE SOUTH 06°12'33" EAST A DISTANCE OF 32.63 FEET TO THE POINT OF BEGINNING. CONTAINING 5,939 SQUARE FEET, MORE OR LESS.

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

GRANT OF EASEMENT

THIS EASEMENT this 20 day of July, 2020, by and between DAWN WILES, whose address is 3000 Mac Road, St. Augustine, Florida 32086-5484, 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, grantee.

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate 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.

After any installation, construction, repair, replacement or removal of any drainage facilities and utilities as to which easement rights are granted, grantee shall replace any sod and refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:

(sign) Patricia A. St. Clair

Dawn Wiles

(print) PATRICIA A. ST. CLAIR

Dawn Wiles

(sign) Judith M. Parsons

(print) Judith M. Parsons

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 20 day of July, 2020, by Dawn Wiles.

Magan Dawn Wallace
Notary Public
My Commission Expires: May 21, 2026

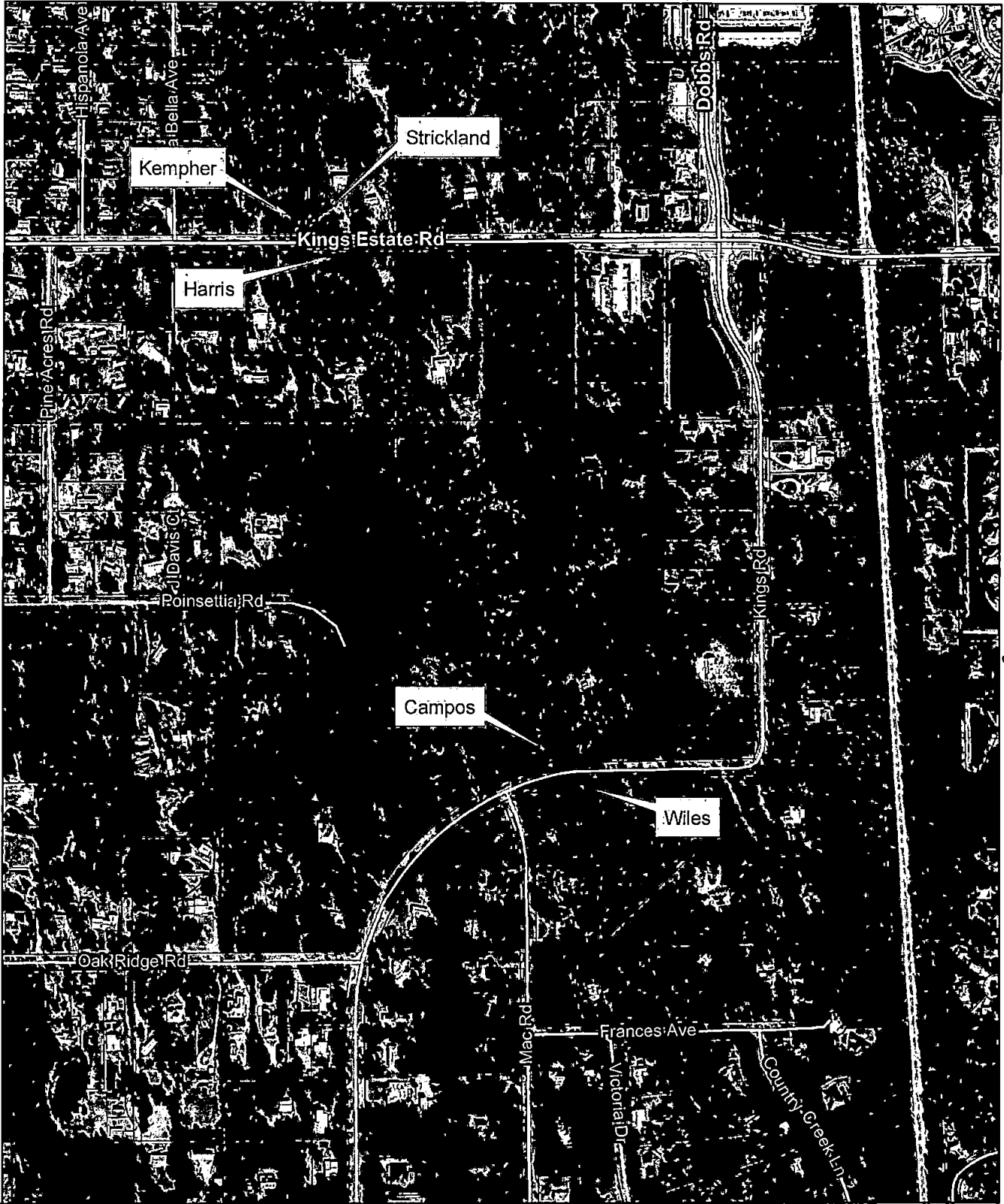
Personally Known or Produced Identification
Type of Identification Produced

MAGAN DAWN WALLACE
Notary Public, State of Maine
My Commission Expires **MAY 21, 2026**

Exhibit "A"

EASEMENT B

A PART OF LOT 19 AS SHOWN ON THE PLAT OF KINGS WOODED ACRES AS RECORDED IN MAP BOOK 13, PAGES 41 THROUGH 43 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 19; THENCE SOUTH 88°39'18" WEST, ALONG THE SOUTH RIGHT OF WAY OF KINGS ROAD AS NOW ESTABLISHED, A DISTANCE OF 7.47 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 898.67; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 9.56 FEET TO THE POINT OF BEGINNING; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 88°21'02" WEST AND A CHORD DISTANCE OF 9.56 FEET; THENCE LEAVING AFOREMENTIONED RIGHT OF WAY LINE OF KINGS ROAD SOUTH 06°23'53" EAST A DISTANCE OF 47.30 FEET; THENCE SOUTH 83°36'07" WEST A DISTANCE OF 135.00 FEET; THENCE NORTH 06°29'16" WEST A DISTANCE OF 30.00 FEET; THENCE SOUTH 83°45'22" WEST A DISTANCE OF 48.72 FEET; THENCE NORTH 13°47'47" WEST A DISTANCE OF 12.48 FEET TO THE AFOREMENTIONED SOUTH RIGHT OF WAY OF KINGS ROAD, SAID POINT LYING ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 898.67; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 185.77 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 82°07'26" EAST AND A CHORD DISTANCE OF 185.44 FEET TO THE POINT OF BEGINNING.
CONTAINING 7393 SQUARE FEET, MORE OR LESS.




 2019 Aerial Imagery
 September 2, 2020

*Grant of Easements
 Kings Estate Road and Kings Road
 Drainage Improvements*

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.

