

RESOLUTION NO. 2020- 377

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA; ACCEPTING A GRANT OF EASEMENT ACROSS A CORNER CLIP OF TRACT 15-A OF ST. AUGUSTINE HEIGHTS UNIT 3 SUBDIVISION FOR ADDITIONAL OF RIGHT-OF-WAY ON KINGS ROAD.

RECITALS

WHEREAS, the owners of Tract 15-A of St. Augustine Heights Unit 3 Subdivision have 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 corner clip of their property; and

WHEREAS, the easement allows the County to use the corner clip for additional right-of-way for Kings Road; 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 purposes 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 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

By: [Signature]
Deputy Clerk

RENDITION DATE 10/8/20



Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 25 day of August, 2020, by and between JOHN THOMAS COATES and KIMBER LEA COATES, husband and wife, whose address is 9 12th Street, St. Augustine, Florida 32080, 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 Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, forever an easement for public road or highway purposes, together with the right to install and maintain said road and other structures connected with the road, 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.

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) Carrie Bargo
(print) Carrie Bargo
(sign) [Signature]
(print) Angela M. Christian

[Signature]
John Thomas Coates
[Signature]
Kimber Lea Coates

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25 day of August, 2020, by John Thomas Coates and Kimber Lea Coates.

[Signature]
Notary Public
My Commission Expires 06/21/2022

Personally Known or Produced Identification
Type of Identification Produced
Florida ID

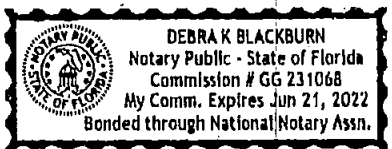


EXHIBIT "A"

A. MAP SHOWING A SKETCH OF DESCRIPTION OF
A PORTION OF TRACT 15-A, ST. AUGUSTINE HEIGHTS, UNIT No. 3, MAP BOOK
10, PAGE 41, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA

DESCRIPTION:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF TRACT 15-A, ST. AUGUSTINE HEIGHTS, UNIT 3, AS RECORDED IN MAP BOOK 10, PAGES 41 AND 42 OF THE PUBLIC RECORDS OF ST. JOHN S COUNTY, FLORIDA; THENCE SOUTH 88° 34' 14" WEST ALONG THE NORTHERLY RIGHT OF WAY LINE OF KINGS ROAD, A 60 FEET WIDE RIGHT OF WAY AS NOW ESTABLISHED, 65.56 FEET TO A POINT OF CURVATURE OF A CURVE HAVING A RADIUS OF 66.50 FEET; THENCE NORTHEASTERLY, DEPARTING LAST SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 66.50 FEET, THROUGH A CENTRAL ANGLE OF 89°11'15" AN ARC DISTANCE OF 103.52 FEET TO A POINT ON THE EASTERLY LINE OF LOT 15-A OF SAID ST. AUGUSTINE HEIGHTS, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 43°58'38" EAST, 93.38 FEET; THENCE SOUTH 00°37'00" EAST, DEPARTING SAID CURVE AND ALONG SAID EASTERLY LINE OF LOT 15-A, SAID LINE ALSO BEING THE EASTERLY RIGHT OF WAY LINE OF KINGS ROAD, A 60 FEET WIDE RIGHT OF WAY AS NOW ESTABLISHED, 65.56 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS 0.02 ACRES MORE OR LESS.

ABBREVIATIONS:

PID# = PARCEL IDENTIFICATION NUMBER
NL'Y = NORTHERLY
SL'Y = SOUTHERLY
WL'Y = WESTERLY
EL'Y = EASTERLY
R/W = RIGHT OF WAY

NOTES:

1. THIS IS NOT A BOUNDARY SURVEY.
2. THE PURPOSE OF THIS SKETCH IS TO SHOW A DEDICATED ROADWAY EASEMENT TO ST. JOHNS COUNTY, FLORIDA.
3. BEARINGS ARE BASED ON THE NORTHERLY RIGHT-OF-WAY LINE OF KINGS ROAD (S88°34'15"W) AND REFER TO THE PLAT OF RECORD.

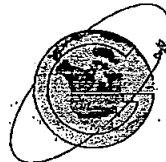
THIS SURVEY IS NOT VALID WITHOUT
SHEETS 1 THROUGH 2

Terry M. Durden, Florida. PSM #5261
Not Valid Without The Signature And Original Raised
Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

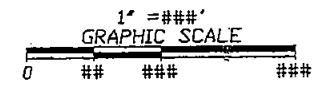
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904)-824-3086 FAX (904) 824-6753

LICENSED BUSINESS
FLORIDA #6979 GEORGIA #939
SOUTH CAROLINA #3887 ALABAMA #784
NORTH CAROLINA COA #8762



PROJECT No: A 18-2796 S&D
SKETCH DATE: 07/31/2020
CAD FILE: 18-2796 S&D ESMT
CHECKED BY: T.DURDEN
DRAWN BY: C.MUNDIS
FIELD WORK: N/A
FB: N/A PG.: N/A

A MAP SHOWING A SKETCH OF DESCRIPTION OF
 A PORTION OF TRACT 15-A, ST. AUGUSTINE HEIGHTS, UNIT No. 3, MAP BOOK
 10, PAGE 41, ST. AUGUSTINE, ST. JOHNS COUNTY, FLORIDA



PID# 099760-0000
 NORTH 461.77' OF TRACT 15-A
 ST. AUGUSTINE HEIGHTS
 SUBDIVISION UNIT No. 3
 MAP BOOK 10, PAGES 40 AND 41
 ±4.48 ACRES

158
 ST. AUGUSTINE HEIGHTS
 SUBDIVISION UNIT No. 3
 MAP BOOK 10, PAGES 40 AND 41

N00°37'00"W-133.00'

N88°34'14"E 330.03'

PID# 099760-0010
 SOUTH 133' OF TRACT 15-A
 ST. AUGUSTINE HEIGHTS
 SUBDIVISION UNIT No. 3
 MAP BOOK 10, PAGES 40 AND 41
 (VACANT/WOODED)
 ±1.00 ACRES

R=66.50'
 L=103.52'
 D=089°11'15"
 CHB=N43°58'38"E
 CHD=93.38

SUBJECT
 PARCEL
 0.02± ACRES

WLY R/W
 ELY R/W
 87.44'
 S00°37'00"E
 133.00'
 65.56'
 S00°37'00"E

KINGS ROAD
 (60 FOOT RIGHT OF WAY-PAVED)

(BEARING BASE)
 NLY R/W

267.67'
 S88°34'14"W 330.03'

KINGS ROAD
 (60 FOOT RIGHT OF WAY-PAVED)

S88°34'14"W
 65.56'

POINT OF
 BEGINNING
 S.E. CORNER OF
 TRACT 15-A

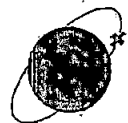
SHEET 2 OF 2

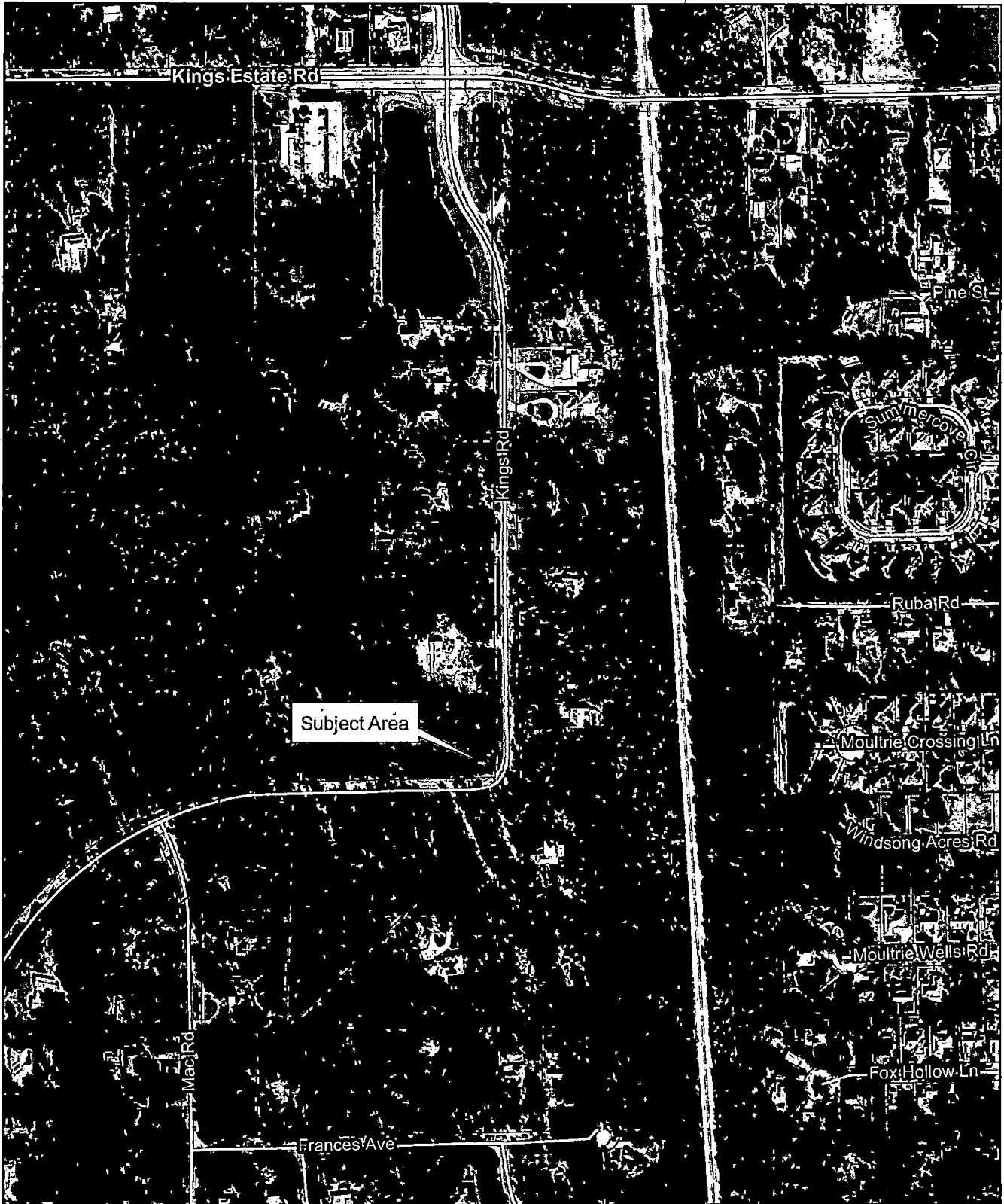
THIS SURVEY IS NOT VALID WITHOUT
 SHEETS 1 THROUGH 2

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
 200 N. FIFTH STREET, UNIT 101
 ST. AUGUSTINE, FL 32084
 PHONE (904) 824-3288 FAX (904) 824-6753

LICENSED BUSINESS
 FLORIDA #9779 GEORGIA #929
 SOUTH CAROLINA #3367 ALABAMA #704
 NORTH CAROLINA #01 #3762





Subject Area



2019 Aerial Imagery
September 9, 2020

*Grant of Easement
Kings Road
Corner Clip - Additional 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.

