

RESOLUTION NO. 2023- 142

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS AND TEMPORARY CONSTRUCTION EASEMENTS FROM PROPERTY OWNERS TO ST. JOHNS COUNTY FOR THE SUMMER HAVEN NORTH STORMWATER DRAINAGE PROJECT ALONG OLD A1A.

RECITALS

WHEREAS, a certain property owners have executed and presented to St. Johns County (“County”) Grant of Easements for the Summer Haven North Stormwater Drainage Project along Old A1A, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, certain property owners have executed and presented to the County Temporary Construction Easements for the Summer Haven North Stormwater Drainage Project along Old A1A, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, the Grant of Easements are necessary for the County to stabilize the existing rock revetments, install steel sheet pile and pile cap, stabilize the roadway and to construct drainage improvements; and

WHEREAS, the Temporary Construction Easements are necessary for the County to install drainage improvements and to tie-in the grade of the right of way improvements to the property owners’ driveways; and

WHEREAS, it is in the best interest of the County to accept the Grant of Easements and the Temporary Construction 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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

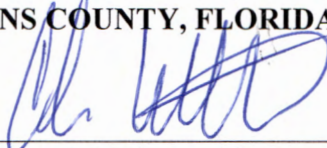
Section 2. The above described Grant of Easements and Temporary Construction Easements, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener 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.

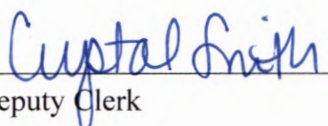
Section 4. The Clerk of the Circuit Court is instructed to record the Grant of Easements and Temporary Construction Easements in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of may, 2023.

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

By: 
Christian Whitehurst, Chair

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


Deputy Clerk

Rendition Date MAY 02 2023



Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 3 day of March, 2023, by and between See Mee Home, LLC, a Florida limited liability company, whose address is 232 Pony Trail, Angleton, TX 77515, 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, beginning with the date of execution of this easement for a period of 60 months, an unobstructed right-of-way and easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair the rock revetment 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: See Mee Home, LLC

(sign) Angel L. Williams
(print) Angel L. Williams
(sign) Jessica Nicole Getchius
(print) Jessica Getchius

Sharon Evans
Print Name: Sharon Evans
Title: Marketing Manager

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March, 2023, by Sharon Evans, for See Mee Home, LLC its Marketing Manager

Jessica Nicole Getchius
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced TX DL



Exhibit "A"

Lot 9, Block 1, together with the vacated portion of Matanzas Lane, Matanzas Shores, according to plat thereof recorded in Map Book 8, page 59 of the Public Records of St. Johns County, Florida.

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

GRANT OF EASEMENT

THIS EASEMENT this 14 day of March, 2023, by and between **Betty C. Parker, formerly known as, Betty H. Andrews**, whose address is 530 Old Bethel Rd., Crawfordville, FL 32327, 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 the rock revetment 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) [Signature]
(print) Katy Joyner
(sign) [Signature]
(print) Katy Joyner

[Signature]
Betty C. Parker
[Signature]
Betty C. Parker

STATE OF Florida
COUNTY OF Gadsden

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of March, 2023, by Betty C. Parker.



KATY JOYNER
Commission # Hh 349436
Expires March 11, 2027

[Signature]
Notary Public
My Commission Expires: 3/11/2027

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

Lot 10, Block 1, Matanzas Shores, together with vacated portion of Matanzas Lane lying adjacent to Lot 10, Block 1, according to map or plat thereof recorded in Map Book 8, page 59 of the public records of St. Johns County, Florida.

Exhibit "B" to Resolution

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 8th day of February, 2023, by and between **Mermaid's Rest at 8970 Old A1A, LLC**, a Florida limited liability company, whose address is 549 Edgewood Ave., Mill Valley, CA 94941, 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 \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of construction of seawall, construction and installation of drainage improvements, and reconstruction of a roadway known as Old A1A, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate upon completion of the construction project.

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) Kelly McTaggart
(print) Kelly Mc Taggart
(sign) Sheri Lewis
(print) Sheri Lewis

GRANTOR: **Mermaid's Rest at
8970 Old A1A, LLC**

Melanie L. Barna
Melanie L. Barna
Title: Manager/Trustee

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 8th day of February, 2023, by Melanie L. Barna, for Mermaid's Rest at 8970 Old A1A, LLC, a Florida limited liability company its Manager/Trustee.

Kelly McTaggart
Notary Public
My Commission Expires: 8/24/2025

Personally Known or Produced Identification
Type of Identification Produced



KELLY MCTAGGART
Commission # HH 168723
Expires August 24, 2025
Bonded Thru Budget Notary Services

Exhibit "A"

A 10 foot strip of land running parallel with and lying immediately adjacent to Old A1A, as presently established, and also a 10 foot strip along the southerly lot line of Tract 1, being the Westerly and Southerly 10 feet of all of the following described property:

FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 1, MATANZAS SHORES ACCORDING TO THE PLAT THEREOF AS RECORDED IN MAP BOOK 8, PAGE 59, PUBLIC RECORDS, ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE EASTERLY RIGHT OF WAY LINE OF MATANZAS LANE, A VACATED 60.00 FOOT RIGHT OF WAY; THENCE SOUTH 72°00'00" WEST ALONG THE EXTENSION OF THE SOUTH LINE OF SAID LOT 7, A DISTANCE OF 60.00 FEET TO THE WESTERLY RIGHT OF WAY OF SAID VACATED MATANZAS LANE AND THE POINT OF BEGINNING;
THENCE CONTINUE SOUTH 72°00'00" WEST, DEPARTING SAID VACATED WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 32.54 FEET; THENCE SOUTH 19°11'20" EAST, A DISTANCE OF 16.54 FEET TO THE EASTERLY RIGHT OF WAY LINE OF OLD A-1-A, A 100.00 FOOT RIGHT OF WAY AND A POINT ON A CURVE, SAID CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 28.80 FEET, THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY AND ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 17°29'26" AN ARC LENGTH OF 4.11 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 61°37'04" WEST, 6.08 FEET, AND A POINT OF REVERSE CURVATURE; SAID CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1482.69 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 01°36'27" AN ARC LENGTH OF 41.60 FEET TO THE POINT OF TANGENCY, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°18'53" WEST, 41.60 FEET; THENCE NORTH 54°03'20" WEST, A DISTANCE OF 71.30 FEET TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 807, PAGE 20, SAID ST. JOHNS COUNTY; THENCE NORTH 72°00'00" EAST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 807, PAGE 20, A DISTANCE OF 100.76 FEET TO THE WESTERLY LINE OF SAID VACATED MATANZAS LANE; THENCE SOUTH 19°11'20" EAST ALONG THE WESTERLY LINE OF SAID VACATED MATANZAS LANE, A DISTANCE OF 79.47 FEET TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACT 1, MATANZAS SHORES AS RECORDED IN MAP BOOK 8, PAGE 59, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT 1, A POINT IN A CURVE BEING THE EASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD A-1-A AND HAVING A RADIUS, CHORD AND CHORD BEARING OF 1352.69 FEET, 22.01 FEET AND NORTH 48 DEGREES 34 MINUTES 42 SECONDS WEST THENCE AROUND THE ARC OF SAID CURVE, 22.01 FEET TO AN IRON PIPE; THENCE NORTH 72 DEGREES 00 MINUTES EAST, 269 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 20 SECONDS EAST, 300.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19 DEGREES 11 MINUTES 20 SECONDS EAST, 11.29 FEET; THENCE SOUTH 73 DEGREES 00 MINUTES WEST, 30 FEET; THENCE SOUTH 19 DEGREES 11 MINUTES 20 SECONDS EAST 80 FEET TO AN IRON PIPE; THENCE CONTINUE SOUTH 19 DEGREES 11 MINUTES 20 SECONDS EAST, +/- 15 FEET TO THE INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF OLD STATE ROAD A-1-A, BEING A POINT ON A CURVE HAVING A RADIUS OF 20 FEET AND A CHORD OF +/- 5 FEET; THENCE NORTHWESTERLY AROUND THE ARC OF SAID CURVE +/- 5 FEET TO THE P.C. OF A CURVE HAVING A RADIUS CHORD AND A CHORD BEARING OF 1402.69 FEET, 416 FEET AND NORTH 54 DEGREES 51 MINUTES 34 SECONDS WEST; THENCE AROUND THE ARC OF SAID CURVE 41.6 FEET TO THE P.T.; THENCE NORTH 54 DEGREES 03 MINUTES 20 SECONDS WEST, 84.26 FEET ALONG SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 72 DEGREES 00 MINUTES EAST, 102.63 FEET TO THE POINT OF BEGINNING, CONTINUE NORTH 72 DEGREES 00 MINUTES EAST 866 FEET TO AN IRON PIPE FOR A REFERENCE POINT FOR THIS LINE.

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 17th day of March, 2023, by and between Jeffrey S. Galit and Priscilla A. Galit, his wife, whose address is 9097 Old A1A, St. Augustine, FL 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 for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as Old A1A, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate upon completion of the construction project.

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) AUBRIE GALIT

(sign) [Signature]

(print) Mary George

[Signature]
Jeffrey S. Galit

Priscilla A. Galit

STATE OF Florida
COUNTY OF Palm Beach

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of March, 2023, by Jeffrey S. Galit and Priscilla A. Galit.

[Signature]
Notary Public
My Commission Expires: 1.25.2027

Personally Known or Produced Identification
Type of Identification Produced



Exhibit "A"

A 10 foot strip of land running parallel with and lying immediately adjacent to Old A1A, as presently established, being the Easterly 10 feet of the following described property:

Lot 1, Block 2, Matanzas Shores, according to plat thereof recorded in Map Book 8, page 59 of the Public Records of St. Johns County, Florida, less and except a portion of Lot 1, Block 2, Matanzas Shores, of said Public Records, being more particularly described as follows: A strip of land 4 feet in width along the Northwest side of said Lot 1, the Northwest line of said 4 feet strip of land being the Southeast line of Lot 2, Matanzas Shores.

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 7 day of March 2023, by and between Priscilla A. Galit, whose address is 9097 Old A1A, St. Augustine, FL 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 for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as Old A1A, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate upon completion of the construction project.

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) Kelly McTaggart
(print) Kelly McTaggart
(sign) Jessica Getchius
(print) Jessica Getchius

Priscilla A. Galit
Priscilla A. Galit

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 7 day of March, 2023, by Priscilla A. Galit.

Jessica Nicole Getchius
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced FLDL



JESSICA NICOLE GETCHIUS
Commission # GG 285635
Expires March 17, 2023
Bonded Thru Budget Notary Services

Exhibit "A"

A 10 foot strip of land running parallel with and lying immediately adjacent to Old A1A, as presently established, being the Easterly 10 feet of the following described property:

Lot 1, Block 2, Matanzas Shores, according to plat thereof recorded in Map Book 8, page 59 of the Public Records of St. Johns County, Florida, less and except a portion of Lot 1, Block 2, Matanzas Shores, of said Public Records, being more particularly described as follows: A strip of land 4 feet in width along the Northwest side of said Lot 1, the Northwest line of said 4 feet strip of land being the Southeast line of Lot 2, Matanzas Shores.

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 3 day of MARCH, 2023, by and between See Mee Home, LLC, a Florida limited liability company, whose address is 232 Pony Trail, Angleton, TX 77515, 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 \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as Old A1A, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate upon completion of the construction project.

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: See Mee Home, LLC

(sign) Angela L. Williams

(print) Angela L. Williams

(sign) Jessica Nicole Getchius

(print) Jessica Getchius

Sharon Evans

Print Name: Sharon Evans

Title: Managing Member

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 3 day of March, 2023, by Sharon Evans, by See Mee Home, LLC its Managing Member.

Jessica Nicole Getchius
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced TX DL



Exhibit "A"

A 10 foot strip of land running parallel with and lying immediately adjacent to Old A1A, as presently established, being the Easterly 10 feet of the following described property:
Lot 5, Block 2, Matanzas Shores, according to plat thereof recorded in Map Book 8, page 59 of the Public Records of St. Johns County, Florida.



Legend

- County_Owned
- Existing_Project_Esmts
- Temporary Construction Easement
- Grant of Easement




 2021 Aerial Imagery
 Date: 3/28/2023

Temporary Construction Easements
 & Grant of Easements (perpetual)

Summer Haven North
 Stormwater Project

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0782

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.

