

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR FUTURE MAINTENANCE OF EQUIPMENT THAT SERVES THE TRAFFIC SIGNAL LOCATED AT THE INTERSECTION OF OLD MOULTRIE ROAD AND SOUTHPARK BOULEVARD.

RECITALS

WHEREAS, VBHC St. Augustine FL, LLC, a Delaware limited liability company, 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 located at the northeast intersection of Old Moultrie Road and Southpark Boulevard; and

WHEREAS, the easement allows for future maintenance of equipment that serves the traffic signal at said intersection; and

WHEREAS, it in the best interest of St. Johns 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 by reference 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.

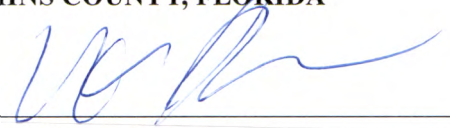
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 19th day of November, 2024.

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

Rendition Date NOV 19 2024

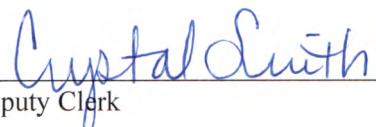
By: _____



Krista Joseph, Chairman

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

By: _____



Deputy Clerk

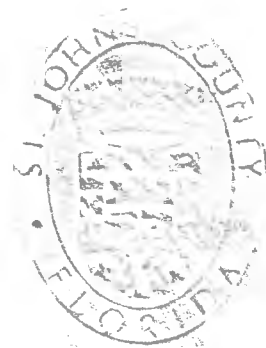


Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 14th day of August, 2024, by and between **VBHC ST AUGUSTINE FL LLC**, a Delaware limited liability company, whose address is 292 Madison Avenue 7th Floor, New York, New York 10017, 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, a non-exclusive easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair traffic signal equipment on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

PROPERTY AS DESCRIBED AND DEPICTED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE 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, provided that grantee and its successors and assigns will not interfere in any material respect with grantor's use and enjoyment of the land upon which said above described premises are located.

In consideration of the granting of this Easement, Grantee and its successors and assigns hereby agrees to indemnify, defend and hold Grantor harmless from and against any and all claims alleging personal injury, including bodily injury or death, and/or property damage, but only to the extent that such claims are caused by the negligence of Grantee or any officer, employee, representative or agent of Grantee, including losses, damages, causes of action, claims, liabilities, cost and expenses, and reasonable attorneys' fees and court costs. Nothing herein shall be construed as a waiver of Grantee's sovereign immunity nor as its consent to be sued by third parties. Grantee's liability is limited in an amount not to exceed the monetary limits on liability and attorney's fees and costs set forth in Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

Grantee and its successors and assigns shall comply with all applicable laws, regulations and ordinances affecting said land, and shall maintain any and all improvements thereon in a good and safe condition and repair. The easement granted herein is non-exclusive, and grantor reserves the right to use said land and to grant such further and additional easements and other interests in said land for purposes that do not substantially interfere with the rights of grantee set forth herein.

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) [Signature]
(print) Michael S. Stone
Address 292 Madison Ave #7th

(sign) [Signature]
(print) MEISSA SEIDL
Address 292 Madison Ave 7th Fl

GRANTOR:
VBHC ST AUGUSTINE FL LLC, a
Delaware limited liability company

By: [Signature]
Name: Damiano Buffa
Title: Authorized Signatory

ACKNOWLEDGMENT

STATE OF NEW YORK)
COUNTY OF New York) ss:

On the 14th day of August in the year 2024 before me, the undersigned, personally appeared Damiano Buffa, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his capacity, and that by his signature on the instrument, the individual, or the person upon behalf of which the individual acted, executed the instrument.

[Signature]
(Signature and office of individual taking acknowledgment.)
JENNIFER L. ROGAN
Notary Public, State of New York
No. 01RO6176157
Qualified in Nassau County
Commission Expires Jan. 11, 2028

SKETCH AND DESCRIPTION OF

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5733, PAGE 378 OF SAID COUNTY.

PARCEL 1:

A PARCEL OF LAND LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5733, PAGE 378 OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PART OF THE PERPALL GRANT, LYING IN SECTION 19, TOWNSHIP 7 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, DESCRIBED IN DEED RECORDED IN DEED BOOK 223, PAGE 75, OF SAID PUBLIC RECORDS, LYING WEST OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 (COUNTY ROAD No. 5), BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT A CONCRETE MONUMENT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD No. S-5A (OLD MOULTRIE) AT A POINT 33 FEET, SOUTH 89°23'00" EAST FROM THE WEST BOUNDARY LINE OF SAID SECTION 41 AND FROM A POINT WHICH IS 3,376 FEET FROM THE SOUTHERN BOUNDARY OF SAID SECTION 41; THENCE NORTH 00°28'30" EAST, CONTINUING ALONG SAID EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD S-5A, A DISTANCE OF 519.94 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 25.00 FEET, SAID POINT ALSO BEING THE NORTHWEST CORNER OF SOUTHPARK BOULEVARD (A 80 FOOT WIDTH RIGHT-OF-WAY); THENCE DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SOUTHPARK BOULEVARD, THROUGH A CENTRAL ANGLE 48°27'39", AN ARC DISTANCE OF 21.14 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°43'31" EAST, 20.52 FEET TO **THE POINT OF BEGINNING**, THENCE SOUTH SOUTH 86°40'04" EAST, DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.54 FEET; THENCE SOUTH 04°13'20" WEST, TO THE INTERSECTION WITH SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.34 FEET TO A POINT ON A CURVE, CONCAVE NORTHEASTERLY WITH A RADIUS OF 25.00 FEET; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 14°45'21", AN ARC DISTANCE OF 6.44 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°20'01" WEST, 6.42 FEET TO **THE POINT OF BEGINNING**.

SAID PARCEL CONTAINS 10 SQUARE FEET MORE OR LESS.

ORIGINAL DEED STATES SECTION 41 WHICH HAS BEEN FOUND TO BE AN ERROR. SUBJECT PROPERTY LAYING IN SECTION 19

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EXISTING WESTERLY RIGHT-OF-WAY LINE OF U.S. HIGHWAY No. 1 BEING NORTH 00°27'00" EAST.
2. THIS IS NOT A BOUNDARY SURVEY.
3. THE PURPOSE OF THIS SKETCH IS TO DEPICT AN AREA OF PROPOSED TRAFFIC SIGNALIZATION EQUIPMENT AS SPECIFIED BY THE CLIENT.
4. IMPROVEMENTS, IF ANY, ARE NOT SHOWN.


LEGEND:

- | | |
|--------|---------------------------|
| LLC | LIMITED LIABILITY COMPANY |
| INC | INCORPORATED |
| P.O.B. | POINT OF BEGINNING |
| P.O.R. | POINT OF REFERENCE |
| ORB | OFFICIAL RECORDS BOOK |
| PG | PAGE |
| PG(S) | PAGES |
| F.E.C. | FLORIDA EAST COAST |
| R/W | RIGHT OF WAY |

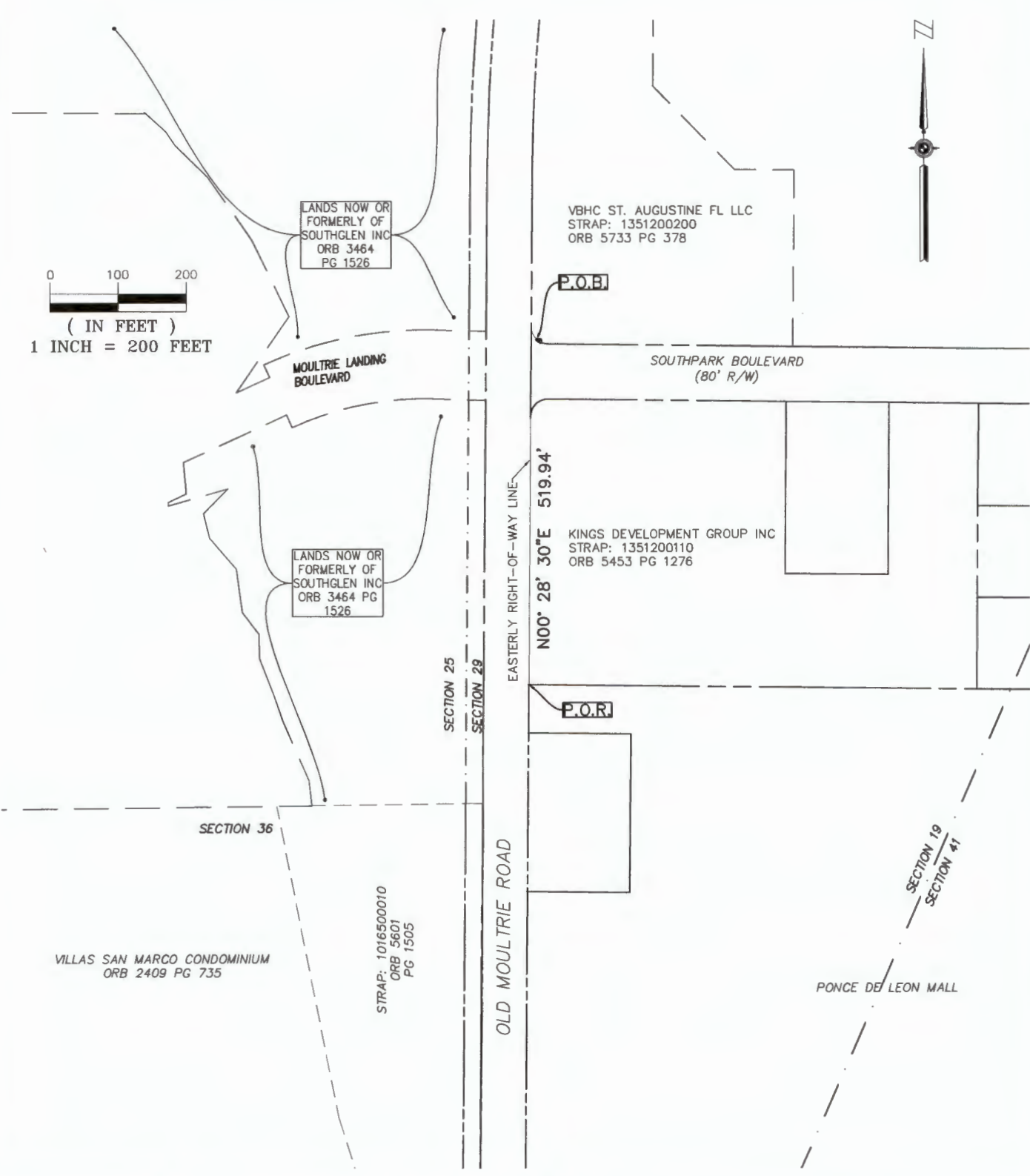


JOHN S. THOMAS, P.S.M. No. 6223
 NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

JOB No. 21-065	REVISION:	DATE:	BY:
FILE No. A-509			
PARTY CHIEF: N/A			
F.B. N/A			
DRAWN BY: C. CARLSON			
CHECKED BY: J. THOMAS			
SURVEY DATE: 08/25/2023			


SURVEYING AND MAPPING, LLC
 CERTIFICATE OF AUTHORIZATION No. LB 7908
 2426 PHILIPS HIGHWAY
 JACKSONVILLE, FLORIDA 32207
 (904) 886-0071
 www.SAM.biz (904) 886-7174 FAX

SKETCH AND DESCRIPTION

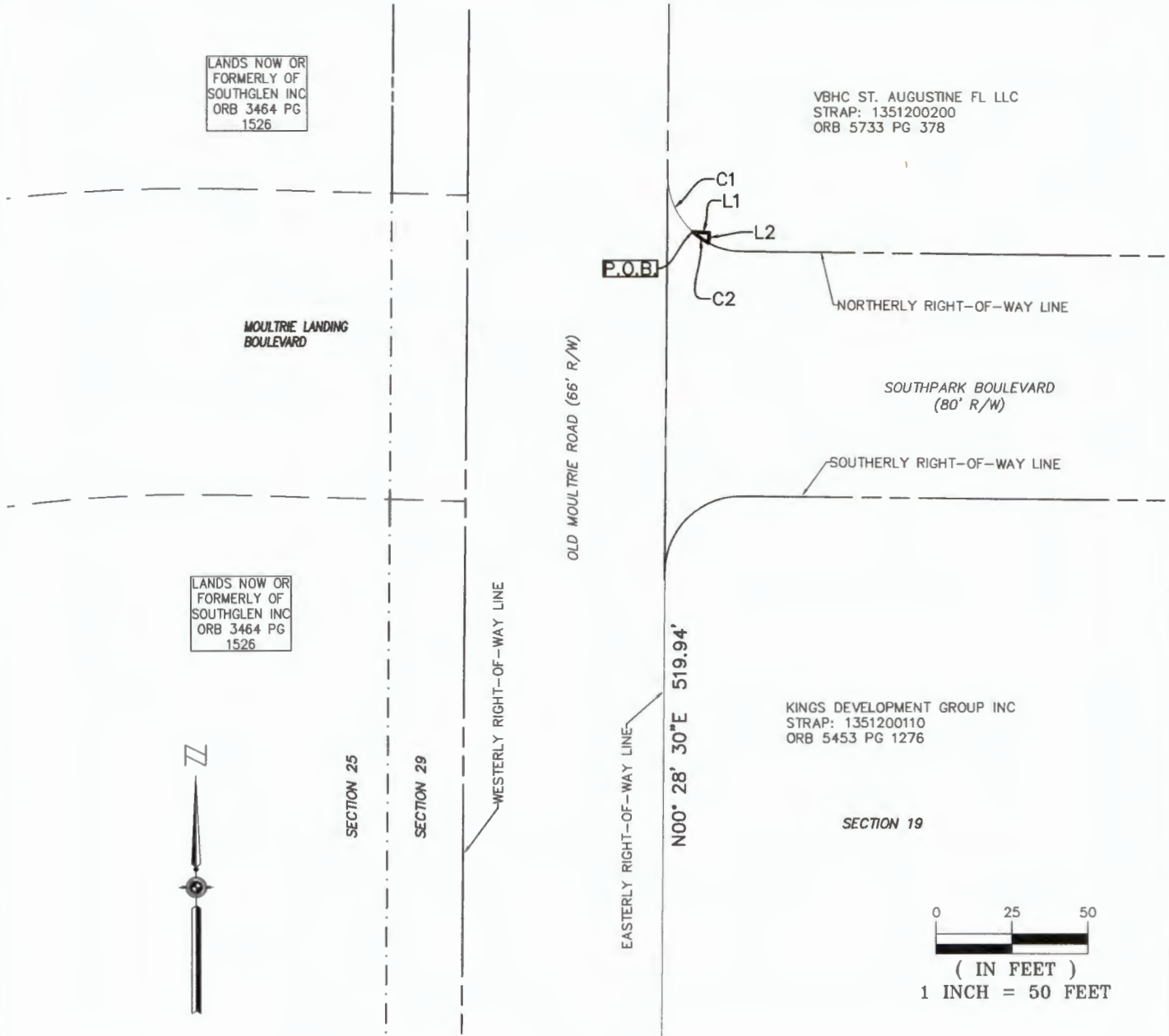


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 PARTY CHIEF: N/A
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SKETCH AND DESCRIPTION



Parcel Line Table

Line#	Bearing	Length
L1	S86° 40' 04"E	5.54'
L2	S04° 13' 20"W	3.34'

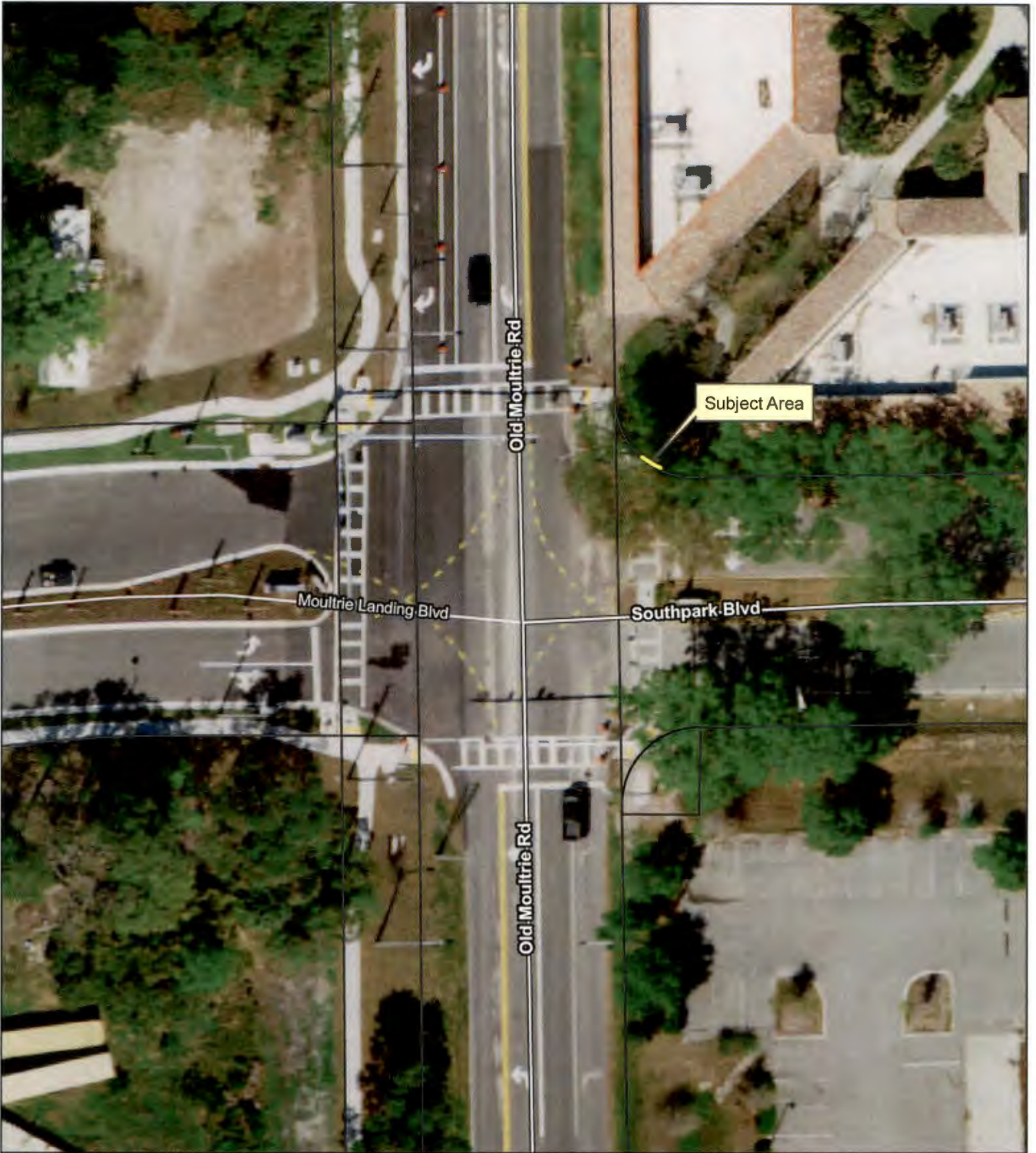
Parcel Curve Table

Curve#	Arc Length	Radius	Delta	Chord Bearing	Chord Length
C1	21.14	25.00	48°27'39"	S23° 43' 31"E	20.52
C2	6.44	25.00	14°45'21"	N55° 20' 01"W	6.42

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 FILE No. A-509
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 F.B. N/A
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2023 Aerial Imagery
Date: 10/16/2024

**Old Moultrie Road
Southpark Boulevard
Grant of Easement
Traffic Signal Equipment**



**Land Management
Systems**
(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.