

RESOLUTION NO. 2025-282

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING EASEMENTS TO ST. JOHNS COUNTY REQUIRED FOR THE FOR THE N. SEVENTH STREET DRAINAGE IMPROVEMENT PROJECT.**

**RECITALS**

**WHEREAS**, Joseph E. Camolli, Dennis E. Conkey and Tyna Conkey, Frederick Allan Schwarb and Laura Schwarb, and Prissy Girl Homebuyer, LLC have executed and presented to St. Johns County Easements, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for certain areas located across a portion of their property located on N. Seventh Street and N. Eighth Street; and

**WHEREAS**, the easements are required to allow the County to perform drainage improvements for the N. Seventh Street Drainage Improvement Project and allow for future maintenance of the drainage areas; and

**WHEREAS**, it is in the best interest of the County to accept the Easements for the health, safety and welfare of the citizens of this area.

**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 Easements for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original 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.

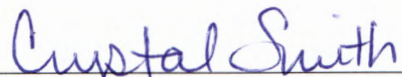
**PASSED AND ADOPTED BY THE** Board of County Commissioners of St. Johns County, Florida, this 19<sup>th</sup> day of August, 2025.

Rendition Date AUG 19 2025

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

By:   
Krista Joseph, Chair

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

By:   
Deputy Clerk



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

**GRANT OF EASEMENT**

**THIS EASEMENT** executed and given this 24<sup>th</sup> day of July, 2025, by DENNIS E. CONKEY and TYNA CONKEY, husband and wife, whose address is 2884 N. Eighth St. St. Augustine, FL 32084, hereinafter called the "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 Grantor hereby gives, grants, dedicates and conveys 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, for drainage facilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

The South Seven and a Half (7 1/2) feet of Lot 30, Block 7 Ponce De Leon Heights, Unit 1, according to Plat Thereof Recorded in Map Book 3, Page 73 of the Public Records of St. Johns County, Florida.

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. Grantee agrees to replace any fencing removed as part of this project along the easement.

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

Signed and Sealed in Our  
Presence as Witnesses:

(sign) Jennifer Ellen-Ellis  
(print) Jennifer Ellen-Ellis  
(address) 577 Willow Walk Pl.  
St. Augustine, FL 32086  
(sign) Laurie Ford  
(print) Laurie Ford  
(address) 500 San Sebastian View  
St. Augustine, FL 32084

Grantor:

Dennis E. Conkey  
Dennis E. Conkey  
Tyna Conkey  
Tyna Conkey

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of July 2025.

Who is personally known to me or Produced Identification.  
Type of Identification Produced

Jennifer Ellen-Ellis  
Notary Public  
My Commission expires: 5/19/29



JENNIFER ELLEN-ELLIS  
Commission # HH 677242  
Expires May 19, 2029

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

**GRANT OF EASEMENT**

THIS EASEMENT executed and given this 17<sup>th</sup> day of July, 2025, by JOSEPH E. CAMOLLI whose address is 45 Scherer Blvd. Franklin Square, NY 11010-2620, hereinafter called the "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 Grantor hereby gives, grants, dedicates and conveys 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, for drainage facilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

The North Seven and a Half (7 1/2) Feet of Lot 28, Block 7 and the East Seven and a Half (7 1/2) Feet of Lot 28, Block 7, Ponce De Leon Heights, Unit No. 1 according to Map Book 3, Page 73 of the Public Records of St. Johns County, Florida.

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.

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

Signed and Sealed in Our Presence as Witnesses:

(sign) Edith Accetta  
(print) EDITH ACCETTA  
(address) 1098 RUSSELL ST.  
FRANKLIN SQ, NY  
(sign) Robert Accetta  
(print) Robert Accetta  
(address) 1098 Russell St.  
Franklin Sq., NY

Grantor:  
Joseph E Camolli  
Joseph E Camolli

Poonmattie Sackichand  
**POONMATTIE SACKICHAND**  
NOTARY PUBLIC, STATE OF NEW YORK  
NO. 12-01SA6085012  
QUALIFIED IN QUEENS COUNTY  
MY COMMISSION EXPIRES  
DECEMBER 16, 2026

STATE OF ~~FLORIDA~~ New York  
COUNTY OF ~~ST. JOHNS~~ Nassau

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 17 day of July, 2025, by Joseph E. Camolli.

Personally Known or Produced Identification  
Type of Identification Produced My ID  
# 133489 451

Poonmattie Sackichand  
Notary Public  
My Commission Expires: 12/16/2026

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

**GRANT OF EASEMENT**

THIS EASEMENT executed and given this 15 day of July, 2025, by PRISSY GIRL HOMEBUYER LLC a Florida limited liability company whose address is P.O. Box 4498 St. Augustine, FL 32084, hereinafter called the "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 Grantor hereby gives, grants, dedicates and conveys 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, for drainage facilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

The North Seven and a Half (7 1/2) Feet of Lot 27, Block 7, Ponce De Leon Heights, Unit No. One, according to Map or Plat Thereof, Recorded in Map Book 3, Page 73 of the Public Records of St. Johns County, Florida.

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.

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

Signed and Sealed in Our Presence as Witnesses:

(sign) Breanna Coates  
(print) Breanna Coates  
(address) 3254 N Ponce de Leon  
St Augustine FL  
(sign) [Signature]  
(print) Jonathan Smith  
(address) 3254 N Ponce de Leon  
St Augustine FL

Grantor:

[Signature]  
Suzanne P. Busbee, Manager  
Prissy Girl Homebuyer LLC

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of JULY, 2025, by Suzanne P. Busbee as Manager for Prissy Girl Homeowner, LLC, a Florida limited liability corporation.

Personally Known or Produced Identification  
Type of Identification Produced Drivers License

Breanna Coates  
Notary Public  
My Commission Expires: 9/28/2025



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

**GRANT OF EASEMENT**

**THIS EASEMENT** executed and given this 24<sup>th</sup> day of July, 2025, by FREDERICK ALLAN SCHWARB & LAURA SCHWARB whose address is 2885 N. Seventh Street St. Augustine, FL 32084, hereinafter called the "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 Grantor hereby gives, grants, dedicates and conveys 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, for drainage facilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

The South Seven and a Half (7 1/2) Feet of Lot 29, Block 7 and the West Seven and a Half (7 1/2) Feet of Lot 29, Block 7, Ponce De Leon Heights Unit One, according to The Map or Plat Thereof, As Recorded in Map Book 3, Page (S) 73, of the Public Records of St. Johns County, Florida.

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. Grantee agrees to replace any fencing removed as part of this project along the easement with wood or vinyl fencing.

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

Signed and Sealed in Our  
Presence as Witnesses:

(sign) Louise Ford  
(print) Louise Ford  
(address) 500 San Sebastian View  
St. Augustine, FL 32084  
(sign) Jennifer Ellen-Ellis  
(print) Jennifer Ellen-Ellis  
(address) 577 Willow Walk Pl.  
St. Augustine, FL 32084

Grantor:

Frederick Allan Schward  
Frederick Allan Schward  
Laura Ann Schward  
Laura Schward

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24<sup>th</sup> day of July, 2025, by Frederick Allan Schward and Laura Schward.

Personally Known or Produced Identification  
Type of Identification Produced  
Drivers License

Jennifer Ellen-Ellis  
Notary Public  
My Commission Expires: May 19, 2029



JENNIFER ELLEN-ELLIS  
Commission # HH 677242  
Expires May 19, 2029



Oakland Ave

Subject Property

N Seventh St

N Eighth St



Imagery Date: 12/2024

Date: 7/24/2025

### N. Seventh Street Drainage Project

### Grant of Easements



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 herein.