

RESOLUTION NO. 2025- 348

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA TO ST. JOHNS COUNTY FOR CONSTRUCTION AND FUTURE MAINTANANCE OF A SIDEWALK ALONG A PORTION OF COURTNEY VISTA DRIVE.**

**RECITALS**

**WHEREAS**, the School Board of St. Johns County, Florida, a unit of local government, 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 along Courtney Vista Drive; and

**WHEREAS**, the Easement is given to allow for construction and future maintenance of a sidewalk; and

**WHEREAS**, it is in the best interest of the County to accept the 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 above described Easement is hereby accepted by the Board of County Commissioners.

Section 3. The Clerk is instructed to record the original 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 7<sup>th</sup> day of October, 2025.

Rendition Date OCT 08 2025

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]  
Krista Joseph, Chair

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

By: [Signature]  
Deputy Clerk



Exhibit "A" to the Resolution

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

GRANT OF EASEMENT

**THIS INDENTURE**, made this 12<sup>th</sup> day of August, 2025, between the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a unit of local government charged with operating the public schools of St. Johns County, whose address is 40 Orange Street, St. Augustine, FL 32084, hereinafter called 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, hereinafter called Grantee.

**WITNESSETH:** That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns, a non-exclusive perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and repair a sidewalk on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

**TO HAVE AND TO HOLD**, unto Grantee, its successors and assigns for the purposes aforesaid.

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

Signed and Sealed in Our  
Presence as Witnesses:

(sign) Miriam Testa  
(print) Miriam Testa  
(address) 40 Orange St.  
St. Augustine, FL 32084

(sign) K3 Fink  
(print) Keisha Fink  
(address) 40 Orange St.  
St. Augustine FL 32084

**Grantor:**  
**SCHOOL BOARD OF ST. JOHNS COUNTY**, a local unit of local government charged with operating the public schools of St. Johns County

By: [Signature]  
Board Chair

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of August, 2025, by Anthony Coleman, as Chair for the School Board of St. Johns County, Florida, a unit of local government charged with operating the public schools of St. Johns County, who is authorized to act on behalf of the School Board of St. Johns County, Florida

Judith R. Harvey  
Notary Public  
My Commission Expires: 2/23/28

Personally Known or Produced Identification  
Type of Identification Produced



Exhibit "A"

COURTNEY VISTA DRIVE-SIDEWALK EASEMENT-OFFICIAL RECORDS BOOK 4788, PAGE 380

A PORTION OF LAND LYING IN OFFICIAL RECORDS BOOK 4788, PAGE 380 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID OFFICIAL RECORDS BOOK AND PAGE; SAID POINT ALSO LYING ON THE SOUTHERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 6100, PAGE 912 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 77°22'12" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 477.09 FEET; THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1460.00 FEET, THROUGH A CENTRAL ANGLE OF 29°53'23", AN ARC DISTANCE OF 761.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°41'07" EAST, 753.03 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE SOUTH 72°44'25" EAST, A DISTANCE OF 436.32 FEET; THENCE SOUTH 17°15'35" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 8.50 FEET; THENCE NORTH 72°44'25" WEST, ALONG A LINE THAT IS SOUTHERLY OF, PARALLEL WITH, AND 8.50 FEET PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 436.32 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE THAT IS SOUTHERLY OF, PARALLEL WITH, AND 8.50 FEET PERPENDICULAR TO SAID RIGHT OF WAY LINE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 1451.50 FEET, THROUGH A CENTRAL ANGLE OF 29°53'23", AN ARC DISTANCE OF 757.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°41'07" WEST, 748.65 FEET; THENCE SOUTH 77°22'12" WEST, ALONG A LINE THAT IS SOUTHERLY OF, PARALLEL WITH, AND 8.50 FEET PERPENDICULAR TO SAID RIGHT OF WAY LINE, A DISTANCE OF 477.09 FEET TO ITS INTERSECTION WITH THE WESTERLY LINE OF AFOREMENTIONED OFFICIAL RECORDS BOOK 4788, PAGE 380; THENCE NORTH 12°37'48" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 8.50 FEET TO ITS INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE; SAID POINT BEING THE POINT OF BEGINNING.  
CONTAINING 14,219 SQUARE FEET, MORE OR LESS.

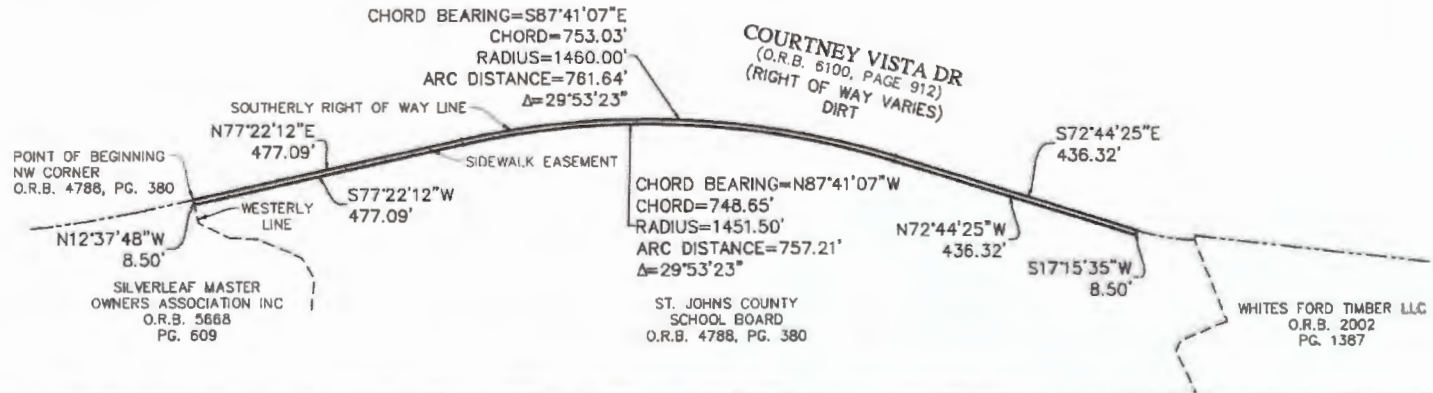
**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF LAND LYING IN OFFICIAL RECORDS BOOK 4778, PAGE 380 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

**SURVEYORS NOTES:**

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. THIS SKETCH WAS CREATED USING A .DWG FILE OF THE EASEMENTS PROVIDED BY ENGLAND-THIMS & MILLER, INC.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCED TO A DRAWING PROVIDED BY ENGLAND-THIMS & MILLER, INC., AND THE NORTHERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE BEARING N 77°22'12" E.
7. EXISTING EASEMENTS ARE NOT SHOWN.
8. DESCRIPTION FURNISHED SEPARATELY.
9. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN DECEMBER 2024.

LEGEND

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- Δ CENTRAL ANGLE
- RIGHT OF WAY LINE



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 6J-17, F.A.C.; PURSUANT TO SECTION 478.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**COURTNEY VISTA DR-SIDEWALK EASEMENT  
OFFICIAL RECORDS BOOK 4778  
PAGE 380**



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**

**500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084**

**DONALD A. BRADSHAW P.S.M. NO. 5513  
Phone (904) 209-0770  
Email: dbradshaw@sjcofl.us**

DRAWN BY: J.MANNING

FILE NUMBER: S-1373C

SHEET NO. 1

OF 1

T:\Survey\Land\Projects\25\COURTNEY VISTA DRIVE.dwg\COURTNEY VISTA DR SIDEWALK EASEMENT-0884778 PG380.dwg  
Plotted: 6/25/2025 8:23 AM By: Jim Manning



**Subject Property**

Courtney Vista Dr



Imagery Date: 12/2024

Date: 8/26/2025

## Courtney Vista Drive Grant of Easement



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.