

RESOLUTION NO. 2025- 349

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS AND A TEMPORARY CONSTRUCTION EASEMENT TO ST. JOHNS COUNTY REQUIRED FOR THE COSTENARO ROAD DRAINAGE IMPROVEMENT PROJECT.

RECITALS

WHEREAS, Everett Blair, William Edward Shank and Rebecca Susan Shank, and Eileen Tehan and Meredith W. Tehan have executed and presented to St. Johns County Grants of Easements, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, across a portion of their property located on Costenaro Road and Basque Road in Treasure Beach; and

WHEREAS, Michael Grant Miller and Virginia S. Miller have executed and presented to St. Johns County a Temporary Construction Easement attached hereto as Exhibit “B”, incorporated by reference and made part hereof, across a portion of their property located on Costenaro Road in Treasure Beach; and

WHEREAS, the easements are required to allow the County to perform drainage improvements for the Costenaro Road 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 Grant of Easements and Temporary Construction Easement 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 Grant of Easements and the Temporary Construction Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of Easements and the Temporary Construction 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.

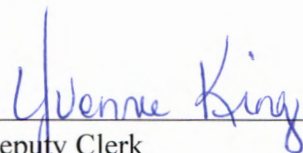
PASSED AND ADOPTED BY THE Board of County Commissioners of St. Johns County, Florida, this 7th day of October, 2025.

Rendition Date OCT 08 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 this 24 day of June, 2025, by and between **EVERETT BLAIR**, whose address is 2340 Commodores Club Blvd. 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 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 either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

The North 7.5 Feet of Lot 136, Block 2, Treasure Beach Third Addition as recorded in Map Book 11, Pages 45 through 48 of the Public Records of St. Johns County, Florida.

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) Jennifer Ellen-Ellis
(print) Jennifer Ellen-Ellis
(address) 577 Willow Walk Pl.
St. Augustine, FL 32086

(sign) Everett Blair
(print) Everett Blair

(sign) Laurie Ford
(print) Laurie Ford
(address) 500 San Sebastian View
St. Augustine, FL 32084

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 24th day of June, 2025 by Everett Blair.

Laurie Ford
Notary Public
My Commission Expires: 4-17-2028

Personally Known or Produced Identification.
Type of Identification Produced -Fl. Driver's Lic.



Laurie Ford
Commission # HH 484856
Expires April 17, 2028

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

GRANT OF EASEMENT

THIS EASEMENT this 1st day of August, 2025, by and between **WILLIAM EDWARD SHANK AND REBECCA SUSAN SHANK**, husband and wife, whose address is 5971 Costanero Road 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 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 either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

The South 7.5 feet of Lot 104, Block 2, Treasure Beach Third Addition as recorded in Map 11, Pages 45 through 48 of the Public Records of St. Johns County, Florida.

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) Holly Conte
(print) Holly Conte
(address) 2703 Kurt St.
Euclid FL 32726

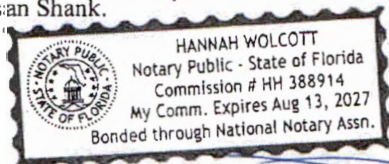
(sign) William Edward Shank
(print) William Edward Shank

(sign) Monica Toledo
(print) Monica Toledo
(address) 2703 Kurt St.
Euclid, FL 32726

(sign) Rebecca Susan Shank
(print) Rebecca Susan Shank

STATE OF FLORIDA
COUNTY OF Lake

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 1 day of August, 2025, by William Edward Shank and Rebecca Susan Shank.



Hannah Wolcott
Notary Public
My Commission Expires: 8-13-27

Personally Known or Produced Identification
Type of Identification Produced FL DL

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

GRANT OF EASEMENT

THIS EASEMENT this 11th day of JULY, 2025, by and between EILEEN TEHAN AND MEREDITH W. TEHAN, whose address is 5991 Costanero Road 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 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 either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

The North 7.5 Feet of Lot 103, Block 2, Treasure Beach Third Addition, as recorded in Map Book 11, Page 46 through 48 of the Public Records of St. Johns County, Florida.

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) PINKY PATEL
(address) 1093 A1A BEACH BLVD.
ST. AUGUSTINE, FL 32080

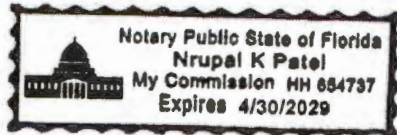
(sign) [Signature]
(print) CINDY CARTER
(address) 1093 A1A BEACH BLVD.
ST. AUGUSTINE, FL 32080

(sign) [Signature]
(print) Eileen Tehan

(sign) [Signature]
(print) Meredith W. Tehan

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 11th day of JULY, 2025, by Eileen Tehan and Meredith W. Tehan.



[Signature]
Notary Public
My Commission Expires: 04/30/2029

Personally Known or Produced Identification
Type of Identification Produced

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 28 day of AUGUST, 2025, by and between **MICHAEL GRANT MILLER, JR AND VIRGINIA S. MILLER**, husband and wife, whose address is 151 Byers Road Troutman, NC 28166, hereinafter referred to as the "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 referred to as the "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 to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of backfilling for a drainage project within the real property located in St. Johns County, Florida, described as follows:

The south 2 feet of Lot 137, Block 2, Treasure Beach Third Addition, as recorded in Map Book 11, pages 45-48 of the public records of St. Johns County, Florida.

It is understood and agreed by the parties hereto that the rights granted herein will terminate 24 months from the date of execution of this easement.

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:

Witness(sign) Michelle Smith
(print) Michelle Smith
(address) 105 GRASSLAND DR.
MOOREVILLE NC 28115

Witness(sign) [Signature]
(print) AYSSA CLAY BARTOSZ
(address) 13213 FREEMINGTUN RD
HUNTSVILLE NC 28018

STATE OF NORTH CAROLINA
COUNTY OF IREDELL

GRANTOR:
By: [Signature]
Michael Grant Miller, Jr.
By: [Signature]
Virginia S. Miller

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of August, 2025, by Michael Grant Miller, Jr. and Virginia S. Miller.

KARLEY N WELLS
Notary Public - North Carolina
Iredell County
My Commission Expires Sep 12, 2026

[Signature]
Notary
My Commission expires: SEP 12, 2026

Personally Known or Produced Identification
Type of Identification Produced




Imagery Date: 12/2024
Date: 9/11/2025

Costanero Drainage Improvement Project

Grant of Easements
Temporary Construction 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.