

RESOLUTION NO. 2000-73

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS FOR DRAINAGE IMPROVEMENTS AND TURN-AROUND LANE IN AFRO-AMERICAN SUBDIVISION.

WHEREAS, Willie L. Cooper, is the owner of property in Afro-American Subdivision and has executed and delivered to the County an easement, attached hereto as Exhibit "A", incorporated herein by reference and made a part hereof, for drainage improvements needed in that area; and

WHEREAS, in connection with the vacation of a portion of Afro-American Subdivision, Mr. Cooper has also executed and delivered to the County an easement, attached hereto as Exhibit "B" incorporated herein by reference and made a part hereof, for turn-around land located at the dead end created by said vacation; and

WHEREAS, acceptance of these easements better serves the health, safety and welfare of the citizens.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above described Grant of Easements, attached hereto is hereby accepted.

Section 2. The Clerk is instructed to record the original Grant of Easements in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 16th day of May, 2000.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Cheryl Strickland
Deputy Clerk

EXHIBIT "A" TO RESOLUTION

GRANT OF EASEMENT

THIS INDENTURE, made this 21st day of March, 2000, between WILLIE L. COOPER, whose post office address is 195 North Volusia Street, St. Augustine, Florida 32095 in the County of St. Johns, State of Florida, Grantor, in St. Johns County, Florida a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and repair subsurface pipes and/or drainage swales and associated equipment either or all, on, or along, over, through, across, or under the following described land situate in St. Johns County, Florida, to wit:

A thirty (30) foot width strip of land in Blocks 83 and 84, Afro-American Subdivision of the Dancy Tract, as recorded in Map Book 3, Page 47, Public Records of St. Johns County, Florida; also, across Chapin Street of said subdivision; said strip of land being more fully described as follows:

The West 30.00 feet of Lot 1 of said Block 83; the South 30.00 feet of Lots 1, 2, 3 and 4 of said Block 83; the East 30.00 feet of Lot 4 of said Block 83; the East 30.00 feet of Chapin Street lying West of West line of Volusia Street and the East 30.00 feet of the South 75.00 feet of Lot 16 of said Block 84.

Also, the North 30.00 feet of the East 10.00 Feet of Lot 5, Block 83, Dancy Tract, as Recorded in Map Book 1, Page 1, 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 the rights herein granted.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances which may infringe on this easement.

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

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:

[Signature]
LARRY T. GRIGGS
(Print Name of 1st Witness)

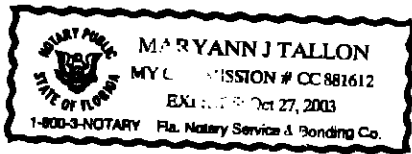
[Signature]
WILLIE L. COOPER

[Signature]
MARYANN J. TALLON
(Print Name of 2nd Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 21st day of March, 2000, by WILLIE L. COOPER, who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public
State of Florida at Large
My Commission expires: 10/27/03



THIS INSTRUMENT PREPARED BY:
Larry T. Griggs, Esquire
200 Malaga Street, Suite 8
St. Augustine, FL 32084

TITLE TO PROPERTY NOT
EXAMINED OR APPROVED -
LAW OFFICE OF
LARRY T. GRIGGS

EXHIBIT "B" TO RESOLUTION

GRANT OF EASEMENT

THIS INDENTURE, made this 21st day of March, 2000, between WILLIE L. COOPER, whose post office address is 195 North Volusia Street, St. Augustine, Florida 32095 in the County of St. Johns, State of Florida, Grantor, in St. Johns County, Florida a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095, Grantee.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and repair a "turn-around" that will allow traffic headed east on Chapin Street to change directions and head west on, or along, over, through, across, or under the following described land situate in St. Johns County, Florida, to wit:

A rectangular shaped parcel of land in Lot 5, Block 83, Dancy Tract, as recorded in Map Book 1, Page 1, Public Records of St. Johns County, Florida; more fully described as follows:

Commencing at the Northeast corner of said Lot 5; thence Westerly, on the North line of said Lot 5, a distance of 10.00 feet to the point of beginning at the Northeast corner of the herein described parcel of land; thence Southerly, parallel with the East line of said Lot 5, a distance of 30.00 feet; thence Westerly, parallel with the North line of said Lot 5, a distance of 60.00 feet; thence Northerly, parallel with the East line of said Lot 5, a distance of 30.00 feet; thence Easterly, on the North line of said Lot 5, a distance of 60.00 feet to the point of beginning.

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 the rights herein granted.

AND THE GRANTOR hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances which may infringe on this easement.

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

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:

[Signature]
LARRY T. GRIGGS
(Print Name of 1st Witness)

[Signature]
WILLIE L. COOPER

[Signature]
MARYANN J. TALLON
(Print Name of 2nd Witness)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

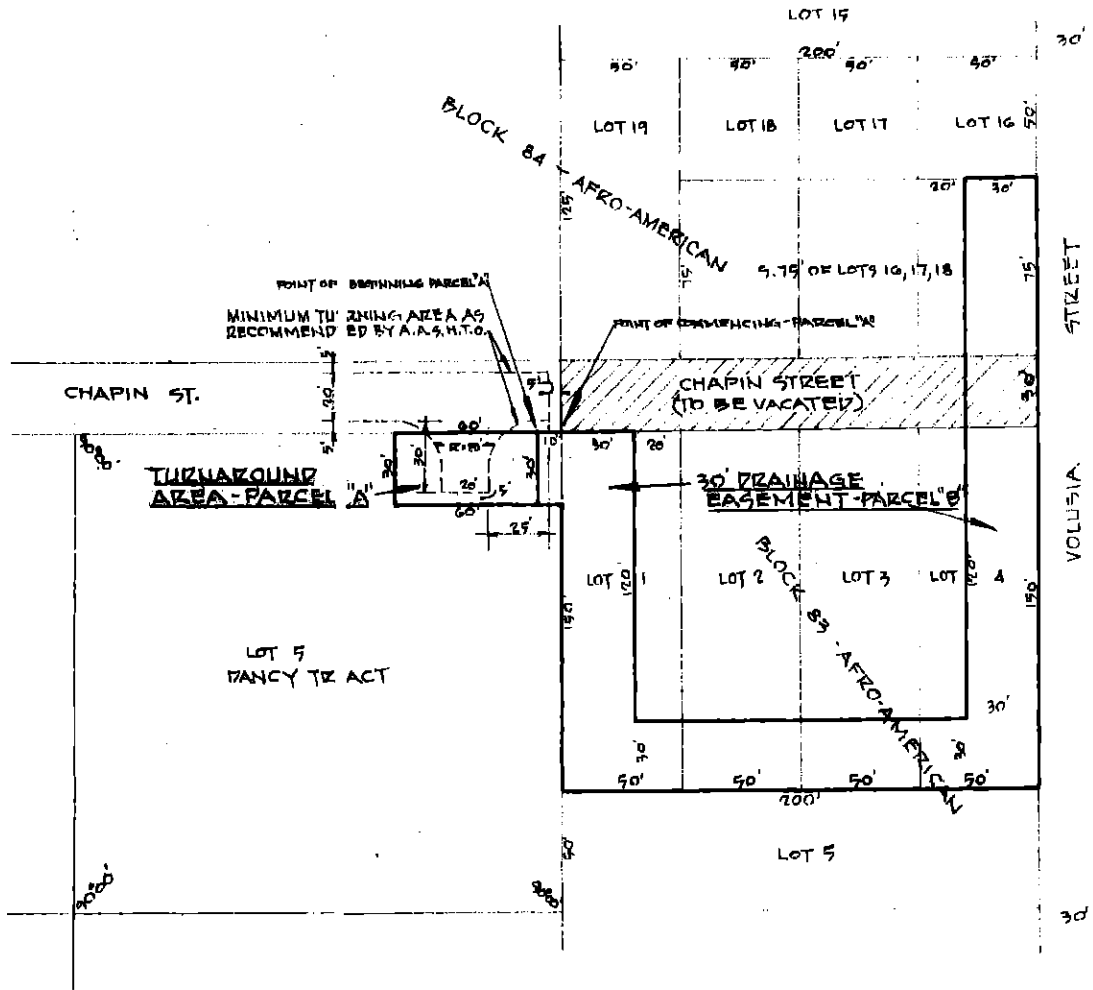
The foregoing instrument was acknowledged before me this 21st day of March, 2000, by WILLIE L. COOPER, who is personally known to me or has produced _____ as identification.



[Signature]
Notary Public
State of Florida at Large
My Commission expires: 10/27/03

THIS INSTRUMENT PREPARED BY:
Larry T. Griggs, Esquire
200 Malaga Street, Suite 8
St. Augustine, Florida 32084

TITLE TO PROPERTY NOT
EXAMINED OR APPROVED -
LAW OFFICE OF
LARRY T. GRIGGS



SKETCH - NOT A SURVEY

SCALE: 1"=40'

OCTOBER 6, 1979

PARCEL "A" - AREA FOR TURNAROUND

A RECTANGULAR SHAPED PARCEL OF LAND IN LOT 5, BLOCK 83, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 5; THENCE NORTHEASTERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTHERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET; THENCE WESTERLY, PARALLEL WITH THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 60.00 FEET; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF SAID LOT 5, A DISTANCE OF 30.00 FEET; THENCE EASTERLY, ON THE NORTH LINE OF SAID LOT 5, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

PARCEL "B" - 30 FOOT WIDTH DRAINAGE EASEMENT

A 30.00 FOOT WIDTH STRIP OF LAND IN BLOCKS 83 AND 84, AFRO-AMERICAN SUBDIVISION OF THE DANCY TRACT, AS RECORDED IN MAP BOOK 3, PAGE 47, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; ALSO, ACROSS CHAPIN STREET OF SAID SUBDIVISION; SAID STRIP OF LAND BEING MORE FULLY DESCRIBED AS FOLLOWS:

THE WEST 30.00 FEET OF LOT 1 OF SAID BLOCK 83; THE SOUTH 30.00 FEET OF LOTS 1, 2, 3 AND 4 OF SAID BLOCK 83; THE EAST 30.00 FEET OF LOT 4 OF SAID BLOCK 83; THE EAST 30.00 FEET OF CHAPIN STREET LYING WEST OF THE WEST LINE OF VOLUSIA STREET AND THE EAST 30.00 FEET OF THE SOUTH 75.00 FEET OF LOT 16 OF SAID BLOCK 84.

ALSO, THE NORTH 30.00 FEET OF THE EAST 10.00 FEET OF LOT 5, BLOCK 83, DANCY TRACT, AS RECORDED IN MAP BOOK 1, PAGE 1, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

PART OF CHAPIN STREET TO BE VACATED

ALL THAT PART OF 30 FOOT WIDTH CHAPIN STREET AS SHOWN ON PLAT OF THE AFRO-AMERICAN SUBDIVISION OF THE DANCY TRACT AS RECORDED IN MAP BOOK 3, PAGE 47, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WEST OF THE WEST LINE OF VOLUSIA STREET OF SAID SUBDIVISION AND EAST OF THE LINE CONNECTING THE WEST LINE OF LOT 1, BLOCK 83 WITH THE WEST LINE OF LOT 19, BLOCK 84, OF SAID SUBDIVISION.

FOR: WILLIE COOPER
 IN: BLOCKS 83 & 84 AFRO-AMERICAN
 SUBDIVISION OF THE DANCY TRACT,
 ST. JOHNS COUNTY, FLORIDA

Prepared by: Jones & Pellicar, Inc.
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 St. Augustine, FL 32084
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