

RESOLUTION NO. 2006- 45

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING DRAINAGE EASEMENTS FOR MAINTENANCE TO AN EXISTING DITCH LOCATED ON BISHOP ESTATES ROAD.**

**RECITALS**

**WHEREAS**, the owners of property located on Bishop Estates Road have executed and presented to the County, Drainage Easements, attached hereto as Exhibit "A" and Exhibit "B" Exhibit "C" and Exhibit "D", incorporated by reference and made a part hereof; and

**WHEREAS**, the existing ditch is in need of maintenance and St. Johns County Road and Bridge Department will remove debris to help with the drainage; and

**WHEREAS**, these easements will give legal access to the County to maintain the ditch now and in the future; and

**WHEREAS**, acceptance of the easements will better serve the health, safety and welfare of the citizens in 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 by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

**Section 2.** The Drainage Easements are hereby accepted in the form attached hereto.

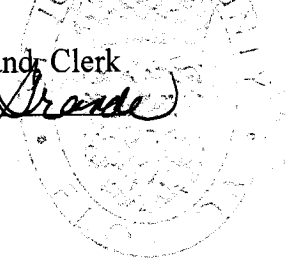
**Section 3.** The Clerk is instructed to record the original Drainage Easements in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 21<sup>st</sup> day of February, 2006.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

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

ATTEST: Cheryl Strickland, Clerk  
By: Patricia DeGrande  
Deputy Clerk



RENDITION DATE 2-23-06

EXHIBIT "A" TO RESOLUTION

Prepared by:  
St. Johns County  
Real Estate Department  
Debbie Taylor  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DRAINAGE EASEMENT**

**THIS GRANT OF EASEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2006, between **MARGARET R. SPANO** whose address is 1863 Bishop Estates Road, Jacksonville, Florida 32259, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the 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 Drainage Easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**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 and Sealed in Our  
Presence as Witnesses:

*Margaret Anderson*  
Print Witness Margaret Anderson

*Margaret R. Spano*  
MARGARET R. SPANO  
*Margaret V. Rouye*

*William J. Lane*  
Print Witness William J. Lane

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this 23 day of January, 2006, by **MARGARET R. SPANO** who are personally known to me or has produced Florida Drivers License as identification.

*Tynia Thomas*  
\_\_\_\_\_  
Notary Public

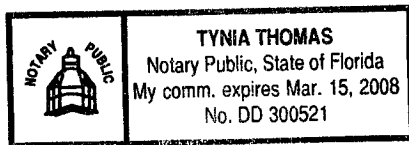


EXHIBIT "A"

EASEMENT "A" – LOT 8

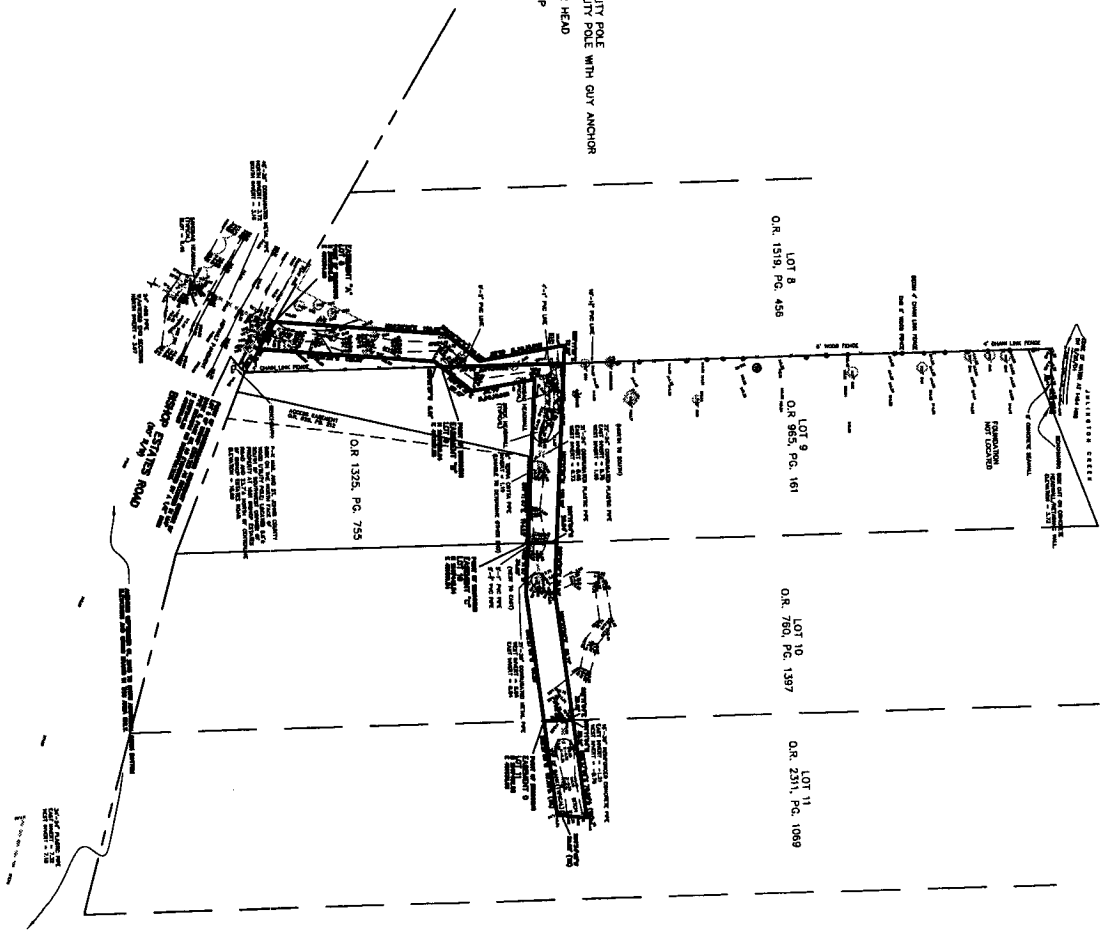
A PART OF LOT 8, BISHOP ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT ONE-HALF INCH (1/2") IRON PIPE BEARING NO IDENTIFICATION AT THE SOUTHEAST CORNER OF SAID LOT 8 AND WITH THE NORTHERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107245.33, EAST 461390.69; THENCE NORTH 59°22'06" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 41.50 FEET TO THE POINT OF BEGINNING HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107266.48, EAST 461354.98; THENCE NORTH 04 °35'28" EAST, DEPARTING FROM SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 120.09 FEET; THENCE NORTH 39°31'37" EAST A DISTANCE OF 30.55 FEET; THENCE NORTH 10°01'04" WEST A DISTANCE OF 60.59 FEET; THENCE SOUTH 87°11'57" EAST A DISTANCE OF 12.59 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 8, THE SAME BEING THE WESTERLY PROPERTY LINE OF LOT 9 OF SAID BISHOP ESTATES; THENCE SOUTH 01°11'04" EAST, ALONG SAID PROPERTY LINE, A DISTANCE OF 85.87 FEET; THENCE SOUTH 39°31'37" WEST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 6.01 FEET; THENCE SOUTH 04°35'28" WEST A DISTANCE OF 123.57 FEET TO THE SAID NORTHERLY RIGHT OF WAY LINE; THENCE NORTH 59°22'06" WEST, ALONG SAID NORTHERLY RIGHT OF WAY LINE, A DISTANCE OF 22.26 FEET TO THE POINT OF BEGINNING. CONTAINING 3,313 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

MAP SHOWING A TOPOGRAPHIC SURVEY OF A  
 PART OF BISHOP ESTATES ROAD LYING IN SECTION 49,  
 TOWNSHIP 4 SOUTH, RANGE 27 EAST AND LOT 9  
 LYING IN BISHOP ESTATES AS RECORDED IN  
 MAP BOOK 5, PAGE 33 OF THE PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: THE ST. JOHNS COUNTY ENGINEERING DIVISION



- LEGEND
- WOOD UTILITY POLE WITH GUY ANCHOR
  - WELLS
  - SPRINKLER HEAD
  - △ HOSE BAR
  - ▲ YARD LAMP



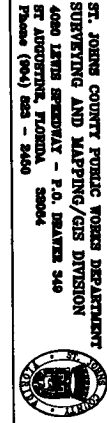
1. THE SURVEY WAS MADE BY THE ST. JOHNS COUNTY ENGINEERING DIVISION.  
 2. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT.  
 3. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT.  
 4. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT.  
 5. THE SURVEY WAS MADE IN ACCORDANCE WITH THE FLORIDA SURVEYING ACT.

SYMBOL	DESCRIPTION
○	WOOD UTILITY POLE WITH GUY ANCHOR
●	WELLS
□	SPRINKLER HEAD
△	HOSE BAR
▲	YARD LAMP

SYMBOL	DESCRIPTION
○	WOOD UTILITY POLE WITH GUY ANCHOR
●	WELLS
□	SPRINKLER HEAD
△	HOSE BAR
▲	YARD LAMP

ADDED: OTHERS TO SHOW EAST/WEST POINTS WITH DESCRIPTIONS ATTACHED SEPARATELY.  
 APPROVED: SEPTEMBER 11, 2003 TO SHOW ADDITIONAL DITCH ELEVATIONS AND CROSS SECTIONS TO THE EAST OF EXISTING DATA.

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT  
 SURVEYING AND MAPPING/GIS DIVISION  
 4080 LINDS SEVENWAY - P.O. BOX 2409  
 ST. JOHNS COUNTY, FLORIDA 32004  
 PHONE (904) 625-3460



BISHOP ESTATES ROAD  
 AND LOT 9  
 TOPOGRAPHIC SURVEY  
 FILE NUMBER: 1-141

EXHIBIT "B" TO RESOLUTION

Prepared by:  
St. Johns County  
Real Estate Department  
Debbie Taylor  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DRAINAGE EASEMENT**

**THIS GRANT OF EASEMENT**, made this 21 day of January, 2006, between **LOUIS B. DEAN, JR and Beatrice Dean**, husband and wife whose address is 1881 Bishop Estates Road, Jacksonville, Florida 32259, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the 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 Drainage Easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

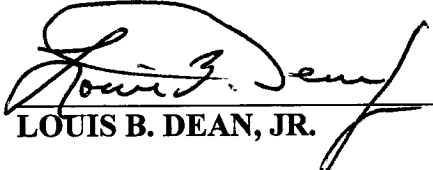
**SEE EXHIBIT "A" ATTACHED HERETO**


**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.

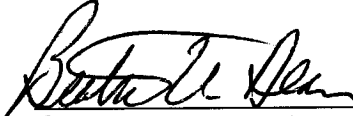
IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our  
Presence as Witnesses:

  
Print Witness Linda O


  
LOUIS B. DEAN, JR.

  
Print Witness: Amy Clay

  
Beatrice Dean

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 21 day of January, 2006, by LOUIS B. DEAN, JR. and BEATRICE V. DEAN who are personally known to me or has produced Driver license as identification.

  
Notary Public

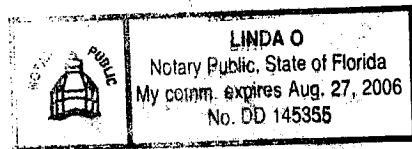


EXHIBIT "A"

EASEMENT "B" – LOT 9

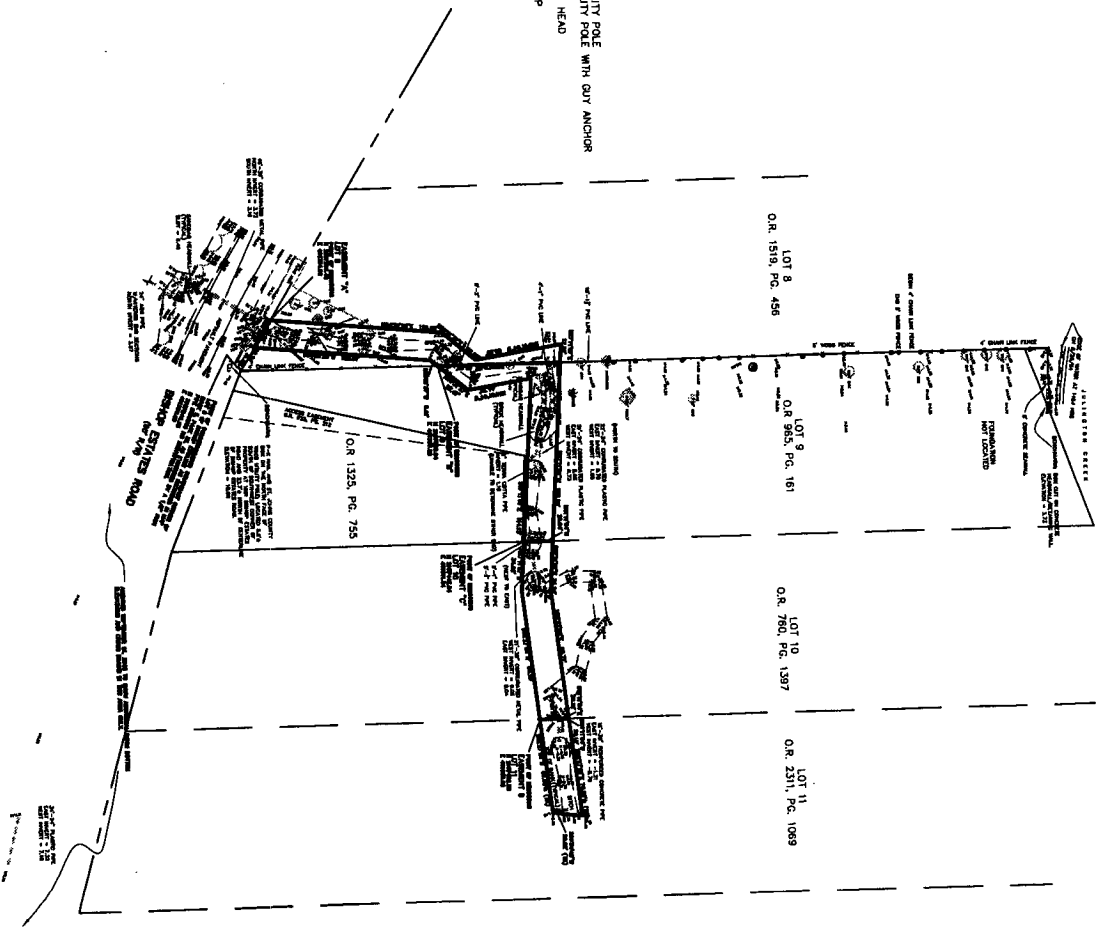
A PART OF LOT 9, BISHOP ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT ONE-HALF INCH (1/2") IRON PIPE BEARING NO IDENTIFICATION AT THE SOUTHEAST CORNER OF LOT 8 OF SAID BISHOP ESTATES AND WITH THE NORTHERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107245.33, EAST 461390.69; THENCE NORTH 59°22'06" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.24 FEET; THENCE NORTH 04°35'28" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 123.57 FEET; THENCE NORTH 39°31'37" EAST A DISTANCE OF 6.01 FEET TO THE WESTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE EASTERLY PROPERTY LINE OF SAID LOT 8 AND THE POINT OF BEGINNING HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107382.94, EAST 461387.85; THENCE CONTINUE NORTH 39°31'37" EAST A DISTANCE OF 27.47 FEET; THENCE NORTH 10°01'04" WEST A DISTANCE OF 44.76 FEET; THENCE SOUTH 87°11'57" EAST A DISTANCE OF 114.13 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE WESTERLY PROPERTY LINE OF LOT 10 OF SAID BISHOP ESTATES; THENCE NORTH 01°11'04" WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 20.04 FEET; THENCE NORTH 87°11'57" WEST, DEPARTING SAID PROPERTY LINE, A DISTANCE 125.20 FEET TO THE WESTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE EASTERLY PROPERTY LINE OF SAID LOT 8; THENCE SOUTH 01°11'04" EAST, ALONG SAID PROPERTY LINE, A DISTANCE OF 85.87 FEET TO THE POINT OF BEGINNING. CONTAINING 3,334 SQUARE FEET OR 0.08 ACRES, MORE OR LESS.

MAP SHOWING A TOPOGRAPHIC SURVEY OF A  
 PART OF BISHOP ESTATES ROAD LYING IN SECTION 49,  
 TOWNSHIP 4 SOUTH, RANGE 27 EAST AND LOT 9  
 LYING IN BISHOP ESTATES AS RECORDED IN  
 MAP BOOK 5, PAGE 33 OF THE PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: THE ST. JOHNS COUNTY ENGINEERING DIVISION



- LEGEND
- WOOD UTILITY POLE WITH GUY ANCHOR
  - WOOD UTILITY POLE
  - SPRINKLER HEAD
  - △ HOSE BIB
  - ▲ YARD LAMP

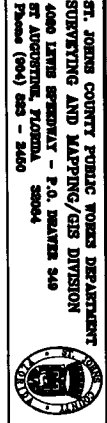


RECORDS OF THE ST. JOHNS COUNTY ENGINEERING DIVISION  
 SHOWING THE LOCATION OF THE BISHOP ESTATES ROAD  
 AS RECORDED IN MAP BOOK 5, PAGE 33 OF THE PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 THIS MAP WAS PREPARED BY THE ST. JOHNS COUNTY  
 ENGINEERING DIVISION ON OCTOBER 11, 2005 TO SHOW  
 EAST-SOUTH PACED LOTS WITH RECORDS ATTACHED SEPARATELY.  
 ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.  
 ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS  
 OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS  
 OTHERWISE NOTED.  
 ALL DIMENSIONS ARE TO CENTER OF ROAD UNLESS  
 OTHERWISE NOTED.

DATE	11/11/05
BY	ST. JOHNS COUNTY ENGINEERING DIVISION
SCALE	1" = 20'
PROJECT NO.	2005-03
THIS FILE NAME	2005-03-11-05

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT  
 SURVEYING AND MAPPING/GIS DIVISION  
 4000 LEWIS SPURWAY - P.O. BOX 940  
 ST. AUGUSTINE, FLORIDA 32084  
 Phone (904) 883-3400

BISHOP ESTATES ROAD  
 AND LOT 9  
 TOPOGRAPHIC SURVEY  
 FILE NUMBER: S-44



ST. JOHNS COUNTY ENGINEERING DIVISION  
 SURVEYING AND MAPPING/GIS DIVISION  
 4000 LEWIS SPURWAY - P.O. BOX 940  
 ST. AUGUSTINE, FLORIDA 32084  
 Phone (904) 883-3400

EXHIBIT "C" TO RESOLUTION

Prepared by:  
St. Johns County  
Real Estate Department  
Debbie Taylor  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DRAINAGE EASEMENT**

**THIS GRANT OF EASEMENT**, made this 26 day of January, 2006, between **GERALD D. and BETTY A. PUGH**, husband and wife whose address is 1895 Bishop Estates Road, Jacksonville, Florida 32259, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the 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 Drainage Easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**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 and Sealed in Our  
Presence as Witnesses:

Lena Dabal  
Print Witness Lena Dabal

Gerald D. Pugh  
GERALD D. PUGH

Lena Dabal  
Print Witness: Lena Dabal

Betty A. Pugh  
BETTY A. PUGH

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 26 day of January 2006, 2006, by **GERALD D. PUGH** and **BETTY A. PUGH** who are personally known to me or has produced FKDL as identification.

Tricia Thomas  
Notary Public

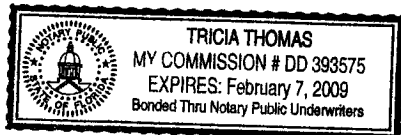


EXHIBIT "A"

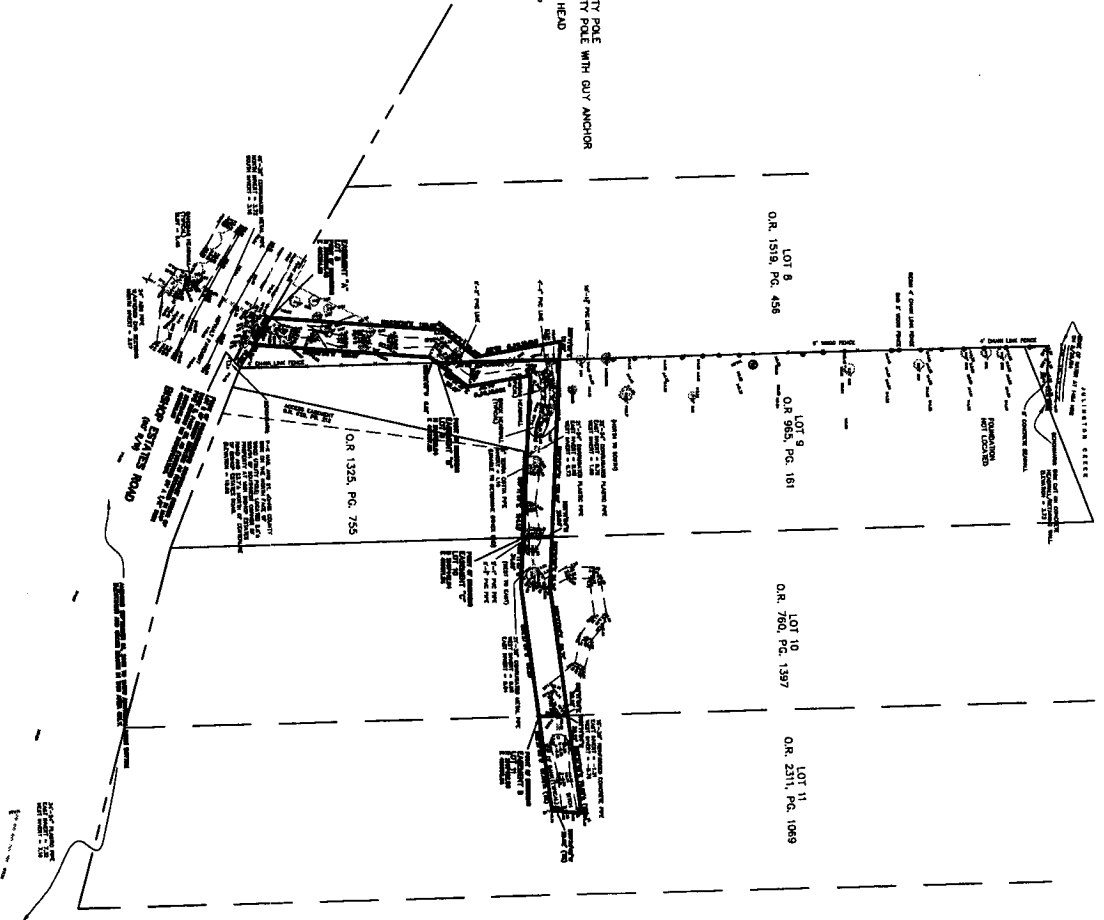
EASEMENT "C" – LOT 10

A PART OF LOT 10, BISHOP ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT ONE-HALF INCH (1/2") IRON PIPE BEARING NO IDENTIFICATION AT THE SOUTHEAST CORNER OF LOT 8 OF SAID BISHOP ESTATES AND WITH THE NORTHERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107245.33, EAST 461390.69; THENCE NORTH 59°22'06" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.24 FEET; THENCE NORTH 04°35'28" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 123.57 FEET; THENCE NORTH 39°31'37" EAST A DISTANCE OF 6.01 FEET TO THE WESTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE EASTERLY PROPERTY LINE OF SAID LOT 8; THENCE CONTINUE NORTH 39°31'37" EAST A DISTANCE OF 27.47 FEET; THENCE NORTH 10°01'04" WEST A DISTANCE OF 44.76 FEET; THENCE SOUTH 87°11'57" EAST A DISTANCE OF 114.13 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE WESTERLY PROPERTY LINE OF LOT 10 OF SAID BISHOP ESTATES AND THE POINT OF BEGINNING HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107442.64, EAST 461511.54 ; THENCE NORTH 01°11'04" WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 20.04 FEET; THENCE SOUTH 87°11'57" EAST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 34.24 FEET; THENCE NORTH 82°27'06" EAST A DISTANCE OF 90.71 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 10, THE SAME BEING THE WESTERLY PROPERTY LINE OF LOT 11 OF SAID BISHOP ESTATES; THENCE SOUTH 01°11'04" EAST, ALONG SAID PROPERTY LINE, A DISTANCE OF 20.12 FEET; THENCE SOUTH 82°27'06" WEST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 90.29 FEET; THENCE NORTH 87°11'57" WEST A DISTANCE OF 34.66 FEET TO THE POINT OF BEGINNING. CONTAINING 2,498 SQUARE FEET OR 0.06 ACRES, MORE OR LESS.

MAP SHOWING A TOPOGRAPHIC SURVEY OF A  
 PART OF BISHOP ESTATES ROAD LYING IN SECTION 49,  
 TOWNSHIP 4 SOUTH, RANGE 27 EAST AND LOT 9  
 LYING IN BISHOP ESTATES AS RECORDED IN  
 MAP BOOK 5, PAGE 33 OF THE PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: THE ST. JOHNS COUNTY ENGINEERING DIVISION

- LEGEND
- WOOD UTILITY POLE
  - WOOD UTILITY POLE WITH COTY ANCHOR
  - WOOD UTILITY POLE WITH COTY ANCHOR
  - SPRINKLER HEAD
  - HOSE BIB
  - VARD LAMP



THIS MAP WAS PREPARED BY THE ST. JOHNS COUNTY ENGINEERING DIVISION FROM A TOPOGRAPHIC SURVEY CONDUCTED BY THE ST. JOHNS COUNTY ENGINEERING DIVISION ON OCTOBER 11, 2008 TO SHOW EASEMENT PARCELS WITH DESCRIPTIONS ATTACHED SEPARATELY. THE SURVEY WAS CONDUCTED BY THE ST. JOHNS COUNTY ENGINEERING DIVISION AND THE RESULTS ARE SHOWN ON THIS MAP. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 403, F.S. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 403, F.S. THE SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE FLORIDA SURVEYING AND MAPPING ACT, CHAPTER 403, F.S.

DATE	11/11/08
SCALE	1"=40'
PROJECT NO.	777777
FIELD BOOK	777777 PG. 1-11
THIS FILE NAME	777777.DWG

DATE: 11/11/08  
 SCALE: 1"=40'  
 PROJECT NO.: 777777  
 FIELD BOOK: 777777 PG. 1-11  
 THIS FILE NAME: 777777.DWG

DATE: 11/11/08  
 SCALE: 1"=40'  
 PROJECT NO.: 777777  
 FIELD BOOK: 777777 PG. 1-11  
 THIS FILE NAME: 777777.DWG

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT  
 SURVEYING AND MAPPING/GIS DIVISION  
 4000 LAKE SPANARDY - P.O. BOX 549  
 ST. AUGUSTINE, FLORIDA 32004  
 Phone (904) 885 - 3450



BISHOP ESTATES ROAD  
 AND LOT 9  
 TOPOGRAPHIC SURVEY  
 FILE NUMBER: 5-45

EXHIBIT "D" TO RESOLUTION

Prepared by:  
St. Johns County  
Real Estate Department  
Debbie Taylor  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**DRAINAGE EASEMENT**

**THIS GRANT OF EASEMENT**, made this \_\_\_\_ day of \_\_\_\_\_, 2006, between **WILLIAM H. DAVIS**, whose address is 1911 Bishop Estates Road, Jacksonville, Florida 32259, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called the 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 Drainage Easement with the right, privilege, and authority to said Grantee, its successors and assigns, the right to construct, lay, maintain, improve, and/or repair either above or below the surface of the ground, drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**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 and Sealed in Our  
Presence as Witnesses:

Debbie Taylor  
Print Witness Debbie Taylor

Lisa A Davis for  
**WILLIAM H. DAVIS**  
William H. Davis

Sheri Lewis  
Print Witness: Sheri Lewis

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of January, 2006, by LISA A. DAVIS power of attorney for WILLIAM H. DAVIS who are personally known to me or has produced DL FL - D120-521-54-503 as identification.

Debbie Taylor  
Notary Public

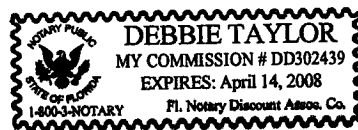


EXHIBIT "A"

EASEMENT "D" – LOT 11

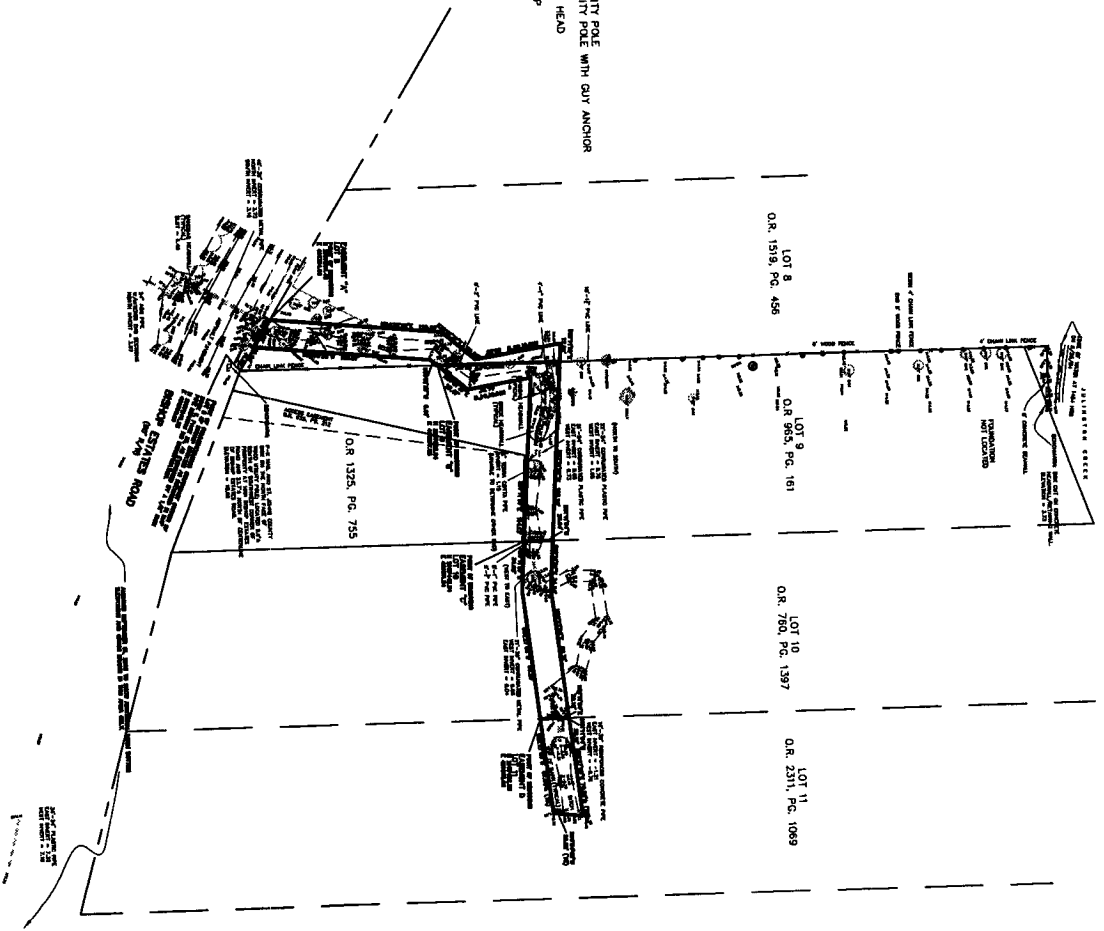
A PART OF LOT 11, BISHOP ESTATES, AS RECORDED IN MAP BOOK 5, PAGE 33, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 49, TOWNSHIP 4 SOUTH, RANGE 27 EAST AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE COMMENCE AT ONE-HALF INCH (1/2") IRON PIPE BEARING NO IDENTIFICATION AT THE SOUTHEAST CORNER OF LOT 8 OF SAID BISHOP ESTATES AND WITH THE NORTHERLY RIGHT OF WAY LINE OF BISHOP ESTATES ROAD HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107245.33, EAST 461390.69; THENCE NORTH 59°22'06" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 19.24 FEET; THENCE NORTH 04°35'28" EAST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 123.57 FEET; THENCE NORTH 39°31'37" EAST A DISTANCE OF 6.01 FEET TO THE WESTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE WESTERLY PROPERTY LINE OF SAID LOT 8; THENCE CONTINUE NORTH 39°31'37" EAST A DISTANCE OF 27.47 FEET; THENCE NORTH 10°01'04" WEST A DISTANCE OF 44.76 FEET; THENCE SOUTH 87°11'57" EAST A DISTANCE OF 114.13 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 9, THE SAME BEING THE WESTERLY PROPERTY LINE OF LOT 10 OF SAID BISHOP ESTATES; THENCE CONTINUE SOUTH 87°11'57" EAST, DEPARTING SAID PROPERTY LINE, A DISTANCE OF 34.66 FEET; THENCE NORTH 82°27'06" EAST A DISTANCE OF 90.29 FEET TO THE EASTERLY PROPERTY LINE OF SAID LOT 10, THE SAME BEING THE WESTERLY PROPERTY LINE OF SAID LOT 11 AND THE POINT OF BEGINNING HAVING A FLORIDA STATE PLANE COORDINATE NORTH 2107452.80, EAST 461635.66; THENCE NORTH 01°11'04" WEST, ALONG SAID PROPERTY LINE, A DISTANCE OF 20.12 FEET; THENCE NORTH 82°27'06" EAST A DISTANCE OF 70.00 FEET, MORE OR LESS (69.40 FEET TO CLOSING LINE) TO THE WESTERLY LINE OF CREEK BEING A TRIBUTARY OF JULINGTON CREEK, THENCE MEANDERING ALONG SAID CREEK A DISTANCE OF 20.00 FEET, MORE OR LESS OR A CLOSING BEARING OF SOUTH 06°34'48" WEST A DISTANCE OF 20.62 FEET; THENCE SOUTH 82°27'06" WEST, DEPARTING SAID CREEK, A DISTANCE OF 67.00 FEET, MORE OR LESS (66.60 FEET TO CLOSING LINE), TO THE POINT OF BEGINNING. CONTAINING 1,360 SQUARE FEET OR 0.03 ACRES, MORE OR LESS.

MAP SHOWING A TOPOGRAPHIC SURVEY OF A  
 PART OF BISHOP ESTATES ROAD LYING IN SECTION 49,  
 TOWNSHIP 4 SOUTH, RANGE 27 EAST AND LOT 9  
 LYING IN BISHOP ESTATES AS RECORDED IN  
 MAP BOOK 5, PAGE 33 OF THE PUBLIC  
 RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: THE ST. JOHNS COUNTY ENGINEERING DIVISION



- LEGEND
- WOOD UTILITY POLE WITH GUY ANCHOR
  - WOOD UTILITY POLE
  - SPRINKLER HEAD
  - HOSE BIB
  - YARD LAMP



REVISIONS MADE TO THIS SURVEYING OR ENGINEERING DRAWING OR PLAN, SHEET OR MAP, SHALL BE INDICATED BY A NUMBERED LIST OF REVISIONS ATTACHED TO THE DRAWING OR PLAN, SHEET OR MAP. THE ORIGINAL DRAWING OR PLAN, SHEET OR MAP SHALL BE KEPT IN THE OFFICE OF THE ENGINEER OR SURVEYOR AND SHALL BE AVAILABLE FOR EXAMINATION BY THE PUBLIC AT ALL TIMES. THE ENGINEER OR SURVEYOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN AND SHALL BE SUBJECT TO THE DISCIPLINARY ACTION OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF FLORIDA. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF THE SAME IS BASED ON INFORMATION PROVIDED BY OTHERS WHICH IS KNOWN TO BE FALSE OR MISLEADING. THE ENGINEER OR SURVEYOR SHALL NOT BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN IF THE SAME IS BASED ON INFORMATION PROVIDED BY OTHERS WHICH IS KNOWN TO BE FALSE OR MISLEADING.

DATE	10/11/2005
BY	DAVID W. BISHOP
FOR	ST. JOHNS COUNTY ENGINEERING DIVISION
PROJECT	TOPOGRAPHIC SURVEY OF BISHOP ESTATES ROAD
SCALE	1" = 40'
FIELD BOOK	77-1373 P.C. 86-783-1373-13
THIS FILE NAME	86-783-1373-13

APPROVED: OCTOBER 11, 2005 TO SHOW EASEMENT PARCELS WITH DESCRIBERS ATTACHED SEPARATELY.  
 APPROVED: SEPTEMBER 01, 2005 TO SHOW ADDITIONAL EIGHT EASEMENTS AND CROSS STAKES TO THE EAST OF EASING DATA.

ST. JOHNS COUNTY PUBLIC WORKS DEPARTMENT  
 SURVEYING AND MAPPING/GIS DIVISION  
 4060 LETRS SPREWAY - P.O. BOX 549  
 ST. AUGUSTINE, FLORIDA 32084  
 Phone (904) 883 - 3400



BISHOP ESTATES ROAD  
 AND LOT 9  
 TOPOGRAPHIC SURVEY  
 FILE NUMBER: S-14