

RESOLUTION NO. 2010- 97

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A GRANT OF EASEMENT FOR A PUBLIC SIDEWALK ALONG AMISTAD DRIVE IN VILLAGES OF VALENCIA PHASE I SUBDIVISION.**

**RECITALS**

**WHEREAS**, Amistad Drive is a public right-of-way according to the plat of Villages of Valencia Phase I Subdivision as recorded in Map Book 60, pages 81 through 86; and

**WHEREAS**, Woodside Valencia LLC (“Woodside”) is the owner and developer of the subdivision and plans to construct a public sidewalk within and along Amistad Drive right-of-way; and

**WHEREAS**, in order to avoid certain objects within the planned path of the sidewalk, such as a water meter box and a fire hydrant, Woodside has executed and presented to St. Johns County a Grant of Easement for sidewalk purposes, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, over a portion of Lot 7 of said subdivision; and

**WHEREAS**, it is in the best interest of St. Johns County to accept the Grant of 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 Board of County Commissioners hereby accepts the Grant of Easement, attached hereto.

Section 3. The Clerk is instructed to record the original Grant of Easement in the public records of St. Johns County, Florida.

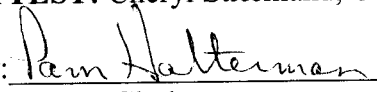
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 4<sup>th</sup> day of May, 2010.

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

By:   
Ron Sanchez, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 5/6/10



Prepared by:  
Woodside Valencia, LLC  
4540 Southside Blvd., #401  
Jacksonville, FL 32216

### GRANT OF EASEMENT

THIS EASEMENT executed and given this **26th** day of **March**, 2010, by **Woodside Valencia, LLC, a Florida Ltd Liability Company**, with an address of **51 Amistad Drive, St. Augustine, FL, 32086**, hereinafter called "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 Grantors hereby gives, grants dedicates and conveys to the Grantee, its successors and assigns forever, right-of-way and non-exclusive permanent 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, subject only to those existing easements and improvements depicted on attached Exhibit "A."

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, also the privilege of removing at any time any and all of said improvements upon, over, under or in lands, together with the right, easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights 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) *Nora Williams*  
(print) Nora Williams

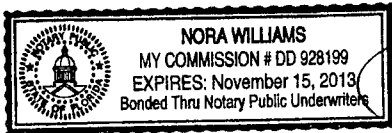
(sign) *Josh Hatfield*  
(print) JOSHUA HATFIELD

Grantor:  
Woodside Valencia, LLC, a Florida Ltd Liability Company

By: *Glenn R. Layton*  
Glenn R. Layton  
Its President

STATE OF FLORIDA  
COUNTY OF ST JOHNS

The foregoing instrument was acknowledged before me 29<sup>th</sup> day of \_\_\_\_\_, 2010, by Glenn R Layton as President of Woodside Valencia, LLC  
Who is personally known to me or has produced \_\_\_\_\_ as identification.



*Nora Williams*  
Notary Public  
My Commission expires: \_\_\_\_\_

PROPOSED EASEMENT

A PORTION OF LOT 7, AS SHOWN ON MAP OF VILLAGES OF VALENCIA PHASE 1, AS RECORDED IN MAP BOOK 60, PAGES 81-86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID LOT 7; THENCE NORTH 00°51'47" WEST, A DISTANCE OF 3.00 FEET TO THE POINT OF BEGINNING, SAID POINT LYING ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 14.75 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 25.57 FEET TO A POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 11.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°31'21" WEST, 22.49 FEET; THENCE ALONG AND AROUND SAID CURVE AN ARC DISTANCE OF 17.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57°45'16" EAST, 15.73 FEET; THENCE SOUTH 00°51'47" EAST, A DISTANCE OF 26.23 FEET TO THE POINT OF BEGINNING.

CREATE EASEMENT; W.O. #07-613-7; 03-19-10 (OFFICE)  
 FINAL; W.O. #07-613-6; 03-09-10 (FIELD)  
 FOUNDATION, F.F.E.; W.O. #07-613-4; 11-16-09 (FIELD)  
 LOT & HOUSE S/O (GOOD-SET F.F.E.); W.O. #07-613-3; 09-24-09 (FIELD)  
 FOUNDATION, F.F.E.; W.O. #07-613-2; 06-15-07 (FIELD)

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.  
 THERE MAY BE ADDITIONAL EASEMENTS AND/OR RESTRICTIONS THAT ARE NOT SHOWN  
 ON THIS SURVEY THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

UNDERGROUND ENCROACHMENTS NOT LOCATED

**ALL AMERICAN SURVEYORS OF FLORIDA, INC.**

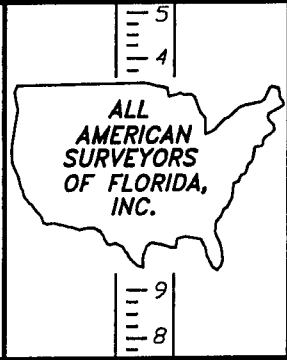
LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA, 32216 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
COV.	= COVERED
FND.	= FOUND
ESM'T	= EASEMENT
CONC	= CONCRETE
MON.	= MONUMENT
I.P.	= IRON PIPE
I.R.	= IRON ROD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(CALC.)	= CALCULATED
(D)	= DEED
(P)	= PLAT
(R)	= RADIAL LINE
☉	= CENTER LINE
R/W	= RIGHT-OF-WAY
-x-	= FENCE
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
ACOE	= ARMY CORPS OF ENGINEERS
JWL	= JURISDICTIONAL WETLANDS LINE
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.T.	= POINT OF TANGENCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.R.L.	= BUILDING RESTRICTION
F.P.&L.	= FLORIDA POWER & LIGHT
U.D.E.	= UNOBSTRUCTED DRAINAGE EASEMENT
NGVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EW	= EDGE OF WATER
TOB	= TOP OF BANK

THIS SKETCH & DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION AND MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA, STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL  
 JAMES D. HARRISON, JR., No. 2647  
 MICHAEL A. GARRETT, No. 6643

DATE 05-09-07 *Michael A. Garrett 03/23/10*  
 FLORIDA REGISTERED SURVEYOR AND MAPPER

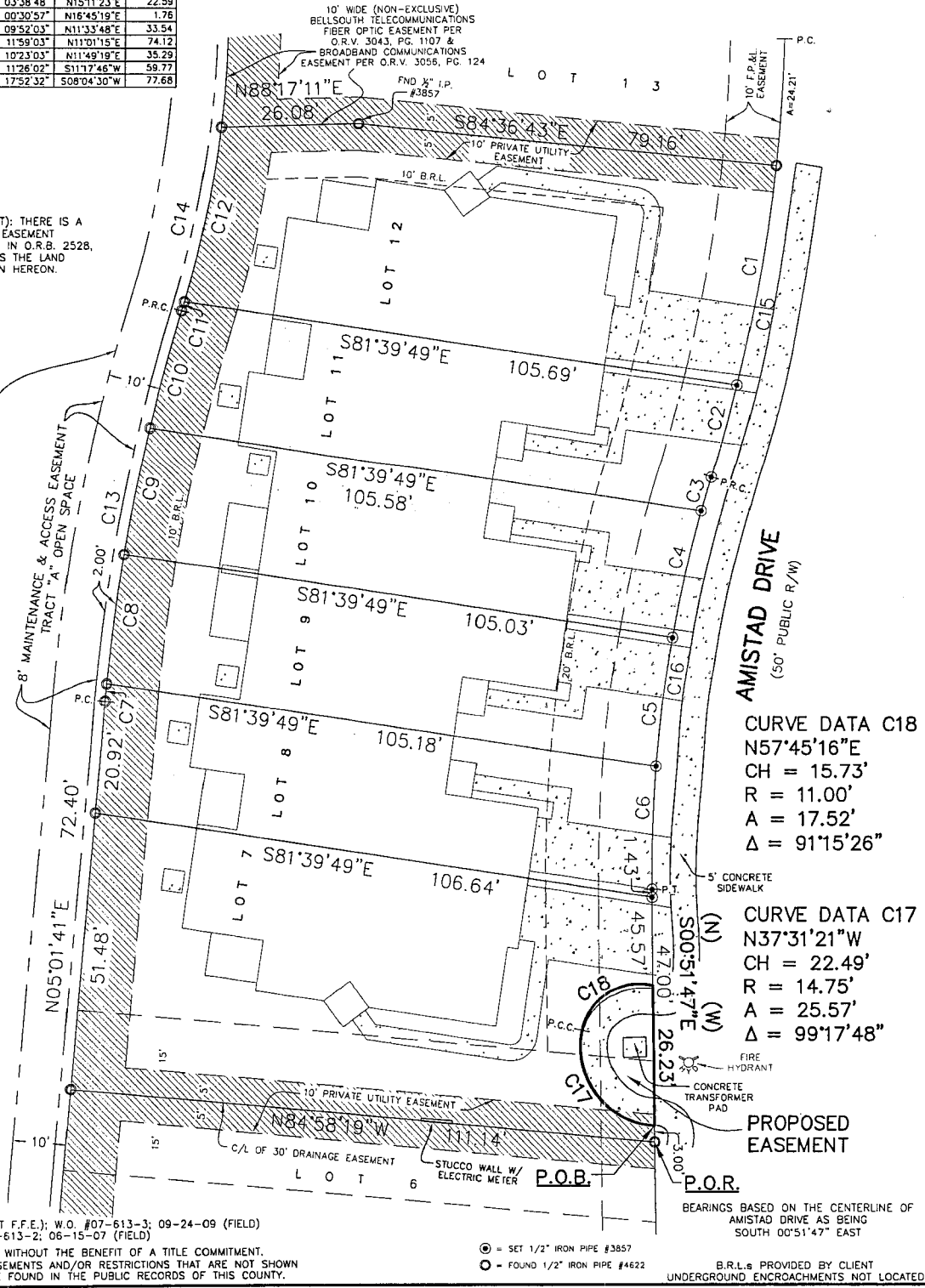
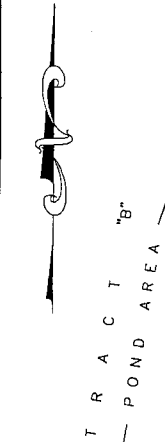


# MAP SHOWING SKETCH & DESCRIPTION OF A PORTION OF LOT 7 AS SHOWN ON MAP OF VILLAGES OF VALENCIA PHASE 1

AS RECORDED IN MAP BOOK 60 PAGES 81-86 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.  
CERTIFIED TO: WOODSIDE COMMUNITIES OF NORTH FLORIDA

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	42.16	300.00	08°03'05"	S09°36'17"W	42.12
C2	17.71	300.00	03°22'57"	S15°19'19"W	17.71
C3	6.65	250.00	01°31'29"	S16°15'03"W	6.65
C4	24.25	250.00	05°33'25"	S12°42'36"W	24.24
C5	24.18	250.00	05°32'31"	S07°09'38"W	24.17
C6	22.92	250.00	05°15'09"	S01°45'48"W	22.91
C7	3.28	355.00	00°31'48"	N05°17'35"E	3.28
C8	24.17	355.00	03°54'06"	N07°30'32"E	24.17
C9	24.21	355.00	03°54'24"	N11°24'47"E	24.20
C10	22.60	355.00	03°38'48"	N15°11'23"E	22.59
C11	1.76	195.00	00°30'57"	N16°45'19"E	1.76
C12	33.58	195.00	09°52'03"	N11°33'48"E	33.54
C13	74.25	355.00	11°59'03"	N11°01'15"E	74.12
C14	35.34	195.00	10°23'03"	N11°49'18"E	35.29
C15	59.87	300.00	11°26'02"	S11°17'46"W	59.77
C16	78.00	250.00	17°52'32"	S08°04'30"W	77.68

EASEMENT NOTE (PER PLAT): THERE IS A DRAINAGE AND RETENTION EASEMENT AGREEMENT AS DESCRIBED IN O.R.B. 2528, PAGE 1511, WHICH COVERS THE LAND DESCRIBED IN THE CAPTION HEREON.



**CURVE DATA C18**  
N57°45'16"E  
CH = 15.73'  
R = 11.00'  
A = 17.52'  
Δ = 91°15'26"

**CURVE DATA C17**  
N37°31'21"W  
CH = 22.49'  
R = 14.75'  
A = 25.57'  
Δ = 99°17'48"

FOUNDATION, F.F.E.; W.O. #07-613-4; 11-16-09 (FIELD)  
FINAL; W.O. #07-613-6; 03-09-10 (FIELD)  
CREATE EASEMENT; W.O. #07-613-7; 03-19-10 (OFFICE)

LOT 7 & HOUSE S/O (GOOD-SET F.F.E.); W.O. #07-613-3; 09-24-09 (FIELD)  
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THE LAND SHOWN HEREON IS IN THE SPECIAL FLOOD HAZARD ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP 0387 H FOR ST. JOHNS COUNTY, FLORIDA, F.I.R.M INDEX DATE 09-02-04

## ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 4 - JACKSONVILLE, FLORIDA 32216 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
FND.	FOUND
ESM7	EASEMENT
CONC	CONCRETE
MON.	MONUMENT
I.P.	IRON PIPE
I.R.	IRON ROD
Tan	TANGENT DISTANCE
Δ	DELTA ANGLE
CH	CHORD
A	ARC LENGTH
R	RADIUS
(ACT)	ACTUAL
(P)	PLAT
(R)	RADIAL LINE
C	CENTER LINE
R/W	RIGHT-OF-WAY
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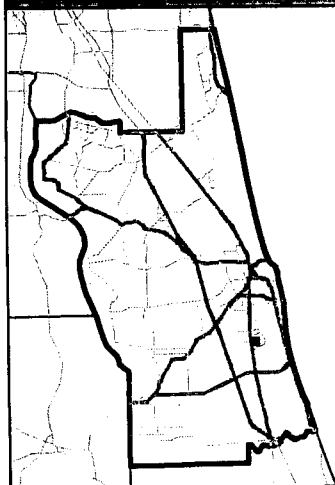
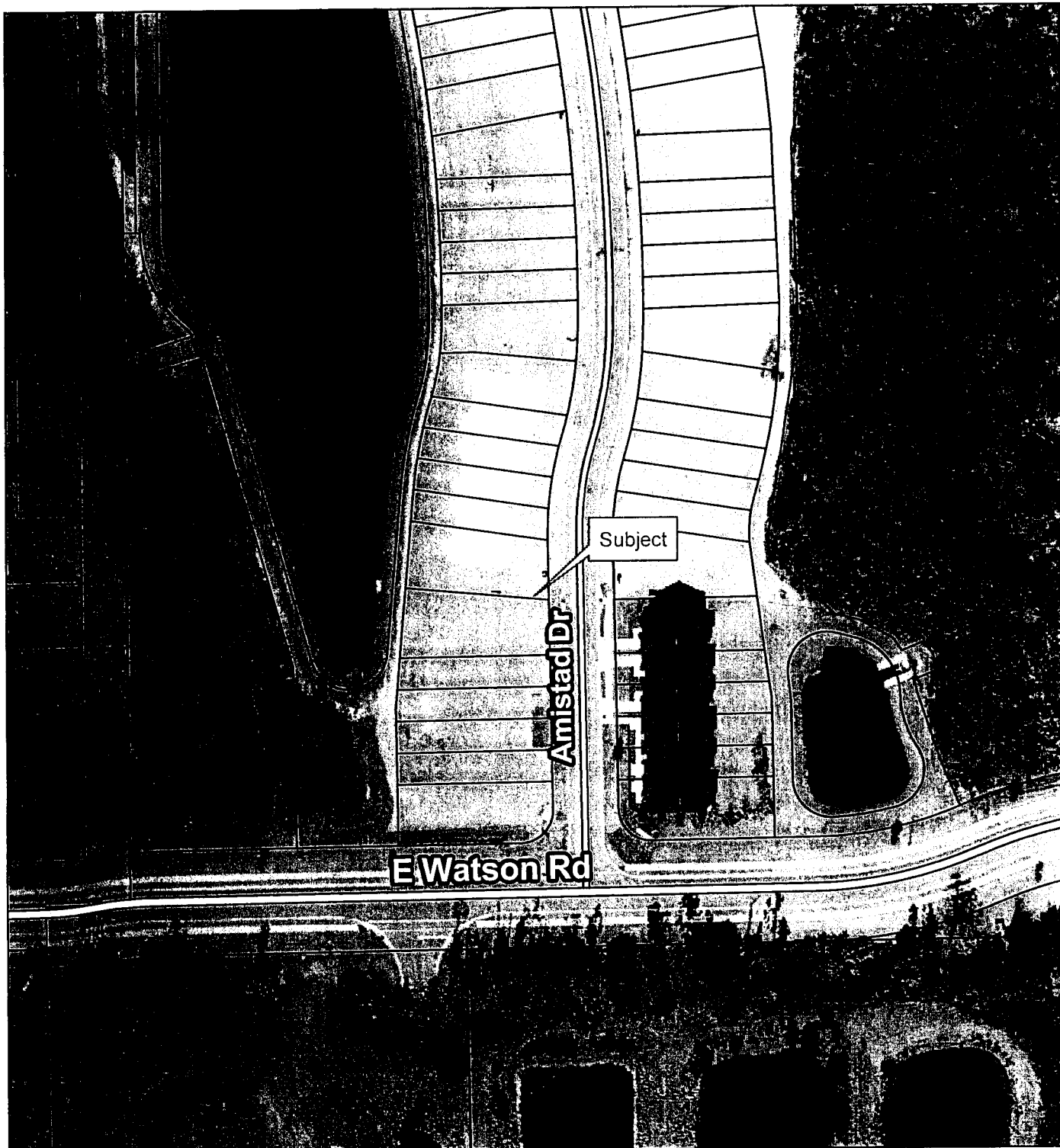
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MICHAEL A. GARRETT, No. 6643

*Michael A. Garrett* 03/22/10  
FLORIDA REGISTERED SURVEYOR AND MAPPER

SCALE 1"=20'  
DATE 05-09-07





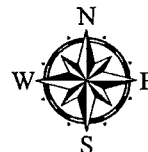
## Amistad Drive Sidewalk Easement

0 37.5 75 150 225 300 Feet

St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
April 9, 2010  
(904) 209-0790



2008 Color Aerial  
Imagery Map

DISCLAIMER.  
This map is for reference use  
only. Data provided are derived  
from multiple sources with  
varying levels of accuracy.