

RESOLUTION NO. 2014- 2

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY FOR FUTURE MAINTENANCE OF A SIDEWALK AROUND A MAIL KIOSK LOCATED ADJACENT TO HERON LANDING ROAD RIGHT-OF-WAY.

RECITLAS

WHEREAS, the developer of Durbin Crossing Village Center, Unit 1, 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; and

WHEREAS, the easement will allow St. Johns County to maintain a portion of a sidewalk that runs out of the County right-of-way of Heron Landing Road and around a mail kiosk located adjacent to said right-of-way; and

WHEREAS, it is in the best interest of St. Johns 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 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 for the purposes mentioned above.

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 21st day of January, 2014.

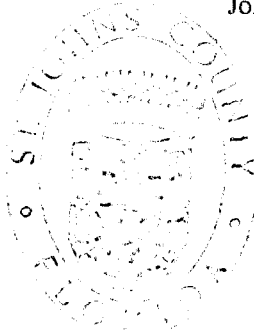
BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: [Signature]
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: [Signature]
Deputy Clerk

REVISION DATE 1/23/14



Prepared by:

Jeri Poller
Jeri Poller PA
6013 NW 23rd Ave
Boca Raton, FL 33496

GRANT OF EASEMENT

THIS EASEMENT executed and given this 18th day of November, 2013, by ORCHARD PARK JAX, LLC, a Florida corporation, whose address is 515 East Las Olas Boulevard, 15th Floor, Fort Lauderdale, Florida 33301, 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 Grantor hereby gives, grants, dedicates and conveys to the Grantee, its successors and assigns forever, an unobstructed 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.

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) Gloria J. Stephens
(print) Gloria J. Stephens

(sign) George V. Katsaras
(print) George V. Katsaras

Grantor:
ORCHARD PARK JAX, LLC,
a Florida limited liability company

By: [Signature]
Its: U.P.

STATE OF FLORIDA
COUNTY OF Duval

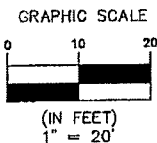
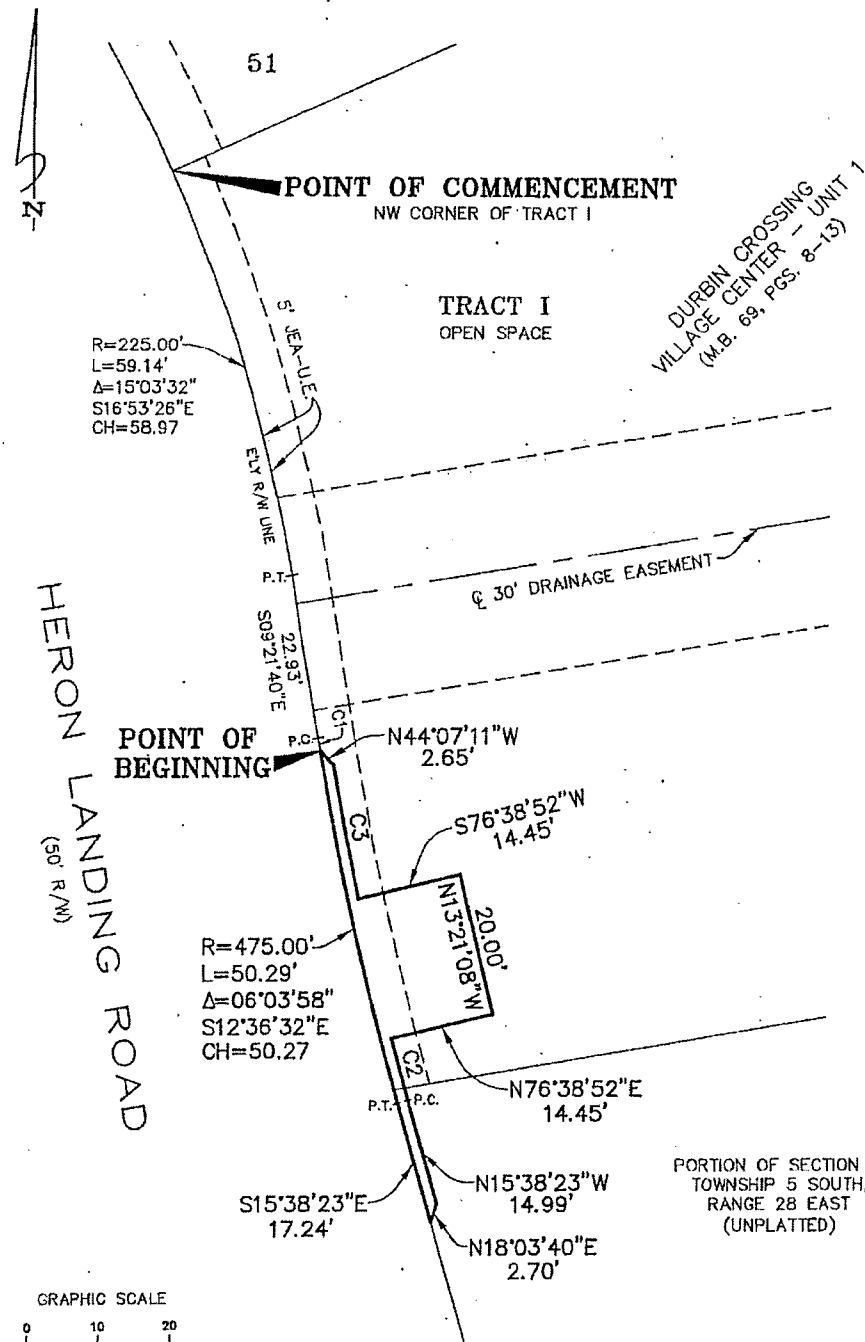
The foregoing instrument was acknowledged before me this 18 day of November, 2013, by Jason Sessions as V.P. of Orchard Park Jax, LLC, a Florida limited liability company, on behalf of the company. Who is personally known to me or has produced as identification.

Gloria J. Stephens
Notary Public
My Commission expires: _____

GLORIA J. STEPHENS
Notary Public, State of Florida
My Comm. Expires Sep. 25, 2017
Commission No. FF 34039

MAP SHOWING

A PORTION OF TRACT I AS SHOWN ON THE PLAT OF DURBIN CROSSING VILLAGE CENTER - UNIT 1, AS RECORDED IN MAP BOOK 69, PAGES 8 THROUGH 13, INCLUSIVE, TOGETHER WITH A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,
(SEE SHEET 2 FOR LEGAL DESCRIPTION, LEGEND, AND GENERAL NOTES)



CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	1.78'	475.00'	00°12'53"	1.78'	S09°28'07"E
C2	8.92'	473.50'	01°04'47"	8.92'	N15°06'08"W
C3	19.02'	473.50'	02°18'06"	19.02'	N10°59'28"W

SHEET 1 OF 2

JOB NO. 2013-332
 DRAFTER WEA
 DATE 11/11/2013
 SCALE 1"=20'
 CHECKED BY: *MSL*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2763
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF TRACT I, AS SHOWN ON THE PLAT OF DURBIN CROSSING VILLAGE CENTER - UNIT 1, AS RECORDED IN MAP BOOK 69, PAGES 8 THROUGH 13, INCLUSIVE, TOGETHER WITH A PORTION OF SECTION 7, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT I, SAID POINT LYING ON THE EASTERLY RIGHT OF WAY LINE OF HERON LANDING ROAD (A 50 FOOT RIGHT OF WAY, AS NOW ESTABLISHED), AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 59.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD AND DISTANCE OF SOUTH 16°53'26" EAST, 58.97, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; SOUTH 09°21'40" EAST, 22.93 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3; SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 1.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°28'07" EAST, 1.78 FEET TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; COURSE NO. 4; SOUTHEASTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 50.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°36'32" EAST, 50.27 FEET TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 5; SOUTH 15°38'23" EAST, 17.24 FEET; THENCE NORTH 18°03'40" EAST, 2.70 FEET; THENCE NORTH 15°38'23" WEST, 14.99 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 473.50 FEET, AN ARC DISTANCE OF 8.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°06'08" WEST, 8.92 FEET; THENCE NORTH 76°38'52" EAST, 14.45 FEET; THENCE NORTH 13°21'08" WEST, 20.00 FEET; THENCE SOUTH 76°38'52" WEST, 14.45 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 473.50 FEET, AN ARC DISTANCE OF 19.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°59'28" WEST, 19.02 FEET; THENCE NORTH 44°07'11" WEST, 2.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 388 SQUARE FEET, MORE OR LESS.

LEGEND

R\W = RIGHT-OF-WAY
P.C. = POINT OF CURVATURE
P.T. = POINT OF TANGENCY
L = ARC LENGTH
R = RADIUS
Δ = DELTA
CH = CHORD
M.B. = MAP BOOK
PG(S) = PAGE(S)
JEA-U.E. = JEA UTILITY EASEMENT

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE EASTERLY R/W LINE OF HERON LANDING ROAD AS S09°21'40"E (PER M.B. 69, PGS. 8-13).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THE SITE.

SHEET 2 OF 2

JOB NO. 2013-332

DRAFTER WEA

DATE 11/11/2013

SCALE 1"=20'

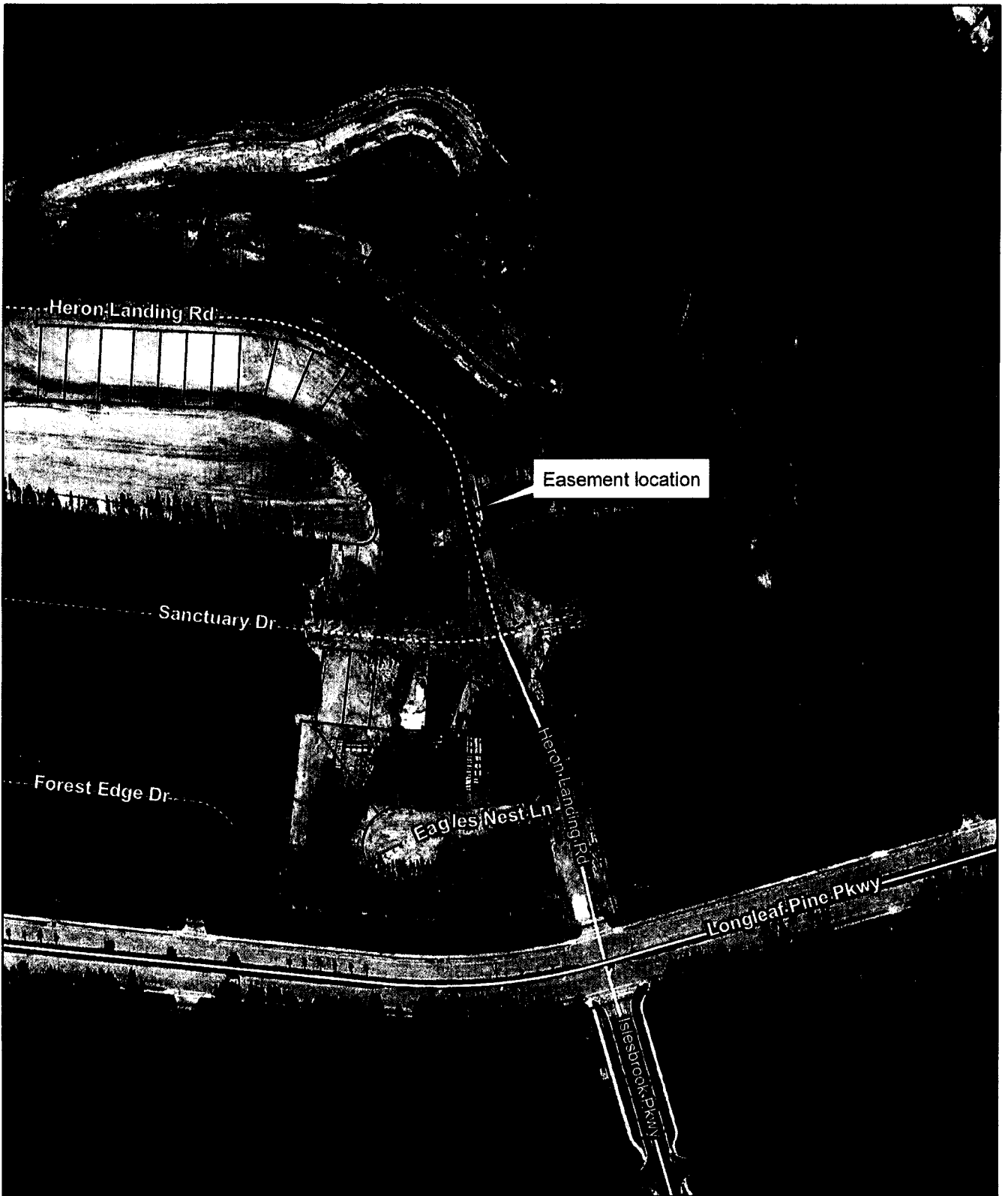
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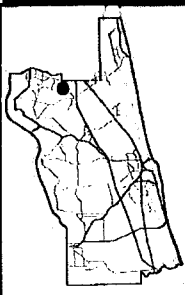
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Gregory B. Clary
GREGORY B. CLARY, P.S.M. CERT. NO. 3377





Easement location




 2013 Aerial Imagery
 0 100 200
 Feet
 May 24, 2013

Grant of Easement
 Sidewalk

Heron Landing Road

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.

