

RESOLUTION NO. 2015- 136

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TWO COUNTY DEEDS AND TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING RIGHT-OF-WAY FOR STATE ROAD NO. 313.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation ("FDOT") proposes to construct or improve State Road No. 313, Section 78006, F.P. No. 2102302, in St. Johns County, Florida; and

**WHEREAS**, it is necessary that certain lands now owned by St. Johns County ("County"), not needed for County purposes and set aside for such purposes, be acquired by FDOT for the project: and

**WHEREAS**, per the requirements of Section 125.38, Florida Statutes, FDOT has made application to the County to execute and deliver two County Deeds, attached hereto as Exhibit "A" and Exhibit "B" together with a Temporary Easement, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, in favor of FDOT, for a nominal fee, conveying all rights, title and interest that the County has in and to said lands required for transportation purposes which is in the public or community interest and for public welfare and said request having been duly considered.

**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 authorizes the Chair of the Board, on behalf of the County, to execute and deliver to FDOT the County Deeds and Temporary Easement, attached hereto.

Section 3. The Clerk is instructed to record the original County Deed and Perpetual Easement in the public records of St. Johns County, Florida, and return the original recorded County Deed and Perpetual Easement along with a certified copy of this Resolution to the State of Florida Department of Transportation, 1109 South Marion Avenue, MS 2020, Lake City, Florida 32025-5874, Attention: Philip Brown.


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 19~~th~~ day of May, 2015.

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

By:   
Priscilla L. Bennett, Chair

**ATTEST:** Cheryl Strickland, Clerk

By:   
Deputy Clerk

**RENDITION DATE** 5/21/15



03-BSD.03-Date: February 12, 2015

T. S. No. N/A  
R/W Map Sheet No. 17  
Tax Parcel No. N/A

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 138.1  
SECTION NO. 78006  
F.P. NO. 2102302  
STATE ROAD NO. 313  
COUNTY OF St. Johns

**COUNTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32086, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, more particularly described as:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
Priscilla L. Bennett, Chair

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Priscilla L. Bennett, Chairperson, who is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Exhibit "A"

Section No. 78006  
F.P. No. 2102302

State Road No. 313

St. Johns County

Parcel No. 138

Fee Simple

A Part Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida) In F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 5" X 5" Coquina Monument With No Identification Marking At The Northwest Corner Of P. Embara Grant, Section 42, Township 7 South, Range 29 East Being A Common Corner With F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 68°01'50" East, Along The Northerly Line Of Said Section 42, Same Also Being A Southerly Line Of Said Section 40, A Distance Of 357.51 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 04°39'21" West, Departing Said Northerly Line Of Said Section 42 And Along Said Centerline Of Survey, A Distance Of 3,303.10 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 34,377.47 Feet; Thence Northerly Along Said Centerline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 00°04'40", An Arc Length Of 46.71 Feet To The Southerly Existing Right Of Way Line Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida), And The **Point Of Beginning**; Thence North 59°08'51" West, Departing Said Centerline Of Survey And Along Said Southerly Existing Right Of Way Line, A Distance Of 153.85 Feet To A Point Lying 125.00 Feet West Of Said Centerline Survey When Measured Perpendicularly; Thence North 03°00'22" West, A Distance Of 72.26 Feet To The Northerly Existing Right Of Way Line Of Said Four Mile Road, Thence South 59°08'51" East, Along Said Northerly Existing Right Of Way Line, A Distance Of 310.74 Feet; Thence South 00°46'49" East, A Distance Of 70.47 Feet To A Point Lying 125.00 Feet East Of Said Centerline Survey When Measured Perpendicularly, And Being On Said Southerly Existing Right Of Way Line Of Four Mile Road; Thence North 59°08'51" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 153.60 Feet To The **Point Of Beginning**.

Containing 18,546 Square Feet, More Or Less.

03-BSD.03-Date: February 12, 2015

T. S. No. 22888-13  
R/W Map Sheet No. 9  
Tax Parcel No. N/A

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 147.1  
SECTION NO. 78006  
F.P. NO. 2102302  
STATE ROAD NO. 313  
COUNTY OF St. Johns

**COUNTY DEED**

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San Sebastian View, St. Augustine, Florida 32086, grantor, to the STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, grantee: (Wherever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH: That the grantor, for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in St. Johns County, Florida, more particularly described as:

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD, the same in fee simple forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

Exhibit "A"

Section No. 78006  
F.P. No. 2102302

State Road No. 313

St. Johns County

Parcel No. 147

Fee Simple Limited Access

A Part Of William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" X 4" Concrete Monument, No Identification, Marking The Southwest Corner Of William Traverse Grant, Section 43, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 22°05'05" West, Along The Westerly Line Of Said Section 43, A Distance Of 3,251.25 Feet To A Point On The Centerline Of Survey Of County Road No. 214 (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 29°24'39" East, Along Said Centerline Of Survey, A Distance Of 438.63 Feet To A Point Of Intersection With The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, Per Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302), Said Point Being On The Arc Of A Curve Concave Northeasterly Having A Radius Of 3,274.04 Feet; Thence From A Tangent Bearing Of South 42°06'31" East, Southeasterly Along Said Centerline Of Survey Of State Road No. 313 And The Arc Of Said Curve, Through An Angle Of 20°28'18", An Arc Length Of 1,169.80 Feet To The Point Of Tangency; Thence South 62°34'49" East, Along Said Centerline Of Survey, A Distance Of 363.74 Feet To The **Point Of Beginning**; Thence North 50°07'08" East, Departing Said Centerline Of Survey, A Distance Of 135.49 Feet To A Point Lying 125.00 Feet Northeasterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence South 62°34'49" East, Parallel With Said Centerline Of Survey, A Distance Of 70.46 Feet To The Northwestern Existing Right Of Way Line Of The Florida East Coast Railway (A 100 Foot Right Of Way Per Right Of Way And Tract Map-Northern Division-Florida East Coast Railway Company); Thence South 50°07'08" West, Along Said Northwestern Existing Right Of Way Line, A Distance Of 270.98 Feet To A Point 125.00 Feet Southwesterly Of Said Centerline Of Survey When Measured Perpendicularly; Thence North 62°34'49" West, Parallel With Said Centerline Of Survey, A Distance Of 70.46 Feet; Thence North 50°07'08" East, A Distance Of 135.49 Feet To The **Point Of Beginning**.

Containing 17,614 Square Feet, More Or Less.

Together With All Rights Of Ingress, Egress, Light, Air And View Between The Grantor's Remaining Property And Any Facility Constructed On The Above Described Property.

08-TE.11-Date: February 17, 2015

This instrument prepared by  
or under the direction of:

David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 704.1  
SECTION NO. 78006  
F.P. NO. 2102302  
STATE ROAD NO. 313  
COUNTY OF St. Johns

**TEMPORARY EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by and between ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida,  
500 San Sebastian View, St. Augustine, Florida 32086, grantor, and the STATE OF FLORIDA  
DEPARTMENT OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-  
5874, its successors and assigns, 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 and releases to the grantee, a temporary construction easement  
for the purpose of providing access and to reconstruct 4 Mile Road and State Road No. 313  
bridge approaches and the bridge crossing over State Road No. 313, as well as walls and  
sideslopes to connect to the existing ground, and tying in and harmonizing said property and  
the driveways and walkways, thereon with the construction to be undertaken by the Department,  
in State Road No. 313 adjacent thereto, in, upon, over and through the following described land  
in St. Johns County, Florida, to-wit:

SEE Exhibit "A", attached hereto and by reference made a part hereof.

IT IS UNDERSTOOD and agreed by the parties hereto that the rights granted herein  
shall commence on the date the State of Florida Department of Transportation becomes the  
owner of this Easement and shall terminate upon completion of the construction project.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in  
its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of  
said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
Priscilla L. Bennett, Chair

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_, by Priscilla L. Bennett, Chairperson, who is personally known to me.

(Notary Seal)

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**Exhibit "A"**

Section No. 78006  
F.P. No. 2102302

State Road No. 313

St. Johns County

Parcel No. 704

Part "A"

Temporary Construction Easement

A temporary construction easement for the purpose of providing access and to reconstruct 4 Mile Road and State Road No. 313 bridge approaches and the bridge crossing over State Road No. 313, as well as walls and sideslopes to connect to the existing ground, and tying in and harmonizing said property and the driveways, walkways, etc., thereon with the construction to be undertaken by the Department, in State Road No. 313 adjacent thereto, in, upon, over and through the following described land in St Johns County, Florida, to-wit:

A Part Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida) Lying Within F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 5" X 5" Coquina Monument With No Identification Marking At The Northwest Corner Of P. Embara Grant, Section 42, Township 7 South, Range 29 East Being A Common Corner With F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 68°01'50" East, Along The Northerly Line Of Said Section 42, Same Also Being A Southerly Line Of Said Section 40, A Distance Of 357.51 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 04°39'21" West, Departing Said Northerly Line Of Said Section 42 And Along Said Centerline Of Survey, A Distance Of 3,303.10 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 34,377.47 Feet; Thence Northerly Along Said Centerline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 00°04'40", An Arc Length Of 46.71 Feet To The Southerly Existing Right Of Way Line Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida); Thence North 59°08'51" West, Along Said Southerly Existing Right Of Way Line, A Distance Of 153.85 Feet To A Point Lying 125.00 Feet East Of Said Centerline Of Survey Of State Road No. 313 When Measured Perpendicularly, And The **Point Of Beginning**; Thence North 59°08'51" West Along Said Southerly Existing Right Of Way Line, A Distance Of 1,546.35 Feet; Thence North 30°50'19" East, Departing Said Southerly Existing Right Of Way Line, A Distance Of 60.00 Feet To A Point On The Northerly Existing Right Of Way Line Of Said Four Mile Road; Thence South 59°08'51" East Along Said Northerly Existing Right Of Way Line, A Distance Of 1,506.10 Feet; Thence South 03°00'22" East, Departing Said Northerly Existing Right Of Way Line, A Distance Of 72.26 Feet To The **Point Of Beginning**.

Containing 2.102 Acres, More Or Less.

ALSO:

Part "B"

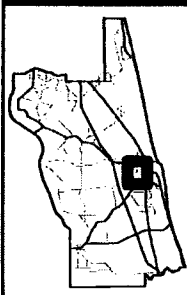
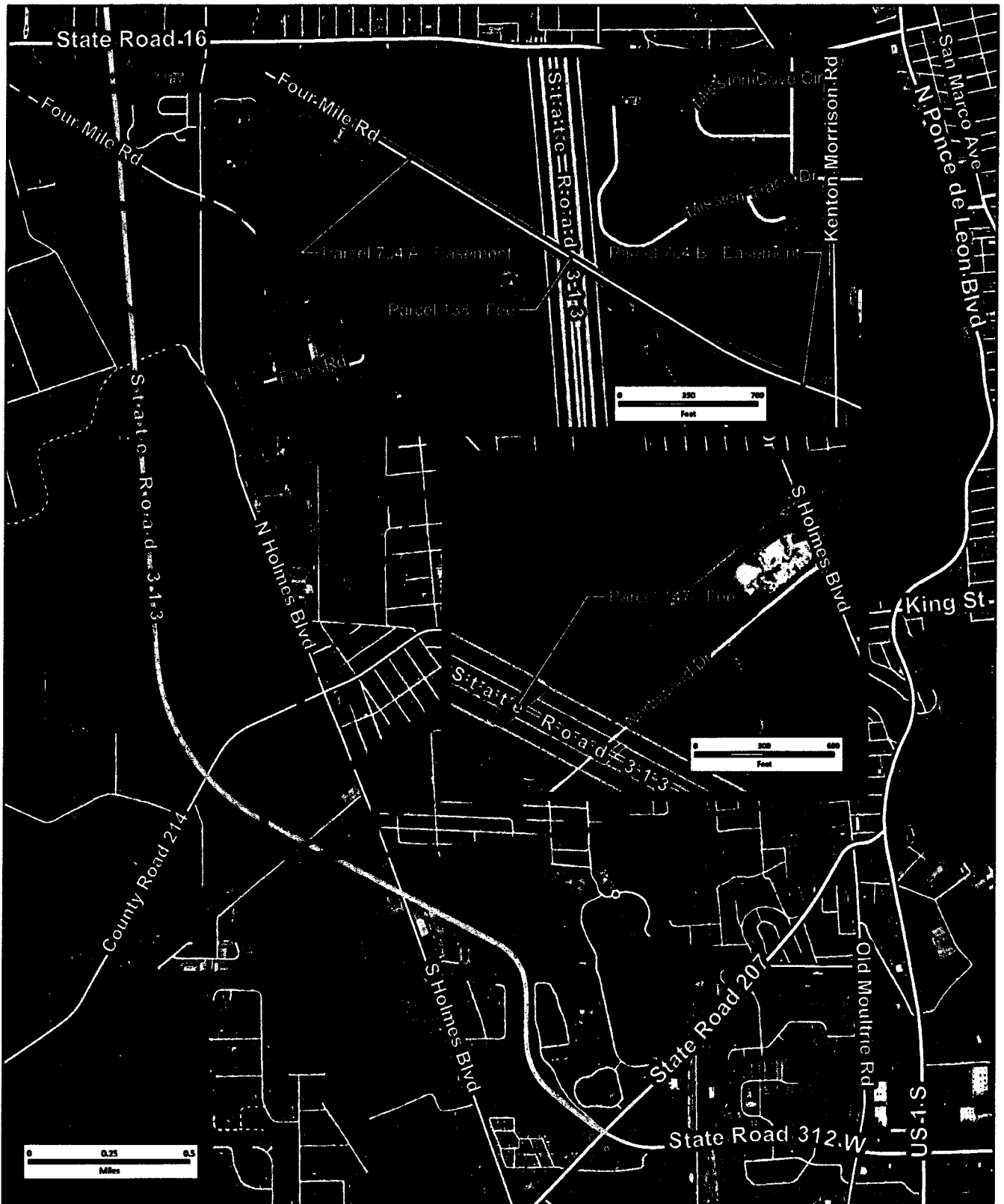
Temporary Construction Easement

A Part Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida) In Section 10, Section 11, And The F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 5" X 5" Coquina Monument With No Identification Marking At The Northwest Corner Of P. Embara Grant, Section 42, Township 7 South, Range 29 East Being A Common Corner With F.P. Sanchez Grant, Section 40, Township 7 South, Range 29 East, St. Johns County, Florida; Thence North 68°01'50" East, Along The Northerly Line Of Said Section 42, Same Also Being A Southerly Line Of Said Section 40, A Distance Of 357.51 Feet To A Point On The Centerline Of Survey Of State Road No. 313 (A Variable Width Right Of Way, As Shown On Florida Department Of Transportation Right Of Way Map, Section 78006, F.P. No. 2102302); Thence North 04°39'21" West, Departing Said Northerly Line Of Said Section 42 And Along Said Centerline Of Survey, A Distance Of 3,303.10 Feet To A Point Of Curvature Of A Curve To The Left Having A Radius Of 34,377.47 Feet; Thence Northerly Along Said Centerline Of Survey And Along The Arc Of Said Curve, Through An Angle Of 00°04'40", An Arc Length Of 46.71 Feet To The Southerly Existing Right Of Way Line Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 2765, Page 350 Of The Public Records Of St. Johns County, Florida); Thence South 59°08'51" East, Along Said Southerly Existing Right Of Way Line, A Distance Of 153.60 Feet To A Point Lying 125.00 Feet East Of Said Centerline Of Survey Of State Road No. 313 When Measured Perpendicularly, And The **Point Of Beginning**; Thence North 00°46'49" West, A Distance Of 70.47 Feet To A Point On The Northerly Existing Right Of Way Line Of Said Four Mile Road; Thence South 59°08'51" East Along Said Northerly Existing Right Of Way Line, Crossing The East Line Of Said Section 40 Into Section 10, Township 7 South, Range 29 East, St. Johns County, Florida, A Distance Of 769.35 Feet To A Point On The Northerly Existing Right Of Way Line Of Four Mile Road (A Variable Width Right Of Way Per Official Records Book 1793, Page 1146 Of The Public Records Of St. Johns County, Florida); Thence North 30°36'33" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 20.97 Feet To A Point On A Non-Tangent Curve, To The Left, Having A Radius Of 1,724.14 Feet And A Chord Bearing And Distance Of South 64°48'24" East, 325.42 Feet; Thence Southeasterly Along Said Northerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 10°49'49", An Arc Length Of 325.91 Feet To The Point Of Tangency; Thence South 70°13'20" East, Continuing Along Said Northerly Existing Right Of Way Line, A Distance Of 215.54 Feet To A Point On The Westerly Existing Right Of Way Line Of Kenton Morrison Road (A Variable Width Right Of Way Per Official Records Book 1793, Page 1146 Of The Public Records Of St. Johns County, Florida); Said Point Being On A Curve, To The Left, Having A Radius Of 3,776.96 Feet And A Chord Bearing And Distance Of North 00°59'57" West, 27.39 Feet; Thence Northerly Along Said Westerly Existing Right Of Way Line And The Arc Of Said Curve, Through An Angle Of 00°24'56", An Arc Length Of 27.39 Feet; Thence North 88°47'35" East, Departing Said Westerly Existing Right Of Way Line, And Crossing The East Line Of Said Section 10 Into Section 11, Township 7 South, Range 29 East, St. Johns County, Florida, A Distance Of 41.29 Feet; Thence South 01°06'18" East, A Distance Of 214.88 Feet; Thence South 88°53'42" West, A Distance Of 23.28 Feet To An Intersection Of

Said East Line Of Section 10 With The Southerly Existing Right Of Way Line Of Aforesaid Four Mile Road; Thence North 59°27'02" West, Along Said Southerly Existing Right Of Way Line In Said Section 10, A Distance Of 947.99 Feet To The East Line Of Said Section 40; Thence North 59°08'51" West, Continuing Along Said Southerly Existing Right Of Way Line In Said Section 40, A Distance Of 434.20 Feet To The **Point Of Beginning**.

Containing 2.687 Acres, More Or Less.



2013 Aerial  
Imagery  
April 29, 2015

**State Road 313**  
*County Property to Florida  
Department of Transportation*

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0762

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.

