

RESOLUTION NO. 2016- 3920

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR MAINTENANCE OF DRAINAGE FACILITIES LOCATED AT THE END OF OCEAN COURSE DRIVE.

RECITALS

WHEREAS, the owner of certain property in Avalon Unit 5 Subdivision have executed and presented to St. Johns County a Grant of Easement, attached substantially in the form hereto as Exhibit "A", incorporated by reference and made a part here of; and

WHEREAS, the easement will allow the County to perform routine maintenance of drainage facilities located at the end of Ocean Course Drive; and

WHEREAS, it is in the best interest of the County to accept the Grant of Easement for the health, safety and welfare of the citizens of St. Johns County.

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 substantially in the form attached as Exhibit A for the purposes mentioned above contingent upon approval of VACPLA 2016-01, petition to vacate a lots 21 and 22 of the Avalon Subdivision and a portion of Ocean Course Drive. In the event that VACPLA 2016-01 is not approved, the acceptance will hereby expire on its own terms and the Grant of Easement returned.

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 this 20 day of December, 2016.

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

By: _____
James K. Johns, Chairman

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 12/21/16



EXHIBIT A to Resolution

Prepared by:
Laurie Ford
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

GRANT OF EASEMENT

THIS GRANT OF EASEMENT is made this ___ day of _____, 2016, by and between **ALEXANDER T. ROSE AND ALYSSA PEYTON ROSE**, husband and wife, whose address is 306 Ponte Vedra Boulevard, Ponte Vedra Beach, Florida 32082 (the "**Grantor**") and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "**Grantee**").

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged, the Grantor hereby gives, grants, bargains, releases and conveys to the Grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property attached hereto as Exhibit "A", incorporated by reference and made a party hereof.

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 and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileged and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:

(sign) _____

Alexander T. Rose

(print) _____

Alyssa Peyton Rose

STATE OF FLORIDA
COUTNY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ___ day of _____, 2016, by Alexander T. Rose and Alyssa Peyton Rose. Who are personally known to me or have produced _____ as identification.

Notary Public
My commission expires: _____

EXHIBIT "A" to Easement

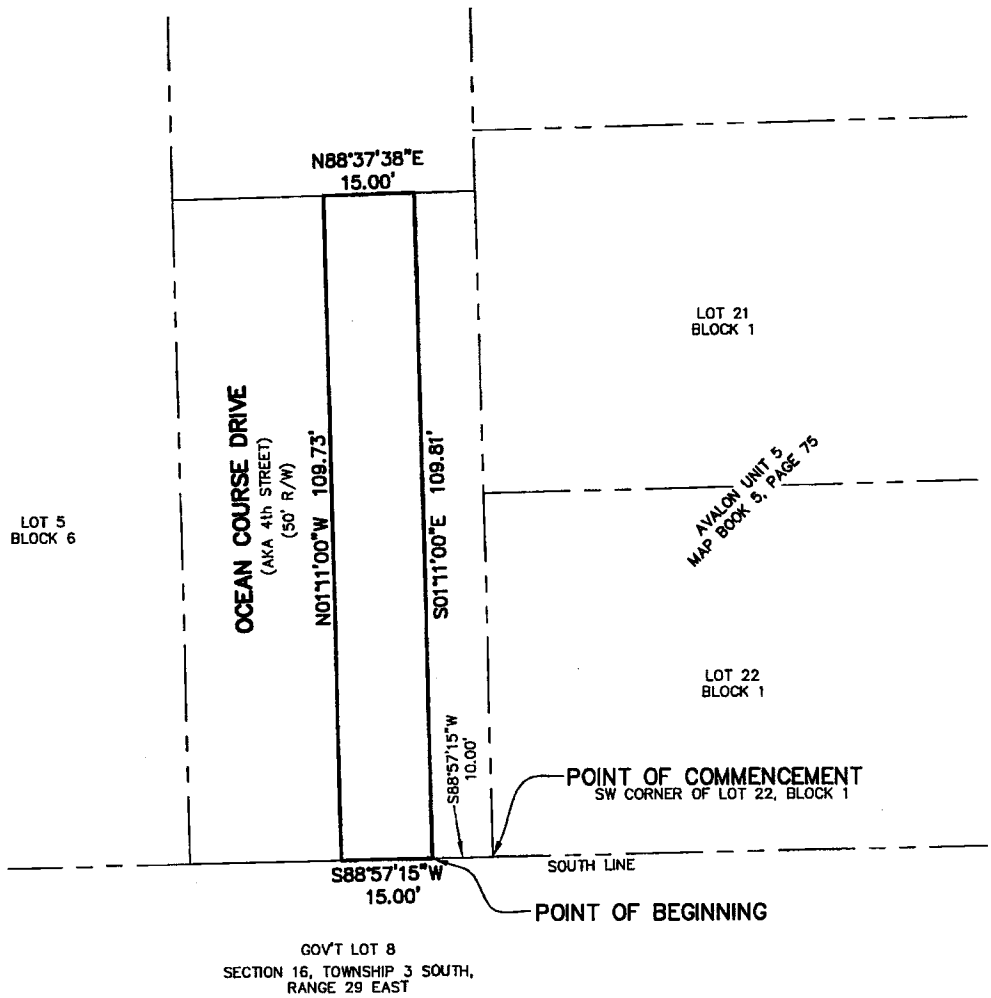
MAP SHOWING SKETCH & DESCRIPTION OF

(15 FOOT ST. JOHNS COUNTY DRAINAGE EASEMENT)

A PORTION OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING SHOWN ON MAP OF AVALON UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE, AT THE SOUTHWEST CORNER OF LOT 22, BLOCK 1, AS SHOWN ON THE PLAT OF AVALON, UNIT 5, AS RECORDED IN MAP BOOK 5, PAGE 75 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER LYING ON THE SOUTH LINE OF GOVERNMENT LOT 1, SECTION 16, TOWNSHIP 3 SOUTH, RANGE 29 EAST SAID ST. JOHNS COUNTY (SAID POINT LYING ON THE EAST RIGHT-OF-WAY LINE OF OCEAN COURSE DRIVE, A 50' RIGHT-OF-WAY, ALSO KNOWN AS 4TH STREET BY PLAT, AS NOW ESTABLISHED); THENCE SOUTH 88°57'15" WEST, ALONG THE SOUTH LINE OF OCEAN COURSE DRIVE, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88°57'15" WEST, ALONG LAST SAID LINE, A DISTANCE OF 15.00 FEET; THENCE NORTH 01°11'00" WEST, A DISTANCE OF 109.73 FEET; THENCE NORTH 88°37'38" EAST, A DISTANCE OF 15.00 FEET; THENCE SOUTH 01°11'00" EAST, A DISTANCE OF 109.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,646 SQUARE FEET AND/OR 0.03± ACRES, MORE OR LESS.



ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32257 - 904/278-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
CON.	= CONCRETE
FIN.	= FINISH FLOOR ELEVATION
ESMT	= EASEMENT
CONC	= CONCRETE
MON.	= MONUMENT
I.P.	= IRON PIPE
IR.	= IRON ROD
Δ	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(CALC.)	= CALCULATED
(D)	= DEED
(S)	= PLAT
(N)	= RADIAL LINE
E	= CENTER LINE
R/W	= RIGHT-OF-WAY
---	= FENCE
(W)	= WITNESS
F.F.E.	= FINISH FLOOR ELEVATION
A/C	= AIR CONDITIONER
LD	= IDENTIFICATION
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.S.L.	= BUILDING RESTRICTION
F.P.M.	= FLORIDA POWER & LIGHT
(TYP.)	= TYPICAL
(NAD)	= NATIONAL GEODETIC VERTICAL DATUM
(NAD83)	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EDW	= EDGE OF WATER
TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE SKETCH & DESCRIPTION WAS PREPARED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SKETCH & DESCRIPTION SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 81G17-8, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2647
 MICHAEL A. GARRETT, No. 8643

SCALE 1"=20'

DATE 05/23/2015

James D. Harrison, Jr.
 JAMES D. HARRISON, JR.
 FLORIDA REGISTERED SURVEYOR AND MAPPER

