

RESOLUTION NO. 2020- 134

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO GRANT OF EASEMENTS TO ST. JOHNS COUNTY ACROSS BELLA TERRA DRIVE IN CONNECTION WITH THE WINTON CIRCLE DRAINAGE PROJECT.**

**RECITALS**

**WHEREAS**, certain property owners have executed and presented to St. Johns County, Grant of Easements, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof, across a portion of their property located north of Winton Circle on Bella Terra Drive; and

**WHEREAS**, the easements will allow the County to perform necessary drainage improvements as part of the Winton Circle Drainage Project; and

**WHEREAS**, it is in the best interest of the County to accept the Grant of Easements for the health, safety and welfare of its citizens and move forward with the project.

**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 Easements for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of Easements 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 21 day of April, 2020.

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

By: [Signature]  
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

RENDITION DATE 4/23/20

By: [Signature]  
Deputy Clerk



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

GRANT OF EASEMENT

THIS EASEMENT this 16<sup>th</sup> day of January, 2020, by and between WAYNE W. FRALIX and CARMEN F. FRALIX, husband and wife, whose address is 150 Bella Terra Drive, St. Augustine, Florida 32086-3244, 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, 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, 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 part 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 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, sealed and delivered in  
Our presence as Witnesses:

GRANTOR:

(sign) *Laurel Moseman*  
(print) Laurel Moseman  
(sign) *Theresa K Mistie*  
(print) TERESA K. MISTIE

*Wayne W Fralix*  
Wayne W Fralix  
*Carmen F Fralix*  
Carmen F. Fralix

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 16<sup>th</sup> day of January, 2020, by Wayne W. Fralix and Carmen F. Fralix. Who are personally known to me or have produced Florida Drivers License as identification.

*Matthew Jesse McKay*  
Notary Public  
My commission expires: Feb 11, 2020


 Matthew Jesse McKay  
State of Florida  
My Commission Expires 02/11/2020  
Commission No. FF 959862

Exhibit "A"

A part of Government Lot 10, Section 18, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

From the Southeast corner of the said Government Lot 10, run thence North 01 degrees 00 minutes 40 seconds West along the East line of said Government Lot 10, 379.12 feet to the Point of Beginning. From this Point of Beginning, run thence South 88 degrees 16 minutes 21 seconds West for a distance of 100.00 feet; thence North 01 degrees 00 minutes 40 seconds West for a distance of 30.00 feet; thence North 88 degrees 16 minutes 21 seconds East for a distance of 100.00 feet to the aforesaid East line of said Government Lot 10; thence South 01 degrees 00 minutes 40 seconds East for a distance of 30.00 feet to the Point of Beginning.

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

**GRANT OF EASEMENT**

THIS EASEMENT this 5 day of MARCH, 2020, by and between **MARION G. RUGGERI**, Trustee of the Ruggeri Living Trust dated 26 April 1999, whose address is 460 Vaill Point Road, St. Augustine, Florida 32086-6804, 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, grantee.

**WITNESSTEH**, 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, 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 part hereof.

After any installation, construction, repair, replacement or removal of any drainage structures or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the existing condition after such installation, construction, repair, replacement or removal of Exhibit "A".

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. The Grantor reserves the right of ingress and egress across the lands described in Exhibit "A", subject to the rights granted herein.

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

Signed, sealed and delivered in  
Our presence as Witnesses:

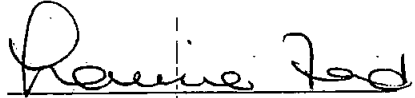
GRANTOR:

(sign) Sheki Lewis  
(print) Sheki Lewis  
(sign) Laerie Ford  
(print) Laerie Ford

Marion G. Ruggeri By  
John R. Ruggeri DPOA  
Marion G. Ruggeri by John R. Ruggeri  
attorney-in-fact

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of March, 2020, by John R. Ruggeri.



Notary Public

My Commission Expires: 4-17-2020

Personally Known or Produced Identification  
Type of Identification Produced



Laurie Ford  
MY COMMISSION # FF 944828  
EXPIRES: April 17, 2020  
Bonded Thru Budget Notary Services

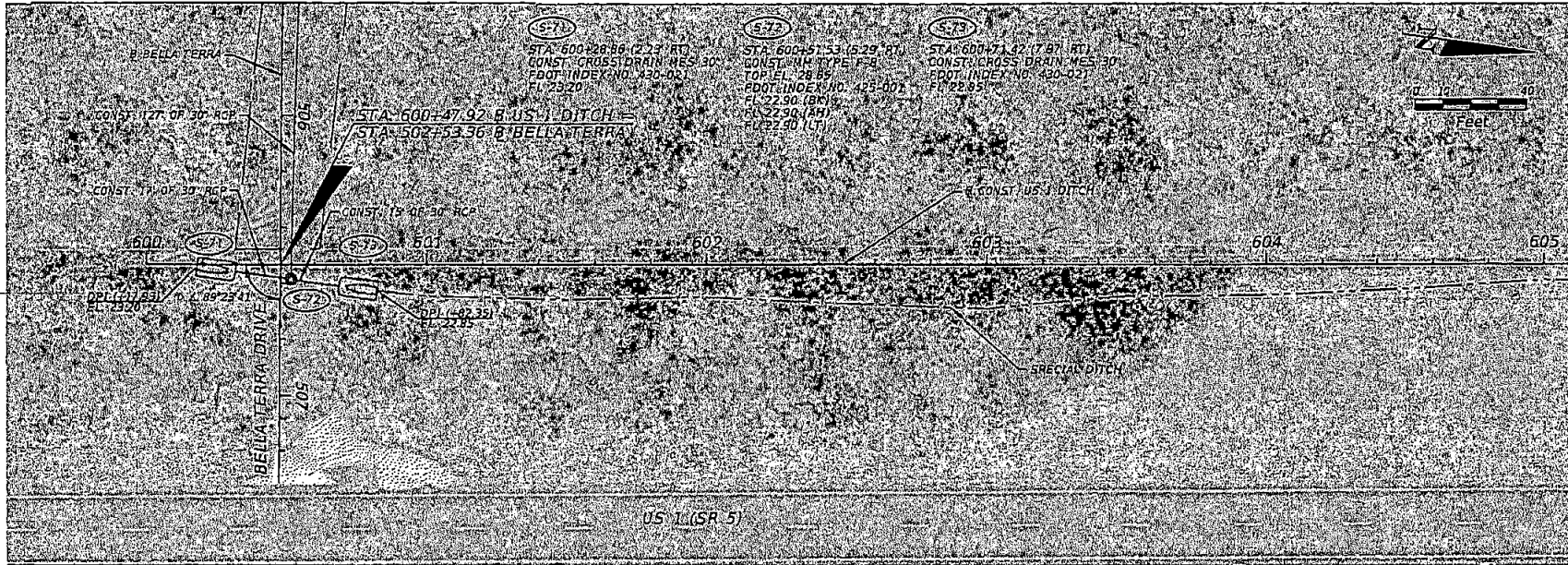
Exhibit "A"

A part of Government Lot 9, Section 18, Township 8 South, Range 30 East, St. Johns County, Florida, being more particularly described as follows:

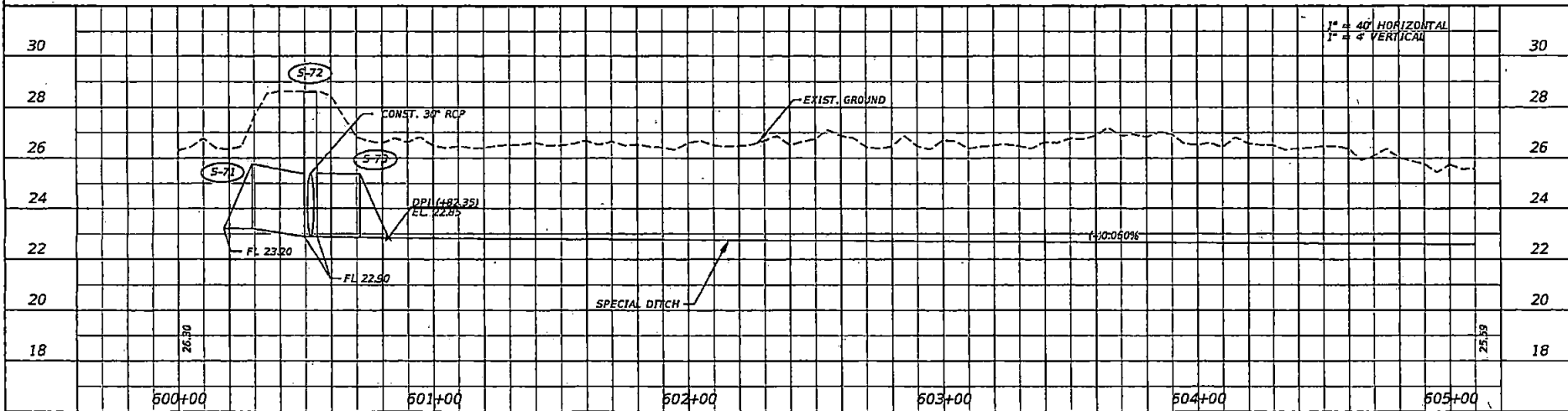
From the Southwest corner of the said Government Lot 9, run thence North 01 degrees 00 minutes 40 seconds West along the West line of said Government Lot 9, 379.12 feet to the Point of Beginning. From this Point of Beginning, run thence North 88 degrees 16 minutes 21 seconds East along the North line of the F.P.L. Co. lands, 400.43 feet, to a point of intersection with the Westerly right-of-way of S.R. 5 (U.S. 1); thence run North 08 degrees 20 minutes 22 seconds West along the Westerly right-of-way line of S.R. 5 (U.S. 1), 30.20 feet to a point; thence run South 88 degrees 16 minutes 21 seconds West, 396.58 feet to a point of intersection with the West line of Government Lot 9; thence run South 01 degrees 00 minutes 00 seconds East along the West line of Government Lot 9, 30 feet to the Point of Beginning.

Exhibit "A"

MATCHLINE STA. 505+60.00



MATCHLINE STA. 605+10.00



1" = 40' HORIZONTAL  
1" = 4' VERTICAL

REVISIONS	
DATE	DESCRIPTION

**WINTON CIRCLE  
DRAINAGE IMPROVEMENTS**

CHARLES T. WELLS, P.E.  
P.E. LICENSE NUMBER 64690  
ARCADIS U.S., INC.  
1301 RIVERPLACE BLVD, SUITE 700  
JACKSONVILLE, FL 32207  
CERTIFICATE OF AUTHORIZATION 7917

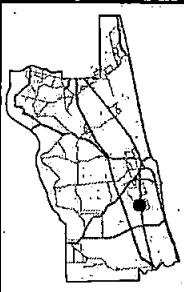



COUNTY  
ST. JOHNS  
COUNTY PROJECT #  
PROFESSIONAL SERVICES  
TASK ORDER #4

**PLAN/PROFILE (8)**

SHEET NO.

THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE DIGITALLY SIGNED AND SEALED UNDER RULE 61G15-23.004, F.A.C.



  
 2019 Aerial Imagery  
 March 25, 2020

*Grant of Easements  
 Bella Terra Drive  
 Winton Circle Drainage Project*

**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.

