

RESOLUTION NO. 2021- 202

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENTS IN CONNECTION WITH CDBG SAINT AUGUSTINE BOULEVARD/CYPRESS ROAD DRAINAGE PROJECT ALONG HILLTOP ROAD, CYPRESS ROAD AND SAINT AUGUSTINE BOULEVARD.**

**RECITALS**

**WHEREAS**, certain property owners have executed and presented to St. Johns County Grant of Easements, attached hereto as Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", Exhibit "E" and Exhibit "F", incorporated by reference and made a part hereof, across a portion of their property located on Hilltop Road, Cypress Road, and Saint Augustine Boulevard; and

**WHEREAS**, the easements allow the County to perform drainage improvements and routine maintenance to an existing drainage system as part of the CDBG Saint Augustine Boulevard/Cypress Road 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.

**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.

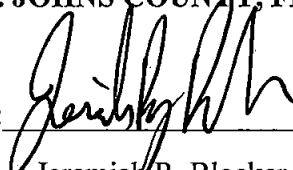
Section 2. The Board of County Commissioners hereby accepts the Grant of Easements for the purposes mentioned above.

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.

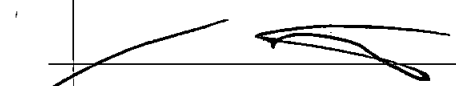
PASSED AND ADOPTED this 18 day of May, 2021.

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

By:   
Jeremiah R. Blocker, Chair

RENDITION DATE 5/20/21

ATTEST: Brandon J. Patty, Clerk of the  
Circuit Court & Comptroller

  
Deputy Clerk

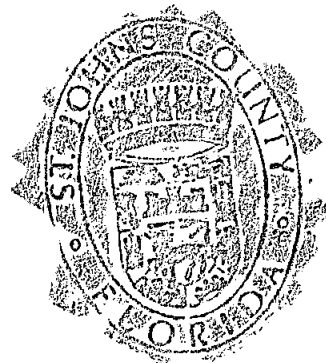


Exhibit "A" to Resolution



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

**GRANT OF EASEMENT**

**THIS INDENTURE**, made this 26 day of February, 2021, between **Sawmill Landing Subdivision Homeowners Association, Inc.**, a Florida corporation, whose address is 205 Waler Way, Suite 5, St. Augustine, FL 32086 hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

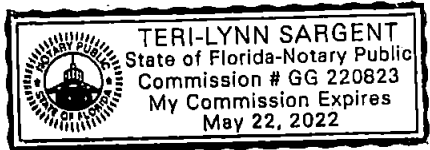
**IN WITNESS WHEREOF**, the said Grantor has hereunto set hand and seal the day and year first above written.

**Signed and Sealed in Our Presence as Witnesses:**

(Sign) [Signature]  
(Print) Amanda Ellis  
(Sign) [Signature]  
(Print) Amey Luxemburger

**Grantor:**  
[Signature]  
Print Name: Tom Mai

STATE OF FLORIDA  
COUNTY OF St. Johns



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26 day of February, 2021, by Tom Mai as President for Sawmill Landing Subdivision Homeowners Association, Inc.

Personally Known or Produced Identification  
 Type of Identification Produced Drives License My Commission Expires: May 22, 2022

[Signature]  
Notary Public

**EXHIBIT "A"**

A PORTION OF TRACT N AS SHOWN ON PLAT OF SAWMILL LANDING PUD AS RECORDED IN MAP BOOK 90, PAGES 78 THROUGH 84 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, BEGIN AT THE NORTHEAST CORNER OF TRACT N AS SHOWN ON SAID PLAT; THENCE SOUTH 22°23'30" EAST, ALONG THE WEST RIGHT OF WAY LINE OF HILLTOP ROAD AS NOW ESTABLISHED, A DISTANCE OF 9.64 FEET; THENCE SOUTH 69°41'47" WEST A DISTANCE OF 10.02 FEET; THENCE NORTH 22°23'30" WEST, ALONG THE WESTERLY LINE OF SAID TRACT N, A DISTANCE OF 13.40 FEET, TO A POINT ON THE NORTH BOUNDARY LINE OF AFOREMENTIONED PLAT OF SAWMILL LANDING PUD; THENCE SOUTH 89°59'41" EAST, ALONG SAID NORTH BOUNDARY LINE, A DISTANCE OF 10.83 FEET TO THE POINT OF BEGINNING.

CONTAINING 115 SQUARE FEET MORE OR LESS.

Exhibit "B" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 10 day of NOVEMBER 2020, between **Grace Marie Freigi**, whose address is 2560 Saint Augustine Blvd., St. Augustine, FL 32086, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

WITNESSETH: That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

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

Signed and Sealed in Our Presence as Witnesses:

(Sign) Debbie Taylor  
(Print) Debbie Taylor

(Sign) Jessica Getchius  
(Print) Jessica Getchius

Grantor:

Grace Marie Freigi  
Grace Marie Freigi

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of NOVEMBER, 2020, by Grace Marie Freigi.

Personally Known or Produced Identification  
Type of Identification Produced FLDL

Jessica Nicole Getchius  
Notary Public  
My Commission Expires:



JESSICA NICOLE GETCHIUS  
Commission # GG 285635  
Expires March 17, 2023  
Repealed thru Budget Notary Services

**EXHIBIT "A"**

A PORTION OF LAND LYING IN SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF TRACT 53 AS SHOWN ON PLAT OF ST. AUGUSTINE HEIGHTS UNIT NO. 1 AND 2, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°37'30" EAST, ALONG THE WEST LINE OF TRACT 53 AS SHOWN ON SAID PLAT ST. AUGUSTINE HEIGHTS UNIT NO. 1 AND 2, A DISTANCE OF 20.03 FEET; THENCE NORTH 76°15'12" WEST, ALONG THE NORTH LINE OF A DRAINAGE EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3170, PAGE 1685 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY, A DISTANCE OF 71.51 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 76°15'12" WEST ALONG SAID NORTH LINE OF DRAINAGE EASEMENT, A DISTANCE OF 30.69 FEET, TO THE INTERSECTION OF THE EAST LINE OF A 40 FOOT DRAINAGE EASEMENT, PARCEL 79, AS RECORDED IN DEED BOOK 233 PAGE 219; THENCE NORTH 25°54'38" EAST, ALONG SAID EAST LINE, A DISTANCE OF 20.46 FEET; THENCE SOUTH 39°05'01" EAST A DISTANCE OF 33.10 FEET TO THE POINT OF BEGINNING.  
CONTAINING 307 SQUARE FEET MORE OR LESS.

Exhibit "C" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 21st day of January, 2020, between **Deresa Serra**, whose address is 2560 Saint Augustine Blvd., St. Augustine, FL 32086, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

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

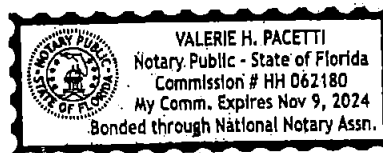
Signed and Sealed in Our  
Presence as Witnesses:

Grantor:

(Sign) Valerie H. Pacetti  
(Print) Valerie H. Pacetti

Deresa Serra  
Deresa Serra

(Sign) Lorric A. Coffman  
(Print) Lorric A. Coffman



STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 21st day of January, 2020, by Deresa Serra.

Personally Known or Produced Identification  
Type of Identification Produced

Valerie H. Pacetti  
Notary Public  
My Commission Expires: 11/9/2024

**EXHIBIT "A"**

A PORTION OF TRACT 8 AS SHOWN ON PLAT OF ST. AUGUSTINE HEIGHTS UNIT NO. 1 AND 2, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT 8, SAID POINT ALSO BEING THE INTERSECTION OF THE NORTH RIGHT OF WAY LINE OF CYPRESS RD AS NOW ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF ST. AUGUSTINE BLVD AS NOW ESTABLISHED; THENCE NORTH  $00^{\circ}35'56''$  EAST, ALONG THE SAID EAST RIGHT OF WAY LINE OF ST. AUGUSTINE BLVD, A DISTANCE OF 106.53 FEET; THENCE SOUTH  $09^{\circ}33'18''$  EAST A DISTANCE OF 52.41 FEET; THENCE SOUTH  $40^{\circ}16'08''$  EAST A DISTANCE OF 30.00 FEET; THENCE SOUTH  $59^{\circ}39'08''$  EAST A DISTANCE OF 46.16 FEET; THENCE SOUTH  $76^{\circ}54'33''$  EAST A DISTANCE OF 34.25 TO A POINT ON THE NORTH RIGHT OF WAY LINE OF AFOREMENTIONED CYPRESS ROAD; THENCE SOUTH  $89^{\circ}30'58''$  WEST, ALONG SAID NORTH RIGHT OF WAY LINE OF CYPRESS ROAD, A DISTANCE OF 102.41 FEET TO THE POINT OF BEGINNING.  
CONTAINING 2525 SQUARE FEET MORE OR LESS.

Exhibit "D" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 15 day of December, 2020, between **Vivian Lampard**, whose address is 4825 A1A South, Lot 21, St. Augustine, FL 32080, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

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

Signed and Sealed in Our  
Presence as Witnesses:

Grantor:

(Sign) Jessica Getchius  
(Print) Jessica Getchius  
(Sign) Debbie Taylor  
(Print) Debbie Taylor

Vivian Lampard  
Vivian Lampard

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of December, 2020, by Vivian Lampard.

Personally Known or Produced Identification  
Type of Identification Produced FLDL

Jessica Nicole Getchius  
Notary Public  
My Commission Expires: \_\_\_\_\_



JESSICA NICOLE GETCHIUS  
Commission # GG 285635  
Expires March 17, 2023  
Bonded thru Budget Notary Services

**EXHIBIT "A"**

A PORTION OF TRACT 25 AS SHOWN ON PLAT OF ST. AUGUSTINE HEIGHTS UNIT NO. 1 AND 2, AS RECORDED IN MAP BOOK 10, PAGES 26 THROUGH 28 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, BEGIN AT THE NORTHWEST CORNER OF SAID TRACT 25, SAID POINT ALSO BEING THE INTERSECTION OF THE SOUTH RIGHT OF WAY LINE OF CYPRESS RD AS NOW ESTABLISHED WITH THE EAST RIGHT OF WAY LINE OF ST. AUGUSTINE BLVD AS NOW ESTABLISHED; THENCE NORTH  $89^{\circ}30'58''$  EAST, ALONG THE SAID SOUTH RIGHT OF WAY LINE OF CYPRESS ROAD, A DISTANCE OF 133.69 FEET; THENCE SOUTH  $80^{\circ}05'42''$  WEST A DISTANCE OF 62.38 FEET; THENCE SOUTH  $59^{\circ}33'07''$  WEST A DISTANCE OF 51.48 FEET; THENCE SOUTH  $27^{\circ}13'20''$  WEST A DISTANCE OF 38.31 FEET; THENCE SOUTH  $11^{\circ}15'35''$  WEST A DISTANCE OF 59.76 TO A POINT ON THE EAST RIGHT OF WAY LINE OF AFOREMENTIONED ST AUGUSTINE BLVD; THENCE NORTH  $00^{\circ}35'56''$  EAST, ALONG SAID EAST RIGHT OF WAY LINE OF ST. AUGUSTINE BLVD, A DISTANCE OF 128.37 FEET TO THE POINT OF BEGINNING. CONTAINING 3334 SQUARE FEET MORE OR LESS.

Exhibit "E" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 12<sup>th</sup> day of December, 2020, between Maria G. Rodriguez-Jimenez, whose address is 1299 Cypress Rd., St. Augustine, FL 32086, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

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

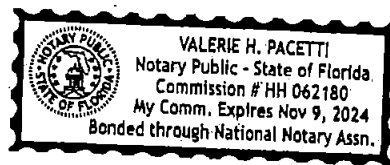
Signed and Sealed in Our  
Presence as Witnesses:

Grantor:

(Sign) Valerie H. Pacetti  
(Print) Valerie H. Pacetti

Maria G. Rodriguez  
MARIA G. RODRIGUEZ-JIMENEZ

(Sign) John P. Burnham  
(Print) John P. Burnham



STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 12<sup>th</sup> day of December, 2020, by Maria G. Rodriguez-Jimenez.

Personally Known or Produced Identification  
Type of Identification Produced

Valerie H. Pacetti  
Notary Public  
My Commission Expires: November 9, 2024

**EXHIBIT "A"**

The North 20.00 feet of the West 16.00 feet of the following described property:

The West 110 feet of the East 220 feet of Tract 24, Unit No. 1 of St. Augustine Heights Subdivision, according to map or plat thereof, recorded in Map Book 10, Pages 26 and 27, of the public records of St. Johns County, Florida.

Containing 320 square feet more or less.

Exhibit "F" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 27<sup>th</sup> day of January, 2020, between **Jonathan M. Pellicer and Lori B. Pellicer**, whose address is 127 Kent Estate Rd, Elkton, FL 32033, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, an ingress and egress easement with the right, privilege, and authority to said 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 either above or below the surface of the ground, road right-of-way, drainage facilities and utilities on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

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

Signed and Sealed in Our  
Presence as Witnesses:

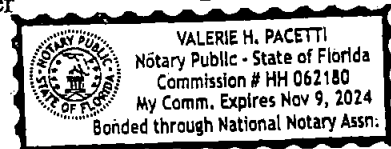
Grantor:

(Sign) [Signature]  
(Print) Lorrie Hoffman

[Signature]  
Jonathan M. Pellicer  
[Signature]  
Lori B. Pellicer

(Sign) [Signature]  
(Print) Valerie Pacetti

STATE OF FLORIDA  
COUNTY OF St. Johns



The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27<sup>th</sup> day of January, 2020, by Jonathan M. Pellicer and Lori B. Pellicer.

Personally Known or Produced Identification  
Type of Identification Produced

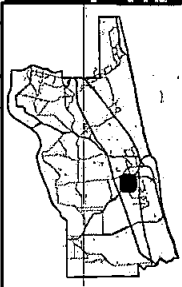
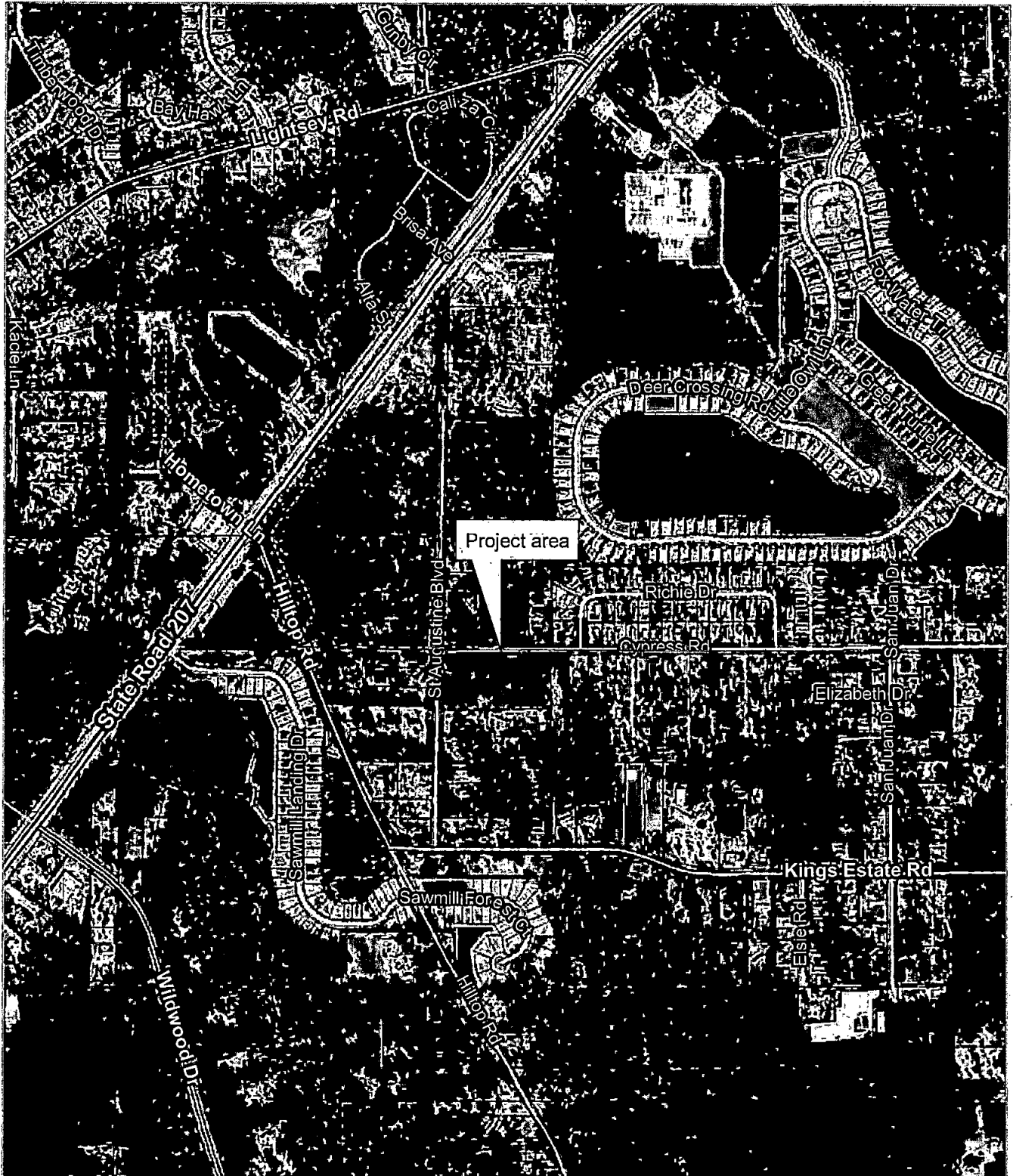
[Signature]  
Notary Public  
My Commission Expires: November 9, 2024

**EXHIBIT "A"**

THE NORTH 50.00 FEET OF THE EAST 60.00 FEET OF THE WEST 200.00 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

THE WEST ONE-HALF OF TRACT 22 AND ALL OF TRACT 23, UNIT NO. 1, ST. AUGUSTINE HEIGHTS, ACCORDING TO MAP BOOK 10, PAGE 26 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS AN EXISTING 30 FOOT DIRT ROAD KNOWN AS "ROAD 1235", WHICH ROAD IS AN AGREED BOUNDARY BETWEEN PROPERTY OF THE GRANTOR AND THE GRANTEE.

CONTAINING 3000 SQUARE FEET MORE OR LESS



2019 Aerial Imagery  
 0 187.5 375 750  
 Feet  
 Date: 4/22/2021

Grant of Easements

Drainage Project Area  
 Hilltop Road, Cypress Road  
 & Saint Augustine Boulevard

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782

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.

