

RESOLUTION NO. 2022- 136

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY FOR DRAINAGE IMPROVEMENTS WITHIN THE WESTWOOD SUBDIVISION.

RECITALS

WHEREAS, the property owner of Lot 27, Westwood Subdivision, 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, across a portion of Lot 27; and

WHEREAS, the easement will allow the County to perform drainage improvements needed in this area and provide for future maintenance of a drainage system; and

WHEREAS, it is in the best interest of the County to accept the easement to ensure proper drainage 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.

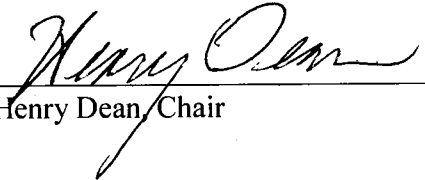
Section 2. The Board of County Commissioners hereby accepts the Grant of Easement for the purposes mentioned above.

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.

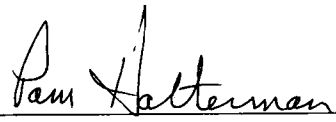
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 3rd day of May, 2022.

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

By: 
Henry Dean, Chair

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

Rendition Date 5/5/22

By: 
Deputy Clerk

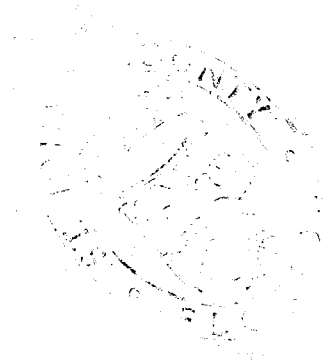


Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 14 day of March, 2022, by and between **MELISSA BRUNZ**, Trustee of The Melissa Brunz Revocable Trust under agreement dated February 8, 2018, whose address is 1169 Westwood Drive, St. Johns, Florida 32259, 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:

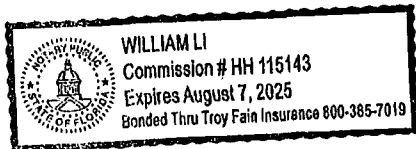
GRANTOR:

(sign) [Signature]
(print) William W
(sign) [Signature]
(print) Shana Still

[Signature]
Melissa Brunz, Trustee

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14th day of March, 2022, by Melissa Brunz.



[Signature]
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

EASEMENT

A PORTION OF LOT 27, AS SHOWN ON PLAT OF WESTWOOD AS RECORDED IN MAP BOOK 17, PAGES 95 THROUGH 96 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE MOST SOUTHERLY CORNER OF SAID LOT 27, SAID POINT IS ON A CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 97.77 FEET; THENCE NORTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE NORTHERLY RIGHT OF WAY LINE OF WESTWOOD DRIVE AS NOW ESTABLISHED, A CHORD BEARING OF NORTH 69°13'21" EAST AND A DISTANCE OF 29.94 FEET TO A POINT OF REVERSE CURVE; SAID POINT IS ON A CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE NORTHEASTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF SAID DRIVE, A CHORD BEARING OF NORTH 56°35'43" EAST AND A DISTANCE OF 18.28 FEET TO THE POINT OF BEGINNING; THENCE NORTH 85°52'12" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 36.47 FEET; THENCE NORTH 04°07'48" EAST A DISTANCE OF 29.39 FEET; THENCE SOUTH 85°52'12" EAST A DISTANCE OF 40.04 FEET, TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF WESTWOOD DRIVE; THENCE SOUTH 04°07'48" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 16.50 FEET TO A POINT ON A CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT OF WAY LINE, A CHORD BEARING OF SOUTH 19°38'10" WEST AND A DISTANCE OF 13.37 FEET TO THE POINT OF BEGINNING. CONTAINING 1162 SQUARE FEET MORE OR LESS.

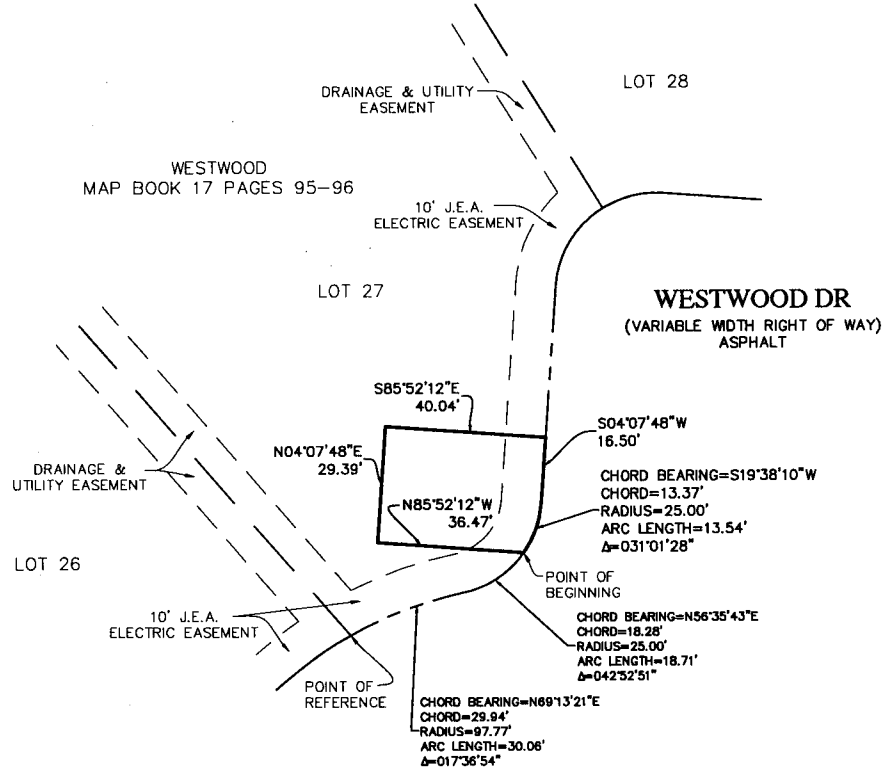
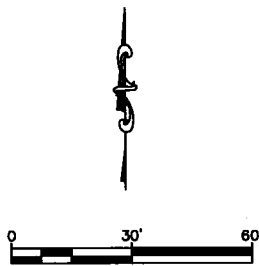
**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF LOT 27, AS
SHOWN IN WESTWOOD, MAP BOOK 17, PAGES 95-96
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

SURVEYORS NOTES:

1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011.
5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
6. DESCRIPTION FURNISHED SEPARATELY.
7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

LEGEND

--- RIGHT OF WAY LINE
 --- J.E.A. JACKSONVILLE ELECTRIC AUTHORITY



WESTWOOD DRIVE, LOT 27 - EASEMENT

SKETCH OF DESCRIPTION
 DATE OF SKETCH: JANUARY 24, 2022

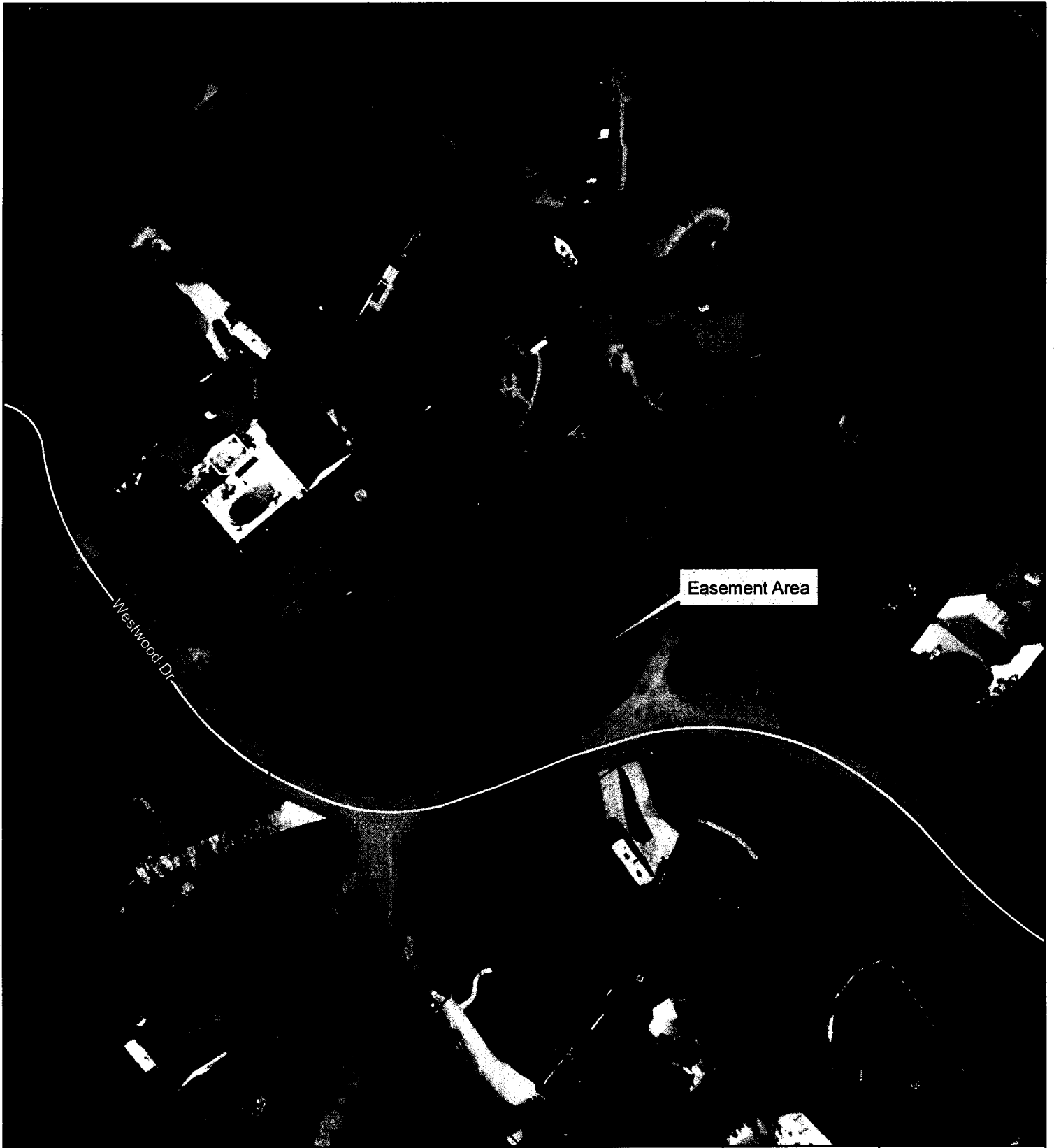


ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084

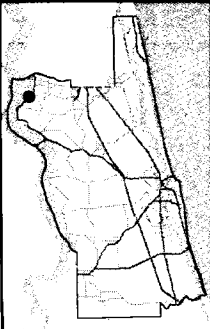
PATRICIA GAIL OLIVER P.S.M. NO. 4564
 Phone (904) 209-0770 Email: goliver@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1218A
SHEET NO. 1
OF 1



Easement Area

Westwood Dr



2021 Aerial Imagery
April 6, 2022

*Grant of Easement
Westwood Subdivision Drainage Improvements*

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.

