

RESOLUTION NO. 2022- 277

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING GRANT OF EASEMENT AND TWO TEMPORARY CONSTRUCTION EASEMENTS REQUIRED FOR THE S. HOLMES BOULEVARD CDBG DRAINAGE PROJECT.

RECITALS

WHEREAS, certain property owners have executed and presented to St. Johns County a Grant of Easement and two Temporary Construction Easements, attached hereto as Exhibits “A”, “B” and “C”, incorporated by reference and made a part hereof, across a portion of their property located off S. Holmes Boulevard; and

WHEREAS, the easements are required to allow the County to perform the drainage improvements for the S. Holmes Boulevard CDBG Drainage Project and allow for future maintenance of the drainage areas; and

WHEREAS, it is in the best interest of the County to accept the Grant of Easement and two Temporary Construction Easements for the health, safety and welfare of the citizens of St. Johns County and allow the project to move forward.

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 and two Temporary Construction Easements for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of Easement and two Temporary Construction 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.

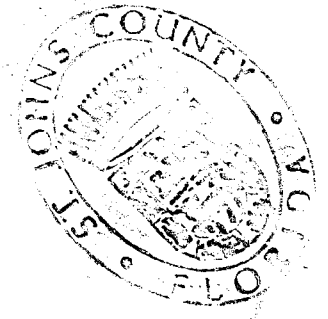
PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 2 day of August, 2022.

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

By: Henry Dean
Henry Dean, Chair

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

By: Sam Halterman
Deputy Clerk



Rendition Date 8/4/22

Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 30th day of June, 2022, between Properties from AtoZ, LLC, a Florida limited liability company, whose address is 4295 Porter Rd., St. Augustine, FL 32095, 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: Properties from AtoZ, LLC, a Florida limited liability company

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

[Signature]
Title: Manager

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2022, on behalf of Properties from AtoZ, LLC, a Florida limited liability company, by Charles C. McBone its Manager.

Personally Known or Produced Identification
Type of Identification Produced

Valerie H. Pacetti
Notary Public
My Commission Expires

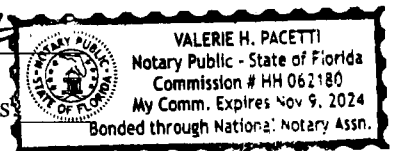


EXHIBIT "A"

A PERMANENT DRAINAGE EASEMENT ACROSS THE EASTERLY 15 FEET OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LOT 10 OF THE F.N. HOLMES SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 36, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IMMEDIATELY ADJACENT AND PARALLEL WITH THE RIGHT OF WAY OF HOLMES BOULEVARD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2:

A PARCEL OF LAND IN LOT 10 OF THE F.N. HOLMES SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 973, PAGE 1436, PUBLIC RECORDS OF SAID COUNTY, CONTAINING 12.39 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 19 DEGREES 52 MINUTES 00 SECONDS WEST, ON THE EAST LINE OF SAID LOT 10, A DISTANCE OF 138.60 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 74 DEGREES 24 MINUTES 36 SECONDS WEST 290.35 FEET; THENCE SOUTH 19 DEGREES 55 MINUTES 14 SECONDS EAST 140.60 FEET; THENCE SOUTH 73 DEGREES 56 MINUTES 50 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 270.35 FEET; THENCE SOUTH 65 DEGREES 22 MINUTES 06 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 852.69 FEET; THENCE NORTH 18 DEGREES 55 MINUTES 50 SECONDS WEST 506.15 FEET; THENCE NORTH 74 DEGREES 17 MINUTES 45 SECONDS EAST 1404.33 FEET; THENCE SOUTH 19 DEGREES 52 MINUTES 00 SECONDS EAST, ON SAID EAST LINE OF LOT 10, A DISTANCE OF 232.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN OFFICIAL RECORDS BOOK 1402-272.

Exhibit "B" to Resolution

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 30th day of June, 2021, by and between **Properties from AtoZ, LLC, a Florida limited liability company**, whose address is 4295 Porter Rd., St. Augustine, FL 32095, 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 \$10.00 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 to enter upon and use the grantor's property, for construction, installation, maintenance and repair either above or below the surface of the ground, road right-of-way drainage facilities located in St. Johns County, Florida, described as follows:

SEE EXHIBIT "A", attached hereto

It is understood and agreed by the parties hereto that the rights granted herein will terminate 24 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

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: **Properties from AtoZ, LLC, a
Florida limited liability company**

Valerie H. Pacetti
Print Witness Name: Valerie H. Pacetti

Title: Manager

Michael G. [unclear]
Print Witness Name: Michael G. [unclear]

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 30th day of June, 2022, on behalf of Properties from AtoZ, LLC, a Florida limited liability company, by Charles C. McInnis its Manager

Valerie H. Pacetti
Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

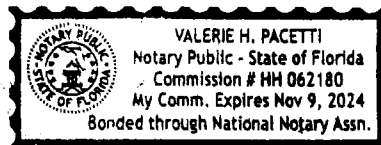


EXHIBIT "A"

A TEMPORARY CONSTRUCTION EASEMENT ACROSS THE EASTERLY 20 FEET OF THE FOLLOWING DESCRIBED PROPERTY LOCATED IN LOT 10 OF THE F.N. HOLMES SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 36, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IMMEDIATELY ADJACENT AND PARALLEL WITH THE RIGHT OF WAY OF HOLMES BOULEVARD, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

PARCEL 1 AND PARCEL 2:

A PARCEL OF LAND IN LOT 10 OF THE F.N. HOLMES SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 36, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING PART OF THAT LAND DESCRIBED IN WARRANTY DEED RECORDED IN OFFICIAL RECORDS BOOK 973, PAGE 1436, PUBLIC RECORDS OF SAID COUNTY, CONTAINING 12.39 ACRES MORE OR LESS AND BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 8 OF SAID SUBDIVISION, BEING THE SOUTHEAST CORNER OF SAID LOT 10; THENCE NORTH 19 DEGREES 52 MINUTES 00 SECONDS WEST, ON THE EAST LINE OF SAID LOT 10, A DISTANCE OF 138.60 FEET TO THE POINT OF BEGINNING AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE SOUTH 74 DEGREES 24 MINUTES 36 SECONDS WEST 290.35 FEET; THENCE SOUTH 19 DEGREES 55 MINUTES 14 SECONDS EAST 140.60 FEET; THENCE SOUTH 73 DEGREES 56 MINUTES 50 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 270.35 FEET; THENCE SOUTH 65 DEGREES 22 MINUTES 06 SECONDS WEST, ON THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 852.69 FEET; THENCE NORTH 18 DEGREES 55 MINUTES 50 SECONDS WEST 506.15 FEET; THENCE NORTH 74 DEGREES 17 MINUTES 45 SECONDS EAST 1404.33 FEET; THENCE SOUTH 19 DEGREES 52 MINUTES 00 SECONDS EAST, ON SAID EAST LINE OF LOT 10, A DISTANCE OF 232.35 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT ANY PORTION LYING WITHIN OFFICIAL RECORDS BOOK 1402-272.

Exhibit "C" to Resolution

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 6 day of July, 2022, by and between Waste Pro of Florida, Inc., a Florida corporation, whose address is 2101 West State Road 434, Suite 301, Longwood, FL 32779, 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 \$10.00 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 to enter upon and use the grantor's property, for construction, installation, maintenance and repair either above or below the surface of the ground, road right-of-way drainage facilities located in St. Johns County, Florida, described as follows:

SEE EXHIBIT "A", attached hereto

It is understood and agreed by the parties hereto that the rights granted herein will terminate 24 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

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:

Don Williams
Print Witness Name: Don Williams Title: Chairman

Dalughra Gartin
Print Witness Name: Dalughra Gartin

STATE OF Florida
COUNTY OF Seminole

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 6 day of July, 2022, by John J. Jennings, on behalf of Waste Pro of Florida, Inc., it's Chairman.

Malenie Velez
Notary Public

My Commission Expires: 3/9/25

Personally Known or Produced Identification
Type of Identification Produced

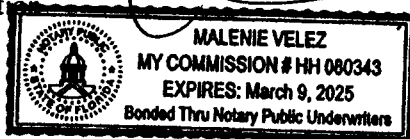


Exhibit "A"

**SKETCH AND DESCRIPTION SHOWING A
DRAINAGE EASEMENT: TCE-2**

NOTE: THIS IS NOT A BOUNDARY SURVEY

TEMPORARY CONSTRUCTION EASEMENT DESCRIPTION TCE-2:

A TEMPORARY CONSTRUCTION EASEMENT LOCATED IN LOT 10 OF THE F.N. HOLMES SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 38, IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID EASEMENT ALSO BEING WITHIN A PARCEL AS DESCRIBED IN OFFICIAL RECORDS BOOK 3059, PG 1676 OF SAID PUBLIC RECORDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE FROM THE SOUTHWEST CORNER OF SAID PARCEL DESCRIBED IN OFFICIAL RECORDS BOOK 3059, PG 1878; THENCE N 19° 02' 34" W ALONG THE WESTERLY LINE OF SAID PARCEL, 150.00 FEET; THENCE N 65° 15' 22" E, 150.00 FEET; THENCE S 19° 02' 34" E, 150.00 FEET TO THE SOUTHERLY LINE OF SAID PARCEL; THENCE S 65° 15' 22" W ALONG SAID SOUTH LINE, 150.00 FEET TO THE POINT OF BEGINNING.

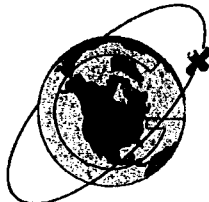
CONTAINING 22,389 SQUARE FEET, MORE OR LESS.

GEOMATICS CORP.

SURVEYING—MAPPING—GPS

2804 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904)
824-3066 FAX (904) 824-5763

LICENSED BUSINESS
GEORGIA #006 FLORIDA #1979 SOUTH CAROLINA #3587
ALABAMA #794 NORTH CAROLINA C&A #3768



PROJECT NO: 20-3171.

SURVEY DATE: 03/26/2021

CHECKED BY: RDF

DRAWN BY: RDF

FIELD WORK: ALL

FB: N/A

PG.: N/A

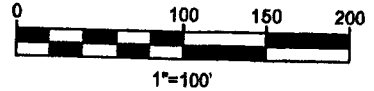
PAGE: 2 OF 2

**SKETCH AND DESCRIPTION SHOWING A
DRAINAGE EASEMENT: TCE-2**

NOTE: THIS IS NOT A BOUNDARY SURVEY



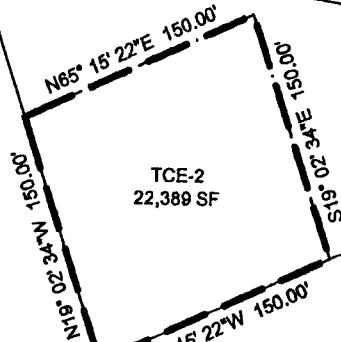
GRAPHIC SCALE



SCOTT & ANGELA
CLARKSON
PID 096460000
673 S HOLMES BLVD

WASTE PRO OF FLORIDA, INC.
PID 096460040
663 S. HOLMES BLVD
ORB 3059 PG 1676

LOT 10
OF THE F.N.
HOLMES SUBDIVISION
MB 2 PG 36



BARRY M & PHYLLIS W
HARRISS
PID 0964400080
1120 BAY FOREST RD

POINT OF COMMENCEMENT &
BEGINNING. THE S.W. CORNER
OF ORB 3059 PG 1676

SUSAN APRIL BESSMAN
PID 0964400020
1140 BAY FOREST RD

ABBREVIATION TABLE

- ORB OFFICIAL RECORDS BOOK
- PG PAGE
- PID PARCEL IDENTIFICATION NUMBER
- DE DRAINAGE EASEMENT
- TCE TEMPORARY CONSTRUCTION EASEMENT



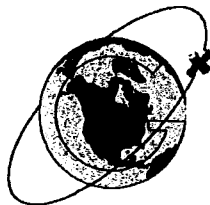
Russell D. Flinn

Russell D. Flinn, Florida PSM #7324 Not Valid Without
The Signature And Original Raised Seal Of A Florida Licensed
Surveyor & Mapper

GEOMATICS CORP.

SURVEYING—MAPPING—GPS
2804 N. FIFTH STREET, UNIT 101
ST AUGUSTINE, FL 32084 PHONE (904)
824-3086 FAX (904) 824-8763

LICENSED BUSINESS
GEORGIA 6000 FLORIDA 6070 NORTH CAROLINA 6087
ALABAMA 6704 NORTH CAROLINA COI 6706



PROJECT NO: 20-3171

SURVEY DATE: 03/26/2021

CHECKED BY: RDF

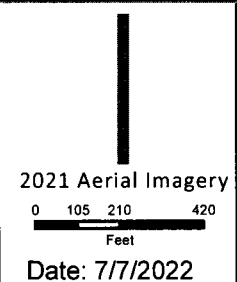
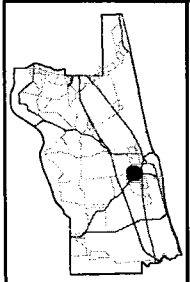
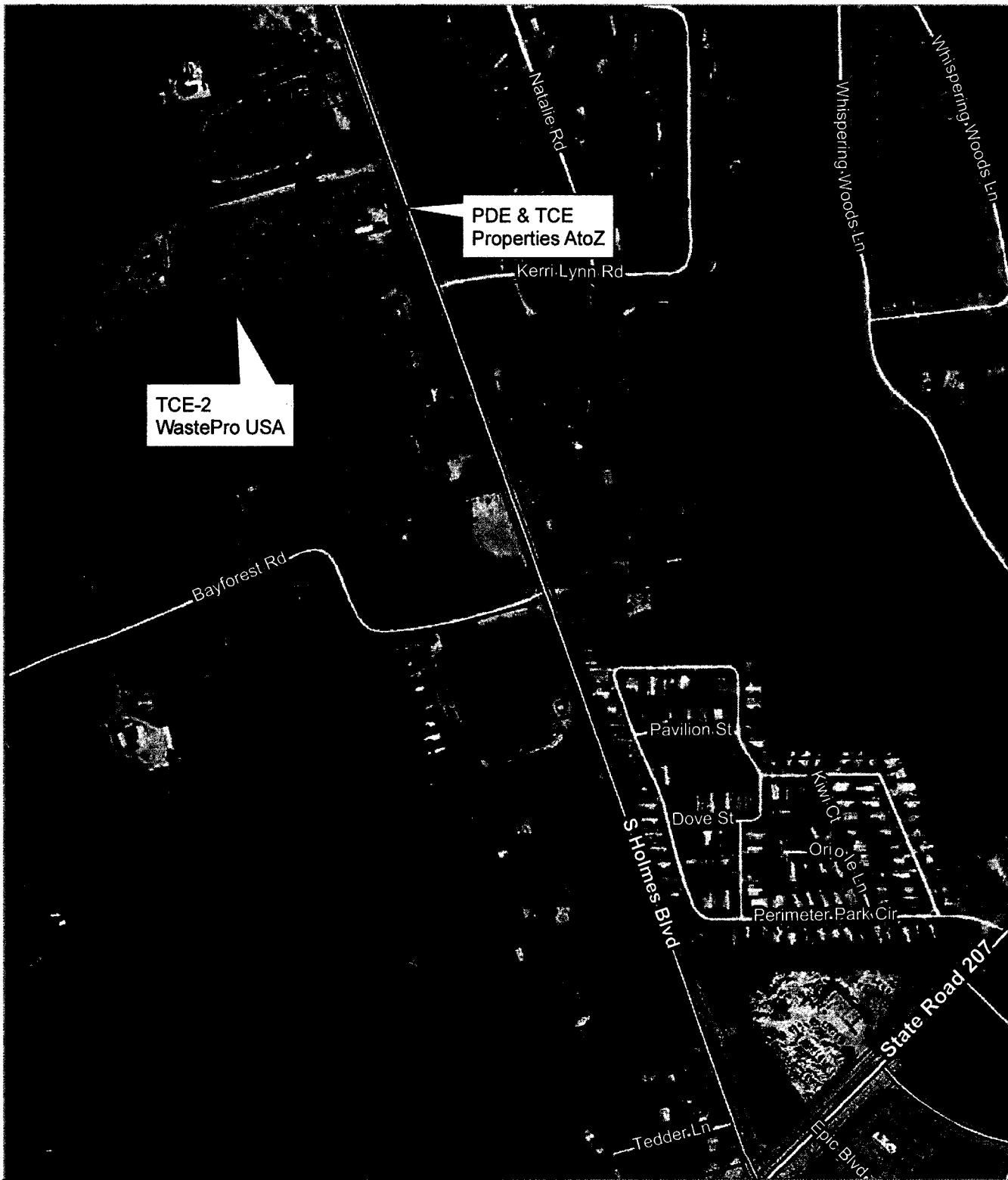
DRAWN BY: RDF

FIELD WORK: ALL

FB: N/A

PG.: N/A

PAGE: 1 OF 2



**Grant of Easement &
 2 Temporary Construction
 Easements**

S. Holmes CDBG Drainage Project

**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.

