

RESOLUTION NO. 2022- 361

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY FOR CONSTRUCTION OF A SIDEWALK AT THE NORTH END OF RAY ROAD.

RECITALS

WHEREAS, the owners of certain property have 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 their property; and

WHEREAS, the easement allows the County to construct a sidewalk at the north end of Ray Road to connect to an existing sidewalk that runs along the west side of Ray Road; and

WHEREAS, it is in the best interest of the County to accept the easement 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 purpose 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 4th day of October, 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 10/4/22



Exhibit "A" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 9th day of August, 2022, by and between GAINESVILLE LEASED HOUSING ASSOCIATES (TIC-I) III, LLC, a Minnesota limited liability company, GAINESVILLE LEASED HOUSING ASSOCIATES (TIC-II) III, LLC, a Minnesota limited liability company and GAINESVILLE LEASED HOUSING ASSOCIATES, LLC (TIC-III) III, LLC, a Minnesota limited liability company, whose address is 2905 Northwest Boulevard, Suite 150, Plymouth, Minnesota 55441, 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 a sidewalk 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:
GAINESVILLE LEASED HOUSING
ASSOCIATES (TIC-I) III, LLC
a Minnesota limited liability company

(sign) Melissa Banpra

By: Paul R. Sween

(print) Melissa Banpra

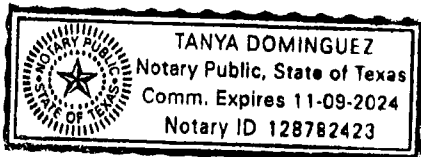
Its: Co-President

(sign) Kaitlin Abell

(print) Kaitlin Abell

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2022, by Paul R. Sween as Co-President for Gainesville Leased Housing Associates (TIC-I) III, a Minnesota limited liability company.



Paul R. Sween
Notary Public
My Commission Expires: 11/9/2024

Personally Known or Produced Identification
Type of Identification Produced

Signed, sealed and delivered in
Our presence as Witnesses:

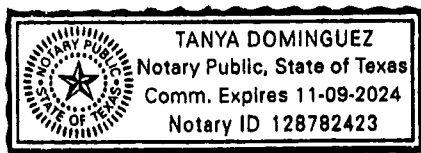
(sign) Melina Barbra
(print) Melissa Barbra
(sign) [Signature]
(print) Vaitin Obell

GRANTOR:
GAINESVILLE LEASED HOUSING
ASSOCIATES (TIC-II) III, LLC,
a Minnesota limited liability company

By: [Signature]
Paul R. Sween
Its: Co-President

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2022, by Paul R. Sween as Co-President for Gainesville Leased Housing Associates (TIC-II) III, LLC, a Minnesota limited liability company.



[Signature]
Notary Public
My Commission Expires: 11/9/2024

Personally Known or Produced Identification
Type of Identification Produced

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) Melissa Borra

(print) Melissa Borra

(sign) KA

(print) Kaitlin Abell

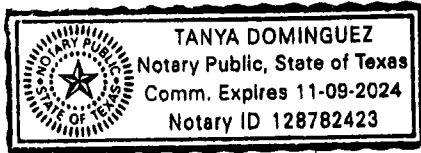
GRANTOR:
GAINESVILLE LEASED HOUSING
ASSOCIATES (TIC-III) III, LLC, a
Minnesota limited liability company

By: [Signature]
Mark S. Moorhouse

Its: President

STATE OF Texas
COUNTY OF Collin

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of August, 2022, by Mark S. Moorhouse as President for Gainesville Leased Housing Associates (TIC-III) III, a Minnesota limited liability company.



[Signature]
Notary Public
My Commission Expires: 11/9/2024

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

RAY ROAD SIDEWALK EASEMENT

A PORTION OF SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF QUAIL RIDGE FARMS SUBDIVISION AS RECORDED IN MAP BOOK 20, PAGES 39-45 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01°00'08" EAST, ALONG THE WESTERLY RIGHT OF WAY LINE OF RAY ROAD, A 65 FOOT RIGHT OF WAY AS NOW ESTABLISHED, A DISTANCE OF 41.49 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°00'08" EAST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 10.00 FEET; THENCE SOUTH 89°04'59" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 15.29 FEET; THENCE NORTH 00°55'01" WEST A DISTANCE OF 10.00 FEET; THENCE NORTH 89°04'59" EAST A DISTANCE OF 15.28 FEET; TO ITS INTERSECTION WITH THE WESTERLY RIGHT OF WAY OF SAID ROAD AND THE POINT OF BEGINNING. CONTAINING 153 SQUARE FEET, MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF
SECTION 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST OF
ST. JOHNS COUNTY, FLORIDA.
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION

SURVEYORS NOTES:

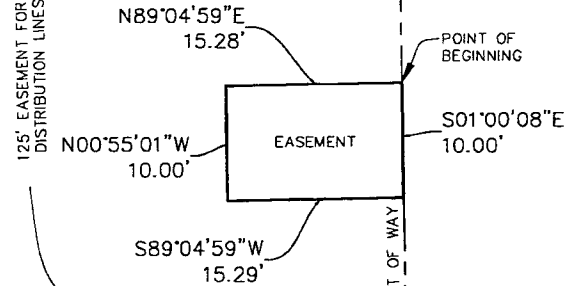
1. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, 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. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

LEGEND

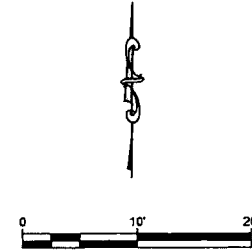
O.R. OFFICIAL RECORDS
PG(S). PAGE(S)
- - - - - RIGHT OF WAY LINE

O.R. 5367
PG. 16

125' EASEMENT FOR ELECTRICAL TRANSMISSION &
DISTRIBUTION LINES, AS PER O.R. 559, PG. 652



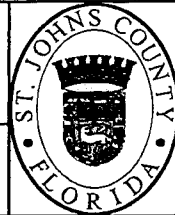
POINT OF REFERENCE
SW CORNER OF QUAIL RIDGE FARMS
MAP BOOK 20, PAGES 39-45



RAY RD
(65' RIGHT OF WAY)

RAY ROAD SIDEWALK - EASEMENT

SKETCH OF DESCRIPTION
DATE OF SKETCH: NOVEMBER 30, 2021



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
SURVEYING AND MAPPING DIVISION

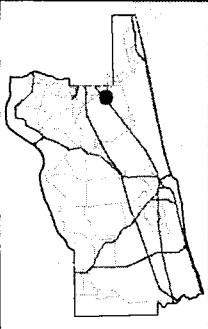
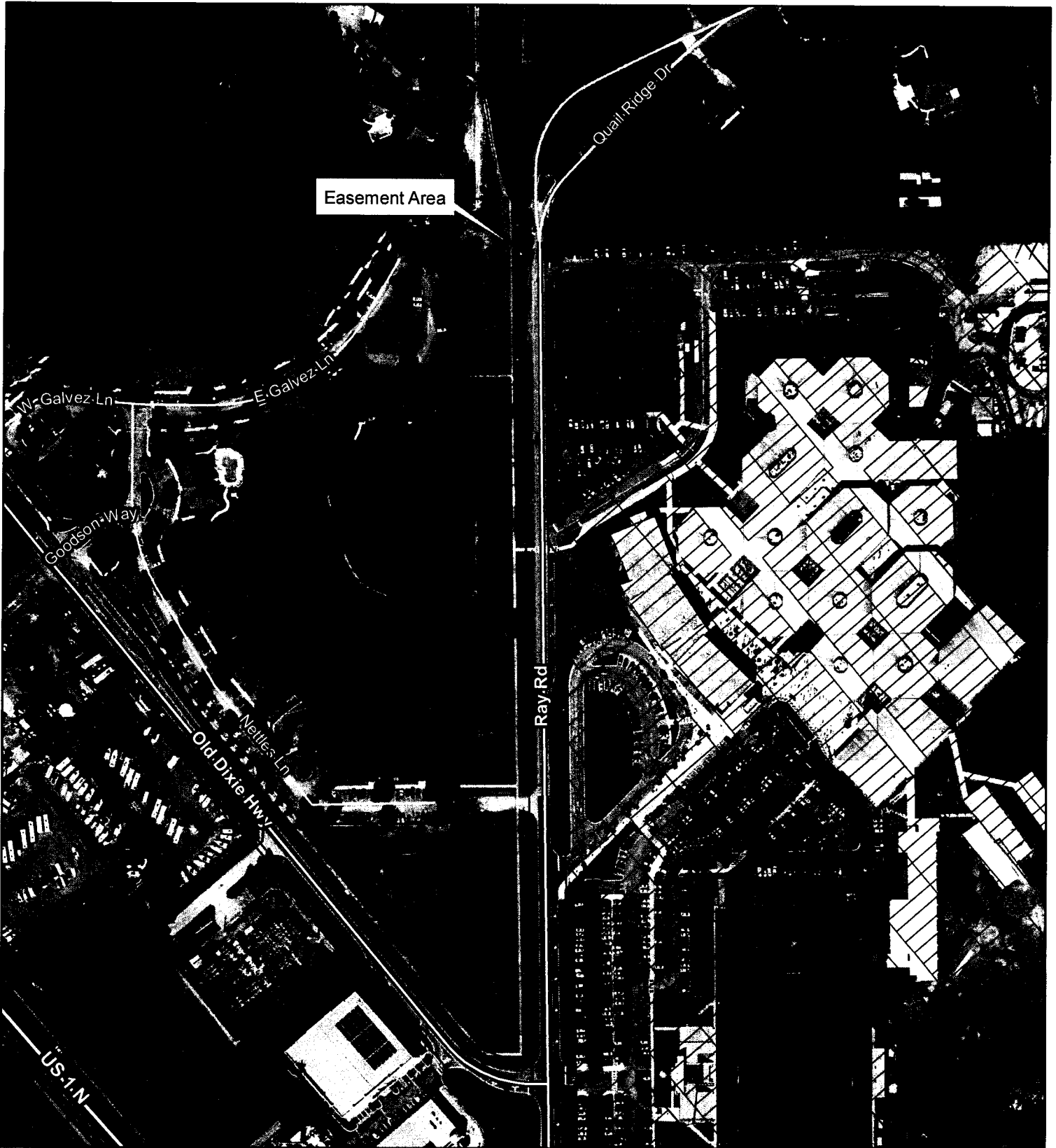
500 SAN SEBASTIAN VIEW
ST AUGUSTINE, FLORIDA 32084

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

DRAWN BY: J.MANNING

FILE NUMBER: S-1199

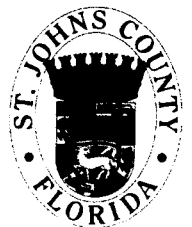
SHEET NO. 1
OF 1



2021 Aerial Imagery
August 30, 2022

Grant of Easement Sidewalk - Ray Road

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.