

RESOLUTION NO. 2022- 69

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY BY ACCEPTING DEEDS OF DEDICATION IN CONNECTION WITH A PORTION OF COUNTY ROAD 305 AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE A TERMINATION AND RELEASE OF EASEMENT ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, certain property owners have executed and presented to St. Johns County a Deed of Dedication attached hereto as Exhibits "A" and Exhibit "B", incorporated by reference and made a part hereof, conveying a portion of the right-of-way of County Road 305 that runs between County Road 13A and County Road 13; and

**WHEREAS**, the County was granted an Easement recorded in Deed Book 111, page 109, of the public records of St. Johns County, Florida, for a right-of-way for public road and highway purposes across property in this area owned by one of the above mentioned property owners; and

**WHEREAS**, it was found that the right-of-way granted by the Easement does not lie within the property actually used and maintained as right-of-way, nor does the County have a deed for the maintained right-of-way; and

**WHEREAS**, an exchange of real property interests between the County and the owners can provide the County ownership of a certain portion of the maintained right-of-way by acceptance of the Deed of Dedication attached hereto as Exhibits "A" and "B", and extinguish the unused right-of-way easement by authorizing the Chair of the Board to execute the Termination and Release of Easement, attached hereto as Exhibit "C", incorporated by reference and made a part hereof,.

**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 Deeds of Dedication and authorizes the Chair of the Board to execute the Termination and Release of Easement on behalf of the County.

Section 3. The Clerk is instructed to record the Termination and Release of Easement and the Deeds of Dedication 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 15 day of March, 2022.

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

LEGALLY SUFFICIENT

Date: 3/16/22  
Name

By: Henry Dean  
Henry Dean, Chair

Rendition Date 3/17/22

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

By: Sam Halterman  
Deputy Clerk



Exhibit "A" to Resolution

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

**DEED OF DEDICATION**

**THIS INDENTURE**, made and executed this 8<sup>th</sup> day of November, 2021, by **JEFFREY A. PARKER** and **COLETTE L. PARKER**, husband and wife, whose address is 3650 Lone Wolf Trail, St. Augustine, Florida 32086, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns, except as expressly reserved herein, forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoove of the Grantee, except as expressly described and reserved herein, forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

It is the intention of the Grantor by this instrument to convey to the said County, and its successors in interest the land herein described for use as a public highway.

It is expressly provided and reserved unto the Grantor, however, that if and when said highway shall be lawfully discontinued in use, then in such event, the title to said described land shall revert back to the Grantor or its their successors and/or assigns.

This deed shall also reserve unto the Grantor, their successors and assigns, the right to continue to use the land herein described in conjunction with the existing farming operations on the adjacent lands, which such use shall include but is not limited to the operation of farming equipment on or across said lands and the right to keep and maintain existing drainage infrastructure within said lands at the sole expense of Grantor, but which shall not include the construction or installation of any further or additional drainage infrastructure. Grantor shall obtain any and all necessary permits

required for any repair or maintenance of the existing drainage infrastructure, which permits shall not be unreasonably denied.

**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:

(sign) Debbie Taylor  
(print) Debbie Taylor  
(sign) Laurie Ford  
(print) Laurie Ford

Jeffrey A. Parker  
Jeffrey A. Parker  
Colette L. Parker  
Colette L. Parker

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 8<sup>th</sup> day of November, 2021, by Jeffrey A. Parker and Colette L. Parker.

Laurie Ford  
Notary Public  
My Commission Expires: 4-17-2024

Personally Known or Produced Identification  
Type of Identification Produced



**Laurie Ford**  
Commission # GG 965950  
Expires April 17, 2024  
Bonded Thru Budget Notary Services

EXHIBIT "A"

RIGHT OF WAY PARCEL A

A PORTION OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THE SAME POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N1984192.25 AND E499966.55; THENCE SOUTH 89°12'38" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1333.25 FEET TO THE POINT OF BEGINNING; SAID POINT OF BEGINNING HAVING A STATE PLANE COORDINATE VALUE OF N1984173.30 AND E498630.92; THENCE CONTINUE SOUTH 89°12'38" WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 908.55 FEET TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD 13 SOUTH AS NOW ESTABLISHED; THENCE NORTH 41°07'49" WEST, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 15.38 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 78°10'23" EAST A DISTANCE OF 17.62 FEET; THENCE NORTH 81°48'23" EAST A DISTANCE OF 8.93 FEET; THENCE NORTH 84°41'06" EAST A DISTANCE OF 13.95 FEET; THENCE NORTH 86°31'07" EAST A DISTANCE OF 17.43 FEET; THENCE NORTH 88°59'41" EAST A DISTANCE OF 143.64 FEET; THENCE SOUTH 89°32'45" EAST A DISTANCE OF 17.28 FEET; THENCE NORTH 89°09'14" EAST A DISTANCE OF 38.16 FEET; THENCE NORTH 89°15'44" EAST A DISTANCE OF 200.15 FEET; THENCE NORTH 89°11'32" EAST A DISTANCE OF 200.28 FEET; THENCE NORTH 89°10'25" EAST A DISTANCE OF 199.59 FEET; THENCE NORTH 89°04'30" EAST A DISTANCE OF 61.82 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF PARCEL 5, OFFICIAL RECORDS BOOK 3663, PAGE 949 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH 01°08'41" EAST, ALONG SAID EAST LINE, A DISTANCE OF 18.53 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.38 ACRES, MORE OR LESS.

IT IS THE INTENT OF THE GRANTOR AND GRANTEE, FOR THE METES AND BOUNDS DESCRIPTION ABOVE TO DESCRIBED A RIGHT OF WAY LINE THAT IS LOCATED ONE (1) FOOT OUTSIDE OF THE EDGE OF PAVEMENT AS CURRENTLY CONSTRUCTED AND AS SHOWN ON MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING DIVISION HAVING SURVEY FILE NUMBER S-1143A AND PREPARED BY PATRICIA GAIL OLIVER, FLORIDA LICENSED SURVEYOR NO. 4564 ON APRIL 6, 2021 AND AMENDED SEPTEMBER 16, 2021.

AND

RIGHT OF WAY PARCEL B

A PORTION OF SECTION 20 AND 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THE SAME POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N1984192.25 AND E499966.55; THENCE NORTH 01°11'11" WEST, ALONG THE SECTION LINE THAT DIVIDES SECTIONS 20 AND 21, A DISTANCE OF 17.22 FEET; THENCE NORTH 89°32'51" EAST, DEPARTING SAID SECTION LINE, A DISTANCE OF 3.56 FEET; THENCE NORTH 89°22'59" EAST A DISTANCE OF 199.59 FEET; THENCE NORTH 89°13'21" EAST A DISTANCE OF 119.39 FEET; THENCE NORTH 88°43'41" EAST A DISTANCE OF 30.88 FEET; THENCE NORTH 89°34'03" EAST A DISTANCE OF 26.53 FEET; THENCE SOUTH 89°12'02" EAST A DISTANCE OF 12.20 FEET; THENCE SOUTH 89°50'30" EAST A DISTANCE OF 8.51 FEET; THENCE NORTH 89°15'11" EAST A DISTANCE OF 179.80 FEET; THENCE NORTH 88°59'58" EAST A DISTANCE OF 79.25 FEET; THENCE SOUTH 89°21'43" EAST A DISTANCE OF 12.42 FEET; THENCE NORTH 89°05'43" EAST A DISTANCE OF 106.87 FEET; THENCE NORTH 89°14'14" EAST A DISTANCE OF 200.02 FEET; THENCE NORTH 89°07'05" EAST A DISTANCE OF 90.18 FEET; THENCE NORTH 76°01'57" EAST A DISTANCE OF 4.18 FEET; THENCE NORTH 85°32'19" EAST A DISTANCE OF 26.13 FEET; THENCE SOUTH 88°13'38" EAST A DISTANCE OF 10.51 FEET; THENCE SOUTH 60°27'13" EAST A DISTANCE OF 3.91 FEET; THENCE NORTH 86°51'46" EAST A DISTANCE OF 5.77 FEET; THENCE SOUTH 89°58'40" EAST A DISTANCE OF 60.91 FEET; THENCE NORTH 89°04'54" EAST A DISTANCE OF 149.49 FEET; THENCE NORTH 88°39'39" EAST A DISTANCE OF 21.16 FEET; THENCE NORTH 89°21'15" EAST A DISTANCE OF 29.32 FEET; THENCE NORTH 89°05'10" EAST A DISTANCE OF 198.60 FEET; THENCE NORTH 89°14'13" EAST A DISTANCE OF 199.72 FEET; THENCE NORTH 89°12'24" EAST A DISTANCE OF 199.90 FEET; THENCE NORTH 89°04'44" EAST A DISTANCE OF 199.74 FEET; THENCE NORTH 89°05'49" EAST A DISTANCE OF 200.28 FEET; THENCE NORTH 89°07'41" EAST A DISTANCE OF 200.23 FEET; THENCE NORTH 88°18'30" EAST A DISTANCE OF 33.65 FEET TO A POINT OF INTERSECTION WITH THE WEST RIGHT OF WAY LINE OF COUNTY ROAD 13A SOUTH AS NOW ESTABLISHED; THENCE SOUTH 01°06'44" EAST, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 24.82 FEET; THENCE NORTH 78°10'22" WEST, DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 8.67 FEET; THENCE SOUTH 87°19'26" WEST A DISTANCE OF 19.06 FEET; THENCE SOUTH 88°05'23" WEST A DISTANCE OF 6.82 FEET; THENCE SOUTH 89°14'09" WEST A DISTANCE OF 199.93 FEET; THENCE SOUTH 89°09'33" WEST A DISTANCE OF 200.64 FEET; THENCE SOUTH 89°06'19" WEST A DISTANCE OF 176.37 FEET; THENCE SOUTH 89°31'51" WEST A DISTANCE OF 23.17 FEET; THENCE SOUTH 89°16'07" WEST A DISTANCE OF 29.11 FEET; THENCE SOUTH 88°58'04" WEST A DISTANCE OF 170.62 FEET; THENCE SOUTH 89°13'51" WEST A DISTANCE OF 200.02 FEET; THENCE SOUTH 88°45'50" WEST A DISTANCE OF 197.54 FEET; THENCE SOUTH 89°55'09" WEST A DISTANCE OF 7.05 FEET; THENCE SOUTH 89°07'21" WEST A DISTANCE OF 13.95 FEET; THENCE SOUTH 89°34'38" WEST A DISTANCE OF 180.37 FEET; THENCE SOUTH 89°12'27" WEST A DISTANCE OF 200.28 FEET; THENCE SOUTH 89°11'49" WEST A DISTANCE OF 198.96 FEET; THENCE SOUTH 89°17'54" WEST A DISTANCE OF 199.37 FEET; THENCE SOUTH 89°16'39" WEST A DISTANCE OF 199.62 FEET; THENCE SOUTH 89°18'27" WEST A DISTANCE OF 10.43 FEET; THENCE SOUTH 88°19'24" WEST A

DISTANCE OF 9.74 FEET; THENCE SOUTH 86°14'21" WEST A DISTANCE OF 8.49 FEET; THENCE NORTH 89°26'18" WEST A DISTANCE OF 22.32 FEET; THENCE SOUTH 89°23'26" WEST A DISTANCE OF 8.68 FEET; THENCE SOUTH 89°13'50" WEST A DISTANCE OF 21.62 FEET; THENCE SOUTH 89°15'28" WEST A DISTANCE OF 95.61 FEET; THENCE SOUTH 89°13'08" WEST A DISTANCE OF 84.32 FEET; THENCE SOUTH 89°45'30" WEST A DISTANCE OF 64.45 FEET; THENCE SOUTH 89°22'01" WEST A DISTANCE OF 51.48 FEET; THENCE SOUTH 89°30'32" WEST A DISTANCE OF 82.54 FEET; THENCE SOUTH 89°09'21" WEST A DISTANCE OF 72.98 FEET; THENCE SOUTH 89°44'04" WEST A DISTANCE OF 44.03 FEET; THENCE SOUTH 88°19'23" WEST A DISTANCE OF 19.81 FEET; THENCE SOUTH 88°50'42" WEST A DISTANCE OF 53.84 FEET; THENCE SOUTH 89°24'48" WEST A DISTANCE OF 84.39 FEET; THENCE SOUTH 86°59'36" WEST A DISTANCE OF 43.46 FEET; THENCE NORTH 89°50'50" WEST A DISTANCE OF 5.68 FEET; THENCE NORTH 88°47'41" WEST A DISTANCE OF 52.73 FEET; THENCE SOUTH 89°26'46" WEST A DISTANCE OF 143.44 FEET; THENCE SOUTH 89°06'59" WEST A DISTANCE OF 198.53 FEET; THENCE SOUTH 89°11'59" WEST A DISTANCE OF 200.42 FEET; THENCE SOUTH 89°14'00" WEST A DISTANCE OF 198.76 FEET; THENCE SOUTH 89°08'28" WEST A DISTANCE OF 97.07 FEET; THENCE SOUTH 88°59'32" WEST A DISTANCE OF 39.18 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF PARCEL 3, OFFICIAL RECORDS BOOK 3663, PAGE 949 OF THE PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE NORTH 01°08'41" WEST, ALONG SAID WEST LINE, A DISTANCE OF 4.55 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SECTION 20; SAID POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N1984173.30 AND E498630.92; THENCE NORTH 89°12'38" EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 1333.25 FEET TO THE POINT OF BEGINNING.  
CONTAINING 1.51 ACRES, MORE OR LESS.

IT IS THE INTENT OF THE GRANTOR AND GRANTEE, FOR THE METES AND BOUNDS DESCRIPTION ABOVE TO DESCRIBE A RIGHT OF WAY LINE THAT IS LOCATED ONE (1) FOOT OUTSIDE OF THE EDGE OF PAVEMENT AS CURRENTLY CONSTRUCTED AND AS SHOWN ON MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING DIVISION HAVING SURVEY FILE NUMBER S-1143A AND PREPARED BY PATRICIA GAIL OLIVER, FLORIDA LICENSED SURVEYOR NO. 4564 ON APRIL 6, 2021 AND AMENDED SEPTEMBER 16, 2021.

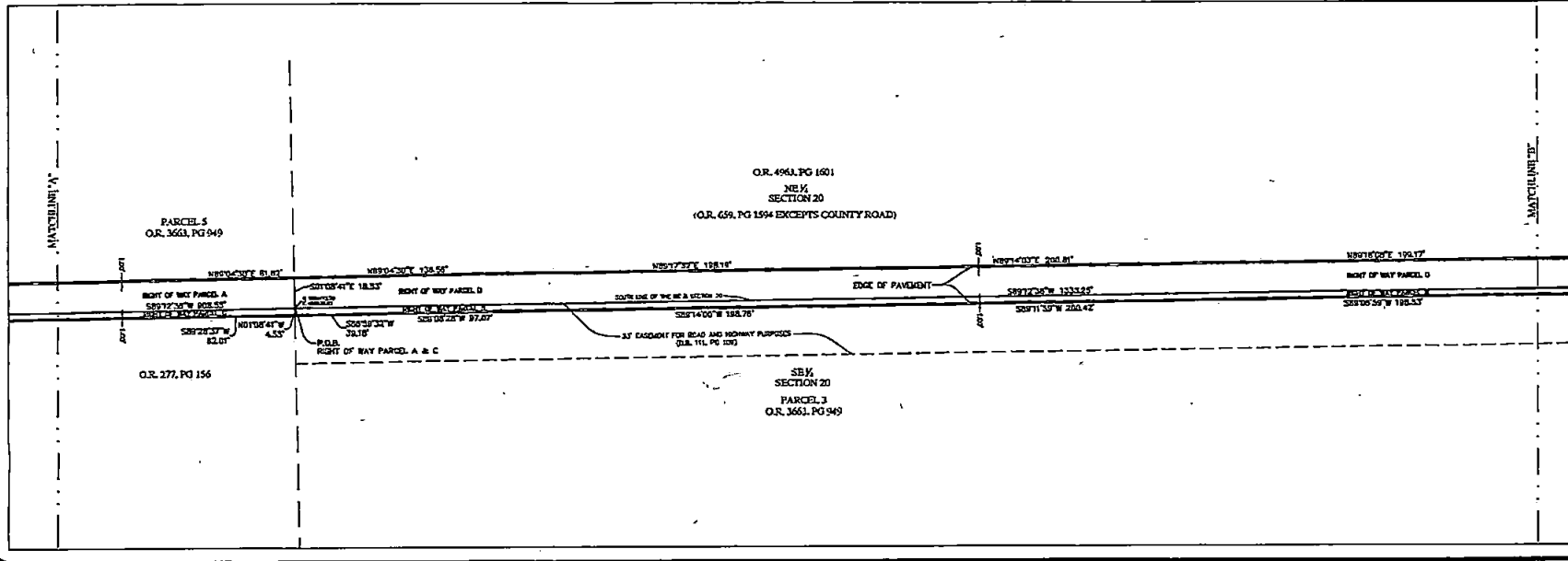
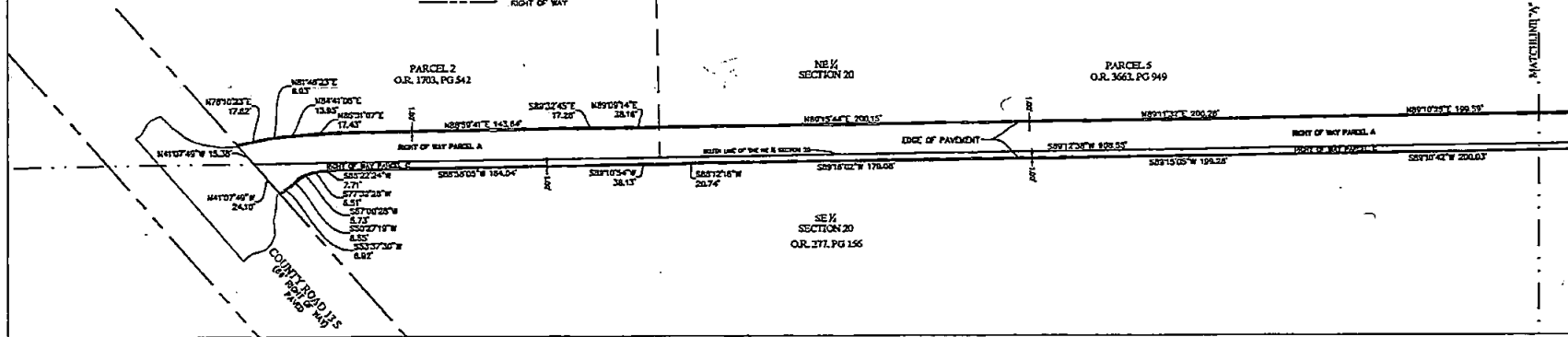
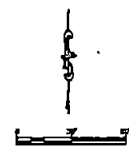
MAP SHOWING A SKETCH OF DESCRIPTIONS OF A PORTION OF COUNTY ROAD 305,  
SECTION 20 & 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA  
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION

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 TO THIS SURVEYOR, EXCEPT AS SHOWN.
4. BEARINGS DATA IS 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 JANUARY 2018.

LEGEND

- P.O.B. POINT OF BEGINNING
- P.O.R. POINT OF ROTATION
- O.R. OFFICIAL RECORDS
- O.B. DEED BOOK
- PC PAGE
- RIGHT OF WAY



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION  
600 SAN SEBASTIAN WAY  
FT. LAUDERDALE, FLORIDA 33304  
PATRICK GALT, CIVIL P.E., P.S.M., No. 4864  
Phone (954) 806-0770 Email: galt@stjohns.com

AMENDMENTS	0/0/21	UPDATED RIGHT OF WAY PARCELS TO BE EXACTLY 10 FEET OF EDGE OF PAVEMENT.
COUNTY ROAD 305		SKETCH OF DESCRIPTION DATE OF SKETCH: APRIL 4, 2021
DRAWN BY	AMANDA	
FILE NUMBER	3-110A	
SHEET NO.	1	
	OF 3	

ST. JOHNS COUNTY ENGINEERING DIVISION, 600 SAN SEBASTIAN WAY, FT. LAUDERDALE, FLORIDA 33304, PHONE: (954) 806-0770 FAX: (954) 806-0770



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION  
 600 SAN BEDASTIAN VIEW  
 ST. AUGUSTINE, FLORIDA 32084  
 PATRICIA GALT OLIVER P.E.M. NO. 4964  
 Phone (904) 810-0770 Email galt@stjohns.com

SEE SHEET A OF S FOR  
 CERTIFICATE OF RECORD,  
 AND NOTES

ADJUSTMENTS

COUNTY ROAD 305

SKETCH OF DISSCRIPTION  
 DATE OF SURVEY APRIL 6, 2011

SCALE 1" = 40' ±  
 COUNTY 14 8878

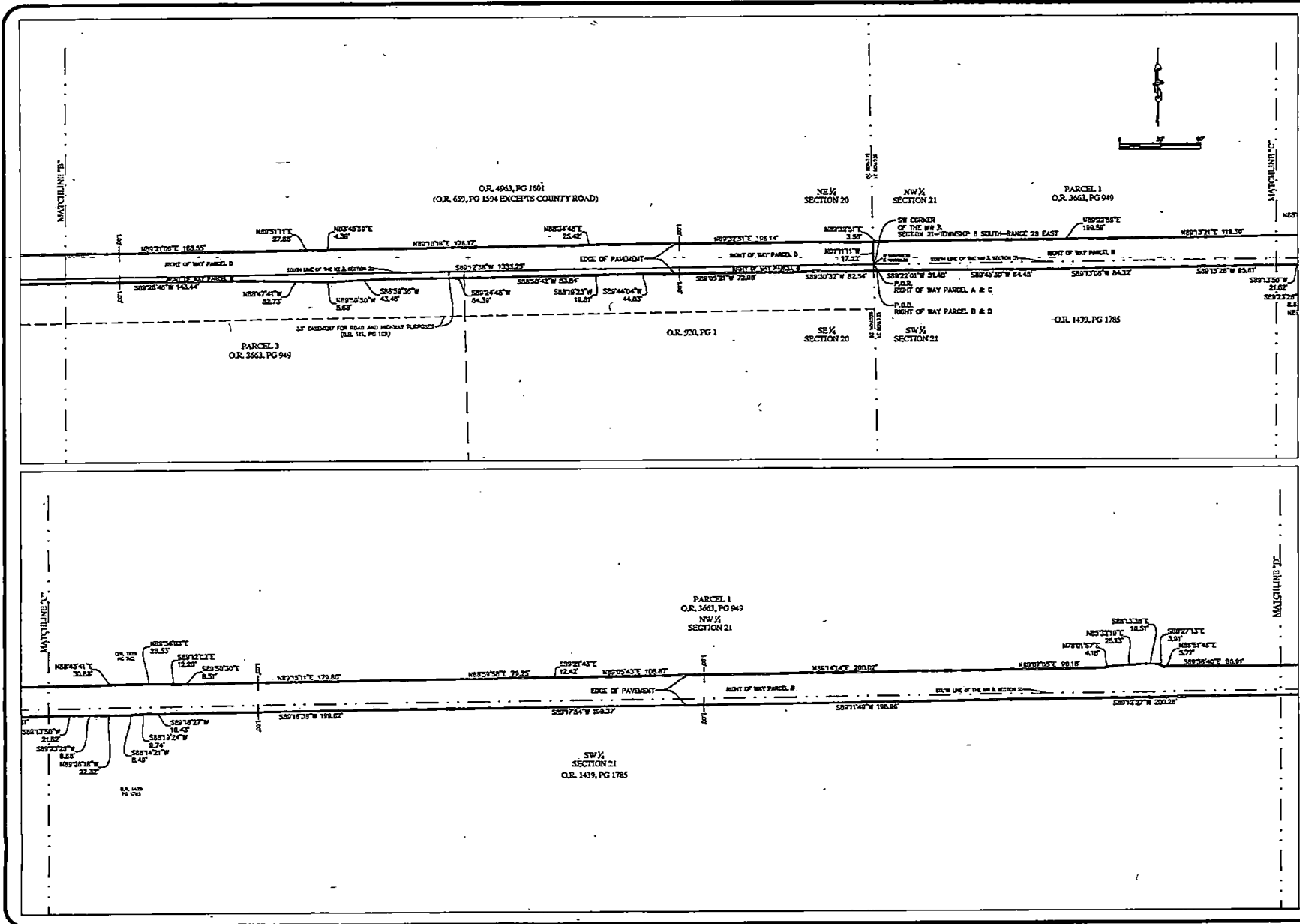




Exhibit "B" to Resolution

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

**DEED OF DEDICATION**

**THIS INDENTURE**, made and executed this 20<sup>th</sup> day of October, 2021, by **EULES A. MILLS, JR.** and **KAY ELAINE PARKER MILLS**, as co-Trustees of the **SETH AND KAY MILLS REVOCABLE TRUST** u/a dated June 8, 2020, whose address is 2509 W. Gardner Court, Tampa, Florida 33611, hereinafter called Grantor, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns and except as expressly reserved herein, forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND TO HOLD** the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title, interest, lien, equity and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoove of the Grantee, except as expressly described and reserved herein, forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances.

It is the intention of the Grantor by this instrument to convey to the said County, and its successors in interest the land herein described for use as a public highway.

It is expressly provided and reserved unto the Grantor, however, that if and when said highway shall be lawfully discontinued in use, then in such event, the title to said described land shall revert back to the Grantor or its successors and/or assigns.

This deed shall also reserve unto the Grantor, their successors and assigns, the right to continue to use the land herein described in conjunction with the existing farming operations on the adjacent lands, which such use shall include, but is not limited to, the operation of farming equipment on or across said lands and the right to keep and maintain existing drainage infrastructure within said lands at the sole expense of Grantor, but which shall not include the construction or

*F.A.M.*

installation of any further or additional drainage infrastructure or any use which interferes with or obstructs the use and enjoyment of said land as a public highway. Grantor shall obtain any and all necessary permits required for any repair or maintenance of the existing drainage infrastructure, which permits, if a requirement of said County, shall not be unreasonably denied.

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:

(sign) *Candace J. Postmann*  
(print) Candace J. Postmann

(sign) *Cheryl L. Sousa*  
(print) Cheryl L. Sousa

*E. A. Mills, Jr.*  
Eules A. Mills, Jr., Trustee

*Kay Elaine Parker Mills*  
Kay Elaine Parker Mills, Trustee

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20 day of October 2021, by Eules A. Mills, Jr. and Kay Elaine Parker Mills.



*Megan K. Lewis*  
Notary Public  
My Commission Expires: 10/20/2021

Personally Known or Produce Identification  
Type of Identification Produced

*[Handwritten mark]*

EXHIBIT "A"

RIGHT OF WAY PARCEL D

A PORTION OF SECTION 20, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST, OF SAID COUNTY; THE SAME POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N1984192.25 AND E499966.55; THENCE SOUTH 89°12'38" WEST, ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 20, A DISTANCE OF 1333.25 FEET; SAID POINT HAVING A STATE PLANE COORDINATE (FLORIDA EAST ZONE, NAD83/2011 DATUM, FEET) VALUE OF N1984173.30 AND E498630.92; THENCE NORTH 01°08'41" WEST, ALONG THE WEST LINE OF OFFICIAL RECORDS BOOK 4963, PAGE 1601 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 18.53 FEET; THENCE NORTH 89°04'30" EAST, DEPARTING SAID WEST LINE, A DISTANCE OF 136.56 FEET; THENCE NORTH 89°17'32" EAST A DISTANCE OF 198.19 FEET; THENCE NORTH 89°14'03" EAST A DISTANCE OF 200.81 FEET; THENCE NORTH 89°16'08" EAST A DISTANCE OF 199.17 FEET; THENCE NORTH 89°21'06" EAST A DISTANCE OF 168.55 FEET; THENCE NORTH 89°51'11" EAST A DISTANCE OF 27.88 FEET; THENCE NORTH 83°45'59" EAST A DISTANCE OF 4.39 FEET; THENCE NORTH 89°10'16" EAST A DISTANCE OF 176.17 FEET; THENCE NORTH 88°34'48" EAST A DISTANCE OF 25.42 FEET; THENCE NORTH 89°32'51" EAST A DISTANCE OF 196.14 FEET TO A POINT OF INTERSECTION WITH THE SECTION LINE THAT DIVIDES SECTION 20 AND 21; THENCE SOUTH 01°11'11" EAST, ALONG SAID SECTION LINE, A DISTANCE OF 17.22 FEET TO THE POINT OF BEGINNING.  
CONTAINING 0.56 ACRES, MORE OR LESS.

IT IS THE INTENT OF THE GRANTOR AND GRANTEE, FOR THE METES AND BOUNDS DESCRIPTION ABOVE TO DESCRIBED A RIGHT OF WAY LINE THAT IS LOCATED ONE (1) FOOT OUTSIDE OF THE EDGE OF PAVEMENT AS CURRENTLY CONSTRUCTED AND AS SHOWN ON MAP PREPARED BY THE ST. JOHNS COUNTY SURVEYING AND MAPPING DIVISION HAVING SURVEY FILE NUMBER S-1143A AND PREPARED BY PATRICIA GAIL OLIVER, FLORIDA LICENSED SURVEYOR NO. 4564 ON APRIL 6, 2021 AND AMENDED SEPTEMBER 16, 2021.

*2021*



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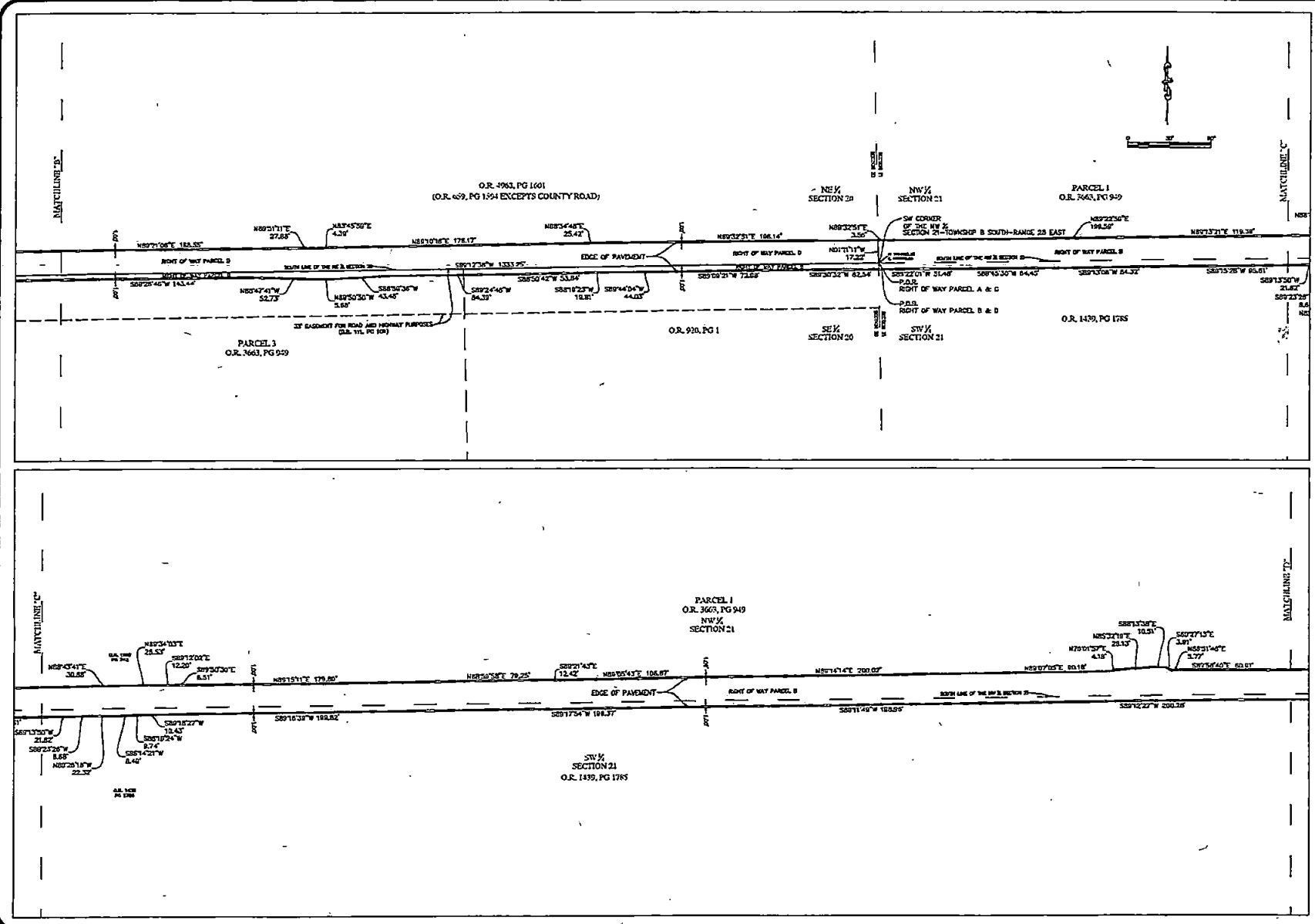
STATE OF OREGON  
 DEPARTMENT OF TRANSPORTATION  
 BUREAU OF LAND MANAGEMENT AND MAPPING DIVISION  
 500 SAN SEBASTIAN VIEW  
 SEASIDE, OREGON 97138  
 PATRICIA ANN OLIVER P.E., REG. 4864  
 PLANS (64) 80-1770 email: gollner@odot.gov

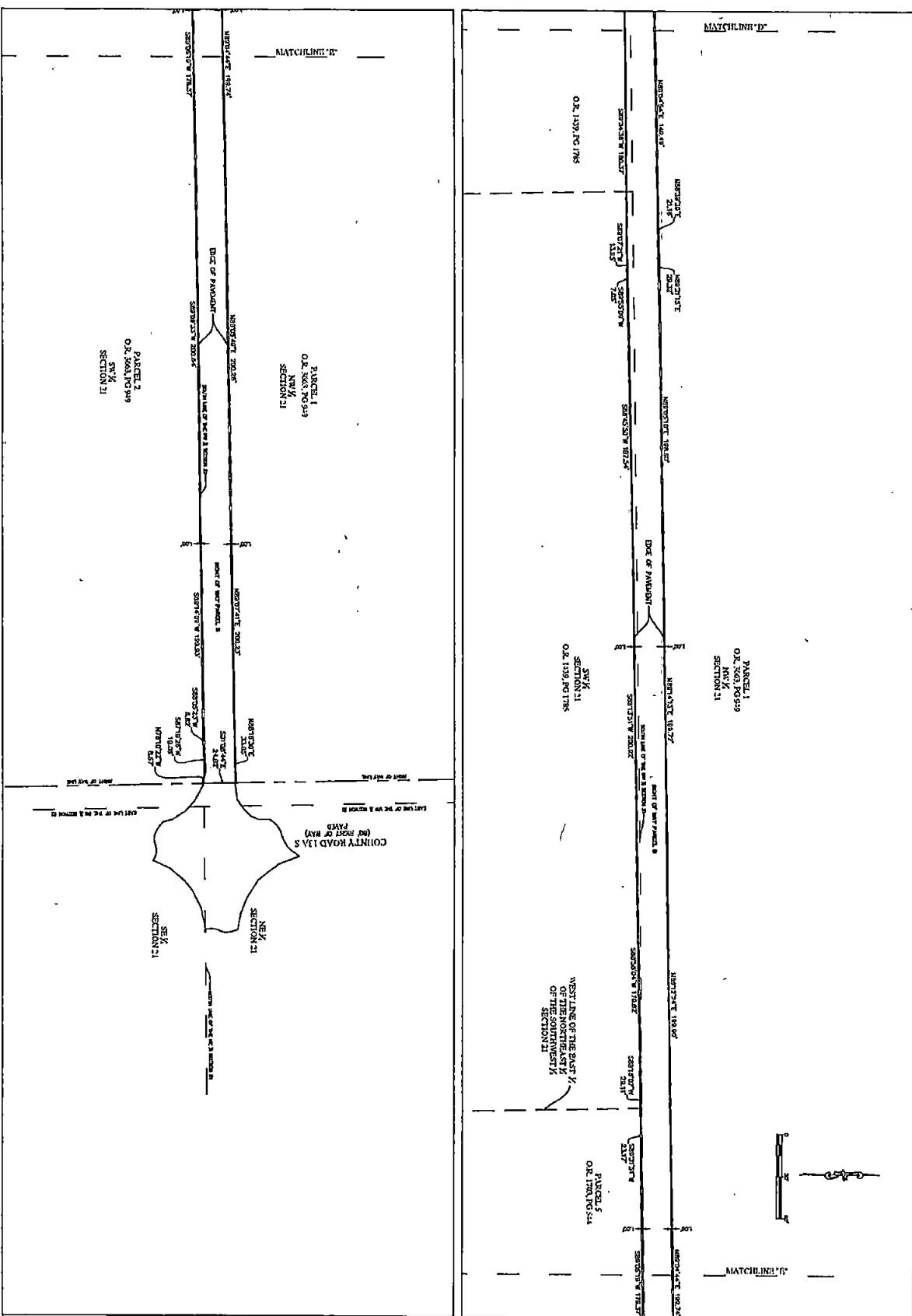
SEE SHEET 1 OF 8 FOR  
 CERTIFICATION, LEGEND,  
 AND NOTES

AMENDMENTS

COUNTY ROAD 215  
 SKETCH DESCRIPTION  
 DISTRICT 10 (PARCELS 1, 2)

DRAWN BY: J. HARRIS  
 FILE NUMBER: S-1140A  
 SHEET NO. 2  
 OF 3





COUNTY ROAD 305

SKETCH OF DESCRIPTION  
DATE OF SKETCH: APRIL 9, 2011

AMENDMENTS

SEE SHEET 1 OF 3 FOR  
CERTIFICATION, LEGEND,  
AND NOTES

ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION  
600 SAN SEBASTIAN BLVD  
ST AUGUSTINE, FLORIDA 32004  
PATRICIA GAIL OLIVER P.E.M., No. 4556  
Phone (904) 209-0770 Email golliver@stjohns



*gan*

This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

**TERMINATION AND RELEASE OF EASEMENT**

**THIS TERMINATION AND RELEASE OF EASEMENT**, is made this \_\_\_\_ day of \_\_\_\_\_, 2022, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida (the "County"), whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084.

**WITNESSETH:**

1. The County is the beneficiary of an easement for the benefit of the public granted pursuant to that certain Easement dated August 21, 1936 and recorded on in Deed Book 111, Page 109, of the official public records of St. Johns County, Florida (the "1936 Easement").

2. The 1936 Easement granted a perpetual easement to the County over the following described Property for a specified purpose:

A right-of-way for public and road purposes at Elkton, St. Johns, Florida, 33 feet in width, when measured at right angles on north side of center line of a 66 foot road, said center line following more or less in a general easterly direction of one-half (1/2) section line of Sections 20 and 21, Township 8 South, Range 28 East, in St. Johns County, Florida, over, through and across the following described property:

North half of Northeast Quarter (NE1/4) of Southeast Quarter (SE1/4), Section 20, Township 8 South, Range 28 East, Tallahassee Meridian, containing one acre, more or less.

3. The County has not constructed or maintained a public road or any related improvements within the above-described Property and is no longer in need of its rights and benefits granted under the 1936 Easement.

4. The County desires to release and terminate its rights under the 1936 Easement.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the County hereby terminates and releases all of its and the public's rights, titles, interests and benefits in and to the 1936 Easement and agrees that the 1936 Easement Document shall no longer encumber the Property in any respect whatsoever.

IN WITNESS WHEREOF the County has caused this document to be executed in its name by its Board of County Commissioners, acting by the Chair of the Board, the day and year aforesaid.

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

BY: \_\_\_\_\_  
Henry Dean, Chair

ATTEST: BRANDON J. PATTY, CLERK OF THE CIRCUIT  
COURT AND COMPTROLLER

By: \_\_\_\_\_  
Deputy Clerk

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2022, by Henry Dean, Chair of the Board of County Commissioners.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

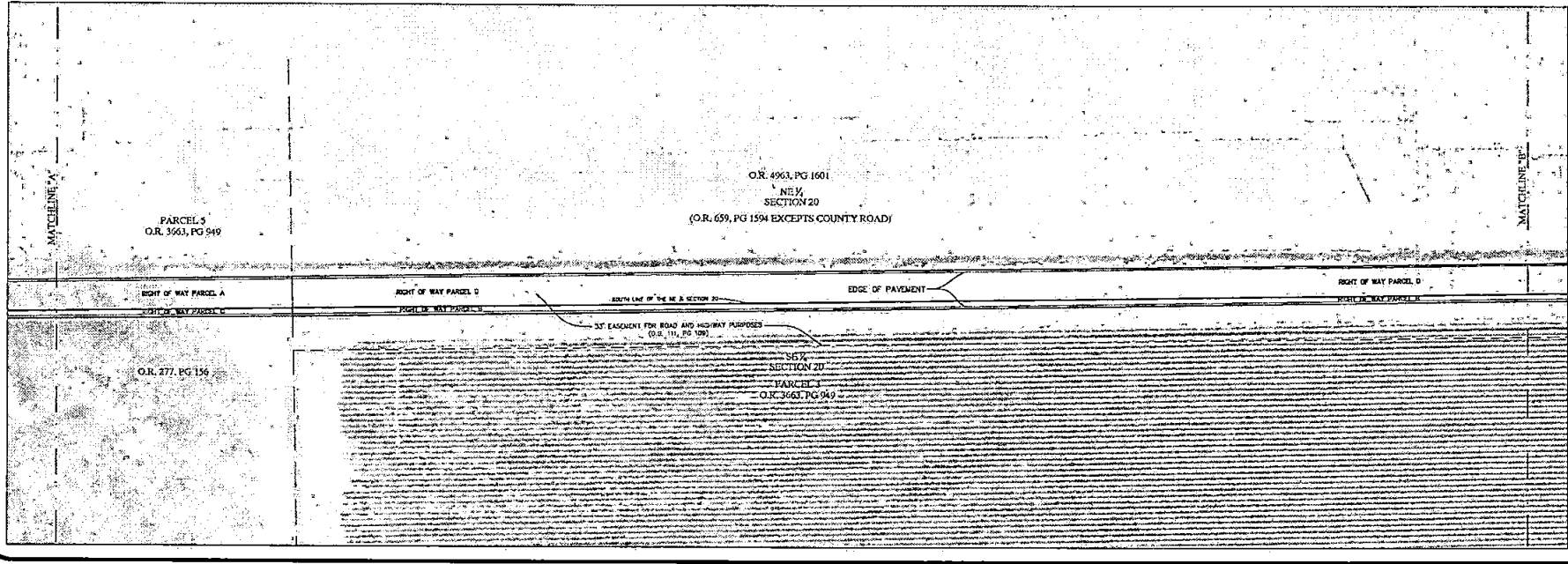
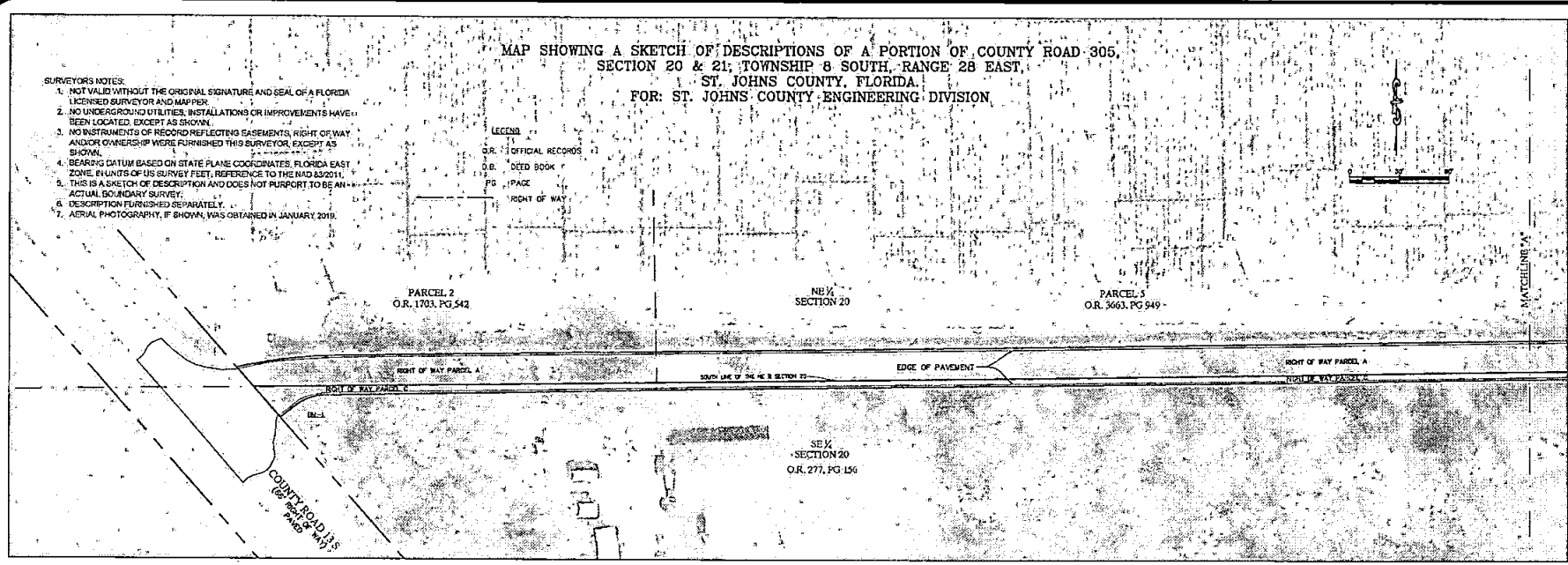


ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION  
 500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084  
 PATRICIA GALE OLIVER P.S.M. NO. 4684  
 Phone (904) 209-0770 Email: gcoliver@sjcd.us

MAP SHOWING A SKETCH OF DESCRIPTIONS OF A PORTION OF COUNTY ROAD 305,  
 SECTION 20 & 21, TOWNSHIP 8 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA  
 FOR: ST. JOHNS COUNTY ENGINEERING DIVISION

- SURVEYOR'S 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 JANUARY 2019.

LEGEND  
 O.R. OFFICIAL RECORDS  
 D.B. DEED BOOK  
 P.G. PAGE  
 R.O.W. RIGHT OF WAY



AMENDMENTS

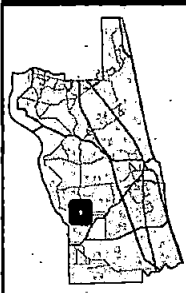
COUNTY ROAD 305


SKETCH OF DESCRIPTION  
 DATE OF SKETCH: JANUARY 20, 2021

DRAWN BY: JHANNON  
 FILE NUMBER: S-1143A  
 SHEET No. 1  
 of 3



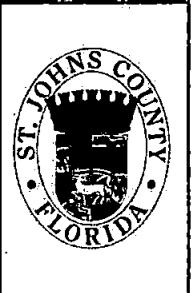




  
 2021 Aerial Imagery  
 January 10, 2022

*Deed of Dedication*  
*County Road 305*

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.



THE ST. AUGUSTINE RECORD  
Affidavit of Publication

MINUTES AND RECORDS  
500 SAN SEBASTIAN VIEW

SAINT AUGUSTINE, FL 32084

ACCT: 15634  
AD# 0003401618-01  
PO# 0003401618

PUBLISHED EVERY MORNING SUNDAY THROUGH SATURDAY  
ST. AUGUSTINE AND ST. JOHNS COUNTY, FLORIDA

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

Before the undersigned authority personally appeared MELISSA RHINEHART who on oath says he/she is an Employee of the St. Augustine Record, a daily newspaper published at St. Augustine in St. Johns County, Florida; that the attached copy of advertisement being a **NOTICE OF MEETING** in the matter of **EXCHANGE OF COUNTY PROPERTY** was published in said newspaper in the issue dated 02/22/2022, 03/01/2022.

Affiant further says that the St. Augustine Record is a newspaper published at St. Augustine, in St. Johns County, Florida, and that the said newspaper heretofore has been continuously published in said St. Johns County, Florida each day and has been entered as second class mail matter at the post office in the City of St. Augustine, in said St. Johns County, Florida for a period of one year preceding the first publication of the attached copy of advertisement; and affiant further says the he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission, or refund for the purpose of securing this advertisement for publication in said newspaper.

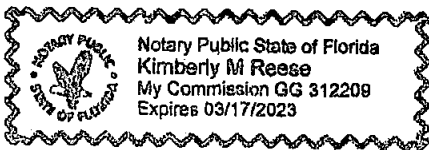
Sworn to (or affirmed) and subscribed before me by means of

physical presence or  
 online notarization

this \_\_\_\_\_ day of MAR 01 2022

by [Signature] who is personally known to me or who has produced as identification

[Signature]  
(Signature of Notary Public)



NOTICE OF PROPOSED  
EXCHANGE OF COUNTY PROPERTY

On Tuesday, March 16, 2022, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (U.S. #1 North) St. Augustine, Florida, 32084, will consider and may take action on a Resolution approving an exchange of real property between certain Property Owners on County Road 305 (owners of real property described in the Deed of Dedication - Exhibit "A" of the Resolution) and St. Johns County (owner of the real property described in the Termination and Vacation of an Easement - Exhibit C to the Resolution). This exchange is for the right-of-way of a portion of County Road 305.

The proposed legal descriptions and maps of the real property to be exchanged are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners located in the St. Johns County Administration Building, 500 San Sebastian View, St. Augustine, Florida.

NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS: In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact, ADA Coordinator, at 904-209-0650 or at the County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084. For hearing impaired individuals: Florida Relay Service: 1-800-955-8770 no later than 5 days prior to the date of the meeting.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA  
BRANDON J. PATTY, ITS CLERK  
By: Yvonne King, Deputy Clerk  
0003401618 Feb. 22, Mar. 1, 2022

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