

RESOLUTION NO. 95-97

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, STATE OF FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY EASEMENTS PURSUANT TO SECTION 125.37, FLORIDA STATUTES.

WHEREAS, Anoroc, Inc. and Schultz Properties, Inc. have requested that the Board of County Commissioners of St. Johns County, Florida partially release its drainage easement on land described in Exhibit A attached hereto and incorporated herein by reference (hereinafter "Exhibit A Easement") which borders certain real property Anoroc, Inc. and Schultz Properties, Inc. hold title to; and

WHEREAS, St. Johns County presently has need of said Exhibit A Easement to convey public road stormwater runoff to legal positive outfall, but such need shall be met by a remaining drainage easement on the south side of the Exhibit A Easement on Anoroc Inc.'s completion of bonded improvements to that drainage easement; and

WHEREAS, In exchange for said release of the Exhibit A Easement, Anoroc Inc. and Schultz Properties, Inc. have provided St. Johns County with an easterly extension of the drainage easement on the south side of the Exhibit A Easement, which said extension allows passage of said runoff to positive legal outfall (said extension burdening land described in Exhibit B hereto and incorporated herein by reference and hereafter referenced as the Exhibit B Easement); and

WHEREAS, an exchange of said Real Property Easements would be in the public interest in that it would allow necessary drainage of stormwater from public roads to positive legal outfall and will provide for certain drainage improvements; and

WHEREAS, said proposed exchange of real property easements has been advertised in accordance with the requirements of Section 125.37, Florida Statutes

Now Therefore, Be It Resolved by the St. Johns County Board of County Commissioners that:

The County Administrator is hereby authorized to execute a Release of St. Johns County easement rights in that property as described in Exhibit A hereto or a portion thereof (i.e. Exhibit A Easement), but said release shall be executed only after St. Johns County receives and has had recorded an

easement adequate to provide for public water drainage across that land described in Exhibit B hereto (Exhibit B Easement).

Passed and Adopted this 23 day of May, 1995.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Barbara Ward
Its Chair

ATTEST: CARL "BUD" MARKEL, CLERK

By: Patricia A. Glade
Deputy Clerk

EXHIBIT A

CURRENT 70' DRAINAGE EASEMENT:

A PART OF GOVERNMENT LOTS 5 AND 6, SECTION 27, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE PHILIP SOLANA GRANT, SECTION 43 OF SAID TOWNSHIP AND RANGE, THENCE NORTH 84°10'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 43, A DISTANCE OF 122.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°50'00" WEST, A DISTANCE OF 70.0 FEET; THENCE NORTH 84°10'00" EAST, A DISTANCE OF 1,174.97 FEET; THENCE SOUTH 05°50'00" EAST, A DISTANCE OF 70.0 FEET; THENCE SOUTH 84°10'00" WEST ALONG THE AFOREMENTIONED NORTH LINE OF SECTION 43, A DISTANCE OF 1,174.97 FEET TO THE POINT OF BEGINNING.

less and except:

45 FOOT DRAINAGE EASEMENT:

A PART OF GOVERNMENT LOTS 5 AND 6, SECTION 27 TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF THE PHILIP SOLANA GRANT, SECTION 43 OF SAID TOWNSHIP AND RANGE, THENCE NORTH 84°10'00" EAST, ALONG THE NORTH LINE OF SAID SECTION 43, A DISTANCE OF 122.23 FEET TO THE POINT OF BEGINNING; THENCE NORTH 05°50'00" WEST, A DISTANCE OF 45.0 FEET; THENCE NORTH 84°10'00" EAST, A DISTANCE OF 1,174.97 FEET, THENCE SOUTH 05°50'00" EAST, A DISTANCE OF 45.0 FEET, THENCE SOUTH 84°10'00" WEST ALONG THE AFOREMENTIONED NORTH LINE OF SECTION 43, A DISTANCE OF 1,174.97 FEET TO THE POINT OF BEGINNING.

EXHIBIT B

EASEMENT PROPERTY:

A PART OF THE PHILLIP SOLANO GRANT, SECTION 43, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 43; THENCE NORTH 84°10'00" EAST ALONG THE NORTH LINE OF SAID SECTION 43, A DISTANCE OF 1,297.21 FEET TO A POINT AT THE SOUTHEAST CORNER OF AN EASEMENT FOR INGRESS AND EGRESS AS RECORDED IN OFFICIAL RECORDS VOLUME 682, PAGE 1278 AND OFFICIAL RECORDS VOLUME 682, PAGE 1232, SAID POINT ALSO BEING THE POINT OF BEGINNING; THENCE NORTH 5°20'00" WEST ALONG THE EAST LINE OF SAID EASEMENT A DISTANCE OF 25.0 FEET THENCE NORTH 84°10'00" EAST A DISTANCE OF 310.29 FEET TO AN INTERSECTION WITH THE CENTERLINE OF A 100 FOOT RIGHT-OF-WAY AND EASEMENT FOR DRAINAGE AS DESCRIBED IN OFFICIAL RECORDS VOLUME 235, PAGE 737 OF SAID PUBLIC RECORDS; THENCE SOUTH 11°20'22" EAST ALONG LAST SAID LINE 25.12 FEET TO THE NORTHEAST CORNER OF PONTE VEDRA BY THE SEA-UNIT ONE AS RECORDED IN MAP BOOK 28, PAGES 68 & 69 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 84°10'00" WEST ALONG THE NORTH LINE & WESTERLY PROLONGATION OF THE NORTH LINE OF SAID PONTE VEDRA BY THE SEA-UNIT ONE, A DISTANCE OF 312.70 FEET TO THE POINT OF BEGINNING. CONTAINING 0.18 ACRES OR 7,787 SQUARE FEET MORE OR LESS.