

RESOLUTION NO. 2000-49

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY TURNAROUND EASEMENT FROM WALDEN CHASE DEVELOPERS, LTD., A FLORIDA LIMITED PARTNERSHIP TO ST. JOHNS COUNTY LOCATED AT THE DEAD END OF SILVERTHORN LANE IN WALDEN CHASE SUBDIVISION PHASE I TO ALLOW USE OF A TURNAROUND FOR PUBLIC SAFETY PURPOSES UNTIL THE EXTENSION TO SILVERTHORN LANE IS COMPLETED.

WHEREAS, Walden Chase Developers, Inc. has submitted to the County a proposed plat to be known as Walden Chase Subdivision Phase I and has executed and presented to the County a Temporary Turnaround Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Silverthorn Lane is a roadway shown within the proposed Subdivision that comes to a dead end but will be extended into adjacent lands owned by Walden Chase Developers, Inc. in future subdivisions; and

WHEREAS, until such extension to Silverthorn Lane is completed, the County has determined that public safety considerations require the construction of a temporary turnaround at the dead end of Silverthorn Lane and that a temporary easement be granted to allow use of the turnaround by future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers, and the like; and

WHEREAS, the turnaround and the easement over the turnaround will no longer be necessary once the additional land adjacent to the proposed Subdivision is platted and Silverthorn Lane is extended.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The acceptance of the Temporary Turnaround Easement, attached hereto as Exhibit "A" is hereby approved.

Section 2. The Clerk is instructed to record the original Temporary Turnaround Easement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED BY THE BOARD OF COUNTY
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, 16th day of
April, 2000.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Yvonne King
Deputy Clerk

Prepared By:
Pappas; Metcalf and Jenks, P.A.
200 W. Forsyth Street, Suite 1400
Jacksonville, Florida 32202

TEMPORARY TURNAROUND EASEMENT

This Temporary Turnaround Easement is given this 6th day of April, 2000 by WALDEN CHASE DEVELOPERS, LTD., a Florida limited partnership ("Grantor") to ST. JOHNS COUNTY ("Grantee"). whose address is 4020 Lewis Speedway, St. Augustine, Florida 32095

RECITALS

- A. Grantor has submitted to Grantee a proposed plat of a single family subdivision to be known as Walden Chase Phase I (the "Subdivision").
- B. Grantor owns additional lands adjacent to the Subdivision which Grantor plans to plat into additional single family subdivisions in the future.
- C. Silverthorn Lane is a roadway shown within the Subdivision that will be extended into the adjacent lands owned by Grantor in future subdivisions. As shown on the plat of the Subdivision, however, Silverthorn Lane comes to a dead end at the southerly boundary of the Subdivision.
- D. In its review of the proposed plat of the Subdivision, Grantee has determined that public safety considerations require the construction of a temporary turnaround at the referenced dead end of Silverthorn Lane. Moreover, Grantee requires that a temporary easement be granted to allow use of the turnaround by the future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers, and the like.
- E. The turnaround and the easement over the turnaround will no longer be necessary once the additional land adjacent to the southerly boundary of the Subdivision is platted and Silverthorn Lane is extended.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does grant and declare as follows:


1. Grantor hereby grants to Grantee, its successors and assigns, a temporary turnaround easement over and across the real property described on the attached Exhibit A (the "Easement Area"). The turnaround easement shall terminate automatically without necessity of any further documentation immediately upon the recordation of a plat that includes the Easement Area within its boundaries.

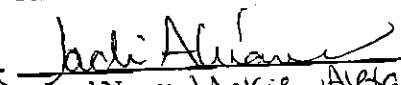
2. Grantee, by its acceptance of its easement, agrees that this easement is temporary and shall terminate immediately upon recordation of a plat that includes the Easement Area within its boundaries.

3. Grantor reserves to itself and its successors and assigns all rights in the Easement Area not inconsistent with its use as a temporary turnaround easement.

IN WITNESS WHEREOF, Grantor has caused this temporary easement to be executed by its duly authorized officer as of the day and year first above written.

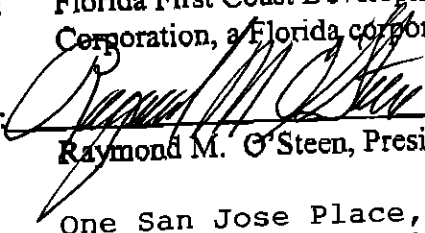
Witnesses:


Printed Name: STEPHEN C. MEADOW


Printed Name: JACKIE ALEXANDER

**WALDEN CHASE DEVELOPERS,
LTD., a Florida limited partnership**

By: Florida First Coast Development Corporation, a Florida corporation


By: Raymond M. Steen, President

One San Jose Place, Suite 26
Jacksonville, Florida 32257



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

March 08, 2000

Work Order No. 99-039.04
File No. 115A-24F
Walden Chase Phase One

Turnaround Easement

A part of Section 1, Township 5 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

Commence at the corner common to Section 1, 2, 11 12, all in said Township 5 South, Range 28 East, and run thence North $00^{\circ}38'46''$ West, along the Westerly line of said Section 1, a distance of 1,756.90 feet to the Southeasterly right of way line of Palm Valley Road- County Road 210, (a 100 foot right of way at this point); run thence North $55^{\circ}21'50''$ East, along said Southeasterly right of way line a distance of 2,482.05 feet; run thence South $00^{\circ}00'00''$ West, departing said right of way line, a distance of 381.06 feet; run thence South $46^{\circ}32'53''$ West, a distance of 42.25 feet; run thence South $55^{\circ}21'50''$ West, a distance of 557.23 feet; run thence South $36^{\circ}05'49''$ West, a distance of 61.53 feet; run thence South $30^{\circ}00'00''$ West, a distance of 85.00 feet; run thence South $60^{\circ}00'00''$ East, a distance of 310.39 feet to a point of curvature; run thence Southeasterly, along and around the arc of a curve, concave Southeasterly and having a radius of 375.00 feet, an arc distance of 185.65 feet to the Point of Beginning, said arc being subtended by a chord bearing South $45^{\circ}49'03''$ East, and distance of 183.76 feet.

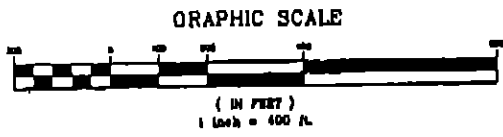
From the Point of Beginning thus described run thence South $58^{\circ}21'54''$ West, a radial bearing from last said arc, a distance of 80.00 feet to a point; run thence South $31^{\circ}38'06''$ East, a distance of 100.00 feet to a point; run thence North $58^{\circ}21'54''$ East, a distance of 100.00 feet to a point; run thence North $31^{\circ}38'06''$ West, a distance of 100.00 feet; run thence South $58^{\circ}21'54''$ West, a distance of 20.00 feet to the Point of Beginning.



SKETCH TO ACCOMPANY DESCRIPTION

A PART OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



NOTES:
THIS IS NOT A SURVEY.
BEARINGS SHOWN HEREON
ARE BASED ON THE
SOUTHEASTERLY RIGHT OF
WAY LINE OF COUNTY ROAD
NO. 210 AS BEING NORTH
85°21'50" EAST. PER DEED
RECORDED AT OFFICIAL
RECORDS BOOK 979, PAGE
1810, PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA.

