

RESOLUTION NO. 2004- 247

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO VISTA NORTE SUBDIVISION AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.

RECITALS

WHEREAS, North Village Development, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for water and sewer service to Vista Norte Subdivision; and

WHEREAS, North Village Development, LLC, has also executed and presented the Bill of Sale conveying all personal property associated with the water and sewer system and is attached hereto as Exhibit "B"; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the County to accept this Easement for the health, safety and welfare of the citizens in that area.

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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Utilities attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 22 day of September, 2004.

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

By:

Karen R. Stern
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

Patricia DeGrande
Deputy Clerk

RENDITION DATE

9-23-04

Exhibit "A" to Resolution

This instrument prepared by/return to:
Gary B. Davenport
CHIUMENTO & DAVENPORT, P.A.
4-B Old Kings Road North
Palm Coast, FL 32137

EASEMENT FOR UTILITIES
(VISTA NORTE)

THIS EASEMENT executed and given this 10th day of August, 2004, by **North Village Development, LLC, a Florida limited liability company** with an address of 1548 The Greens Way, Suite 4, Jacksonville, Florida 32250, hereinafter called "Grantor", to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, P.O. Drawer 349, St. Augustine, Florida 32088, hereinafter called "Grantee."

W I T N E S S E T H:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor does hereby agree as follows:

1. Grantor does hereby grant, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and sewer collection system (including lift stations if applicable), and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress on and over the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record, including but not limited to those set forth on Exhibit "B" attached hereto;

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and

maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing, and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole," but shall not include a responsibility for maintenance of sewer service laterals. The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals. The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or any other surface improvements or structures. Grantor or Grantor's successors and assigns shall be solely responsible for replacement of any such sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. Nothing in this section shall, however, relieve Grantee of liability for damage caused to improvements by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, Sealed and
Delivered in the
presence of:

GRANTOR SIGNATURE BLOCK

NORTH VILLAGE DEVELOPMENT, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

Anita M. Farace
Print: Anita M. Farace

By: Robert L. Johnson

Frances F. Hutchinson
Print: Frances F. Hutchinson

Print Name: Robert L. Johnson

Title: Vice President/member

STATE OF FLORIDA)
) ss
COUNTY OF St. Johns)

The foregoing instrument was acknowledged before me this 10th day of August, 2004, by Robert L. Johnson, as V. President of NORTH VILLAGE DEVELOPMENT, LLC, on behalf of the company.

Frances F. Hutchinson
NOTARY PUBLIC

(SEAL)

Personally known
or Produced ID
(check one of the above)
Type of Identification Produced

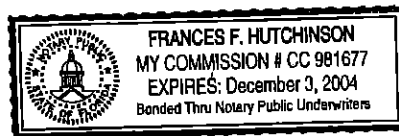


EXHIBIT A to Easement

EASEMENT AREA

The Easement Area granted by this document shall include all project roads and drives all areas designated "utility easement areas", including Calle Norte, all within the plat of Vista Norte, recorded in Map Book 49, pages 75, 76 and 77, of the Public Records of St. Johns County, Florida. The Easement Area shall not include the driveways to individual homes except for the part of such driveways within the areas designated "utility easement areas."

**BILL OF SALE
(VISTA NORTE)**

THAT NORTH VILLAGE DEVELOPMENT, LLC, a Florida limited liability company conveying its separate non-homestead property, party of the first part, for and in consideration of the sum of Ten Dollars (\$10.00) in lawful money and other good and valuable consideration to it paid by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, Post Office Draw 349, St. Augustine, Florida 32085, party of the second part, the receipt of which is hereby acknowledged by it, has granted, bargained, sold, transferred, set over and delivered and by these presents does grant, bargain, sell, transfer, set over and deliver unto the party of the second part, the extension to the Utility System (constructed by the party of the first part) and the complete water and/or wastewater system located on the real property described in Exhibit "A" attached hereto (being hereinafter collectively referred to as the "Extension"). The Extension includes the improvements described on the attached Exhibit B.

Party of the first part hereby warrants and represents that it has all the requisite right and authority to make this conveyance, and that the Extension is free from all liens and other encumbrances, and that contractors, subcontractors and materialmen furnishing labor or materials relative to the construction of the Extension have been paid in full, but except for the foregoing warranties or other expressed warranties given in writing, party of the first part makes no representation or warranties whatsoever, express or implied, and this conveyance is as is.

TO HAVE AND TO HOLD the same unto the party of the second part, its successors and assigns.

IT WITNESS WHEREOF, the party of the first part has caused this instrument to be executed in his name the day and year first above written.

WITNESSES:

NORTH VILLAGE DEVELOPMENT, LLC, A
FLORIDA LIMITED LIABILITY COMPANY

Anita M. Farace
Print: Anita M. Farace

By: Robert L. Johnson

Frances F. Hutchinson
Print: Frances F. Hutchinson

Print Name: Robert L. Johnson

Title: Vice President/Member

EXHIBIT A to Bill of Sale

EASEMENT AREA

All project roads and drives and all areas designated "utility easement areas", all within the plat of Vista Norte, recorded in Map Book 49, pages 75, 76 and 77 of the Public Records of St. Johns County, Florida.

Exhibit "B" to Bill of Sale

8/30/04
 SCHEDULE of VALUES
 BILL of SALE

Andy Campbell

30-Aug-04

Palencia Parcel NV1 Phase 2 (Vista Norte)

Furnish & Install Quantity Unit Unit Cost Total Cost

WATER DISTRIBUTION

10" DR 25	400	LF	\$15.00	\$6,000
6" DR 25	420	If	\$12.00	\$5,040
4" DR 25	580	ea	\$10.00	\$5,800
6" Gatevalve	3	ea	\$1,332.00	\$3,996
4" Gatevalve	1	ea	\$900.00	\$900
Fire Hydrant	2	ea	\$2,250.00	\$4,500
Services	30	ea	\$775.00	\$23,250
TOTAL WATER				\$49,486

SANITARY SEWER

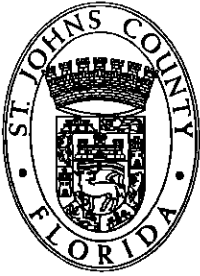
8" SDR 26 (4-6)	332	If	\$11.00	\$3,652
8" SDR 26 (6-8)	368	If	\$14.00	\$5,152
8" SDR 26 (8-10)	597	If	\$17.00	\$10,149
8" SDR 26 (10-12)	55	If	\$20.00	\$1,100
Type A MH (4-6)	4	ea	\$800.00	\$3,200
Type A MH (6-8)	1	ea	\$1,184.00	\$1,184
Type A MH (8-10)	3	ea	\$1,625.00	\$4,875
Type A MH (10-12)	1	ea	\$1,950.00	\$1,950
Services	30	ea	\$1,773.00	\$53,190
TOTAL SANITARY SEWER				\$84,452

LIFT STATION \ FORCE MAIN

ea \$0

TOTAL LIFT STATION \ FM \$0

1:22 PM V.J. Usina Contracting Inc. TOTAL BILL OF SALE \$133,938



ST. JOHNS COUNTY
UTILITY DEPARTMENT
2175 Mizell Road
P.O. Drawer 3006
St. Augustine, Florida 32085-3006

I N T E R O F F I C E M E M O R A N D U M

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Herbert A. Van Der Mark *hvm*
Construction Manager of Utilities
SUBJECT: Marshall Creek DRI, Unit NV-1, Vista Norte.
DATE: August 27, 2004

Please be informed that the Utility Department has reviewed and approved the Utility Easement for Unit NV-1, Vista Norte.

Please present the Utility easement documents to the Board of County Commissioners for final approval and acceptance.

Your support and cooperation as always are greatly appreciated.