

RESOLUTION NO. 2005- 144

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO PASEO REYES SUBDIVISION (MARSHALL CREEK), AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM**

**RECITALS**

**WHEREAS**, Marshall Creek, Ltd., a Florida limited partnership, 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 Paseo Reyes Subdivision; and

**WHEREAS**, the Marshall Creek Community Development District has also executed and presented the Bill of Sales conveying all personal property associated with the water and sewer system and is attached hereto as Exhibit "B", incorporated by reference and made a part hereof; 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:

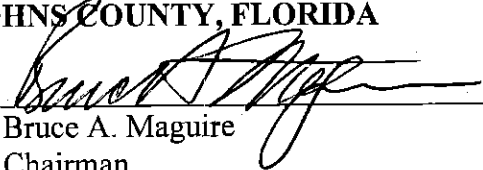
Section 1. The above Recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

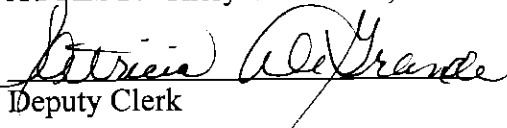
Section 3. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 1<sup>st</sup> day of June, 2005.

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

By:   
Bruce A. Maguire  
Chairman

**ATTEST:** Cheryl Strickland, Clerk

  
Deputy Clerk

RENDITION DATE 6-6-05

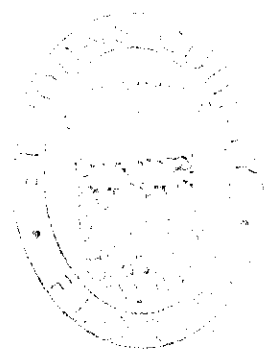


EXHIBIT "A" to the Resolution

PREPARED BY:

KATHRYN F. WHITTINGTON, ESQ.  
PAPPAS METCALF JENKS & MILLER, P.A.  
245 RIVERSIDE AVENUE, # 400  
JACKSONVILLE, FL 32202

**EASEMENT FOR UTILITIES**  
**(MARSHALL CREEK)**  
**Paseo Reyes**

THIS EASEMENT executed and given this 14<sup>th</sup> <sup>RS</sup> day of April, 2005 by **MARSHALL CREEK, LTD.**, a Florida limited partnership, whose address is 7502-B US Highway 1 North, St. Augustine, Florida 32095, 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 32085, hereinafter called "Grantee."

WITNESSETH:

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, bargain, sell, alien, remise, release, 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 containing an area of approximately 1.93 acres (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, if any.

(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 other similar surface improvements. 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.



**EXHIBIT A** to the  
Easement for Utilities  
**Easement Area**

PASEO REYES DRIVE AND PASEO VEREDA DRIVE AS SHOWN ON THE PASEO REYES PLAT RECORDED IN MAP BOOK 54, PAGES 10 THROUGH 11 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

EXHIBIT "B" to the Resolution

BILL OF SALE

**UTILITY IMPROVEMENTS  
FOR MARSHALL CREEK DRI**

**[Paseo Reyes]**


The Marshall Creek Community Development District, a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida (the "District"), for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers, and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

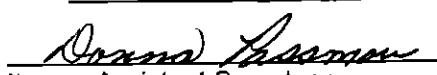
The personal property, fixtures and equipment comprising the sewage collection and potable water distribution system (the "Improvements") for Improvements within the project. All of the Improvements are included on the approved construction plan drawings prepared by Prosser Hallock, Inc., titled "Commercial Access Drive" issued for construction on August 17, 2004, and marked approved by St. Johns County on August 11, 2004 (the "Plans"). All of the Improvements are lying within the right-of-way of Paseo Vereda Drive and Paseo Reyes Drive as shown on the Paseo Reyes Plat recorded in Map Book 54, pages 10 through 11 of the public records of St. Johns County, Florida. Said personal property, fixtures and equipment being more particularly described on the attached Schedule "A".

The District does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is the lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good right to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the District has caused this instrument to be duly executed and delivered by its duly authorized officer on this 14 day of April, 2005.

**MARSHALL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Its: Chairman  
Print: Walter R. O'Shea

  
Its: Assistant Secretary  
Print: DONNA PASSMORE

**SCHEDULE A**

to the Bill of Sale



Commercial Access Drive

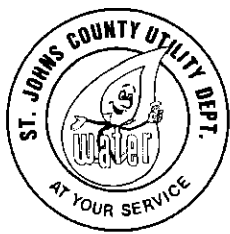
Water and Sewer Schedule Of Values

Description	Quantity	UM	Unit Price	Total Price
6'-10' DEEP MANHOLE	6.00	EA	3,853.0800	23,118.48
10'-12' DEEP MANHOLE *	1.00	EA	4,503.6500	4,503.65
6'-10' 8" PVC GRAVITY SEWER PIPE	1444.00	LF	26.6200	38,439.2800
10-12 8" PVC GRAVITY SEWER	1.00	LF	26.8400	26.8400
8" GATE VALVE & BOX	7.00	EA	1,109.1100	7,763.7700
8" WATERMAIN	266.25	LF	12.8200	3,413.3300
10" SDR25 WATERMAIN **	1369.00	LF	24.3900	33,389.9100
6" SDR 25 PIPE **	30.00	LF	15.8600	475.8000
FIRE HYDRANT & ASSEMBLY	3.00	EA	1,395.2400	4,185.7200
FLUSHING HYDRANT	5.00	EA	496.5600	2,482.8000
2" SAMPLE TAP *	5.00	EA	266.7800	1,333.9000
CASING	6.00	EA	2,394.6400	14,367.8400
8" TEE *	1.00	EA	379.3100	379.3100
8" PLUG	8.00	EA	118.4000	947.2000
FITTINGS	75.00	EA	374.7400	28,105.5000
16"X8" REDUCER *	1.00	EA	808.3400	808.3400
			Total	163,741.6700

**SCHEDULE "A"**  
**Schedule of Values**

# ST. JOHNS COUNTY, FLORIDA

Board of County Commissioners



P.O. Box 3006  
St. Augustine, Florida 32085-3006  
Phone: (904) 471-2161 • Toll Free: 1-877-837-2311  
Administrative Fax: (904) 461-7619  
Billing Dept. Fax: (904) 461-3995

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## INTEROFFICE MEMORANDUM

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**To:** Nanette Bradbury, Real Estate Coordinator  
**From:** Samuel T. Ramirez, Utility Development Manager  
**Subject:** Paseo Reyes (aka Marshall Creek)  
**Date:** May 17, 2005

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

After acceptance by BCC, please provide the utility department with a copy of the executed resolution and a recorded copy of the Easement for the utilities for our files.

Your support and cooperation as always are greatly appreciated.

**BILL OF SALE**

**UTILITY IMPROVEMENTS  
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**[Paseo Reyes]**


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**IN WITNESS WHEREOF**, the District has caused this instrument to be duly executed and delivered by its duly authorized officer on this 19 day of April, 2005.

**MARSHALL CREEK COMMUNITY  
DEVELOPMENT DISTRICT**

  
Its: Chairman

Print: Walter R. O'Shea

  
Its: Assistant Secretary

Print: DONNA PASSMORE

**SCHEDULE A**



Commercial Access Drive

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