

RESOLUTION NO. 2007- 276

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER SERVICE TO THE COTTAGES AT WINDING CREEK CONDOMINIUM.

RECITALS

WHEREAS, Cottages at Winding 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 service to The Cottages at Winding Creek Condominium; and

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

WHEREAS, it is in the best interest of the County to accept the Easement for the health, safety and welfare of the citizens in the 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 in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 27th day of October, 2007.

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

By: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 10/4/07

Exhibit "A" to Resolution

Prepared by:
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 31 day of July,
2007, by Cottages at Winding Creek, Ltd with an address of
5630 US 1 S., St. Augustine, FL 32086 hereinafter called "Grantor" to
ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida,
whose address is 4020 Lewis Speedway, St. Augustine FL 32084, hereinafter called
"Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees 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 (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. 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.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(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 surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent

permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding 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.

Cottages at Winding Creek, Ltd.

Signed, sealed and delivered
In the presence of:

Karen Duncan
Witness

Karen Duncan
Print Name

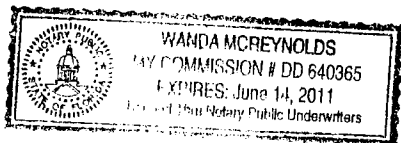
Debbie Bales
Witness

Debbie Bales
Print Name

By: *William L. Morgan*
Its: VICE PRESIDENT

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 3rd day of August, 2007, by WILLIAM L. MORGAN who is personally known to me or has produced _____ as identification.



Wanda McReynolds
Notary Public WANDA MCREYNOLDS



**MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF:
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA**

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 1

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 195.07 feet; thence South 88°33'31" West, a distance of 58.73 feet to the Point of Beginning of Easement; thence South 88°43'16" West, a distance of 5.00 feet; thence South 01°16'44" East, a distance of 10.00 feet; thence North 88°43'16" East, a distance of 5.00 feet; thence North 01°16'44" West, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 2

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" West, along the East line of Government Lot 2, a distance of 277.80 feet; thence South 88°33'31" West, a distance of 56.40 feet to the Point of Beginning of Easement; thence South 88°43'16" West, a distance of 5.00 feet; thence South 01°16'44" East, a distance of 10.00 feet; thence North 88°43'16" East, a distance of 5.00 feet; thence North 01°16'44" West, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 3

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 284.45 feet; thence South 88°33'31" West, a distance of 538.59 feet to the Point of Beginning of Easement; thence South 77°38'56" West, a distance of 5.00 feet; thence South 12°21'04" East, a distance of 10.00 feet; thence North 77°38'56" East, a distance of 5.00 feet; thence North 12°21'04" West, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 4

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 325.63 feet; thence South 88°33'31" West, a distance of 528.83 feet to the Point of Beginning of Easement; thence North 12°21'04" West, a distance of 10.00 feet; thence South 77°38'56" West, a distance of 5.00 feet; thence South 12°21'04" East, a distance of 10.00 feet; thence North 77°38'56" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 5

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:
Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 486.39 feet; thence South 88°33'31" West, a distance of 415.33 feet to the Point of Beginning of Easement; thence North 74°43'59" West, a distance of 10.00 feet; thence South 15°16'01" West, a distance of 5.00 feet; thence South 74°43'59" East, a distance of 10.00 feet; thence North 15°16'01" East, a distance of 5.00 feet to the Point of Beginning.

Charles P. Delcambre 8-21-07
CHARLES P. DELCAMBRE, P.S.M., FL REG. # 5100

ATLANTIC ~ GULF SURVEYING CO.
LAND & ENGINEERING SURVEYS
LICENSED BUSINESS NUMBER 6226
5736 TIMUQUANA ROAD
JACKSONVILLE, FLORIDA 32210
PH. 904-771-6412
FAX 904-778-8578

SHEET 1 OF 18

JOB NO. 07S1883	DATE 8-21-2007	REVISIONS :
DATE OF SURVEY 8/9	DRAFTER CPD	DATE _____
		DATE _____



**MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA**

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 6

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 500.52 feet; thence South 88°33'31" West, a distance of 386.26 feet to the Point of Beginning of Easement; thence North 15°16'01" East, a distance of 5.00 feet; thence North 74°43'59" West, a distance of 10.00 feet; thence South 15°16'01" West, a distance of 5.00 feet; thence South 74°43'59" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 7

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°28'29" West, along the East line of Government Lot 2, a distance of 534.70 feet; thence South 88°33'31" West, a distance of 250.86 feet to the Point of Beginning of Easement; thence North 47°49'48" West, a distance of 10.00 feet; thence South 42°10'12" West, a distance of 5.00 feet; thence South 47°49'48" East, a distance of 10.00 feet; thence North 42°10'12" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 8

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°28'29" West, along the East line of Government Lot 2, a distance of 556.83 feet; thence South 88°33'31" West, a distance of 227.88 feet to the Point of Beginning of Easement; thence North 47°49'48" West, a distance of 10.00 feet; thence South 42°10'12" West, a distance of 5.00 feet; thence South 47°49'48" East, a distance of 10.00 feet; thence North 42°10'12" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 9

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°28'29" East, along the East line of Government Lot 2, a distance of 572.45 feet; thence South 88°33'31" West, a distance of 533.74 feet to the Point of Beginning of Easement; thence North 71°18'31" West, a distance of 5.00 feet; thence South 18°41'29" West, a distance of 10.00 feet; thence South 71°18'31" East, a distance of 5.00 feet; thence North 18°41'29" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 10

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°28'29" East, along the East line of Government Lot 2, a distance of 586.98 feet; thence South 88°33'31" West, a distance of 596.19 feet to the Point of Beginning of Easement; thence North 71°41'11" West, a distance of 5.00 feet; thence South 18°18'49" West, a distance of 10.00 feet; thence South 71°41'11" East, a distance of 5.00 feet; thence North 18°18'49" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 11

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 602.34 feet; thence South 88°33'31" West, a distance of 544.89 feet to the Point of Beginning of Easement; thence North 71°18'31" West, a distance of 5.00 feet; thence South 18°41'29" West, a distance of 10.00 feet; thence South 71°18'31" East, a distance of 5.00 feet; thence North 18°41'29" East, a distance of 10.00 feet to the Point of Beginning.



MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF
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THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 12

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 616.94 feet; thence South 88°33'31" West, a distance of 607.13 feet to the Point of Beginning of Easement; thence North 71°41'11" West, a distance of 5.00 feet; thence South 18°18'49" West, a distance of 10.00 feet; thence South 71°41'11" East, a distance of 5.00 feet; thence North 18°18'49" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 13

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" West, along the East line of Government Lot 2, a distance of 678.26 feet; thence South 88°33'31" West, a distance of 132.66 feet to the Point of Beginning of Easement; thence North 39°54'34" West, a distance of 10.00 feet; thence South 50°05'26" West, a distance of 5.00 feet; thence South 39°54'34" East, a distance of 10.00 feet; thence North 50°05'26" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 14

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 684.85 feet; thence South 88°33'31" West, a distance of 202.37 feet to the Point of Beginning of Easement; thence North 25°47'47" West, a distance of 10.00 feet; thence South 64°12'13" West, a distance of 5.00 feet; thence South 25°47'47" East, a distance of 10.00 feet; thence North 64°12'13" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 15

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 703.35 feet; thence South 88°33'31" West, a distance of 112.95 feet to the Point of Beginning of Easement; thence North 39°54'34" West, a distance of 10.00 feet; thence South 50°05'26" West, a distance of 5.00 feet; thence South 39°54'34" East, a distance of 10.00 feet; thence North 50°05'26" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 16

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 713.98 feet; thence South 88°33'31" West, a distance of 189.37 feet to the Point of Beginning of Easement; thence North 25°47'47" West, a distance of 10.00 feet; thence South 64°12'13" West, a distance of 5.00 feet; thence South 25°47'47" East, a distance of 10.00 feet; thence North 64°12'13" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 17

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 763.86 feet; thence South 88°33'31" West, a distance of 591.93 feet to the Point of Beginning of Easement; thence North 11°04'07" West, a distance of 5.00 feet; thence South 78°55'53" West, a distance of 5.00 feet; thence South 11°04'07" East, a distance of 5.00 feet; thence North 78°55'53" East, a distance of 5.00 feet to the Point of Beginning.



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WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
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LEGAL DESCRIPTIONS

WATER METER EASEMENT # 18

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 809.72 feet; thence South 88°33'31" West, a distance of 107.63 feet to the Point of Beginning of Easement; thence North 58°58'18" West, a distance of 10.00 feet; thence South 31°01'44" West, a distance of 5.00 feet; thence South 58°58'18" East, a distance of 10.00 feet; thence North 31°01'44" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 19

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" West, along the East line of Government Lot 2, a distance of 826.99 feet; thence South 88°33'31" West, a distance of 80.81 feet to the Point of Beginning of Easement; thence North 58°58'18" West, a distance of 10.00 feet; thence South 31°01'44" West, a distance of 5.00 feet; thence South 58°58'18" East, a distance of 10.00 feet; thence North 31°01'44" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 20

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 868.94 feet; thence South 88°33'31" West, a distance of 511.78 feet to the Point of Beginning of Easement; thence North 39°05'41" West, a distance of 10.00 feet; thence South 50°54'19" West, a distance of 5.00 feet; thence South 39°05'41" East, a distance of 10.00 feet; thence North 50°54'19" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 21

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 894.30 feet; thence South 88°33'31" West, a distance of 492.43 feet to the Point of Beginning of Easement; thence North 39°05'41" West, a distance of 10.00 feet; thence South 50°54'19" West, a distance of 5.00 feet; thence South 39°05'41" East, a distance of 10.00 feet; thence North 50°54'19" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 22

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1032.85 feet; thence South 88°33'31" West, a distance of 460.96 feet to the Point of Beginning of Easement; thence North 19°30'45" West, a distance of 10.00 feet; thence South 70°29'15" West, a distance of 5.00 feet; thence South 19°30'45" East, a distance of 10.00 feet; thence North 70°29'15" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 23

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" East, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1063.01 feet; thence South 88°33'31" West, a distance of 451.23 feet to the Point of Beginning of Easement; thence North 19°30'45" West, a distance of 10.00 feet; thence South 70°29'15" West, a distance of 5.00 feet; thence South 19°30'45" East, a distance of 10.00 feet; thence North 70°29'15" East, a distance of 5.00 feet to the Point of Beginning.



**MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF:
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA**

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 24

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 356.91 feet; thence North 00°49'18" West, a distance of 85.10 feet to the Point of Beginning of Easement; thence North 54°04'48" East, a distance of 5.00 feet; thence North 35°55'12" West, a distance of 10.00 feet; thence South 54°04'48" West, a distance of 5.00 feet; thence South 35°55'12" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 25

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 380.86 feet; thence North 00°49'18" West, a distance of 119.48 feet to the Point of Beginning of Easement; thence South 35°55'12" East, a distance of 10.00 feet; thence North 54°04'48" East, a distance of 5.00 feet; thence North 35°55'12" West, a distance of 10.00 feet; thence South 54°04'48" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 26

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 529.31 feet; thence North 00°49'18" West, a distance of 70.57 feet to the Point of Beginning of Easement; thence North 80°29'12" East, a distance of 10.00 feet; thence North 09°30'48" West, a distance of 5.00 feet; thence South 80°29'12" West, a distance of 10.00 feet; thence South 09°30'48" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 27

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 560.87 feet; thence North 00°49'18" West, a distance of 65.92 feet to the Point of Beginning of Easement; thence North 80°29'12" East, a distance of 10.00 feet; thence North 09°30'48" West, a distance of 5.00 feet; thence South 80°29'12" West, a distance of 10.00 feet; thence South 09°30'48" East, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 28

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 732.47 feet; thence North 00°49'18" West, a distance of 64.24 feet to the Point of Beginning of Easement; thence South 86°29'36" East, a distance of 10.00 feet; thence North 03°30'24" East, a distance of 5.00 feet; thence North 86°29'36" West, a distance of 10.00 feet; thence South 03°30'24" West, a distance of 5.00 feet to the Point of Beginning.



MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 29

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 764.27 feet; thence North 00°49'18" West, a distance of 68.82 feet to the Point of Beginning of Easement; thence South 86°29'36" East, a distance of 10.00 feet; thence North 03°30'24" East, a distance of 5.00 feet; thence North 86°29'36" West, a distance of 10.00 feet; thence South 03°30'24" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 30

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 236.91 feet; thence North 81°35'19" East, a distance of 77.59 feet to the Point of Beginning of Easement; thence South 15°30'50" East, a distance of 10.00 feet; thence North 74°29'10" East, a distance of 5.00 feet; thence North 15°30'50" West, a distance of 10.00 feet; thence South 74°29'10" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 31

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 269.19 feet; thence North 81°35'19" East, a distance of 73.95 feet to the Point of Beginning of Easement; thence South 12°29'48" East, a distance of 10.00 feet; thence North 77°30'12" East, a distance of 5.00 feet; thence North 12°29'48" West, a distance of 10.00 feet; thence South 77°30'12" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 32

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 395.86 feet; thence North 81°35'19" East, a distance of 371.05 feet to the Point of Beginning of Easement; thence North 50°01'43" East, a distance of 5.00 feet; thence North 39°58'17" West, a distance of 10.00 feet; thence South 50°01'43" West, a distance of 5.00 feet; thence South 39°58'17" East, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 33

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 423.13 feet; thence North 81°35'19" East, a distance of 354.50 feet to the Point of Beginning of Easement; thence North 50°01'43" East, a distance of 5.00 feet; thence North 39°58'17" West, a distance of 10.00 feet; thence South 50°01'43" West, a distance of 5.00 feet; thence South 39°58'17" East, a distance of 10.00 feet to the Point of Beginning.



**MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF:
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1 ST. JOHNS COUNTY, FLORIDA**

(SEE SHEET 2 OF 2 FOR SKETCH)

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 34

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 438.01 feet; thence North 81°35'19" East, a distance of 72.62 feet to the Point of Beginning of Easement; thence South 01°02'45" East, a distance of 10.00 feet; thence North 88°57'15" East, a distance of 5.00 feet; thence North 01°02'45" West, a distance of 10.00 feet; thence South 88°57'15" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 35

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 469.91 feet; thence North 81°35'19" East, a distance of 76.77 feet to the Point of Beginning of Easement; thence South 01°02'45" East, a distance of 10.00 feet; thence North 88°57'15" East, a distance of 5.00 feet; thence North 01°02'45" West, a distance of 10.00 feet; thence South 88°57'15" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 36

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 624.69 feet; thence North 81°35'19" East, a distance of 99.25 feet to the Point of Beginning of Easement; thence South 00°07'21" East, a distance of 10.00 feet; thence North 89°52'39" East, a distance of 5.00 feet; thence North 00°07'21" West, a distance of 10.00 feet; thence South 89°52'39" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 37

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 656.23 feet; thence North 81°35'19" East, a distance of 104.02 feet to the Point of Beginning of Easement; thence South 00°07'21" East, a distance of 10.00 feet; thence North 89°52'39" East, a distance of 5.00 feet; thence North 00°07'21" West, a distance of 10.00 feet; thence South 89°52'39" West, a distance of 5.00 feet to the Point of Beginning.

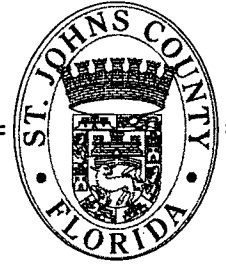
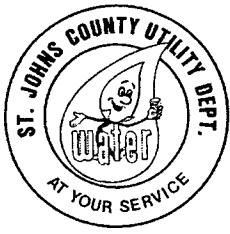
WATER METER EASEMENT # 38

A Parcel of land being a portion of Government Lot 2, Section 30, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence South 01°26'29" East, along the East line of Government Lot 2, a distance of 1333.62 feet to the Southeast corner of said Government Lot 2; thence South 89°10'42" West, along the South line of Government Lot 2, a distance of 898.51 feet to the Easterly right of way line of U.S. Highway 1; thence North 08°24'41" West, along said Easterly right of way line of U.S. Highway 1, a distance of 737.43 feet; thence North 81°35'19" East, a distance of 11.50 feet to the Point of Beginning of Easement; thence South 14°16'04" East, a distance of 5.00 feet; thence North 75°43'56" East, a distance of 5.00 feet; thence North 14°16'04" West, a distance of 5.00 feet; thence South 75°43'56" West, a distance of 5.00 feet to the Point of Beginning.

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

INTEROFFICE MEMORANDUM

To: Nanette Bradbury, Real Estate Coordinator

From: Vickie Battell, Construction Tech III – Utility Development

Subject: Cottages at Winding Creek

Date: August 29, 2007

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

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.