

RESOLUTION NO. 2007- 318

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO SEA PINES II SUBDIVISION.

RECITALS

WHEREAS, Sea Pines Property Owners Association, Inc., a Florida non-profit corporation, 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 Sea Pines II Subdivision; 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 30th day of October, 2007.

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

By: Ben Rich
Ben Rich, Chairman

ATTEST: Cheryl Strickland, Clerk

By: Pam Halter
Deputy Clerk

RENDITION DATE 11/2/07

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 19 day of July 2007, by SEA PINES OWNERS' ASSOCIATION,* a Florida corporation, whose address is 509 Anastasia Boulevard, St. Augustine, FL 32080, 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, FL 32085-0349, hereinafter called "Grantee."

*a/k/a Sea Pines Property Owners Association, Inc., a Florida non-profit corporation
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 is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, 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 on and over the Easement Area as necessary for the use and enjoyment of the easement granted herein. 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 laterals. Grantor does hereby specifically indemnify and hold 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

but

or removal, ~~by~~ 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 for damage caused to improvements by Grantee's negligence.

4. This Grant of Easement shall insure to the benefit of and be binding upon Grantee and its successors and assigns.
5. For 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 seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered in the presence of:

SEA PINES OWNERS' ASSOCIATION, INC.

K. W. Whitmire
Print: K. Whitmire

By: John E Keim
Its President

R.J. Halyburton
Print: R.J. Halyburton

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 19 day of July 2007, by John E. Keim as President of Sea Pines Owners' Association, Inc., a Florida corporation, and he is personally known to me.



Roberta J. Halyburton
Commission # DD490662
Expires January 25, 2010
Bonded Troy Fain Insurance Inc 800-385-7019

Roberta J. Halyburton
Notary Public, State of Florida at Large
Commission Expires:
(Seal)

EXHIBIT "A" to Easement

EASEMENT AREA

The Easement Area granted by this document shall include all project roads and drives and all areas designated "utility easement areas", all within the Plat of SEA PINES II, recorded in Map Book 56, Pages 66 through 70, of the Public Records of St. Johns County, Florida. The Easement Area shall not include the driveways to individual homes except for that part of such driveways within the areas designated "utility easement areas".

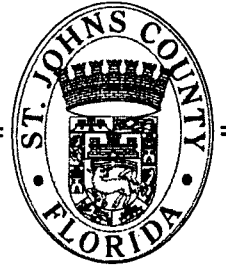
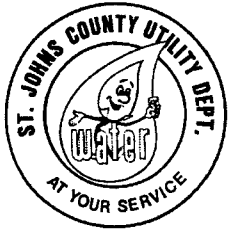
EXHIBIT "B" to Easement

COVENANTS, RESTRICTIONS, EASEMENTS, LIENS
AND ENCUMBRANCES OF RECORD

1. Mortgage in favor of Mercantile Bank, dated 7/28/04 and recorded 8/4/04 in Official Records Book 2255, Page 1422, of the Public Records of St. Johns County, Florida, together with Conditional Assignment of Rents, Leases and Revenues and UCC-1 Financing Statement of even date with the Mortgage, which were recorded 8/4/04 in Official Records Book 2255, Page 1442 and 1450, respectively, said Public Records.
2. Declaration of Covenants and Restrictions for Sea Pines recorded in Official Records Book 1773, Page 979; Amended and Restated Declaration of Covenants and Restrictions for Sea Pines recorded in Official Records Book 1925, Page 617; Amendment to Declaration of Covenants for Sea Pines recorded in Official Records Book 2329, Page 357; and, Supplemental Declaration of Covenants and Records Book 2395, Page 1072, all of the Public Records of St. Johns County, Florida.

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: Sea Pines Unit II

Date: September 12, 2007

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

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.