

RESOLUTION NO. 2009- 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 SERVE THE ORTHODOX CHRISTIAN MISSION CENTER AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.**

**RECITALS**

**WHEREAS**, The Orthodox Christian Mission Center, 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 serve the Center located behind Otis Mason Elementary School on State Road 207; and

**WHEREAS**, they have also executed a Bill of Sale and provided a schedule of values conveying all personal property associated with the water and sewer system which 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**, to the extent that there are typographical or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**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 19<sup>th</sup> day of May, 2009.

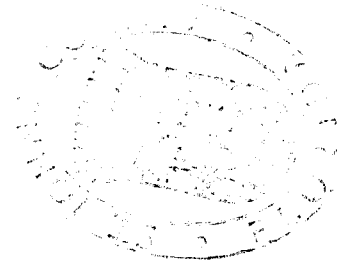
**BOARD OF COUNTY COMMISSIONERS  
ST. JOHNS COUNTY, FLORIDA**

By: Cyndi Stevenson  
Cyndi Stevenson, Chair

**ATTEST:** Cheryl Strickland, Clerk

By: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 5/20/09



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 25<sup>th</sup> day of February, 2009 by **THE ORTHODOX CHRISTIAN MISSION CENTER, INC.**, a Florida non-profit corporation, with an address of P.O. Box 4319, 85 South Dixie Highway, St. Augustine, Florida 32084, 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 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. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or 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. WATER SYSTEM - 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.

Signed, sealed and delivered  
In the presence of:

The Orthodox Christian Mission Center, Inc.  
a Florida non-profit corporation

Margot Kelley  
Witness

By: M. J. Ritsi  
Martin J. Ritsi, its Executive Director

Margot NT Kelley  
Print Name

Renee Ritsi  
Witness

Renee Ritsi  
Print Name

State of Florida  
County of ST. JOHN'S

The foregoing instrument was acknowledged before me this 25 day of FEBRUARY, 2009, by Martin J. Ritsi, Executive Director of The Orthodox Christian Mission Center, Inc., a Florida non-profit corporation. He is personally known to me or has produced \_\_\_\_\_ as identification.

Myrna L. Ruiz-Brown  
Notary Public



EASEMENT AREA

A 10 FOOT BY 10 FOOT EASEMENT FOR ST. JOHNS COUNTY UTILITY DEPARTMENT, LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TEXACO, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 211 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, 250.00 FEET ON THE SOUTHEAST LINE OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-95 AND STATE ROAD NO.207, TO THE NORTHEAST CORNER OF PROPERTY OF TEXACO, INC.; THENCE CONTINUING NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, 382.02 FEET TO THE END OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-95 AND STATE ROAD NO.207; THENCE NORTH 53 DEGREES 30 MINUTES 55 SECONDS WEST, 83.13 FEET TO THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.207; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 1,328.05 FEET; THENCE SOUTH 53 DEGREES 30 MINUTES 55 SECONDS EAST, 300.00 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 314.46 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREE 19 MINUTES 00 SECONDS, AN ARC DISTANCE OF 51.13 FEET; (CHORD=SOUTH 26 DEGREES 05 MINUTES 37 SECONDS EAST, 51.08 FEET); THENCE SOUTH 02 DEGREES 43 MINUTES 12 SECONDS WEST, 358.28 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, HAVING RADIUS OF 600.00 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 47 MINUTES 47 SECONDS, AN ARC DISTANCE OF 81.64 FEET; (CHORD=SOUTH 14 DEGREES 32 MINUTES 01 SECOND EAST, 81.58 FEET); THENCE SOUTH 10 DEGREES 53 MINUTES 53 SECONDS EAST, 1,286.54 FEET; THENCE SOUTH 63 DEGREES 21 MINUTES 46 SECONDS WEST, 220.53 FEET; THENCE SOUTH 22 DEGREES 49 MINUTES 56 SECONDS EAST, 368.12 FEET; THENCE NORTH 67 DEGREES 10 MINUTES 04 SECONDS EAST, 72.84 FEET; THENCE SOUTH 52 DEGREES 49 MINUTES 56 SECONDS EAST, 45.72 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUING SOUTH 52 DEGREES 49 MINUTES 56 SECONDS EAST, 10.00 FEET; THENCE SOUTH 37 DEGREES 10 MINUTES 04 SECONDS WEST, 10.00 FEET; THENCE NORTH 52 DEGREES 49 MINUTES 56 SECONDS WEST, 10.00 FEET; THENCE NORTH 37 DEGREES 10 MINUTES 04 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING.

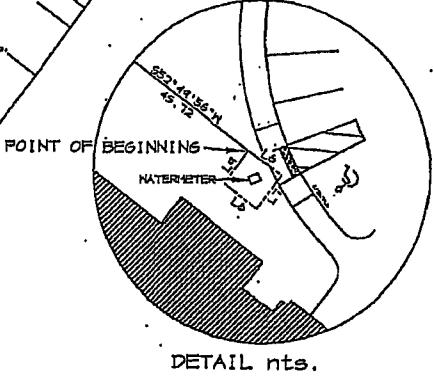
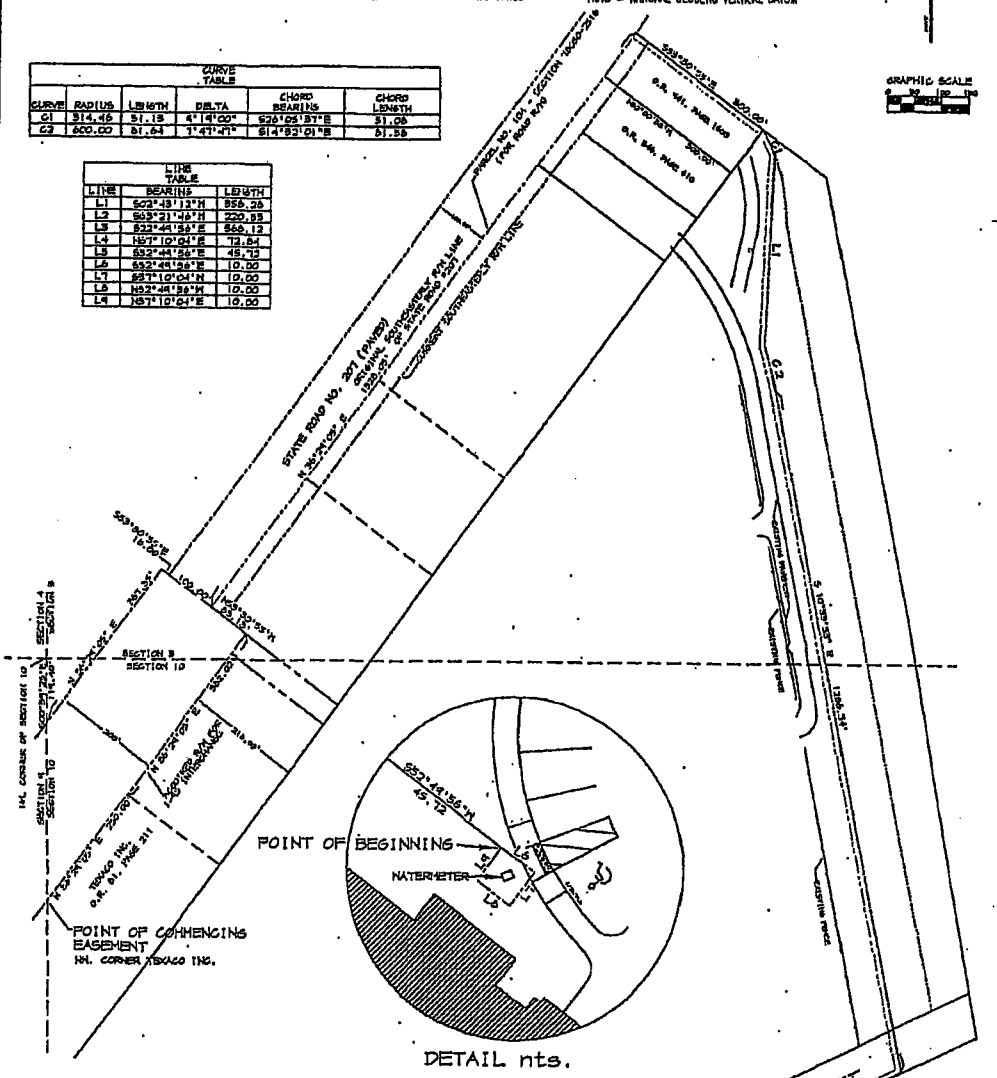
EAST

- NOTES:  
 1. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.  
 2. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHTS OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR EXCEPT AS SHOWN.  
 3. BEARINGS BASED ON BEARINGS.  
 4. BEARINGS AND DISTANCES ARE FROM PLAT OR DESCRIPTION EXCEPT AS SHOWN.

6. ABBREVIATIONS: R/W = RIGHT OF WAY  
 CONC. = CONCRETE  
 MCM = MORTAR  
 I = IRON  
 T = TANGENT  
 R = RADIUS  
 L = LENGTH  
 C = CENTERLINE  
 P.O. = POINT  
 B.M. = BENCH MARK  
 M.E.S. = MEASURED  
 A = CENTRAL ANGLE  
 ELEV. = ELEVATION  
 M = MANHOLE  
 N.G.V.D. = NATIONAL GEODETIC VERTICAL DATUM

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARINGS
C1	514.46	51.18	6° 14' 00"	S26° 05' 57" E
C2	600.00	51.64	1° 41' 41"	S14° 52' 01" E

LINE TABLE		
LINE	BEARING	LENGTH
L1	S27° 43' 12" W	554.25
L2	S09° 21' 46" W	220.55
L3	S33° 44' 58" E	560.12
L4	N57° 10' 04" E	12.84
L5	S32° 44' 58" E	45.75
L6	S32° 44' 58" E	10.00
L7	N57° 10' 04" E	10.00
L8	N57° 24' 36" W	10.00
L9	N57° 10' 04" E	10.00



DESCRIPTION:  
 A 10 FOOT BY 10 FOOT EASEMENT FOR ST. JOHNS COUNTY UTILITY DEPARTMENT, LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 24 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:  
 COMMENCING AT THE NORTHWEST CORNER OF TEXACO, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 61, PAGE 211 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST LINE OF 250.00 FEET ON THE SOUTHEAST LINE OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-45 AND STATE ROAD NO. 201, TO THE NORTHEAST CORNER OF PROPERTY OF TEXACO, INC.; THENCE CONTINUING NORTH 56 DEGREES 24 MINUTES 05 SECONDS EAST, 582.02 FEET TO THE END OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-45 AND STATE ROAD NO. 201; THENCE NORTH 55 DEGREES 50 MINUTES 55 SECONDS WEST, 58.15 FEET TO THE ORIGINAL SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 201; THENCE NORTH 56 DEGREES 24 MINUTES 05 SECONDS EAST, ON THE SOUTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 201, A DISTANCE OF 1,328.08 FEET; THENCE SOUTH 55 DEGREES 50 MINUTES 55 SECONDS EAST, 500.00 FEET SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREE 14 MINUTES 00 SECONDS, AN ARC DISTANCE OF 51.18 FEET; (CHORD-SOUTH 26 DEGREES 08 MINUTES 57 SECONDS EAST, 51.08 FEET); THENCE SOUTH 03 DEGREES 45 MINUTES 12 SECONDS WEST, 358.26 FEET TO THE POINT OF BEGINNING TO THE LEFT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 41 MINUTES 47 SECONDS, AN ARC DISTANCE OF 51.64 FEET; (CHORD-SOUTH 14 DEGREES 52 MINUTES 01 SECOND EAST, 51.58 FEET); THENCE SOUTH 10 DEGREES 45 MINUTES 55 SECONDS EAST, 1,236.54 FEET; THENCE SOUTH 21 MINUTES 46 SECONDS WEST, 220.55 FEET; THENCE SOUTH 22 DEGREES 44 MINUTES 56 SECONDS EAST, 560.12 FEET; THENCE NORTH 07 DEGREES 10 MINUTES 04 SECONDS EAST, 12.84 FEET; THENCE SOUTH 52 DEGREES 44 MINUTES 56 SECONDS EAST, 45.75 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE CONTINUING SOUTH 52 DEGREES 44 MINUTES 56 SECONDS EAST, 10.00 FEET; THENCE SOUTH 57 DEGREES 10 MINUTES 04 SECONDS WEST, 10.00 FEET; THENCE NORTH 57 DEGREES 10 MINUTES 04 SECONDS WEST, 10.00 FEET TO THE POINT OF BEGINNING.

10' X 10' EASEMENT - (SEE DETAIL)

SCALE-GRAPHIC SKETCH - NOT A SURVEY DECEMBER 10, 2008

JONES & PELLICER, INC. LBN 6444  
 905 ANASTASIA BLVD. SUITE A  
 ST. AUGUSTINE, FLORIDA 32080  
 (904) 824-8115 FAX (904) 824-8453

WILLIAM F. RICHBOLG  
 P.L.S. 5313  
 LAST FIELD DAY 12/10/08  
 Not Valid Without the Original Raised Seal and Signature of a Florida Licensed Surveyor and Mapper.

## INGRESS/EGRESS AREA

## DESCRIPTION: INGRESS AND EGRESS EASEMENT TO 10 FOOT BY 10 FOOT UTILITY EASEMENT

AN INGRESS AND EGRESS EASEMENT, LYING IN SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE FULLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF TEXACO, INC. AS RECORDED IN OFFICIAL RECORDS BOOK 81, PAGE 211 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO BEING ON THE WEST LINE OF SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, 250.00 FEET ON THE SOUTHEAST LINE OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-95 AND STATE ROAD NO.207, TO THE NORTHEAST CORNER OF PROPERTY OF TEXACO, INC.; THENCE CONTINUING NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, 382.02 FEET TO THE END OF THE RIGHT OF WAY ACQUIRED FOR THE INTERCHANGE OF I-95 AND STATE ROAD NO.207; THENCE NORTH 53 DEGREES 30 MINUTES 55 SECONDS WEST, 83.13 FEET TO THE ORIGINAL SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO.207; THENCE NORTH 36 DEGREES 29 MINUTES 05 SECONDS EAST, ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 1,328.05 FEET; THENCE SOUTH 53 DEGREES 30 MINUTES 55 SECONDS EAST, 300.00 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 314.46 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 09 DEGREES 19 MINUTES 00 SECONDS, AN ARC DISTANCE OF 51.13 FEET;(CHORD=SOUTH 26 DEGREES 05 MINUTES 37 SECONDS EAST, 51.08 FEET); THENCE SOUTH 02 DEGREES 43 MINUTES 12 SECONDS WEST, 358.28 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 600.00 FEET; THENCE SOUTHERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 07 DEGREES 47 MINUTES 47 SECONDS, AN ARC DISTANCE OF 81.64 FEET; (CHORD = SOUTH 14 DEGREES 32 MINUTES 01 SECOND EAST, 81.58 FEET); THENCE SOUTH 10 DEGREES 53 MINUTES 53 SECONDS EAST, 1,286.54 FEET; THENCE SOUTH 63 DEGREES 21 MINUTES 46 SECONDS WEST, 234.54 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED EASEMENT; THENCE SOUTH 22 DEGREES 52 MINUTES 26 SECONDS EAST, 263.69 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89 DEGREES 04 MINUTES 06 SECONDS, AN ARC DISTANCE OF 40.42 FEET;(CHORD=SOUTH 68 DEGREES 42 MINUTES 49 SECONDS EAST, 38.00 FEET) THENCE NORTH 67 DEGREES 07 MINUTES 34 SECONDS EAST, 70.82 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 59.43 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 10 MINUTES 47 SECONDS, AN ARC DISTANCE OF 60.35 FEET;(CHORD=SOUTH 82 DEGREES 34 MINUTES 31 SECONDS EAST, 57.78 FEET) THENCE SOUTH 52 DEGREES 52 MINUTES 26 SECONDS EAST, 49.96 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 50.00 FEET; THENCE SOUTHEASTERLY, SOUTHERLY AND NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 275 DEGREES 58 MINUTES 48 SECONDS, AN ARC DISTANCE OF 240.79 FEET;(CHORD=SOUTH 10 DEGREES 10 MINUTES 11 SECONDS WEST, 66.92 FEET) THENCE SOUTH 63 DEGREES 53 MINUTES 58 SECONDS WEST, 26.22 FEET; THENCE NORTH 36 DEGREES 53 MINUTES 34 SECONDS EAST, 4.78 FEET; THENCE NORTH 53 DEGREES 06 MINUTES 26 SECONDS WEST, 8.79 FEET; THENCE NORTH 63 DEGREES 53 MINUTES 58 SECONDS EAST, 25.95 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 50.00 FEET; THENCE NORTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 42 DEGREES 24 MINUTES 53 SECONDS, AN ARC DISTANCE OF 37.01 FEET;(CHORD=NORTH 00 DEGREES 50 MINUTES 49 SECONDS EAST, 36.17 FEET) THENCE NORTH 52 DEGREES 52 MINUTES 26 SECONDS WEST, 48.91 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING RADIUS OF 35.43 FEET; THENCE WESTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 57 DEGREES 38 MINUTES 32 SECONDS, AN ARC DISTANCE OF 35.64 FEET;(CHORD=NORTH 82 DEGREES 29 MINUTES 14 SECONDS WEST, 34.16 FEET) THENCE SOUTH 67 DEGREES 07 MINUTES 34 SECONDS WEST, 70.54 FEET TO A POINT OF CURVE TO THE RIGHT HAVING RADIUS OF 50.00 FEET, THENCE NORTHWESTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MINUTES 00 SECONDS; AN ARC DISTANCE OF 78.54 FEET; (CHORD=NORTH 67 DEGREES 52 MINUTES 26 SECONDS WEST, 70.71 FEET) THENCE NORTH 22

DEGREES 52 MINUTES 26 SECONDS WEST, 262.12 FEET; THENCE NORTH 63 DEGREES 21 MINUTES 46 SECONDS EAST, 24.05 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING PARCEL OF LAND:

SAID PARCECL BEING THE LAND WITHIN A 29.00 FOOT RADIUS CIRCLE, SAID CIRCLE HAVING ITS RADIUS POINT AT THE END OF THE FOLLOWING DESCRIBED LINE;

BEGINNING AT THE POINT OF BEGINNING OF THE AFOREMENTIONED INGRESS AND EGRESS EASEMENT; THENCE SOUTH 22 DEGREES 52 MINUTES 26 SECONDS EAST, 263.69 FEET TO THE POINT OF A NON TANGENT CURVE TO THE LEFT, HAVING RADIUS OF 26.00 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 89 DEGREES 04 MINUTES 06 SECONDS, AN ARC DISTANCE OF 40.42 FEET (CHORD=SOUTH 68 DEGREES 42 MINUTES 49 SECONDS EAST, 38.00 FEET); THENCE NORTH 67 DEGREES 07 MINUTES 34 SECONDS EAST, 70.82 FEET TO THE POINT OF A NON TANGENT CURVE TO THE RIGHT, HAVING RADIUS OF 59.43 FEET; THENCE SOUTHEASTERLY ON SAID CURVE TO THE RIGHT, THROUGH A CENTRAL ANGLE OF 58 DEGREES 10 MINUTES 47 SECONDS, AN ARC DISTANCE OF 60.35 FEET (CHORD=SOUTH 82 DEGREES 34 MINUTES 31 SECONDS EAST, 57.78 FEET); THENCE SOUTH 52 DEGREES 52 MINUTES 26 SECONDS EAST, 49.96 FEET; THENCE SOUTH 37 DEGREES 49 MINUTES 13 SECONDS EAST, 50.00 FEET TO A POINT, SAID POINT BEING THE RADIUS POINT OF SAID 29 FOOT RADIUS CIRCLE.



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
**for**

**Administration Building, Phase 1**

Orthodox Christian Mission Center, PO Box 4319, St. Augustine, FL (the "Seller") 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:

Ten inch water main and valves, six inch hydrant assemblies, two and four inch force main piping, four inch tapping and gate valves, and ten by 4 inch tapping sleeve. See attached Schedule of Values for quantities. further described in Exhibit "B".

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights 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 Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 25th of March, 2009

WITNESS:

Margot Kelley  
Witness Signature

Margot NT Kelley  
Print Witness Name

OWNER:

F. Martin Ritsi  
Owner's Signature

F. Martin Ritsi  
Print Owner's Name

State of FLORIDA  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 26 day of MARCH, 2009, by F. MARTIN RITSI who is personally known to me or has produced \_\_\_\_\_ as identification.

Myrna L. Ruiz-Brown  
Notary Public





Exhibit "B" to Bill of Sale  
**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Orthodox Christian Mission Center  
 Contractor: Jamies Underground, Inc.  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" PVC C-900	LF	2070	\$ 7.30	\$ 15,111.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" x 10" tapping sleeve	Ea	1	\$ 1,415.00	\$ 1,415.00
10" tapping valve	Ea	1	\$ 1,265.00	\$ 1,265.00
10" resenlint gate valve	Ea	1	\$ 1,005.00	\$ 1,005.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" hydrant assemblies	Ea	2	\$ 3,610.00	\$ 7,220.00
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>			<b>\$</b>	<b>26,016.00</b>

**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**



Project Name: Orthodox Christian Mission Center  
 Contractor: Jamies Underground, Inc.  
 Developer: \_\_\_\_\_

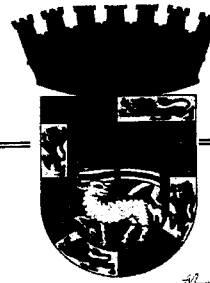
	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
2" poly pipe	LF	2070	\$ 2.00	\$ 4,140.00
4" HDPE	LF	150	\$ 2.99	\$ 448.50
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
10" x 4" tapping sleeve	Ea	1	\$ 1,170.00	\$ 1,170.00
4" tapping valve	Ea	1	\$ 400.00	\$ 400.00
4" resenlint gate valve	Ea	1	\$ 317.00	\$ 317.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equioment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 6,475.50</b>

*St. Johns County Board of County Commissioners*

UTILITY DEPARTMENT  
Engineering Division

1205 STATE ROAD 16  
SAINT AUGUSTINE, FLORIDA  
32084-8646

PHONE: (904) 209-2700  
FAX: (904) 209-2601



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INTEROFFICE MEMORANDUM

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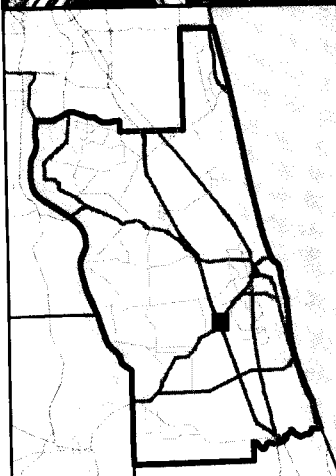
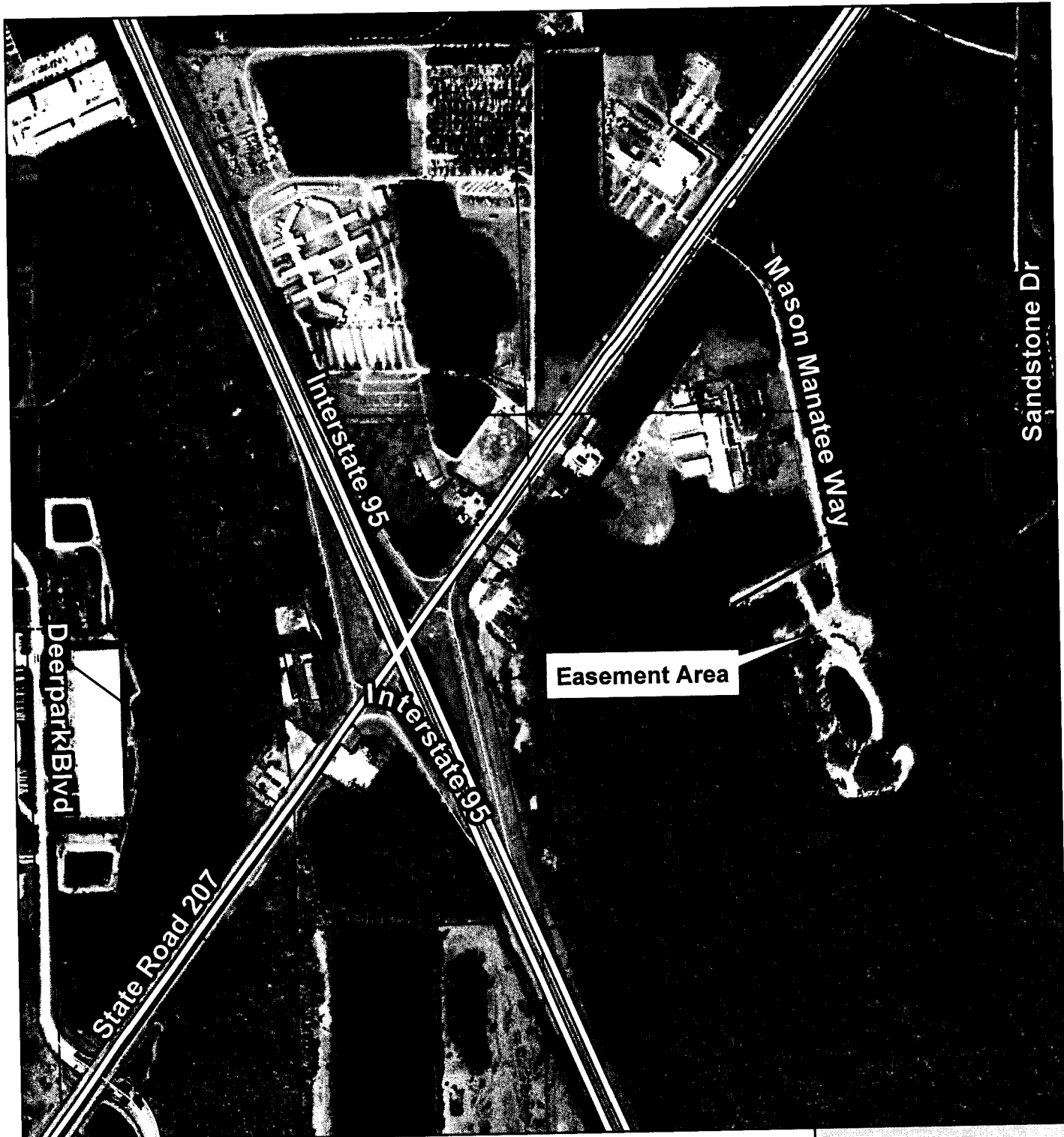
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TO: Nanette Bradbury, Real Estate Coordinator  
FROM: Robert Zammataro, Chief Engineer - Development  
SUBJECT: Orthodox Christian Mission Center  
DATE: April 23, 2009

Please present the easement, Bill of Sale and Utility Construction Value documents to the Board of County Commissioners (BCC) for final approval and acceptance of Orthodox Christian Mission Center.

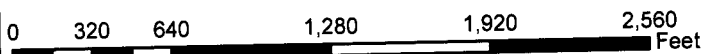
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution and a recorded copy of the Easement for the utilities for our files.

Your support and cooperation as always are greatly appreciated.



**The Orthodox Christian  
Mission Center, Inc.**

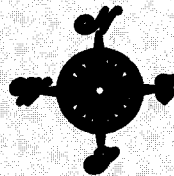
**Easement for Utilities**



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
April 27, 2009  
(904) 209-0788



**DISCLAIMER.**  
This map is for reference use  
only. Data provided are derived  
from multiple sources with  
varying levels of accuracy.