

RESOLUTION NO. 2010- 78

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER AND SEWER SERVICE TO COTTAGES AT WINDING CREEK CONDOMINIUM LOCATED OFF US#1 SOUTH AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.

RECITALS

WHEREAS, Cottages at Winding Creek, Ltd., a Florida limited liability company had executed and presented to the County an Easement for Utilities which was approved by Resolution 2006-276 and is attached hereto as Exhibit "A", incorporated by reference and made a part hereof, for water and sewer service to Cottages at Winding Creek Condominium; and

WHEREAS, the Easement for Utilities, attached hereto as Exhibit "B", did not include the legal description for the lift station and the Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer system was never accepted by the Board. Upon passage of this Resolution the Easement for Utilities will be re-recorded with the complete legal description and the Bill of Sale which is attached hereto as Exhibit "C", incorporated by reference and made a part hereof, will be filed in the public records; and

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

WHEREAS, to the extent that there are typographical, scrivener's 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 re-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 6th day of April, 2010.

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

By: 

Ron Sanchez, Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 4/7/2010

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 2nd 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

14

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

Res 07-276

EASEMENT FOR UTILITIES

Public Records of
St. Johns County, FL
Clerk # 2007066826,
O.R. 2991 PG 279-292
10/05/2007 at 09:56 AM,
REC. \$57.00 SUR. \$63.50

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

RE-RECORD EASEMENT TO ADD COMPLETE LEGAL DESCRIPTION. LIFT STATION
LEGAL DESCRIPTION LEFT OUT AT ORIGINAL RECORDING.

Du+let - P. Hatterman
M+R

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.

Signed, sealed and delivered
In the presence of:

COTTAGES AT WINDING CREEK, LTD.

Karen Duncan
Witness

By: William L. Morgan
Its: VICE PRESIDENT

Karen Duncan
Print Name

Debbie Bales
Witness

Debbie Bales
Print Name

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**

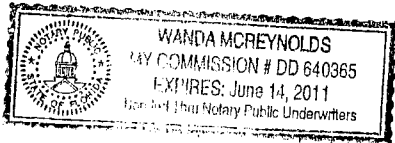


Exhibit "A" to Easement



MAP SHOWING LEGAL DESCRIPTION and SKETCH OF:
ST. JOHNS COUNTY UTILITY LIFT STATION EASEMENT for
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
 U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

LEGAL DESCRIPTION

ST. JOHNS COUNTY UTILITY LIFT STATION EASEMENT

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 88°44'19" West, along the Northerly line of Government Lot 2, a distance of 1060.73 feet to the Easterly Right of Way line of U.S. Highway 1; thence South 08°24'41" East, along said Easterly Right of Way line of U.S. Highway 1, a distance of 591.53 feet; thence North 81°35'19" East, departing said Easterly Right of Way line, a distance of 16.53 feet to the Point of Beginning of the easement; thence South 12°13'50" East, a distance of 40.00 feet; thence North 77°46'10" East, a distance of 32.00 feet; thence north 32°46'10" East, a distance of 11.31 feet; thence North 12°13'50" West, a distance of 12.00 feet; thence South 77°46'11" West, a distance of 10.35 feet; thence North 13°17'57" West, a distance of 20.00 feet; thence South 77°46'10" West, a distance of 29.27 feet to the Point of Beginning of said easement.

Charles P. Delcambre 8-29-'07
 CHARLES P. DELCAMBRE, P.S.M., FL REG. # 5100

ATLANTIC ~ GULF SURVEYING CO.
LAND & ENGINEERING SURVEYS
 LICENSED BUSINESS NUMBER 6226
 5736 TIMUQUANA ROAD
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 FAX 904-778-8578

SHEET 1 OF 3

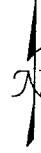
JOB NO. 0751883	DATE 8-28-2007	REVISIONS :
DATE OF SURVEY n/a	DRAFTER CPD	DATE _____
		DATE _____
		DATE _____



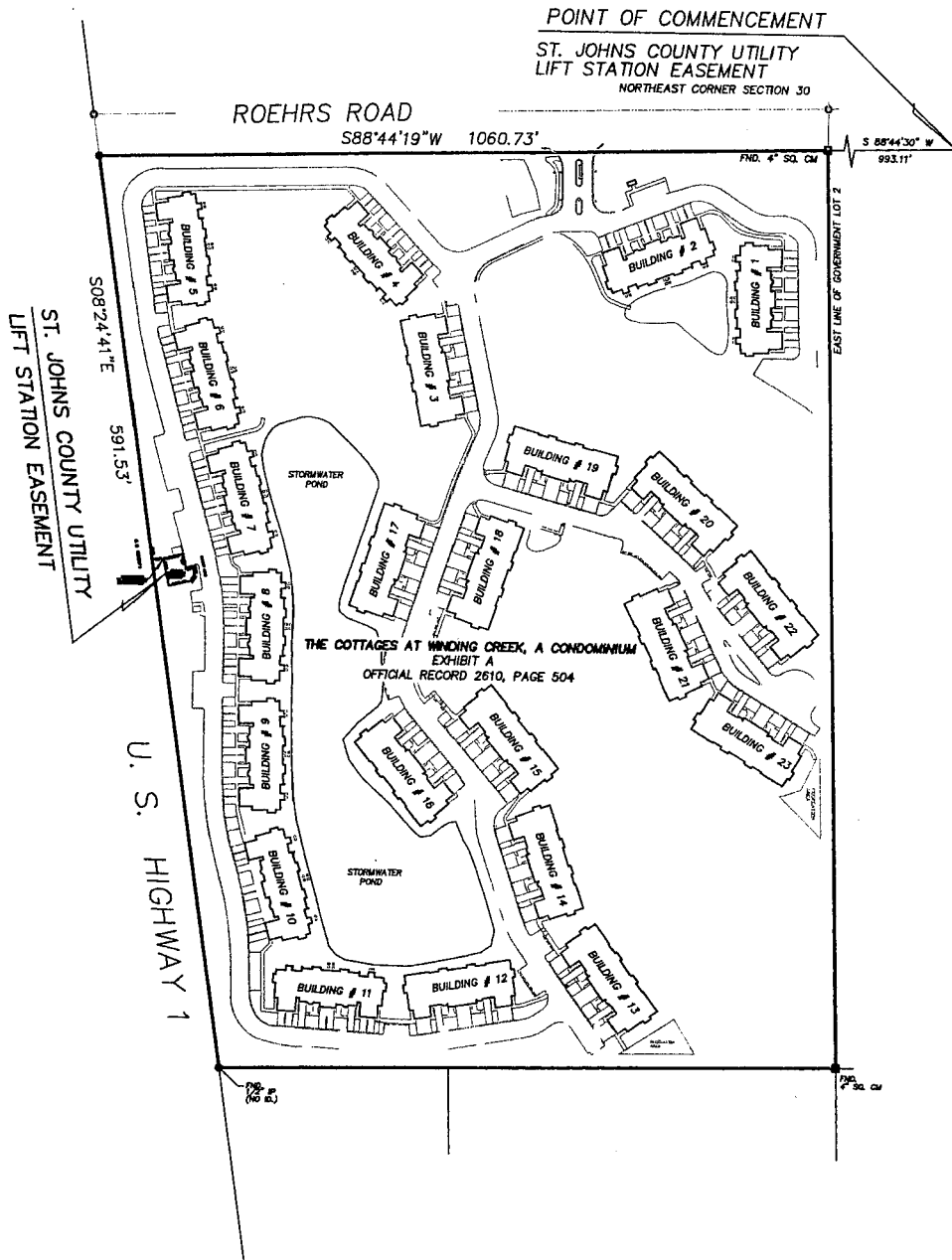
MAP SHOWING LEGAL DESCRIPTION and SKETCH OF:
ST. JOHNS COUNTY UTILITY LIFT STATION EASEMENT for
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

SKETCH

- SURVEYOR'S NOTES:
1. THIS IS NOT A BOUNDARY SURVEY.
 2. THE PURPOSE OF THE INCLUDED SKETCH IS TO GRAPHICALLY DEPICT THE LEGAL DESCRIPTIONS HEREON.



SCALE 1" = 200'

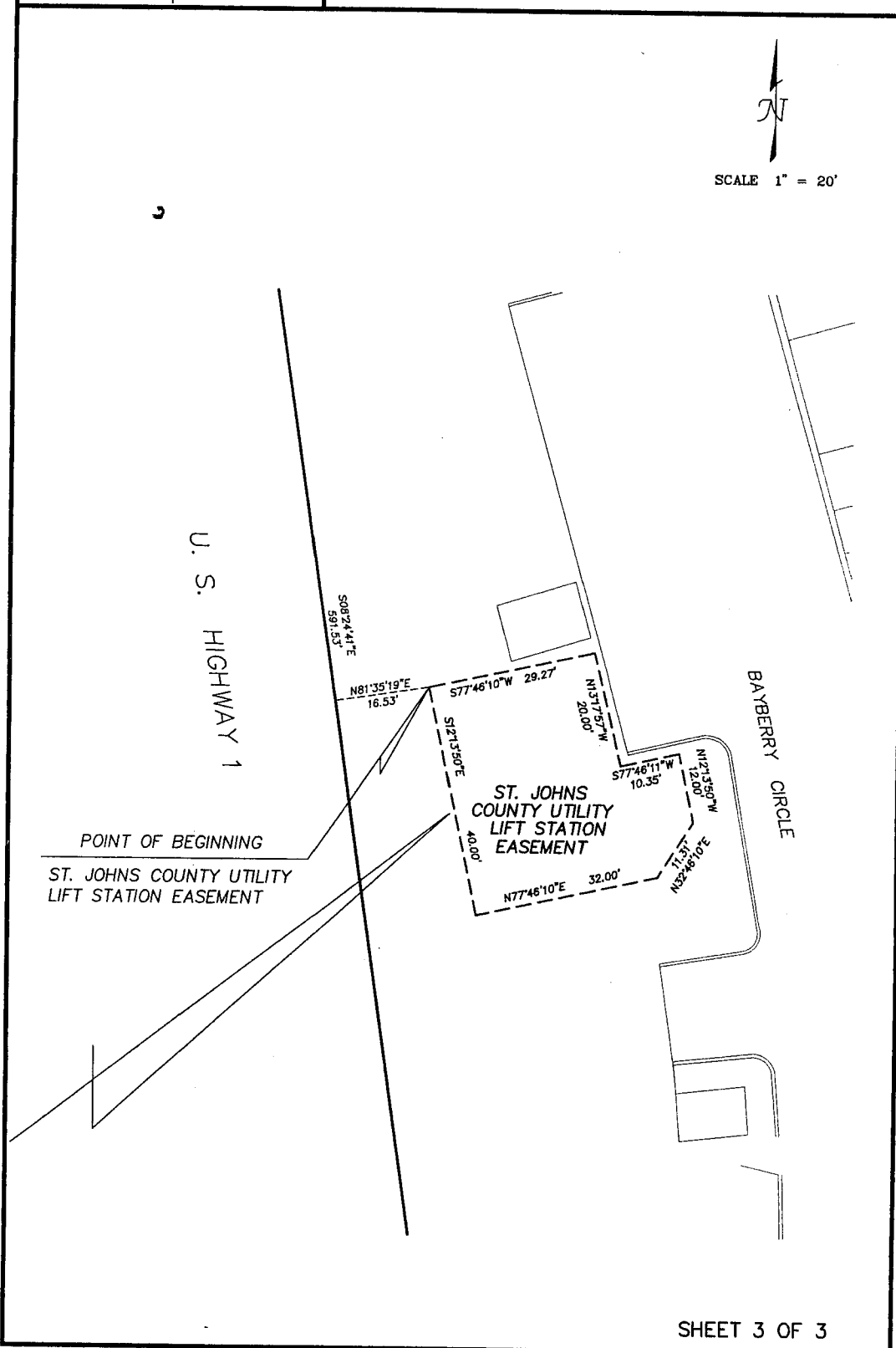




MAP SHOWING LEGAL DESCRIPTION and SKETCH OF:
ST. JOHNS COUNTY UTILITY LIFT STATION EASEMENT for
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA



SCALE 1" = 20'





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 56.73 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.
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 FAX 904-778-8578

SHEET 1 OF 18

JOB NO. 0751883	DATE 8-21-2007	REVISIONS :
DATE OF SURVEY n/a	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; 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°26'29" 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°26'29" 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°26'29" 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°26'29" 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:
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 # 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.



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 # 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°58'16" West, a distance of 10.00 feet; thence South 31°01'44" West, a distance of 5.00 feet; thence South 58°58'16" 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°58'16" West, a distance of 10.00 feet; thence South 31°01'44" West, a distance of 5.00 feet; thence South 58°58'16" 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 460.98 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 358.91 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 66.82 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 468.91 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.



**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 # 39

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 797.07 feet; thence North 81°35'19" East, a distance of 95.43 feet to the Point of Beginning of Easement; thence South 14°16'04" East, a distance of 10.00 feet; thence North 75°43'56" East, a distance of 5.00 feet; thence North 14°16'04" West, a distance of 10.00 feet; thence South 75°43'56" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 40

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 830.33 feet; thence North 81°35'19" East, a distance of 91.63 feet to the Point of Beginning of Easement; thence South 14°16'04" East, a distance of 10.00 feet; thence North 75°43'56" East, a distance of 5.00 feet; thence North 14°16'04" West, a distance of 10.00 feet; thence South 75°43'56" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 41

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 981.59 feet; thence North 81°35'19" East, a distance of 72.76 feet to the Point of Beginning of Easement; thence South 14°16'04" East, a distance of 10.00 feet; thence North 75°43'56" East, a distance of 5.00 feet; thence North 14°16'04" West, a distance of 10.00 feet; thence South 75°43'56" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 42

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 1013.92 feet; thence North 81°35'19" East, a distance of 68.98 feet to the Point of Beginning of Easement; thence South 14°16'04" East, a distance of 10.00 feet; thence North 75°43'56" East, a distance of 5.00 feet; thence North 14°16'04" West, a distance of 10.00 feet; thence South 75°43'56" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 43

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 1173.78 feet; thence North 81°35'19" East, a distance of 60.61 feet to the Point of Beginning of Easement; thence South 09°42'23" East, a distance of 10.00 feet; thence North 80°17'37" East, a distance of 5.00 feet; thence North 09°42'23" West, a distance of 10.00 feet; thence South 80°17'37" 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

(SEE SHEET 2 OF 2 FOR SKETCH)

LEGAL DESCRIPTIONS

WATER METER EASEMENT # 44

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 1205.66 feet; thence North 81°35'19" East, a distance of 60.23 feet to the Point of Beginning of Easement; thence South 09°42'23" East, a distance of 10.00 feet; thence North 80°17'37" East, a distance of 5.00 feet; thence North 09°42'23" West, a distance of 10.00 feet; thence South 80°17'37" West, a distance of 5.00 feet to the Point of Beginning.

WATER METER EASEMENT # 45

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 continue South 88°44'30" West, along the North line of Government Lot 2, a distance of 641.70 feet; thence South 01°15'41" East, a distance of 98.53 feet to the Point of Beginning of Easement; thence South 46°37'21" West, a distance of 5.00 feet; thence South 43°22'39" East, a distance of 10.00 feet; thence North 46°37'21" East, a distance of 5.00 feet; thence North 43°22'39" West, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 46

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 continue South 88°44'30" West, along the North line of Government Lot 2, a distance of 619.47 feet; thence South 01°15'41" East, a distance of 123.33 feet to the Point of Beginning of Easement; thence South 46°37'21" West, a distance of 5.00 feet; thence South 43°22'39" East, a distance of 10.00 feet; thence North 46°37'21" East, a distance of 5.00 feet; thence North 43°22'39" West, a distance of 10.00 feet to the Point of Beginning.

WATER METER EASEMENT # 47

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 continue South 88°44'30" West, along the North line of Government Lot 2, a distance of 274.39 feet; thence South 01°15'41" East, a distance of 113.54 feet to the Point of Beginning of Easement; thence South 68°20'27" West, a distance of 10.00 feet; thence South 21°39'33" East, a distance of 5.00 feet; thence North 68°20'27" East, a distance of 10.00 feet; thence North 21°39'33" West, a distance of 5.00 feet to the Point of Beginning.

~~**WATER METER EASEMENT # 47**~~

~~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:~~

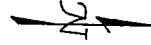
~~Commence at the Northeast corner of said Section 30, said corner being on the Southerly right of way line of V.A.W. Road, thence South 88°44'30" West, a distance of 993.11 feet to the Northeast corner of said Government Lot 2; thence continue South 88°44'30" West, along the North line of Government Lot 2, a distance of 274.39 feet; thence South 01°15'41" East, a distance of 113.54 feet to the Point of Beginning of Easement; thence South 68°20'27" West, a distance of 10.00 feet; thence South 21°39'33" East, a distance of 5.00 feet; thence North 68°20'27" East, a distance of 10.00 feet; thence North 21°39'33" West, a distance of 5.00 feet to the Point of Beginning.~~

Duplicate

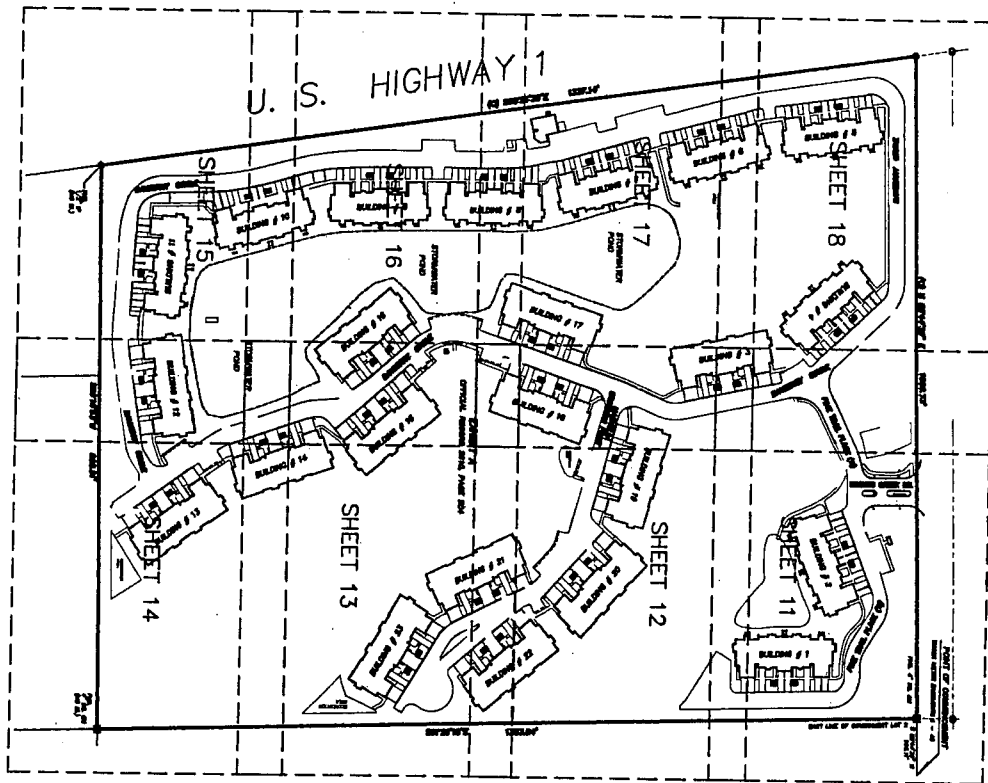


MAP SHOWING LEGAL DESCRIPTIONS and SKETCHES OF:
WATER METER EASEMENTS (W.M.E.) FOR
THE COTTAGES AT WINDING CREEK, A CONDOMINIUM,
U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

(THIS SKETCH IS NOT A SURVEY)



NOT TO SCALE

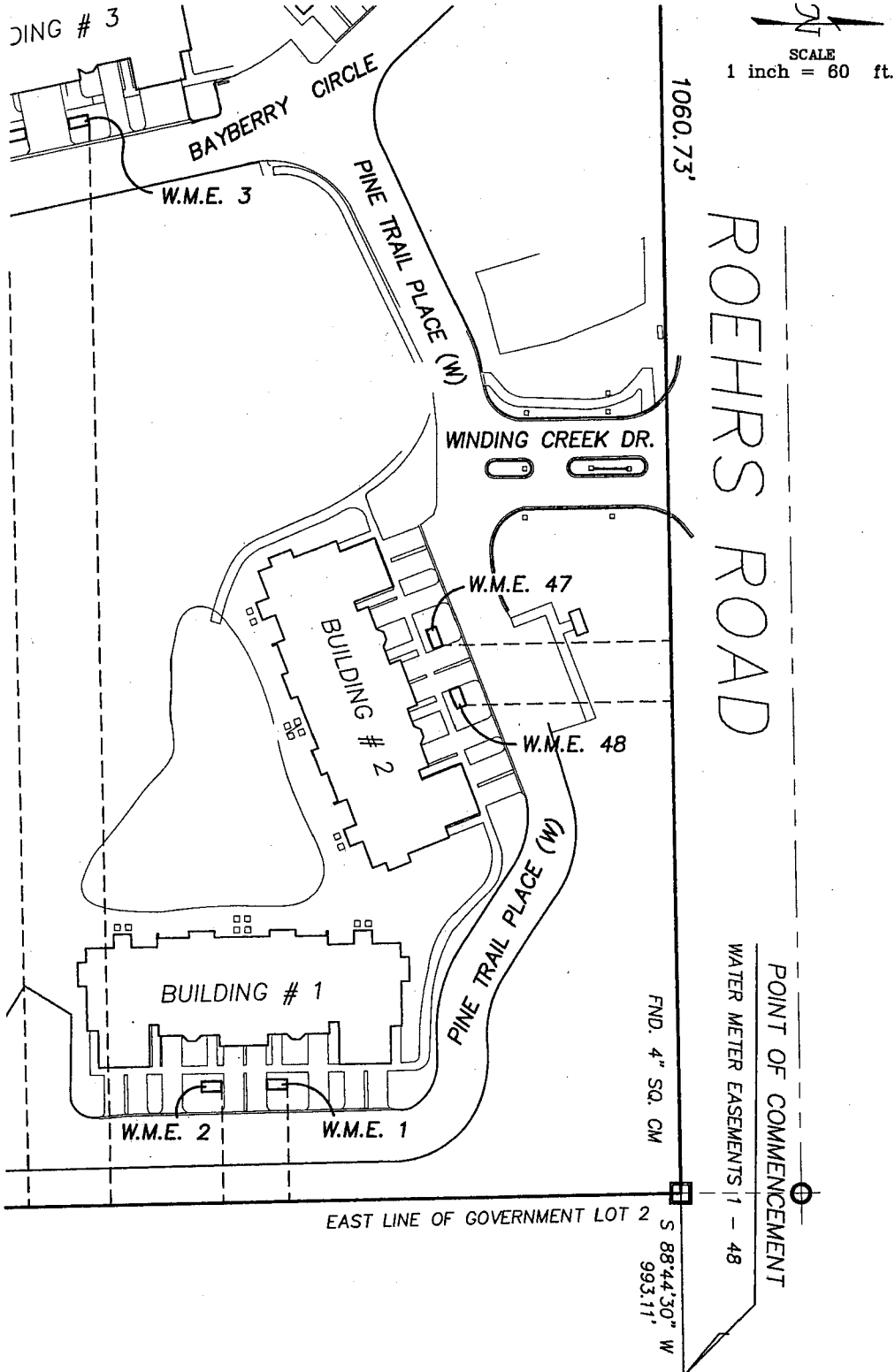


KEY SHEET



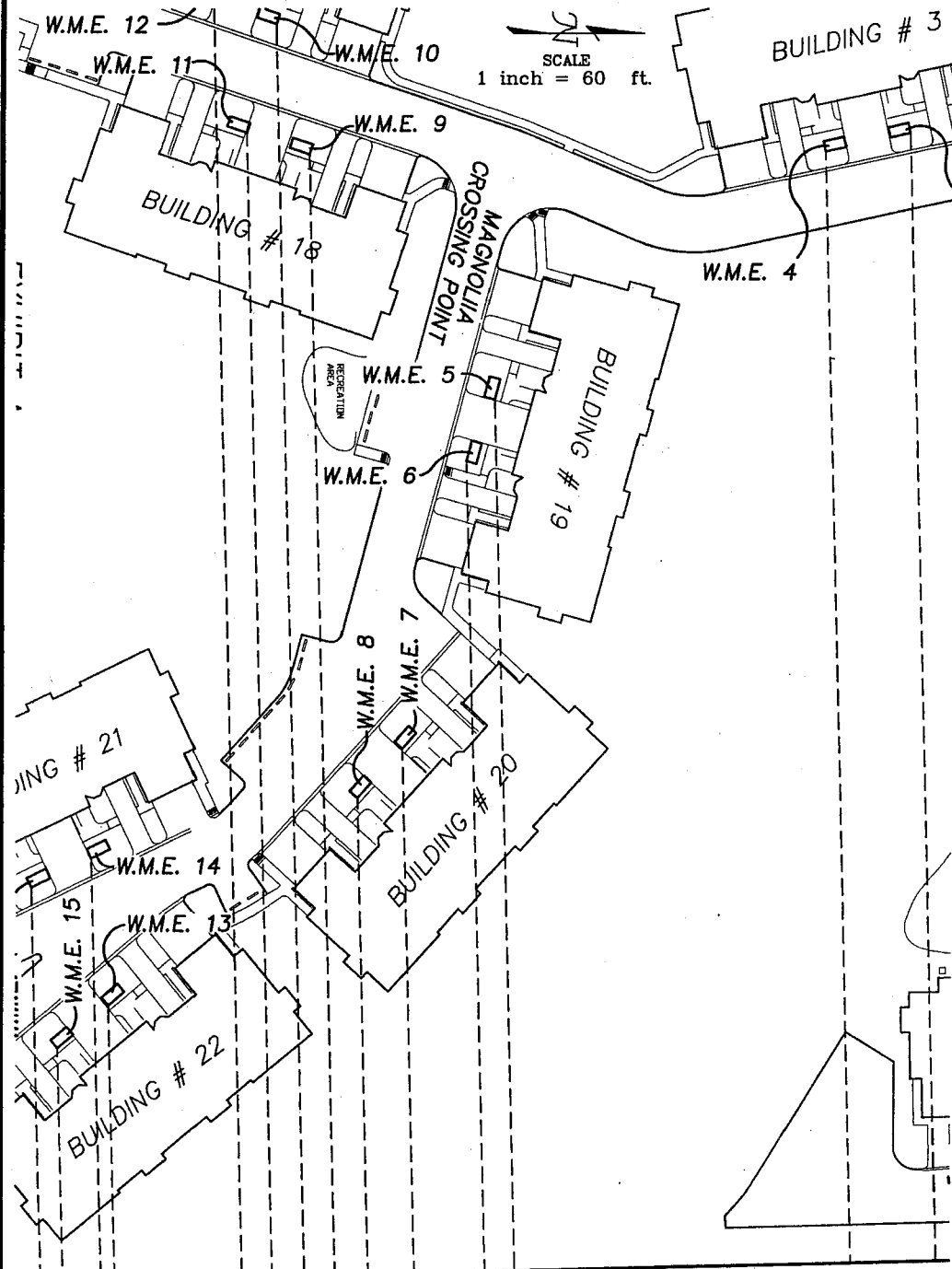
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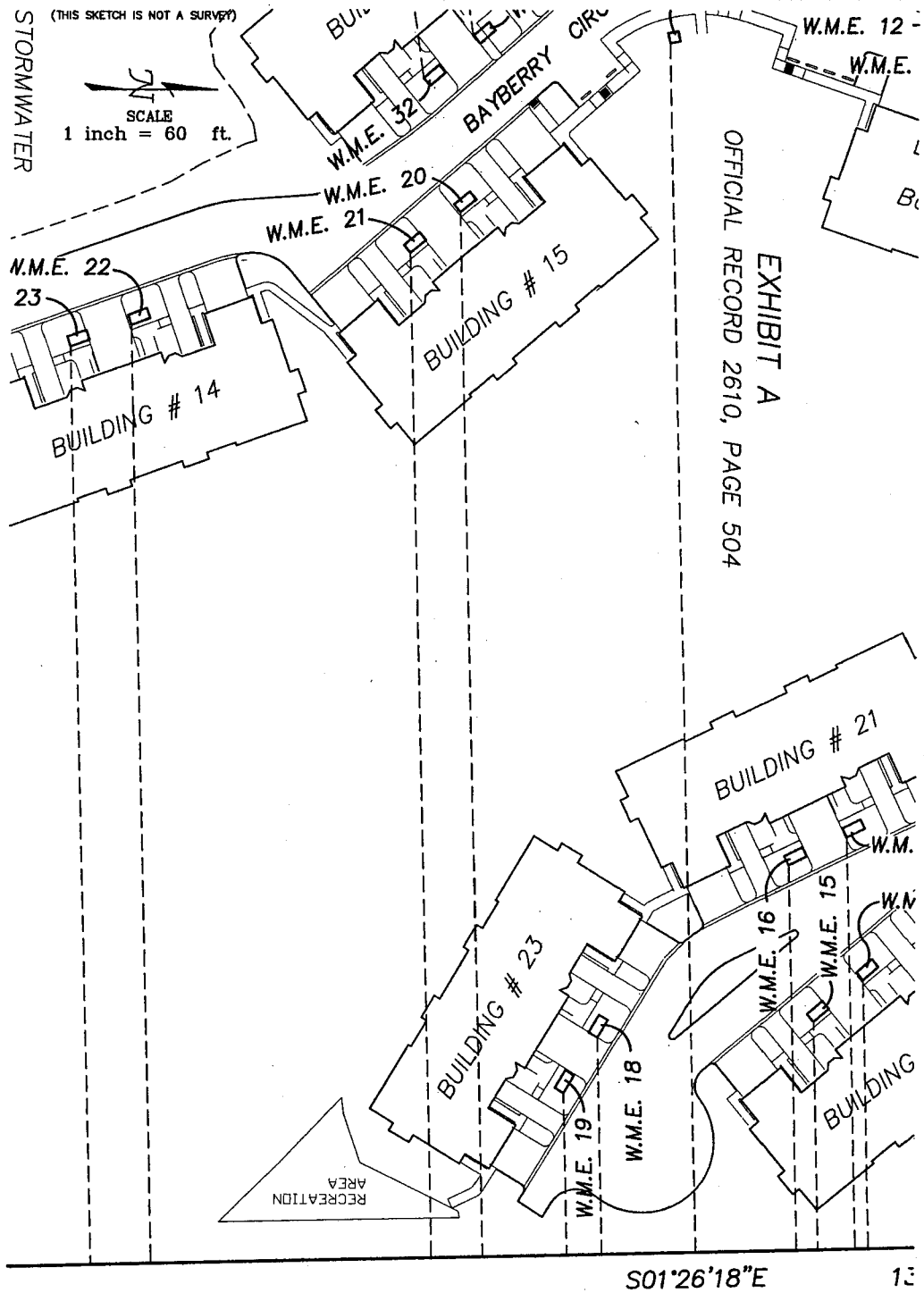
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U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA



1333.64'



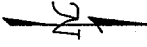
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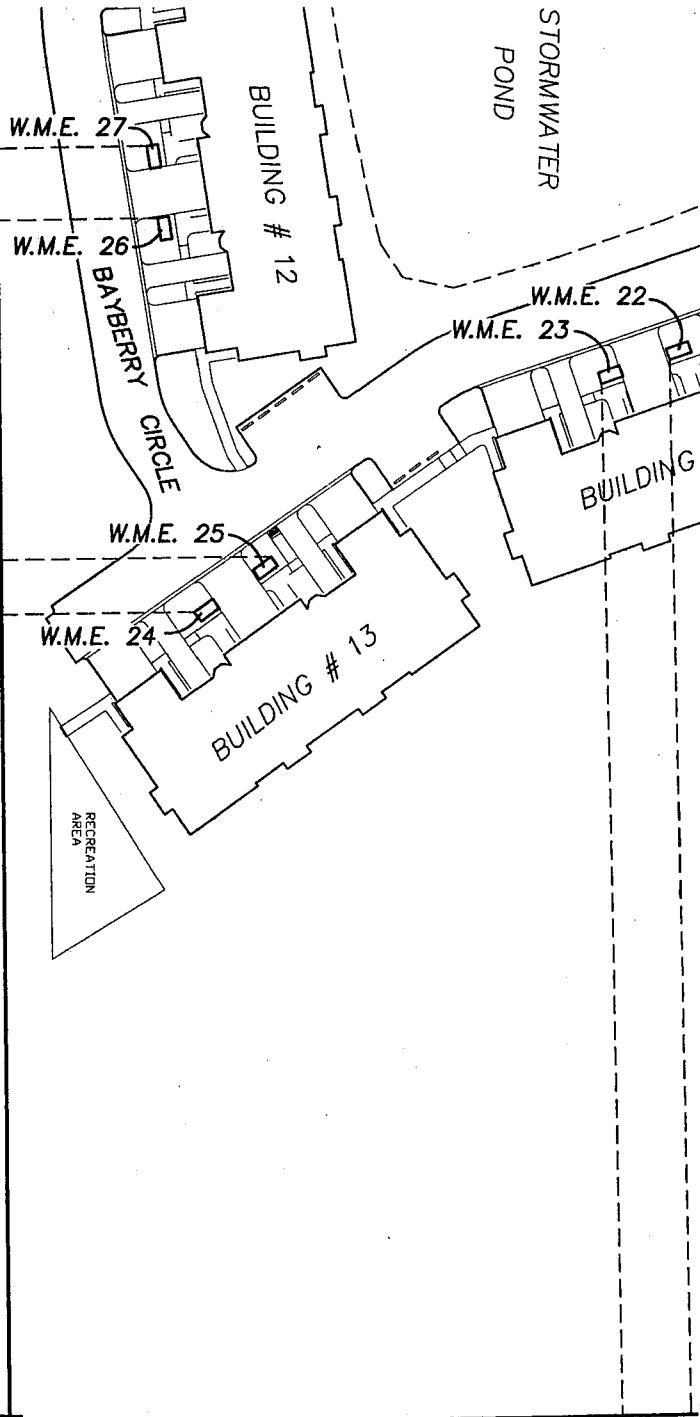
(THIS SKETCH IS NOT A SURVEY)


SCALE
1 inch = 60 ft.

S89°10'53"W

898.51'

FND.
4" SQ. CM
(NO ID.)

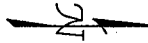




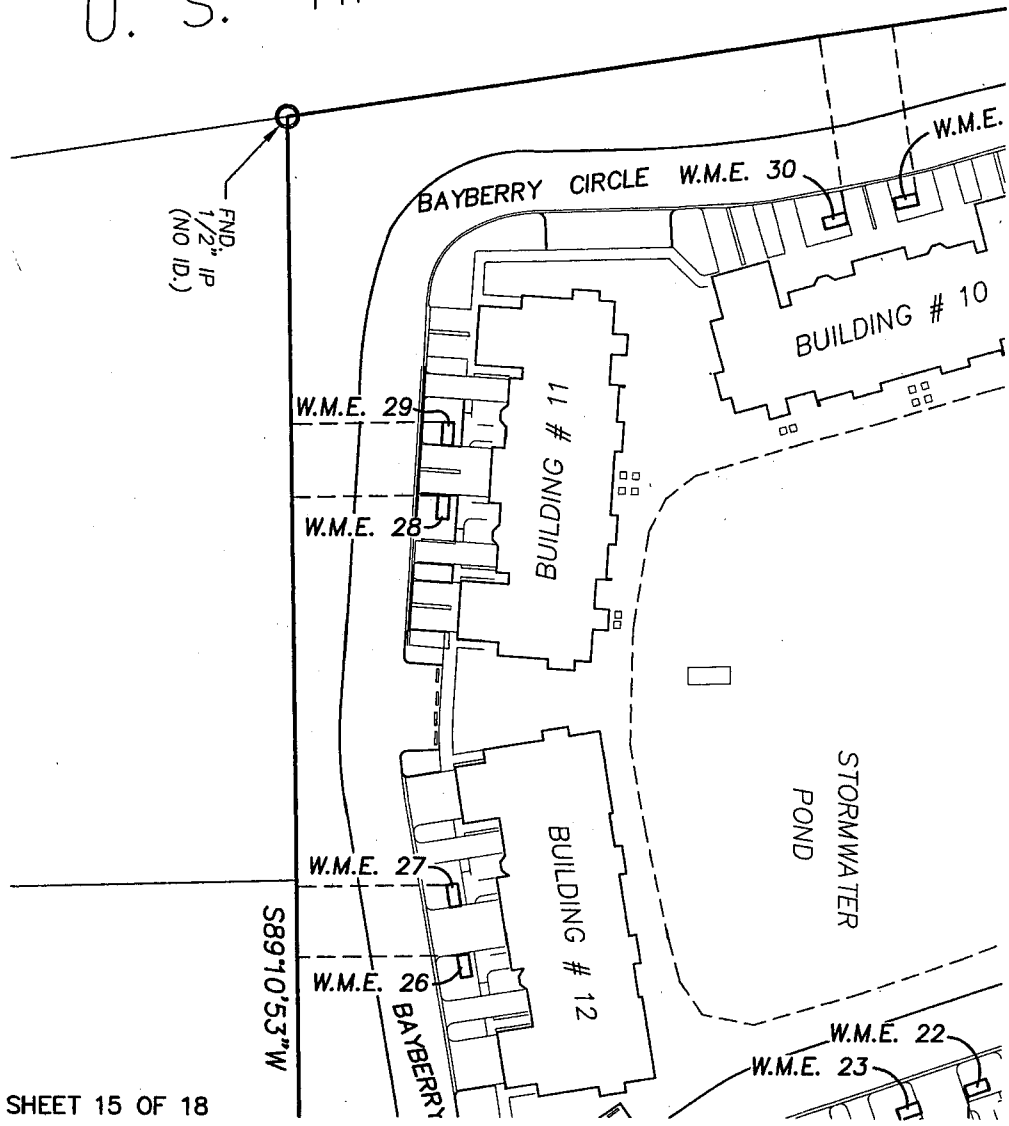
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SCALE
1 inch = 60 ft.

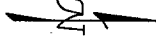
U. S. HIGHWAY 1



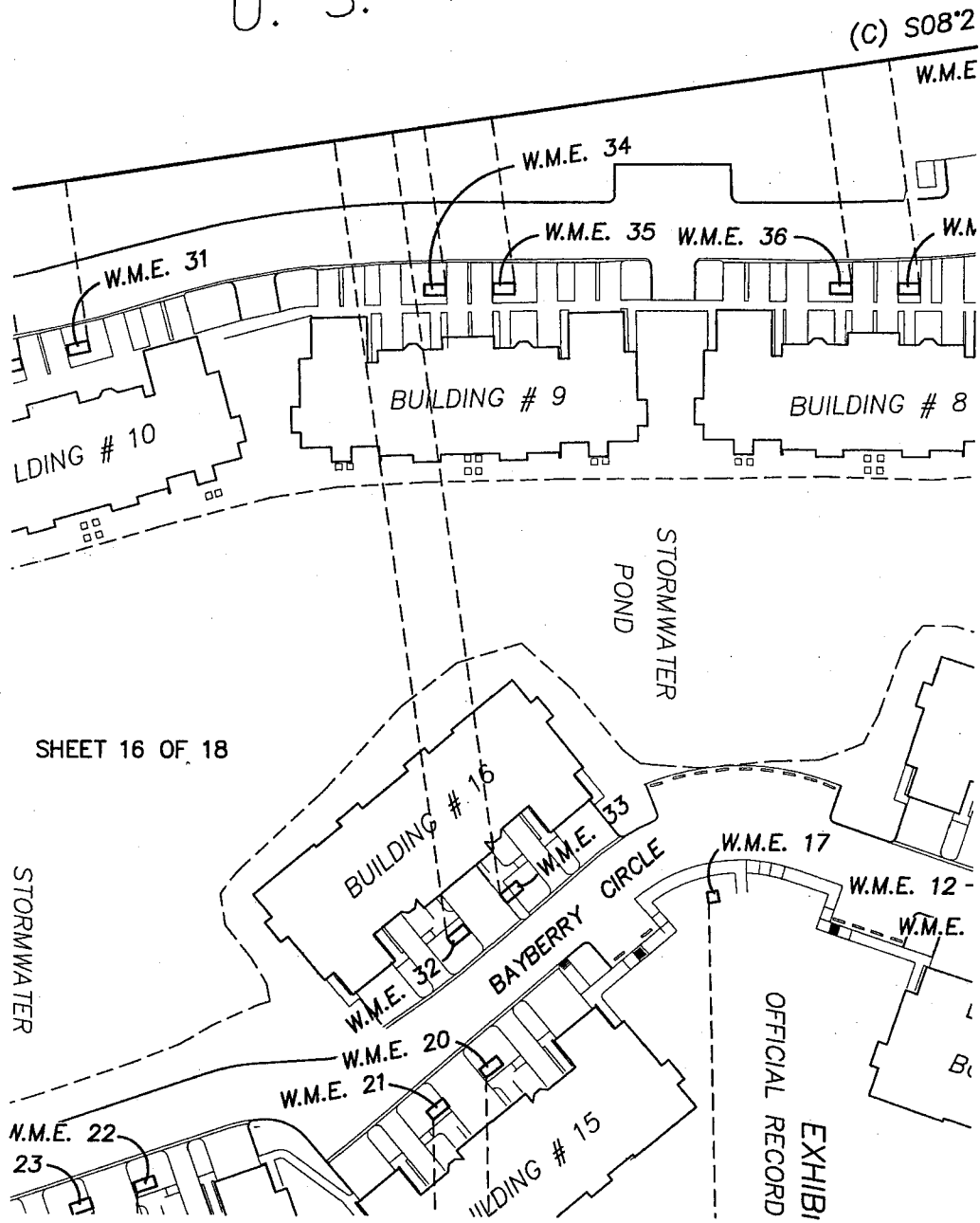


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SCALE
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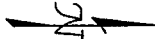
U. S. HIGHWAY 1





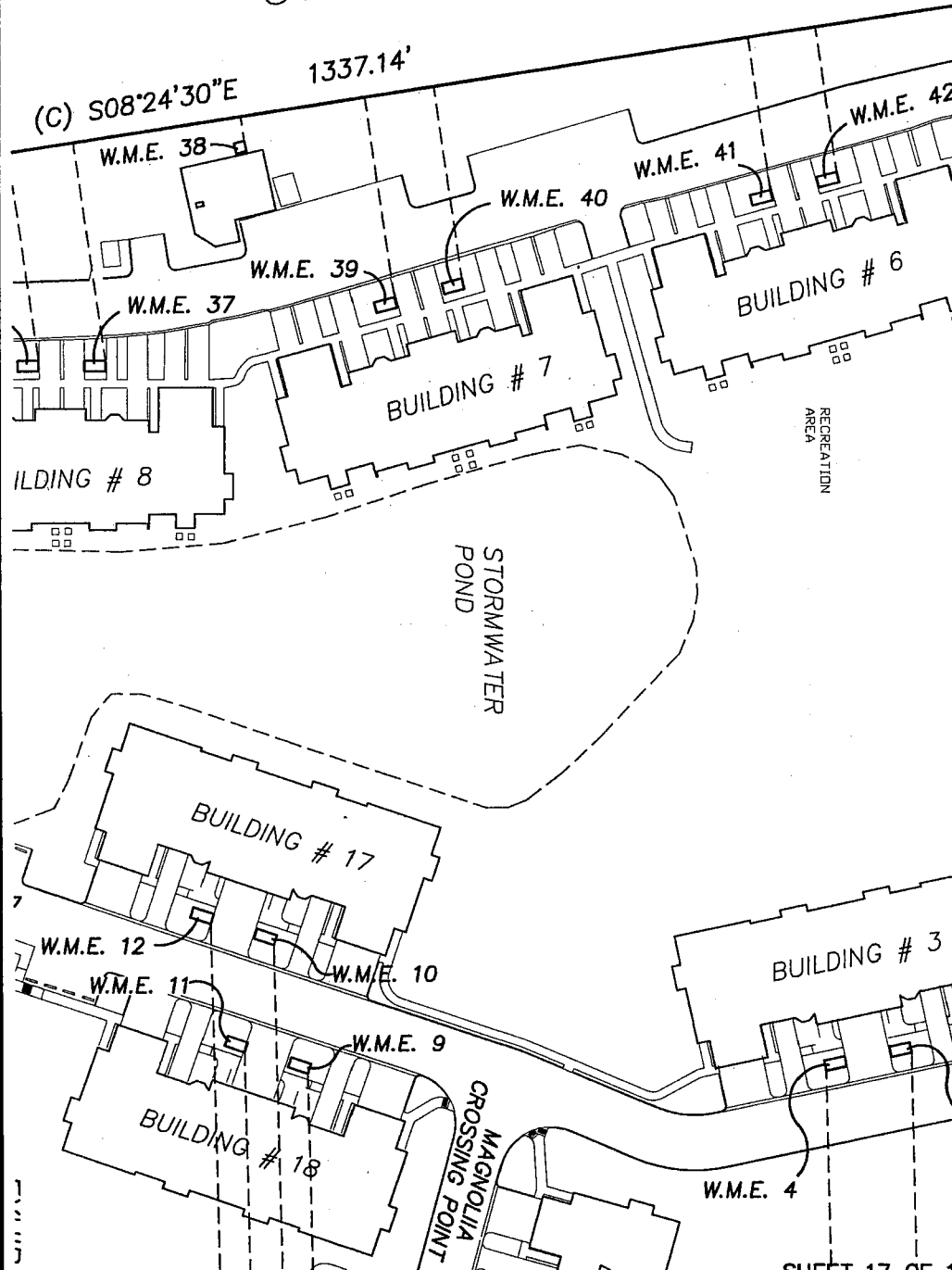
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SCALE
1 inch = 60 ft.

U. S. HIGHWAY 1

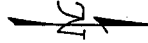




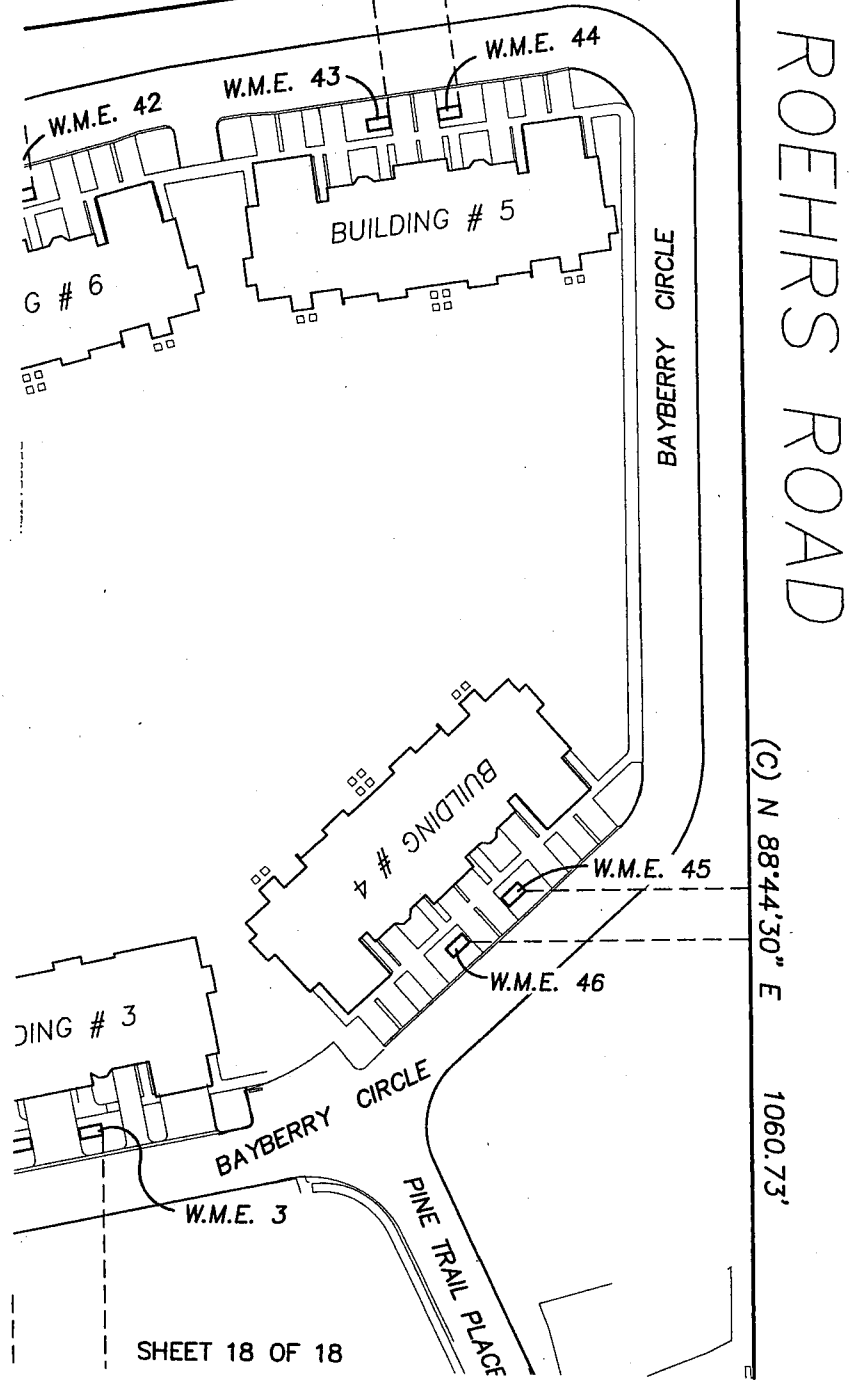
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U.S. HIGHWAY 1, ST. JOHNS COUNTY, FLORIDA

(THIS SKETCH IS NOT A SURVEY)

U. S. HIGHWAY 1



SCALE
1 inch = 60 ft.



**BILL OF SALE
UTILITY IMPROVEMENT
FOR COTTAGES AT WINDING CREEK**

Cottages at Winding Creek, a Florida limited partnership, the Seller, for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and the 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:

See Attached Legal Description of utility infrastructure

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 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.

STATE OF FLORIDA }
COUNTY OF DUVAL }

28 IN WITNESS WHEREOF, the Developer has caused this instrument to be executed on this day of AUGUST, 2007.

Signed, sealed and delivered in the presence of:

COTTAGES AT WINDING CREEK, LTD.,
a Florida limited partnership

By: Cottages at Winding Creek, LLC,
a Florida limited liability company
Its General Partner

By: Vestcor, Inc., a Florida Corporation
Its Manager

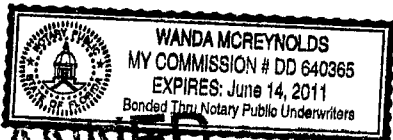
By: William L. Morgan
William L. Morgan
Vice President

Karen Duncan
Print Name: KAREN DUNCAN
Wanda McReynolds
Print Name: WANDA MCREYNOLDS

Address: 3020 Hartley Road, Suite 300
Jacksonville, FL 32257

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 29 day of August, 2007, by William L. Morgan, as Vice President of Vestcor, Inc., a Florida corporation, Manager of Villages at Lake Pointe, LLC, a Florida limited liability company, general partner of Villages at Lake Pointe, LTD., a Florida limited partnership, acting on behalf of the limited partnership. He is personally known to me or produced _____ as identification.



Wanda McReynolds
NOTARY PUBLIC
Print Name: WANDA MCREYNOLDS
Serial Number: _____
My Commission Expires: _____

SCANNED

8/29/2007

All Florida Site and Utilities, Inc.

Forcemain from Tie-in to RW

Lift Station / Force Main	Unit Cost	Foot	Each	Total Cost
Size and Class				
Conc. Wet Well (17.83)	21,73.43		1	21,173.43
Electrical Hook-up	17,000.00		1	17,000.00
Pumps	60,272.06		1	60,272.06
Inter Piping w/Viv & Pump Out	15,409.78		1	15,409.78
4" DR 25 PVC	11.41	65		741.52
4" Check Valve & Box	1,185.90		1	1,185.90
4" Gate Valve & Box	834.58		1	834.58
8" x 4" Tap Siv V&B	2,388.30		1	2,388.30
4" Wet Tap	957.90		1	957.90
Concrete Leveling	538.33		1	538.33
Manhole # 9 Junction Drop MH	12,078.00		1	12,078.00
Concrete Driveway	3.33	150		499.50
	0.00			0.00
	0.00	0		0.00
	0.00	0		0.00
	0.00	0		0.00
	0.00	0		0.00
	0.00	0		0.00
	0.00	0		0.00
Subtotals				133,079.31

RECEIVED

Cottages @ Winding Creek

Pump St. - F.M. - Tie-in to ROW

8/29/2007

All Florida Site and Utilities, Inc.

Water From Tie-in to RW

Water	Size and Class	Unit Cost	Foot	Each	Total Cost
	12" x 10" Tap Slv V&B	5700.00		1	5700.00
	10" Wet Tap	1200.00		1	1200.00
	10" Gate Valve & Box	2200.00		1	2200.00
	10" DR25	14.00		70	980.00
	1" Lift Sta. Service	875.00		1	875.00
	1" RPZ Backflow	675.00		1	675.00
	1" Corp Stop	8.93		1	0.00
	1" Cub Stop	622.50		1	622.50
					12252.50
					TOTAL

SCANNED

Cottages @ Winding Creek

WATER - St. John's County



St. Johns County Board of County Commissioners

Utility Department

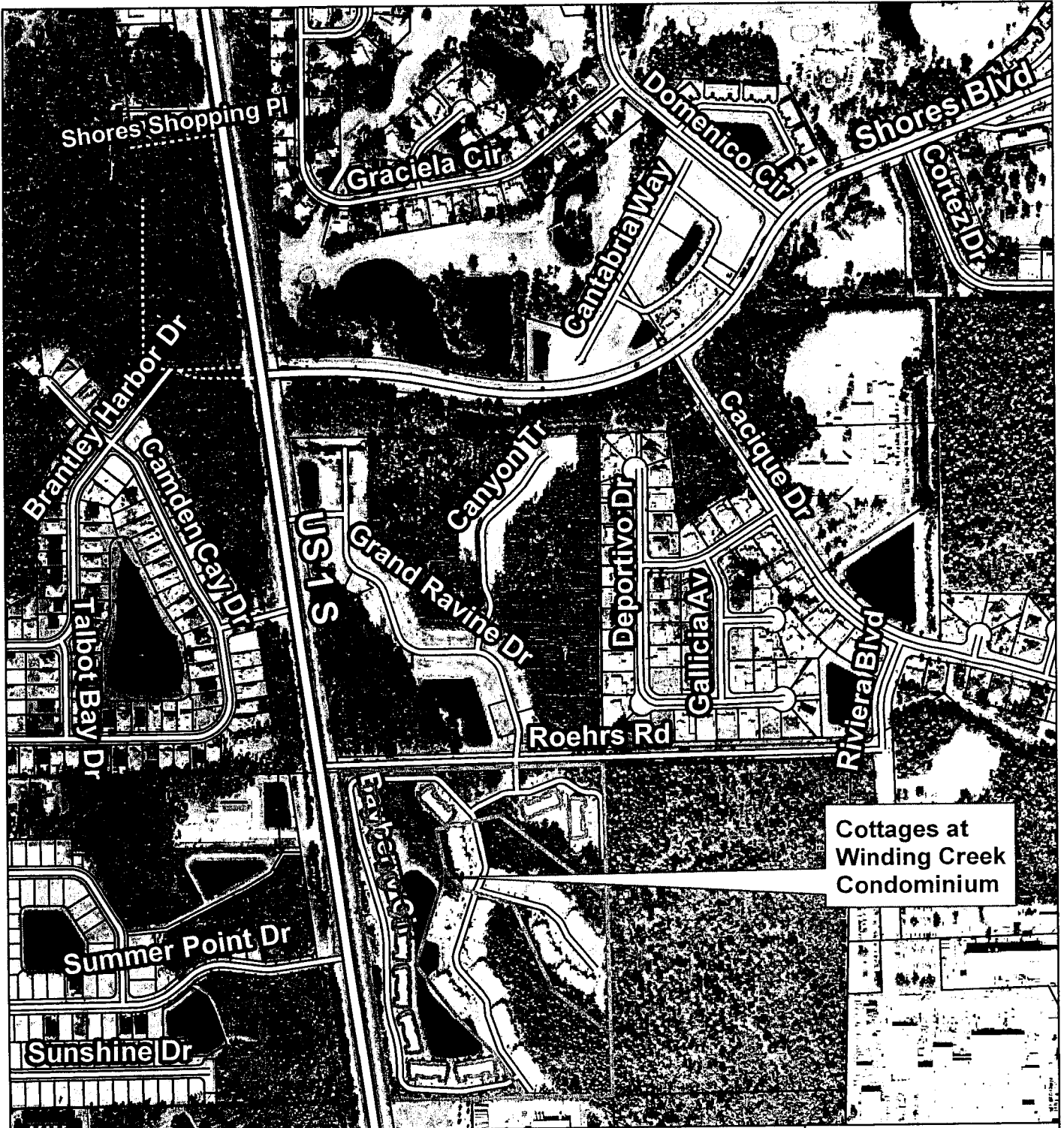
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Cottages at Winding Creek
DATE: February 23, 2010

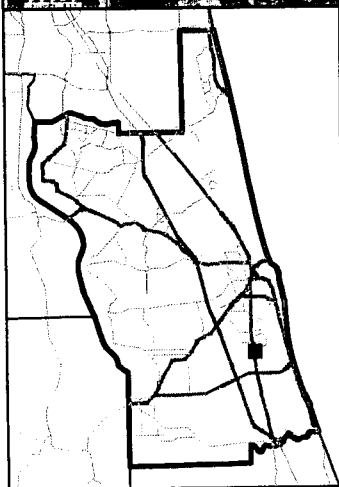
Please present the Easement, Bill of Sale, and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Cottages at Winding Creek.

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

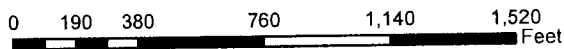
Your support and cooperation as always are greatly appreciated.



Cottages at
Winding Creek
Condominium



Cottages at Winding Creek Condominium Utility Easement



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared
February 26, 2010
(904) 209-0788

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