

RESOLUTION NO. 2011- 24

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR VEHICULAR INGRESS AND EGRESS AND AUTHORIZING THE COUNTY ADMINISTRATOR TO JOIN IN THE EXECUTION OF THE EASEMENT ON BEHALF OF THE COUNTY FOR THE PARKING EXPANSION OF THE PLAYERS COMMUNITY SENIOR CENTER.

RECITALS

WHEREAS, St. Johns County Construction Services is working with a group of private citizens who will provide the necessary funding to construct a parking expansion on the southeast portion of The Players Community Senior Center property; and

WHEREAS, said parking area is adjacent to and south of property owned by First Coast Energy ("FCE") located at the southwest intersection of Landrum Lane and Palm Valley Road; and

WHEREAS, St. Johns County Real Estate Department was able to secure a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, from FCE which will allow the County use of FCE's driveway located on Palm Valley Road for vehicular ingress and egress to the proposed parking area allowing the project to move forward; and

WHEREAS, it is in the best interest of the County to accept and join in the execution of the Grant of Easement for the health, safety and welfare of its citizens.

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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The County hereby accepts the Grant of Easement and the County Administrator is hereby authorized to join in the execution of the easement on behalf of the County.

Section 3. The Clerk is instructed to record the original Grant of Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1st day of February, 2011.

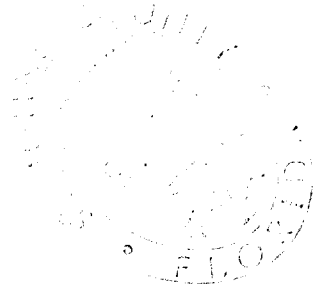
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

By: J. Ken Bryan
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 2/2/11



Prepared by:

Laurie Ford
St. Johns County
4020 Lewis Speedway
St. Augustine, FL 32084

GRANT OF EASMENT

THIS INDENTURE, made this 16th day of December, 2010, between FIRST COAST ENERGY, L.L.P., a Colorado limited liability partnership whose address is 7014 A.C. Skinner Parkway, Suite 290, Jacksonville, Florida 32256, hereinafter called Grantor, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

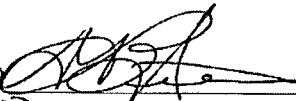
WITNESS: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee a non-exclusive easement ("Easement") for vehicular ingress and egress over and across a portion of the driveway area located on Grantor's property, as described on Exhibit "A" attached hereto. The purpose of the subject Easement is to provide access to an overflow parking area to be constructed to the south and west of Grantor's property.

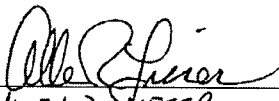
The Easement is granted subject to the terms and conditions set forth on attached Exhibit "B", which are incorporated by reference and made a part hereof.

TO HAVE AND TO HOLD, unto Grantee and its permitted assigns for the purposes aforesaid.

IN WITNESS WHEREOF, the said Grantor has hereunto set its hand and seal the day first written above.

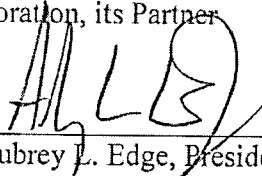
Signed and Sealed in Our
Presence as Witnesses:

(sign) 
(print) Donna A. Miller

(sign) 
(print) ALLEN R. LIESER

FIRST COAST ENERGY, L.L.P.,
a Colorado limited liability partnership

By: Petro Distributing, Inc., a Florida
corporation, its Partner

By: 
Aubrey L. Edge, President

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16th day of December, 2010, by Aubrey L. Edge, as President of Petro Distributing, Inc., a Florida corporation, a Partner of First Coast Energy, L.L.P., a Colorado limited liability partnership, on behalf of the Partnership. He is personally known to me.



DONNA A. MILLER
MY COMMISSION # DD 663704
EXPIRES: July 29, 2011
Bonded Thru Budget Notary Services

[Handwritten Signature]

Notary Public

My Commission expires: 7/29/2011

Signed and Sealed in Our
Presence as Witnesses:

ST. JOHNS COUNTY, a political
subdivision of the State of Florida

(sign) _____
(print) _____

By: _____
Its: _____

(sign) _____
(print) _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 2010, by _____, as _____ of St. Johns County, Florida, on behalf of the County, who is personally known to me or has produced _____ as identification.

Notary Public
My Commission expires: _____

Exhibit "A"

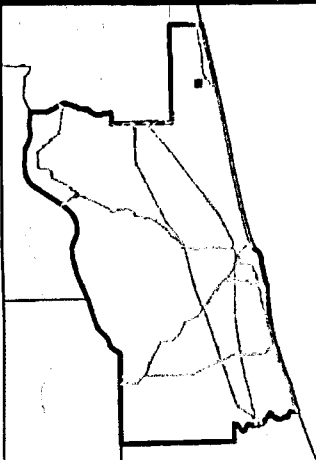
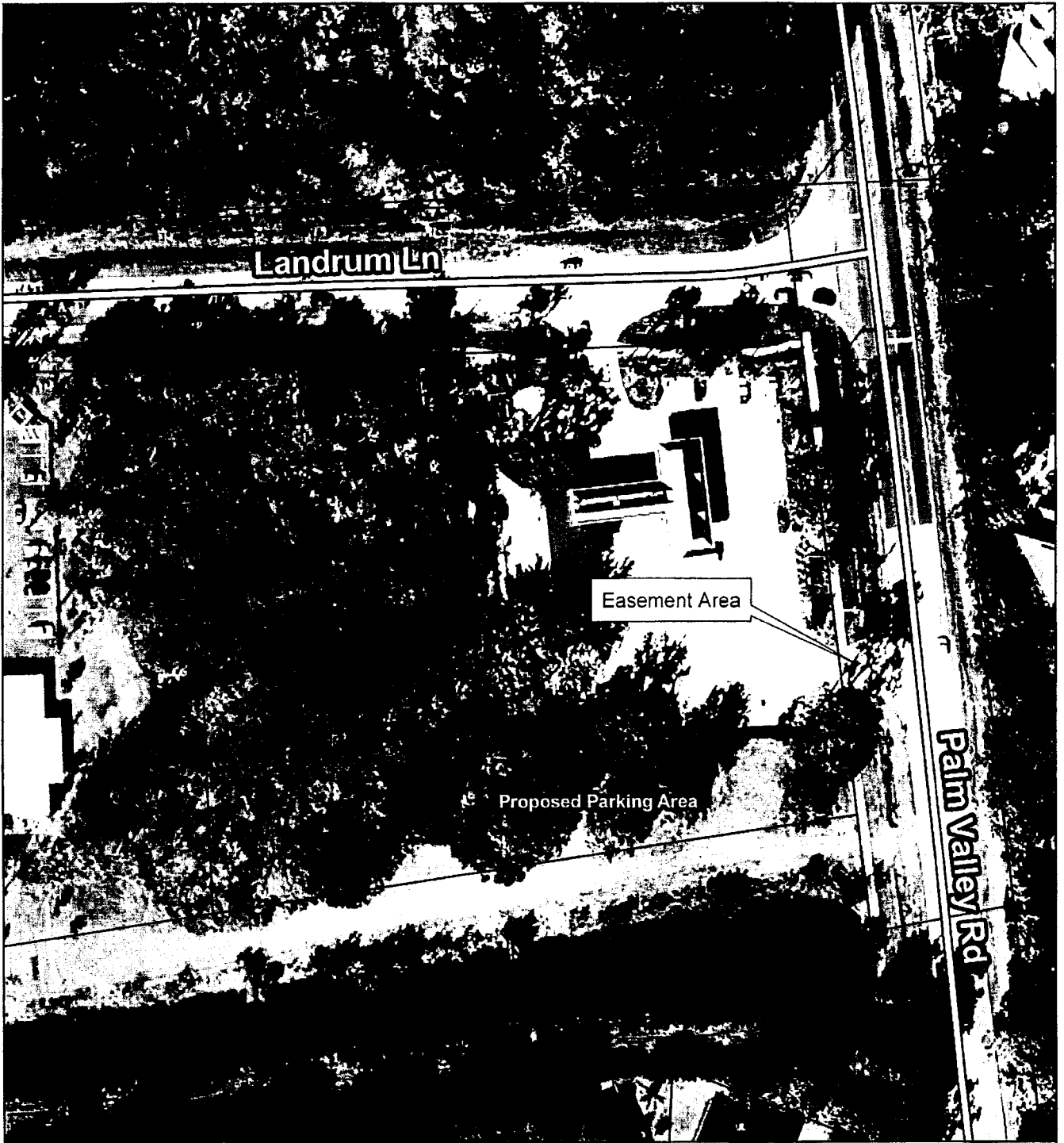
The East eighty (80) feet of the South sixty (60) feet of that certain real property described in the Deed recorded in Official Records Book 1340, page 1204, of the public records of St. Johns County, Florida.

EXHIBIT "B"

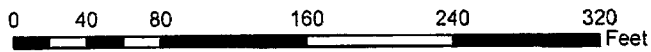
1. The subject Easement shall be for a term of ten (10) years from the date this Grant of Easement is recorded in the public records of St. Johns County, Florida. Following the expiration of said term, either party may terminate the Easement at any time by giving written notice to the other party.

2. In utilizing the subject Easement, Grantee shall (a) take all necessary and appropriate steps to ensure compliance with all applicable laws, rules and regulations contained in the St. Johns County Land Development Code, and (b) take reasonable and appropriate steps to provide for the safety of pedestrians and others using adjacent sidewalks/bike paths and accessing Grantor's property.

3. The subject Easement is personal to Grantee and may not be transferred or assigned by Grantee without the prior written consent of Grantor, which consent may not be unreasonably withheld.



The Players Community Senior Center
 Additional Parking Area
**Grant of Easement
 Driveway**



St. Johns County
 Land Mgmt Systems
 Real Estate Division



Map Prepared:
 January 6, 2011
 (904) 209-0790



**2008 Color Aerial
 Imagery Map**

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