

RESOLUTION NO. 2011- 361

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY TURNAROUND EASEMENT TO ALLOW USE OF A TURNAROUND AT THE DEAD END OF HOWLAND DRIVE, LOCATED IN GREENLEAF VILLAGE AT NOCATEE PHASE 2, FOR PUBLIC SAFETY PURPOSES UNTIL THE ADJACENT LAND IS PLATTED AND HOWLAND DRIVE IS EXTENDED.

RECITALS

WHEREAS, Sandy Ridge North, LLC, a Florida limited liability company, (“Developer”) has submitted to St. Johns County (“County”) a proposed plat of a single family subdivision to be known as Greenleaf Village at Nocatee Phase 2 (the “Subdivision”); and

WHEREAS, Developer owns additional lands adjacent to the Subdivision which Developer plans to plat into additional single family subdivisions in the future; and

WHEREAS, Howland Drive is a roadway shown within the Subdivision that comes to a dead end, but will be extended into the future subdivisions; and

WHEREAS, until such extension to Howland Drive is constructed, the County has determined that public safety considerations require the construction of a temporary turnaround at the dead end of Howland Drive; and

WHEREAS, to allow use of a turnaround by the public, including future lot owners with the Subdivision, their guests and invitees, emergency service personnel, utility providers and the like Developer has granted to the County a Temporary Turnaround Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, the turnaround and the easement over the turnaround will no longer be necessary once the additional land adjacent to the Subdivision is platted and Howland Drive is extended.

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 Board of County Commissioners hereby accepts the Temporary Turnaround Easement attached hereto.

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

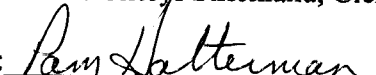
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of December, 2011.

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

By: 
Mark P. Miner, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 12/30/11



Exhibit "A" to Resolution

THIS DOCUMENT WAS PREPARED BY
AND RETURN TO:

NICHOLAS A. DYAL, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FL 32202

TEMPORARY TURNAROUND EASEMENT

This Temporary Turnaround Easement is given this 9th day of November, 2011, by **SANDY RIDGE NORTH, LLC**, a Florida limited liability company, ("Grantor") to **ST. JOHNS COUNTY** ("Grantee").

RECITALS

A. Grantor has submitted to Grantee a proposed plat of a single family subdivision to be known as Greenleaf Village at Nocatee Phase 2 (the "Subdivision").

B. Grantor owns additional lands adjacent to the Subdivision which Grantor plans to plat into additional single family subdivisions in the future.

C. Howland Drive is a roadway shown within the Subdivision that will be extended into the adjacent lands owned by Grantor in future subdivisions. As shown on the plat of the Subdivision, however, Howland Drive comes to a dead end at the boundary of the Subdivision.

D. In its review of the proposed plat of the Subdivision, Grantee has determined that public safety considerations require the construction of a temporary turnaround at the referenced dead end of Howland Drive. Moreover, Grantee requires that a temporary easement be granted to allow use of the turnaround by the future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers, and the like.

E. The turnaround and the easement over the turnaround will no longer be necessary once the additional land adjacent to the boundary of the Subdivision is platted and Howland Drive is extended.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, Grantor does grant and declare as follows:

(i) Grantor hereby grants to Grantee, its successors and assigns, a temporary turnaround easement over and across the real property described on the attached Exhibit "A" (the "Easement Area"). The turnaround easement shall terminate automatically without necessity of any further documentation immediately upon the recordation of a plat that includes the Easement Area within its boundaries.

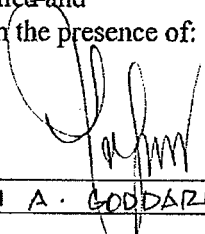
(ii) Grantee, by its acceptance of its easement, agrees that this easement is temporary and shall terminate immediately upon recordation of a plat that includes the Easement Area within its boundaries.

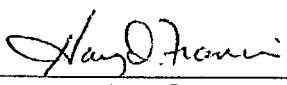
(iii) Grantor reserves to itself and its successors and assigns all rights in the Easement Area not inconsistent with its use as a temporary turnaround easement.

IN WITNESS WHEREOF, Grantor has caused this temporary easement to be executed by its duly authorized officer as of the day and year first above written.

Signed, sealed and delivered in the presence of:

SANDY RIDGE NORTH, LLC, a Florida limited liability company


Print: LORI A. GODDARD

By: 
Name: HARRY D. FRANCIS
Its: VICE PRESIDENT


Print: SCOTT A. PKO

STATE OF FLORIDA }
 }SS
COUNTY OF ST. JOHNS}

The foregoing instrument was acknowledged before me this 9 day of NOVEMBER, 2011, by HARRY D. FRANCIS as VICE PRESIDENT of SANDY RIDGE NORTH, LLC, a Florida limited liability company, on behalf of the company.



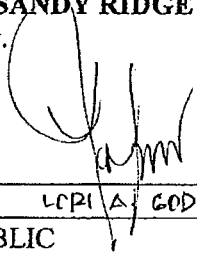

(Print Name LORI A. GODDARD)
NOTARY PUBLIC
State of FLORIDA at Large
Commission # DD 960886
My Commission Expires: 4.27.2014
Personally Known x
or Produced I.D.
[check one of the above]
Type of Identification Produced

EXHIBIT A
[EASEMENT AREA]



Robert M. Angas Associates, Inc.
Land Surveyors, Planners and Civil Engineers
Since 1924

14775 Old St. Augustine Road
Jacksonville, FL 32258
Tel: (904) 642-8550
Fax: (904) 642-4165

September 19, 2011
Greenleaf Village at Nocatee Phase 2
Page 1 of 2

Work Order No. 11-082.00
File No. 121F-01.00B

Temporary Access Easement 1

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Tract "C", as depicted on the plat of Greenleaf Village at Nocatee Phase 1, as recorded in Map Book 66, pages 58 through 65, inclusive, of said Public Records, said point lying on the Southeasterly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence Southwesterly along said Southeasterly right of way line the following 4 courses: Course 1, thence South 39°08'02" West, 304.76 feet; Course 2, thence South 36°23'09" West, 250.29 feet; Course 3, thence South 39°08'02" West, 502.25 feet to the point of curvature of a curve concave Southeasterly having a radius of 1106.00 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of 16°12'55", an arc length of 313.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 31°01'34" West, 311.97 feet; thence South 75°49'24" East, departing said Southeasterly right of way line, 97.58 feet; thence South 16°49'32" East, 19.04 feet; thence North 39°52'03" East, 31.22 feet; thence South 78°04'06" East, 46.62 feet; thence North 42°22'10" East, 37.87 feet; thence South 83°38'28" East, 82.00 feet; thence North 02°15'33" West, 7.85 feet; thence North 89°36'09" East, 99.17 feet; thence South 37°30'00" West, 65.44 feet; thence South 03°06'44" West, 45.55 feet; thence South 78°00'24" East, 123.07 feet; thence South 84°51'59" East, 228.55 feet; thence North 88°49'44" East, 59.89 feet; thence South 60°20'22" East, 126.56 feet to a point lying on a curve concave Northwesterly having a radius of 1135.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 02°51'22", an arc length of 56.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 31°05'19" West, 56.57 feet; thence South 57°29'00" East, 140.00 feet to a point lying on a curve concave Northwesterly having a radius of 1275.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 01°14'00", an arc length of 27.45 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South 33°08'00" West, 27.44 feet.

From said Point of Beginning, thence continue Southwesterly along the arc of said curve, through a central angle of 03°39'47", an arc length of 81.52 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 35°34'54" West, 81.50 feet; thence North 52°35'13" West, 20.00 feet to a point lying on a curve concave Northwesterly having a radius of 1255.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 03°39'47", an arc length of 80.24 feet to a point on said curve, said arc being subtended by a

September 19, 2011
Greenleaf Village at Nocatee Phase 2
Page 2 of 2

Work Order No. 11-082.00
File No. 121F-01.00B

Temporary Access Easement 1

chord bearing and distance of North $35^{\circ}34'54''$ East, 80.22 feet; thence South $56^{\circ}15'00''$ East, 20.00 feet to the Point of Beginning.

Containing 1618 square feet, more or less.



Robert M. Angas Associates, Inc.
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September 19, 2011
Greenleaf Village at Nocatee Phase 2
Page 1 of 2

Work Order No. 11-082.00
File No. 121F-01.00B

Temporary Access Easement 2

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county and being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Tract "C", as depicted on the plat of Greenleaf Village at Nocatee Phase 1, as recorded in Map Book 66, pages 58 through 65, inclusive, of said Public Records, said point lying on the Southeasterly right of way line of Nocatee Parkway, a variable width right of way as presently established; thence Southwesterly along said Southeasterly right of way line the following 4 courses: Course 1, thence South $39^{\circ}08'02''$ West, 304.76 feet; Course 2, thence South $36^{\circ}23'09''$ West, 250.29 feet; Course 3, thence South $39^{\circ}08'02''$ West, 502.25 feet to the point of curvature of a curve concave Southeasterly having a radius of 1106.00 feet; Course 4, thence Southwesterly along the arc of said curve, through a central angle of $16^{\circ}12'55''$, an arc length of 313.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $31^{\circ}01'34''$ West, 311.97 feet; thence South $75^{\circ}49'24''$ East, departing said Southeasterly right of way line, 97.58 feet; thence South $16^{\circ}49'32''$ East, 19.04 feet; thence North $39^{\circ}52'03''$ East, 31.22 feet; thence South $78^{\circ}04'06''$ East, 46.62 feet; thence North $42^{\circ}22'10''$ East, 37.87 feet; thence South $83^{\circ}38'28''$ East, 82.00 feet; thence North $02^{\circ}15'33''$ West, 7.85 feet; thence North $89^{\circ}36'09''$ East, 99.17 feet; thence South $37^{\circ}30'00''$ West, 65.44 feet; thence South $03^{\circ}06'44''$ West, 45.55 feet; thence South $78^{\circ}00'24''$ East, 123.07 feet; thence South $84^{\circ}51'59''$ East, 228.55 feet; thence North $88^{\circ}49'44''$ East, 59.89 feet; thence South $60^{\circ}20'22''$ East, 126.56 feet to a point lying on a curve concave Northwesterly having a radius of 1135.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $02^{\circ}51'22''$, an arc length of 56.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $31^{\circ}05'19''$ West, 56.57 feet; thence South $57^{\circ}29'00''$ East, 140.00 feet to a point lying on a curve concave Northwesterly having a radius of 1275.00 feet; thence Southwesterly along the arc of said curve, through a central angle of $04^{\circ}53'47''$, an arc length of 108.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $34^{\circ}57'54''$ West, 108.93 feet; thence South $52^{\circ}35'13''$ East, 50.00 feet to the Point of Beginning.

From said Point of Beginning, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 1325.00 feet, through a central angle of $03^{\circ}39'47''$, an arc length of 84.71 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $35^{\circ}34'54''$ East, 84.70 feet; thence South $56^{\circ}15'00''$ East, 20.00 feet to a point lying on a curve concave Northwesterly having a radius of 1345.00 feet; thence Southwesterly

September 19, 2011
Greenleaf Village at Nocatee Phase 2
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Work Order No. 11-082.00
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Temporary Access Easement 2

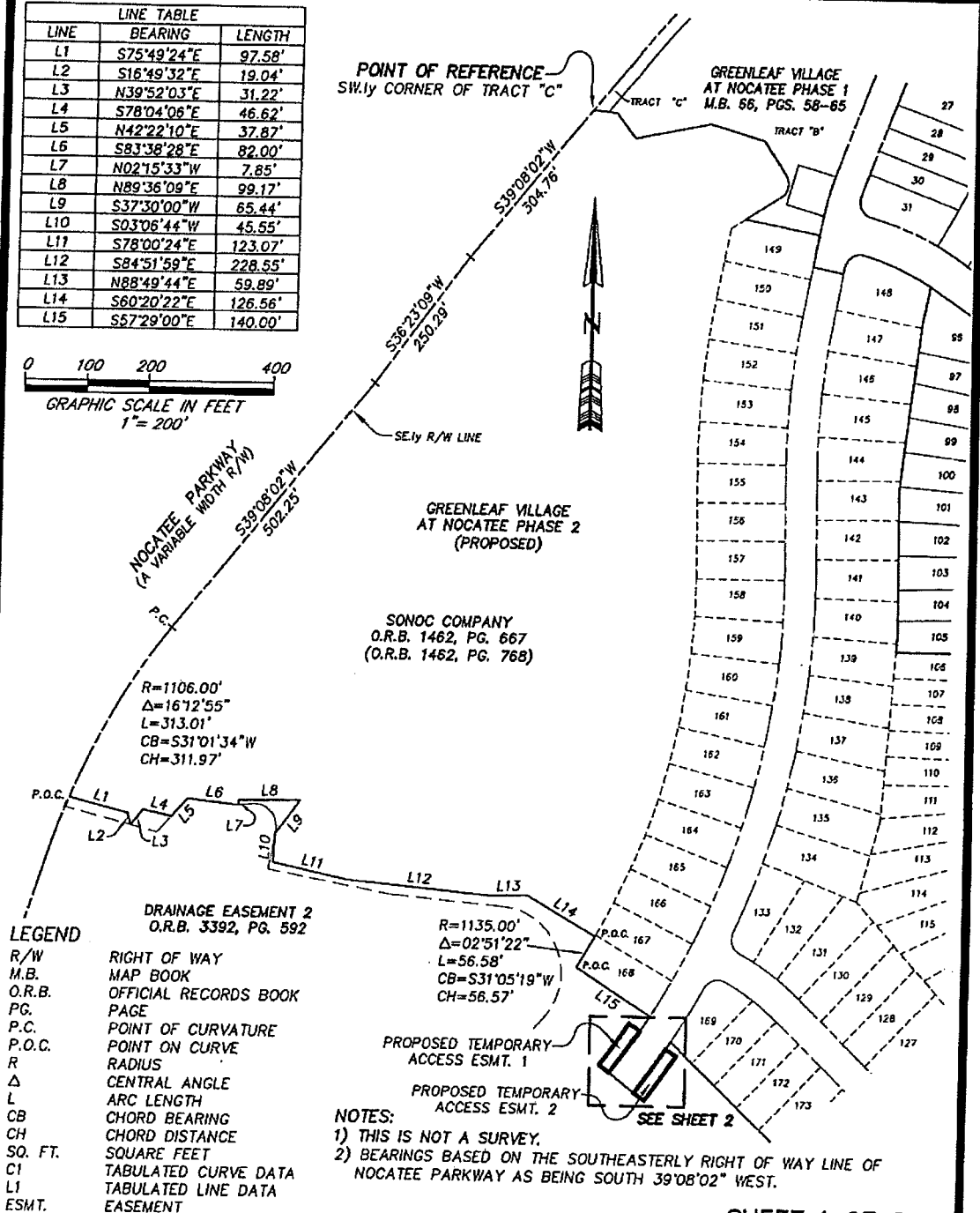
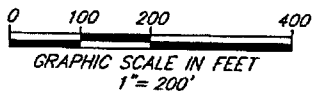
along the arc of said curve, through a central angle of $03^{\circ}39'47''$, an arc length of 85.99 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $35^{\circ}34'54''$ West, 85.98 feet; thence North $52^{\circ}35'13''$ West, 20.00 feet to the Point of Beginning.

Containing 1707 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S75°49'24"E	97.58'
L2	S16°49'32"E	19.04'
L3	N39°52'03"E	31.22'
L4	S78°04'08"E	46.62'
L5	N42°22'10"E	37.87'
L6	S83°38'28"E	82.00'
L7	N02°15'33"W	7.85'
L8	N89°36'09"E	99.17'
L9	S37°30'00"W	65.44'
L10	S03°06'44"W	45.55'
L11	S78°00'24"E	123.07'
L12	S84°51'59"E	228.55'
L13	N88°49'44"E	59.89'
L14	S60°20'22"E	126.56'
L15	S67°29'00"E	140.00'

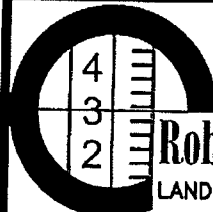


- LEGEND**
- R/W RIGHT OF WAY
 - M.B. MAP BOOK
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - P.C. POINT OF CURVATURE
 - P.O.C. POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - SQ. FT. SQUARE FEET
 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - ESMT. EASEMENT

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF NOCATEE PARKWAY AS BEING SOUTH 39°08'02" WEST.

SHEET 1 OF 2

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



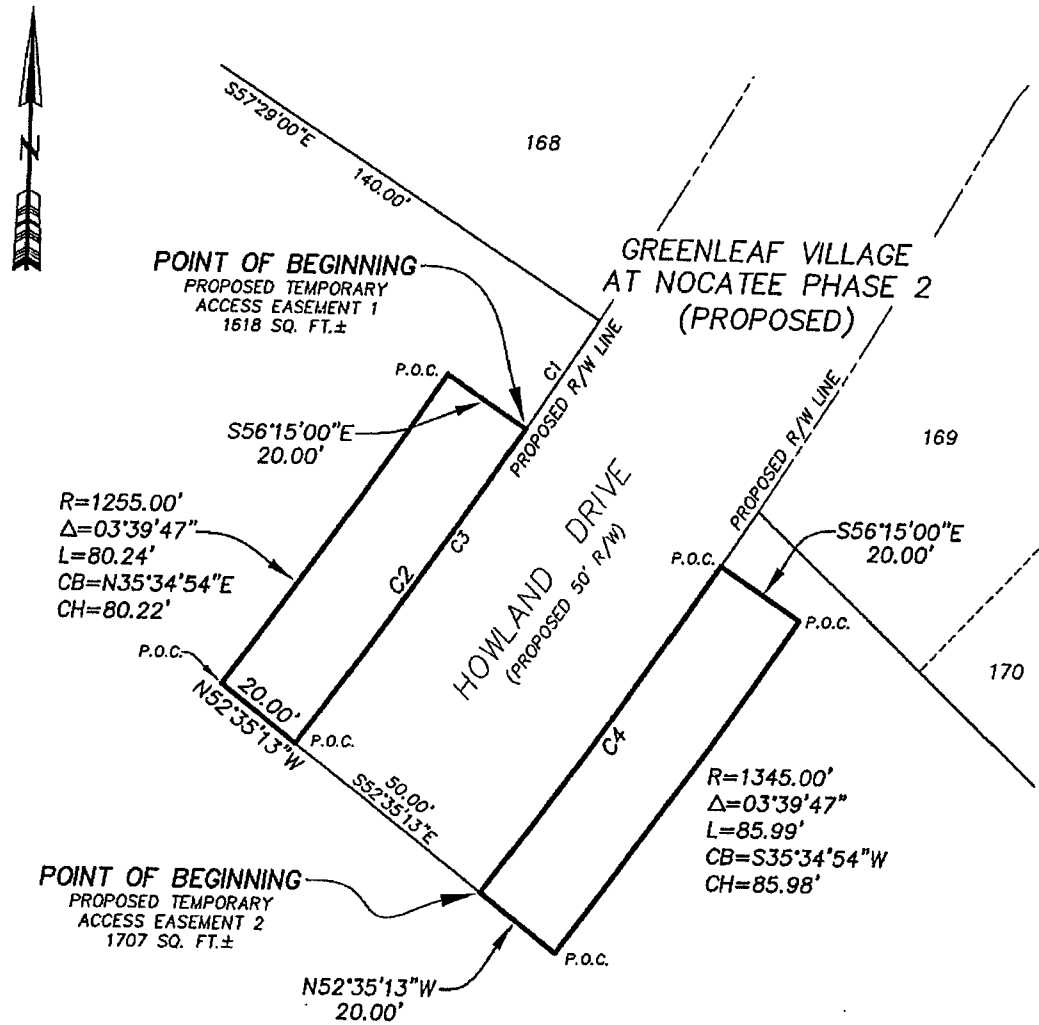
Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 Old St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

DATE: SEPTEMBER 19, 2011 SCALE: 1"=200'

Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY.

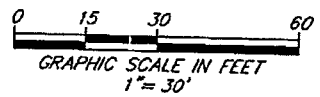


R=1255.00'
 $\Delta=03^{\circ}39'47''$
 L=80.24'
 CB=N35^{\circ}34'54"E
 CH=80.22'

R=1345.00'
 $\Delta=03^{\circ}39'47''$
 L=85.99'
 CB=S35^{\circ}34'54"W
 CH=85.98'

- LEGEND**
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - ESMT. EASEMENT

SONOC COMPANY
 O.R.B. 1462, PG. 667
 (O.R.B. 1462, PG. 768)



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	LENGTH	CHORD BEARING	CHORD
C1	1275.00'	01^{\circ}14'00"	27.45'	S33^{\circ}08'00"W	27.44'
C2	1275.00'	03^{\circ}39'47"	81.52'	S35^{\circ}34'54"W	81.50'
C3	1275.00'	04^{\circ}53'47"	108.96'	S34^{\circ}57'54"W	108.93'
C4	1325.00'	03^{\circ}39'47"	84.71'	N35^{\circ}34'54"E	84.70'

SHEET 2 OF 2

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

