

RESOLUTION NO. 2013- 294

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR REUSE AND SEWER SERVICE TO MARSH CREEK SUBDIVISION.

RECITALS

WHEREAS, Marsh Creek Club Corporation, a Florida corporation, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for reuse and sewer service to Marsh Creek Subdivision; and

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

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

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

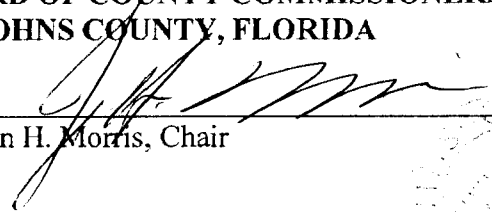
Section 2. The above described Easement for Utilities attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are scrivener's, typographical or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

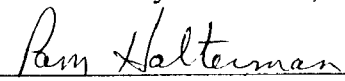
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 15th day of October, 2013.

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

By: 
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk



RENDITION DATE 10/17/13

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 6th day of September, 2013 by **MARSH CREEK CLUB CORPORATION**, a Florida profit corporation, with an address of 4314 Pablo Oaks Court, Jacksonville FL 32224, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, 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 sewer force mains and reuse water line 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/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(b) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse 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 and running with the land.

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:

**MARSH CREEK CLUB
CORPORATION**

Tina E Miller
Witness

By: [Signature]
VICE PRESIDENT

Tina E Miller
Print Name

[Signature]
Witness

Kelly Kay
Print Name

State of Florida
County of Deval

The foregoing instrument was acknowledged before me this 4 day of September, 2013 by Gregory J. Barbour who is personally known to me, or has produced _____ as _____ identification.

Tina E Miller
Notary Public



EXHIBIT "A"

EASEMENT AREA

WASTEWATER LINE:

A 40' WIDE UTILITY EASEMENT LYING 20' EACH SIDE OF AN EXISTING WASTEWATER LINE LYING IN THE NORTHERLY PORTION OF GOLF COURSE PARCEL J AS RECORDED IN OFFICIAL RECORDS BOOK 1063 PAGE 698 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PARCEL J IS ALSO VERY SPECIFICALLY SHOWN ON PAGE 0721 OF AFOREMENTIONED OFFICIAL RECORDS BOOK 1063. SAID WASTEWATER LINE IS ALSO LYING IMMEDIATELY SOUTH OF MARSH CREEK UNIT SEVEN AS RECORDED IN MAP BOOK 26 PAGES 49 THRU 52 OF SAID PUBLIC RECORDS AND SOUTH OF MARSH CREEK UNIT FOUR AS RECORDED IN MAP BOOK 24 PAGES 103 THRU 107 OF SAID PUBLIC RECORDS.

REUSE WATER LINE:

A 40' WIDE UTILITY EASEMENT LYING 20' EACH SIDE OF AN EXISTING REUSE WATER LINE LYING IN THE NORTHEASTERLY PORTION OF GOLF COURSE PARCEL J AS RECORDED IN OFFICIAL RECORDS BOOK 1063 PAGE 698 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. PARCEL J IS ALSO VERY SPECIFICALLY SHOWN ON PAGE 0721 OF AFOREMENTIONED OFFICIAL RECORDS BOOK 1063. SAID LINE RUNS IN A SOUTHEASTERLY DIRECTION FROM THE EASTERLY BOUNDARY OF TRACT B AS SHOWN PLAT OF MARSH CREEK UNIT NINE AS RECORDED IN MAP BOOK 28 PAGES 74 THRU 79 OF SAID PUBLIC RECORDS TO A RETENTION POND THAT WRAPS AROUND LOTS 23 THRU 25 OF MARSH CREEK UNIT TWO AS RECORDED IN MAP BOOK 22 PAGES 104 THRU 113 OF SAID PUBLIC RECORDS.



St. Johns County Board of County Commissioners

Utility Department

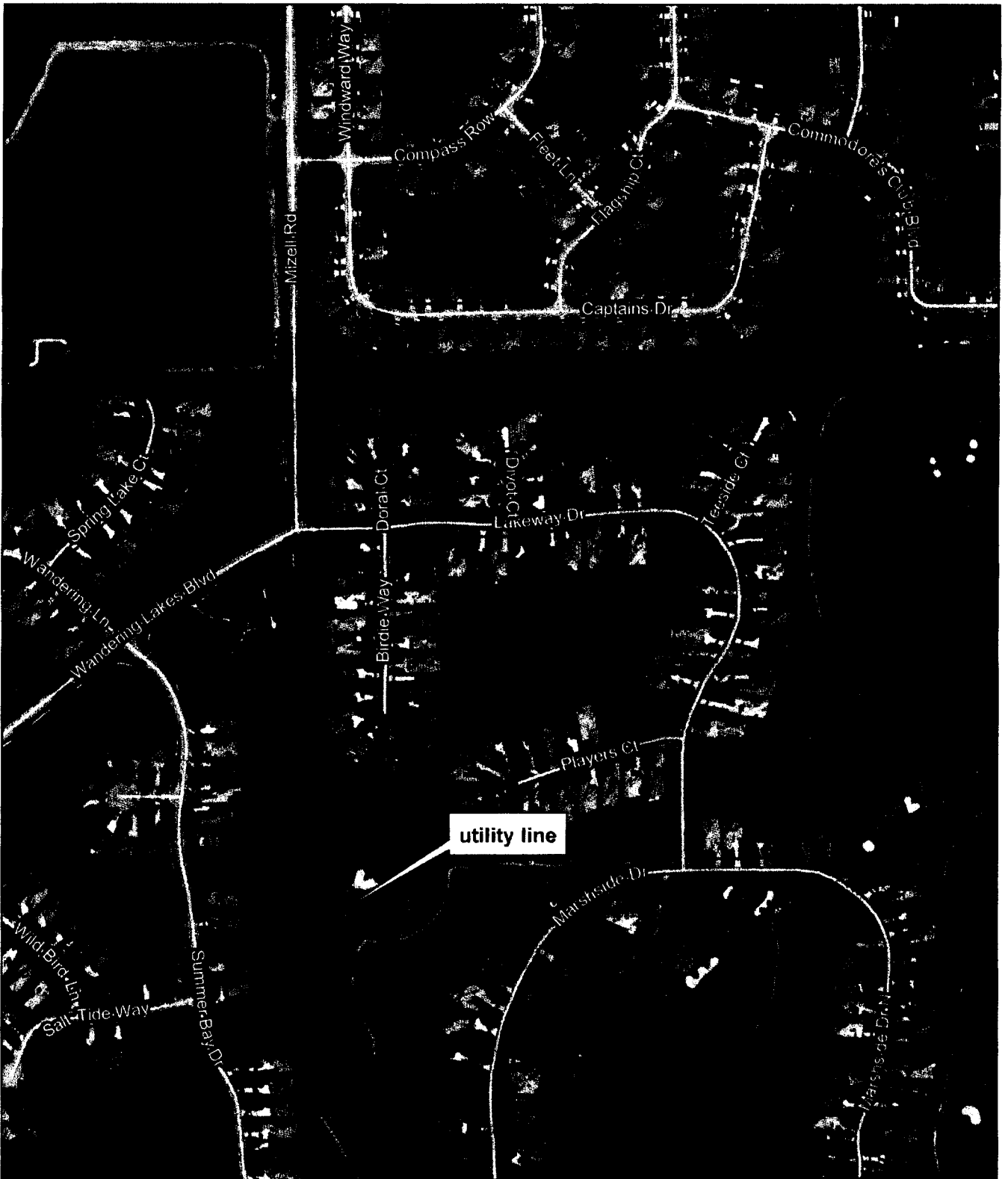
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Karri Thomas, Asset Management Tech
SUBJECT: Marsh Creek Subdivision
DATE: September 18, 2013

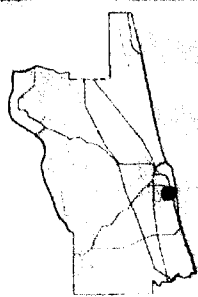
Please present the Easement to the Board of County Commissioners (BCC) for approval and acceptance of Marsh Creek Subdivision.

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

Your support and cooperation as always are greatly appreciated.



Marsh Creek Easement for Utilities



Land Management Systems
Real Estate Division
(904) 209-0788
2013 Aerial Imagery

300 600
Feet
September 18, 2013

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple sources
with varying levels of accuracy. The St. Johns County
Real Estate Division disclaims all responsibility for the
accuracy or completeness of the data shown hereon.

