

RESOLUTION NO. 2014-225

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR DRAINAGE PURPOSES WITHIN TOWN CENTER ROADS PHASE 3 AND LAKESIDE AT TOWN CENTER PHASE 3 IN NOCATEE.**

**RECITALS**

**WHEREAS**, Sonoc Company, LLC, a Delaware limited liability company has executed and presented a Grant of Easement needed for drainage purposes, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

**WHEREAS**, this easement will allow drainage from various drainage facilities within Town Center Roads Phase 3 and Lakeside at Town Center Phase 3 in Nocatee; and

**WHEREAS**, it is in the best interest of the County to accept the easement for drainage needs 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 Board of County Commissioners hereby accepts the Grant of Easement.

**Section 3.** To the extent that there are typographical, scrivener 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.

**Section 4.** The Clerk of Circuit Court is instructed to record the Grant of Easement in the public records of St. Johns County.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida this 2nd day of September, 2014.

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

By:   
John H. Morris, Chair

ATTEST: Cheryl Strickland, Clerk

By:   
Deputy Clerk

RENDITION DATE 9/4/14

Prepared by:  
Laurie Ford  
St. Johns County  
4020 Lewis Speedway  
St. Augustine, Florida 32084

**GRANT OF EASEMENT**

**THIS EASEMENT** this 21st day of July, 2014, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, as grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, as grantee.

**WITNESSETH**, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground storm water pond and drainage facilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

**TOGETHER** with the right of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

***[This Space Intentionally Left Blank]***

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:

SONOC COMPANY, LLC,  
a Delaware limited liability company

Sign Tina E Miller  
Print Tina E Miller

By: Jed V. Davis  
Jed V. Davis, as Vice President

Sign Carling Povtak  
Print Carling Povtak

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22 day of July, 2014 by Jed V. Davis, the Vice President of **SONOC COMPANY, LLC**, a Delaware limited liability company, on behalf of the company. He/She is (check one)  personally known to me, or  has produced \_\_\_\_\_ as identification.



Tina E Miller  
Print Tina E Miller  
Notary Public, State and County aforesaid  
Commission No.: \_\_\_\_\_  
My commission expires: \_\_\_\_\_

**JOINDER, CONSENT AND SUBORDINATION OF MORTGAGEE**

**KNOW ALL MEN BY THESE PRESENTS:** That U.S. Bank National Association ("Mortgagee") whose address is 225 E. Robinson Street, Suite 250, Orlando, Florida 32801, is the owner and holder of the Mortgage recorded in Official Records Book 3608, page 3, of the public records of St. Johns County, Florida.

**MORTGAGEE** does hereby consent to the execution, delivery, and recording of the Grant of Easement from SONOC Company, LLC to **ST. JOHNS COUNTY, FLORIDA** to which this Joinder, Consent and Subordination is attached ("the Easement") and agrees that Mortgagee's interest under the foregoing mortgage(s) shall be subject and subordinate to the terms and conditions of the Easement; provided however, nothing contained herein shall release Mortgagee's interest under the foregoing mortgage(s) except as set forth herein.

**IN WITNESS WHEREOF**, the undersigned has executed this Joinder, Consent and Subordination of Mortgagee this 21st day of July, 2014.

Signed, sealed and delivered  
in the presence of:

(sign) Tina E Miller  
(print) Tina E Miller

(sign) Carling Portak  
(print) Carling Portak

**MORTGAGEE**

**U.S. BANK NATIONAL ASSOCIATION**

By: Tolomato Community Development  
District, as Authorized Agent

By: Richard T. Ray  
Richard T. Ray  
Chairman

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 22 day of July, 2014, by Richard T. Ray, as Chairman of the Tolomato Community Development District, as authorized agent, on behalf of the Mortgagee, who is personally known to me or produced \_\_\_\_\_ as identification.



Tina E Miller  
Notary Public, State of Florida at Large  
My Commission Expires: \_\_\_\_\_



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Exhibit "A" to Easement

Page 1

April 30, 2014  
Town Center Roads Phase III  
Page 1 of 2

Work Order No. 13-207.00  
File No. 123B-05.00F

### Drainage Easement 1

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 711, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of Town Center Roads Phase II, as recorded in Map Book 69, pages 44 through 48 of said Public Records, said corner also lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, thence Westerly along said Northerly right of way line the following 7 courses: Course 1, thence North 86°50'46" West, 17.00 feet; Course 2, thence South 03°09'14" West, 38.23 feet; Course 3, thence South 49°13'29" West, 48.56 feet to a point on a curve concave Northerly having a radius of 2475.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of 13°45'26", an arc length of 594.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 77°25'15" West, 592.84 feet; Course 5, thence North 23°27'16" West, 48.31 feet; Course 6, thence North 21°32'44" East, 12.50 feet; Course 7, thence North 68°27'16" West, 56.00 feet; thence North 21°32'44" East, departing said Northerly right of way line, 197.40 feet to the point of curvature of a curve concave Southeasterly having a radius of 1580.40 feet; thence Northeasterly along the arc of said curve, through a central angle of 06°02'13", an arc length of 166.52 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 24°33'50" East, 166.44 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 2026.00 feet, through a central angle of 06°02'13", an arc length of 213.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 24°33'50" East, 213.37 feet; thence North 21°32'44" East, 994.58 feet to the point of curvature of a curve concave Westerly having a radius of 2083.00 feet; thence Northerly along the arc of said curve, through a central angle of 21°32'44", an arc length of 783.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 10°46'22" East, 778.68 feet; thence Due North, 413.88 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 3844, page 995 of said Public Records; thence Due West, along said Northerly line, 3.38 feet to the Point of Beginning.

From said Point of Beginning, thence Due North, departing said Northerly line, 45.55 feet to a point lying on the Southerly line of those lands described and recorded in Official Records Book 2739, page 1767 of said Public Records, said Southerly line being a curve concave Northerly having a radius of 1290.00 feet; thence Easterly along said Southerly line and along the arc of said curve, through a central angle of 00°10'41", an arc length of 4.01 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 87°57'45" East, 4.01 feet; thence North 87°52'24" East, continuing along said Southerly line, 31.01 feet; thence Due

EXHIBIT "A"

April 29, 2014  
Nocatee Town Center Roads Phase 3  
Page 2 of 2

Work Order No. 13-207.00  
File No. 123B-05.00F

**Drainage Easement 1**

South, departing said Southerly line, 46.85 feet to a point lying on said Northerly line of Official Records Book 3844, page 995; thence Due West, along said Northerly line, 35.00 feet to the Point of Beginning.

Containing 1617 square feet, more or less.





ROBERT M. ANGAS ASSOCIATES, INC.

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tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

April 30, 2014  
Town Center Roads Phase III

Work Order No. 13-207.00  
File No. 123B-05.00G

### Drainage Easement 2

A portion of Section 31, Township 4 South, Range 29 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 as follows:

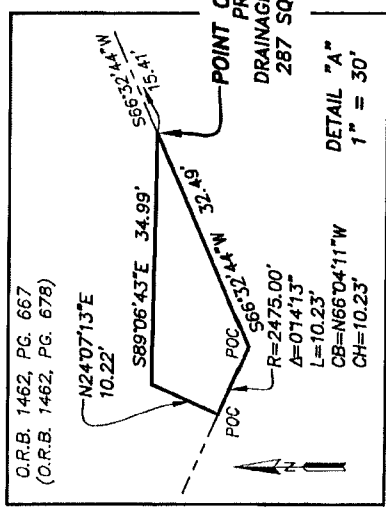
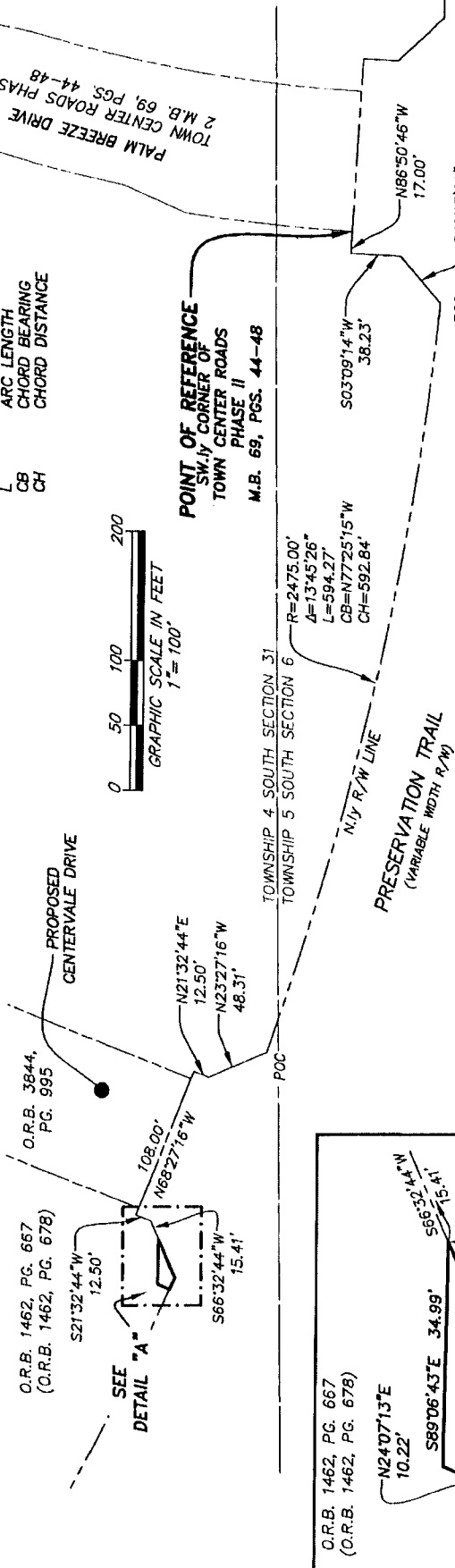
For a Point of Reference, commence at the Southwesterly corner of Town Center Roads Phase II, as recorded in Map Book 69, pages 44 through 48 of said Public Records, said corner also lying on the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, thence Westerly along said Northerly right of way line the following 9 courses: Course 1, thence North  $86^{\circ}50'46''$  West, 17.00 feet; Course 2, thence South  $03^{\circ}09'14''$  West, 38.23 feet; Course 3, thence South  $49^{\circ}13'29''$  West, 48.56 feet to a point on a curve concave Northerly having a radius of 2475.00 feet; Course 4, thence Westerly along the arc of said curve, through a central angle of  $13^{\circ}45'26''$ , an arc length of 594.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $77^{\circ}25'15''$  West, 592.84 feet; Course 5, thence North  $23^{\circ}27'16''$  West, 48.31 feet; Course 6, thence North  $21^{\circ}32'44''$  East, 12.50 feet; Course 7, thence North  $68^{\circ}27'16''$  West, 108.00 feet; Course 8, thence South  $21^{\circ}32'44''$  West, 12.50 feet; Course 9, thence South  $66^{\circ}32'44''$  West, 15.41 feet to the Point of Beginning.

From said Point of Beginning, thence continue along said Northerly right of way line, South  $66^{\circ}32'44''$  West, 32.49 feet to a point on a curve concave Northeasterly having a radius of 2475.00 feet; thence Northwesterly along said Northerly right of way line and along the arc of said curve, through a central angle of  $00^{\circ}14'13''$ , an arc length of 10.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}04'11''$  West, 10.23 feet; thence North  $24^{\circ}07'13''$  East, departing said Northerly right of way line, 10.22 feet; thence South  $89^{\circ}06'43''$  East, 34.99 feet to the Point of Beginning.

Containing 287 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 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.**

- LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 M.B. MAP BOOK  
 PG. PAGE  
 R/W RIGHT OF WAY  
 POC POINT ON CURVE  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE



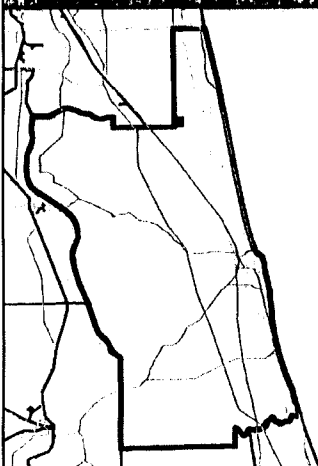
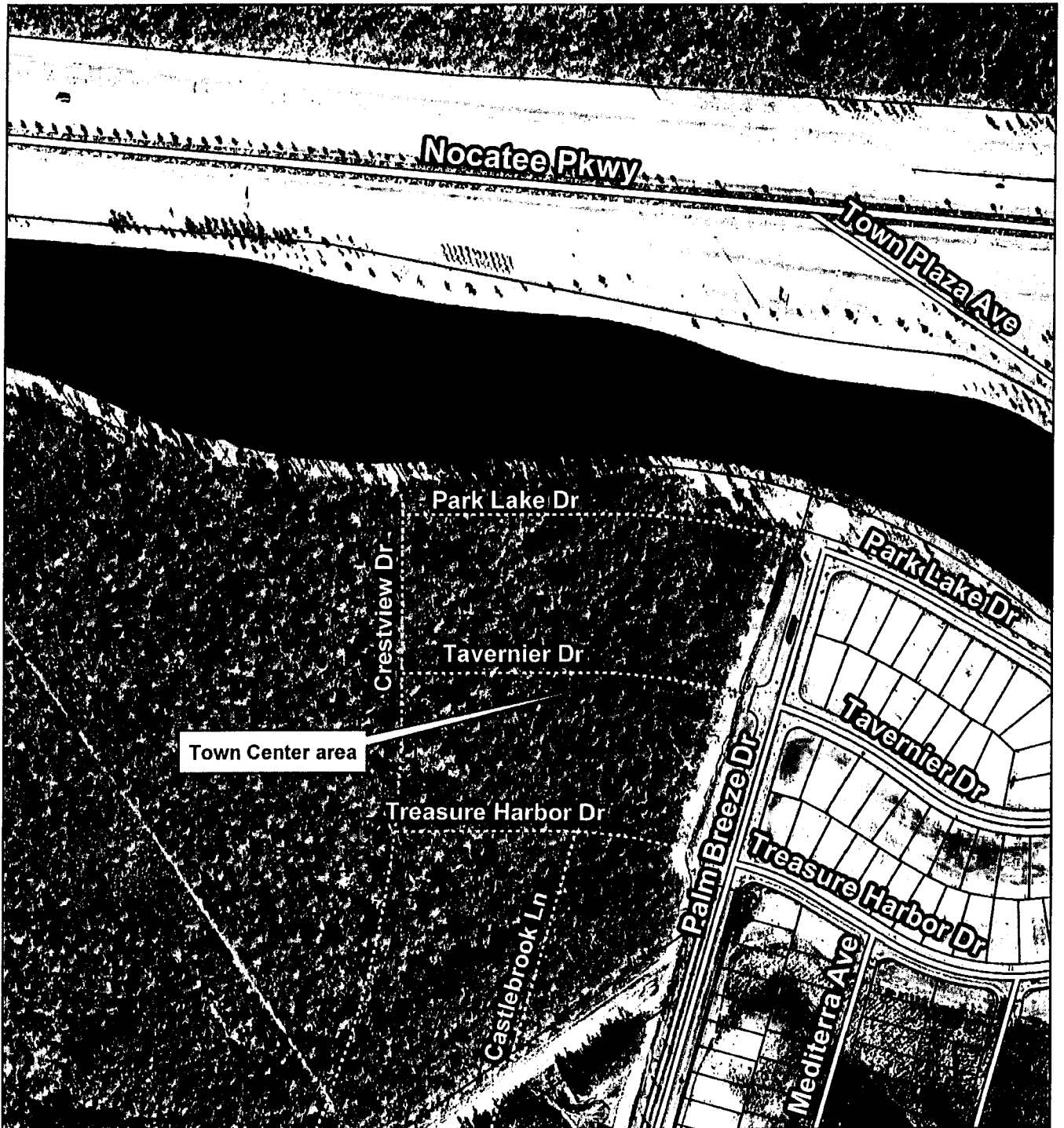
**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF PRESERVATION TRAIL AS BEING NORTH 68°27'16\"/>

**RMA**  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
 SURVEYORS • PLANNERS • CIVIL ENGINEERS  
 14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

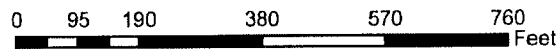
*[Signature]*  
**DAMON J. KELLY**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA US No. 6284

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

DATE: APRIL 30, 2014 SCALE: 1"=100'



## Town Center Roads Drainage Easement



St. Johns County  
Land Mgmt Systems  
Real Estate Division



Map Prepared:  
Date: August 6, 2014  
(904) 209-0788



2008 Aerial Imagery

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