

RESOLUTION NO. 2015- 213

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR SEWER SERVICE TO SERVE ARBOR TERRACE PONTE VEDRA AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE UTILITY LINES.

RECITALS

WHEREAS, Whitehall Ponte Vedra, LLC, a Florida limited liability company, 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 a sewer force main to serve the assisted living facility; and

WHEREAS, Whitehall Ponte Vedra, LLC has also presented a Bill of Sale and Schedule of Values, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer lines that have been installed in the public right-of-way of Palm Valley Road; and

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

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.

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

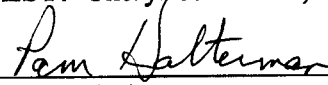
Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 4th day of AUGUST, 2015.

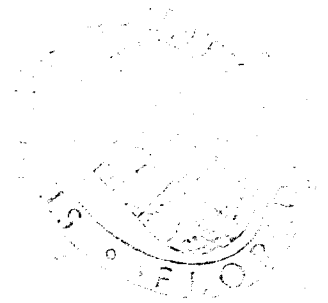
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
Priscilla L. Bennett, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 8/6/15



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 22 day of April, 2015
by ** ARBOR TERRACE, with an address of
5125 Palm Valley Rd., 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".

** Whitehall Ponte Vedra, LLC

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 all other equipment and appurtenances as may be necessary or convenient for the operation of the underground 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 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.

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:

Marc Munggo
Witness

Marc Munggo
Print Name

Michael Jones
Witness

Michael Jones
Print Name

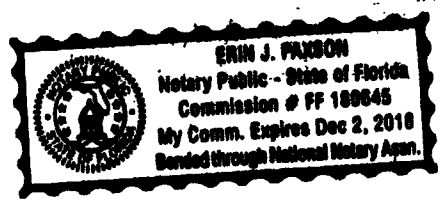
← By: WHITEHALL PONTE VEDRA LLC
Its: MANAGER

Melissa Caraway
Witness

Melissa Caraway
Print Name

State of FLORIDA
County of St Johns

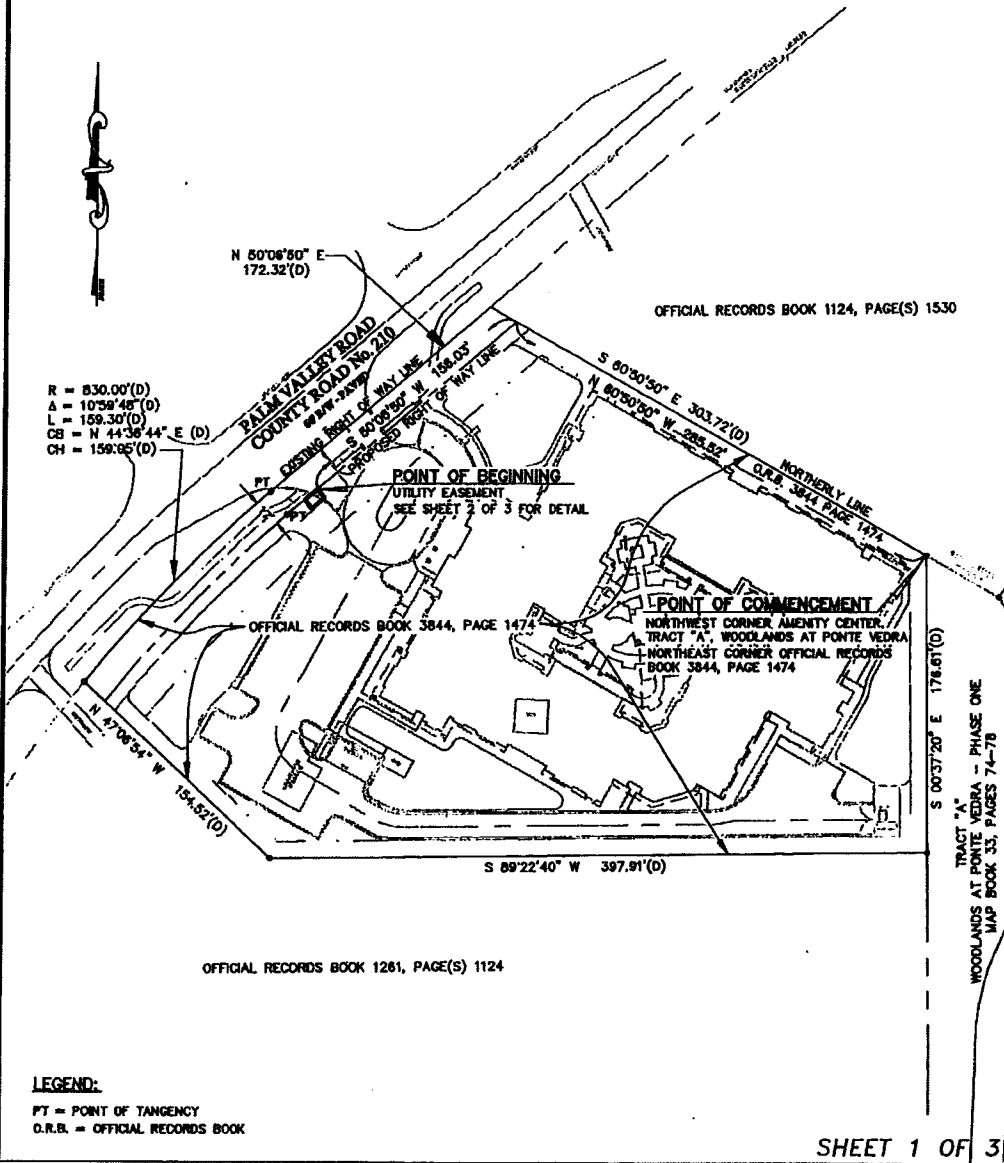
The foregoing instrument was acknowledged before me this 22nd day of April, 2015 by MARC Joseph Munggo who is personally known to me or has produced FLORIDA DRIVER License as identification.



[Signature]
Notary Public

Exhibit "A" to Easement

**MAP SHOWING SKETCH OF
PROPOSED UTILITY EASEMENT**
PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 3844, PAGE 1474 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
(SEE SHEET 2 FOR SKETCH & SHEET 3 FOR LEGAL)



R = 830.00'(D)
A = 10°58'48"(D)
L = 159.30'(D)
CB = N 44°36'44" E (D)
CH = 159.85'(D)

LEGEND:
PT = POINT OF TANGENCY
O.R.B. = OFFICIAL RECORDS BOOK

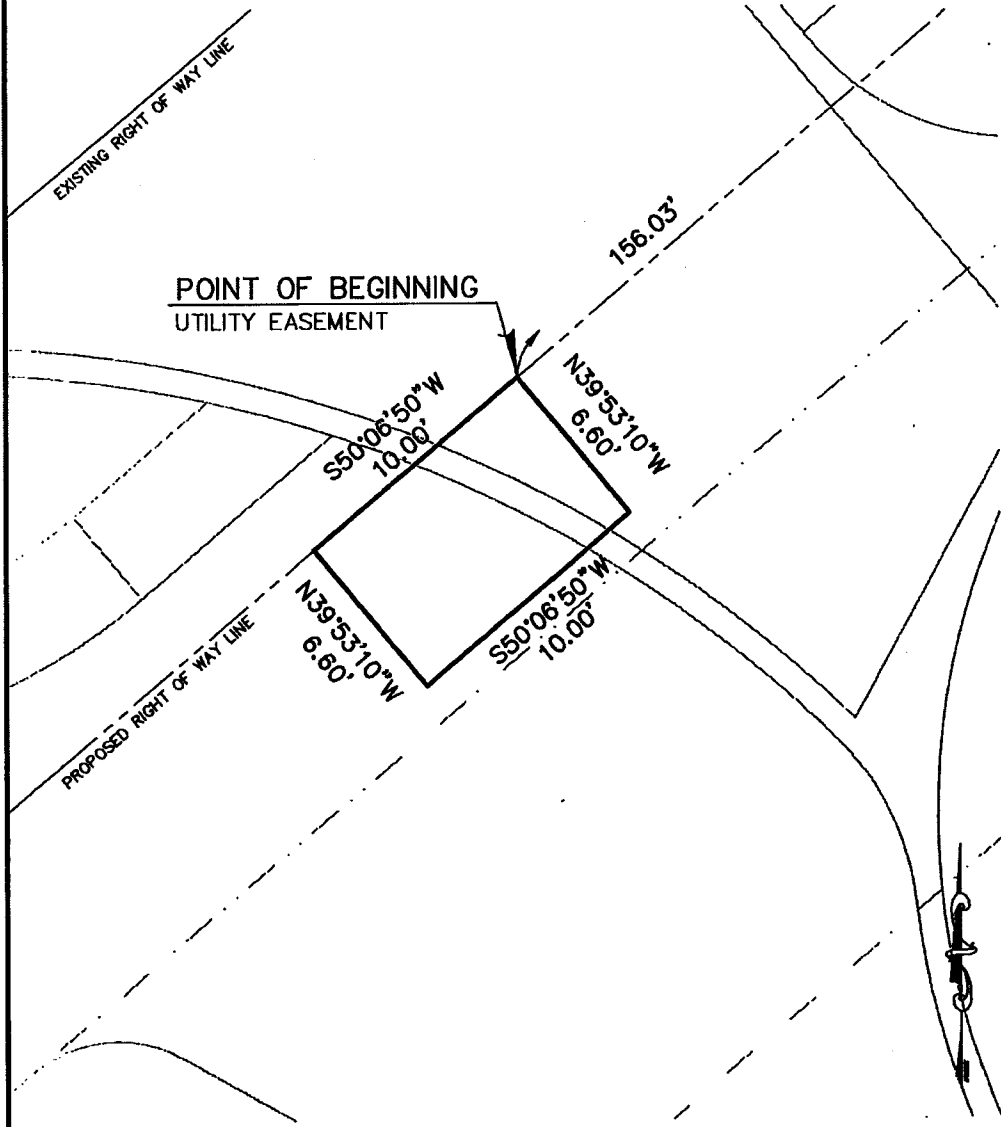
SHEET 1 OF 3

STANDARD NOTES: THIS IS NOT A BOUNDARY SURVEY.
NOTE: BEARING STRUCTURE BASED ON THE DEED BEARING OF S90°06'50"W ALONG THE SOUTHEASTERLY RIGHT OF WAY OF PALM VALLEY ROAD

	LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7865 FAX 384-4685	SURVEYING AND MAPPING * GPS SERVICES CONSTRUCTION LAYOUT * AS BUILTS
	CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES. DATE OF SKETCH: 03/27/2015	

JOB # 3493.01 DWG NAME: 3493.01 FILE # 111/C-2 SCALE: 1" = 80'	THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER	HAROLD W. MOORE HAROLD W. MOORE, LAND SURVEYOR FLORIDA REGISTRATION NUMBER 4253
DRAWN BY: DATE MODIFIED:	REVISION DATE DESCRIPTION	CHECKED BY: DATE CHECKED:


**MAP SHOWING SKETCH OF
PROPOSED UTILITY EASEMENT**
PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 3844, PAGE 1474 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
(SEE SHEET 1 FOR OVERALL & SHEET 3 FOR LEGAL)



ORB = OFFICIAL RECORDS BOOK

SHEET 2 OF 3


STANDARD NOTES: THIS IS NOT A BOUNDARY SURVEY.
NOTE: BEARING STRUCTURE BASED ON THE _____ DEED _____ BEARING OF _____ S50°06'50\"/>

	LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7855 FAX 384-4885	SURVEYING AND MAPPING * GPS SERVICES CONSTRUCTION LAYOUT * AS BUILT
	CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER SJ-17.05, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.	

DATE OF SKETCH: 03/27/2015

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

JOB # 3483.01	REVISION	DATE	DESCRIPTION
DWG NAME: 3483.01			
FILE # 111/C-2			
SCALE: 1" = N.T.S.			


 HAROLD W. MOORE, LAND SURVEYOR
 FLORIDA REGISTRATION NUMBER 4253

DRAWN BY:
DATE MODIFIED:

CHECKED BY:
DATE CHECKED:

**MAP SHOWING SKETCH OF
PROPOSED UTILITY EASEMENT**

PART OF THE LANDS DESCRIBED IN OFFICIAL RECORDS
BOOK 3844, PAGE 1474 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
(SEE SHEET 1 FOR OVERALL & SHEET 2 FOR SKETCH)



UTILITY EASEMENT

THAT CERTAIN PIECE, PARCEL OR TRACT OF LAND LYING IN AND BEING A PART OFFICIAL RECORDS BOOK 3844, PAGE 1474, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF THE AMENITY CENTER, TRACT "A", WOODLANDS OF PONTE VEDRA - PHASE ONE, AS RECORDED IN MAP BOOK 33, PAGES 74, 75, 76, 77 AND 78 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, SAID COMMENCEMENT POINT ALSO BEING THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK 3844, PAGE 1474; THENCE NORTH 60 DEGREES 50 MINUTES 50 SECONDS WEST, ALONG THE NORTHERLY LINE OF THOSE LANDS DESCRIBED IN SAID OFFICIAL RECORDS BOOK, A DISTANCE OF 285.52 FEET TO A POINT ON THE PROPOSED SOUTHEASTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, COUNTY ROAD 210, SAID PROPOSED RIGHT OF WAY BEING THE SOUTHEASTERLY LINE OF A 17 FOOT WIDE DEDICATION TO THE RIGHT OF WAY AS NOW ESTABLISHED; THENCE SOUTH 50 DEGREES 06 MINUTES 50 SECONDS WEST, ALONG SAID PROPOSED RIGHT OF WAY LINE, A DISTANCE OF 156.03 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 39 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 6.60 FEET; THENCE SOUTH 50 DEGREES 06 MINUTES 50 SECONDS WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 39 DEGREES 53 MINUTES 10 SECONDS EAST, A DISTANCE OF 6.60 FEET; THENCE NORTH 50 DEGREES 06 MINUTES 50 SECONDS EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CERTIFIED TO:
XX

SHEET 3 OF 3

STANDARD NOTES: THIS IS NOT A BOUNDARY SURVEY.													
NOTE: BEARING STRUCTURE BASED ON THE _____ DEED _____ BEARING OF _____	55°06'30"W												
ALONG THE SOUTHEASTERLY RIGHT OF WAY OF PALM VALLEY ROAD													
	LANDMARK SURVEYORS, INC. SURVEYING BUSINESS NUMBER 7775 4830 ROSSELLE STREET, JACKSONVILLE, FLORIDA 32254 (904) 384-7825 FAX 384-4685												
SURVEYING AND MAPPING * GPS SERVICES CONSTRUCTION LAYOUT * AS BUILTS													
CERTIFICATION: I HEREBY CERTIFY THAT I AM A LICENSED LAND SURVEYOR IN THE STATE OF FLORIDA, THAT THE INFORMATION SHOWN HEREON WAS COMPILED UNDER MY RESPONSIBLE CHARGE, AND, IN MY OPINION, AND TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THE INFORMATION SHOWN HEREON IS IN COMPLIANCE WITH THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS IN CHAPTER 5J-17.03, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.													
JOB # 3493.01	DATE OF SKETCH: 03/27/2018												
DWG NAME: 3493.01	THIS DRAWING NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER  HAROLD W. MOORE, LAND SURVEYOR FLORIDA REGISTRATION NUMBER 4253												
FILE # 111/2-2													
SCALE: 1" = N.T.S.	<table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	REVISION	DATE	DESCRIPTION									
REVISION	DATE	DESCRIPTION											
DRAWN BY:	CHECKED BY:												
DATE MODIFIED:	DATE CHECKED:												



BILL OF SALE
UTILITY IMPROVEMENTS
for

Arbor Terrace at Ponte Vedra

Whitehall Ponte Vedra, LLC; 1022 Park Street, Suite 407, Jacksonville, Florida 32204, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and 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 the attached Exhibit A "Schedule of Values"

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 lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights 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.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 25th of MARCH 2015

WITNESS:

Marc Munago
Witness Signature

MARC MUNAGO
Print Witness Name

OWNER:

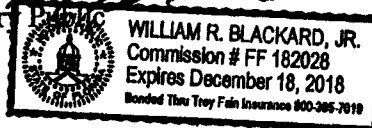
G. John Carey
Owner's Signature

G. JOHN CAREY
Print Owner's Name

State of FLORIDA
County of DUVAL

The foregoing instrument was acknowledged before me this 25th day of MARCH, 2015 by G. JOHN CAREY who is personally known to me or has produced _____ as identification.

William R. Blackard, Jr.
Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Exhibit A
 to Bill of Sale

Project Name: Arbor Terrace Ponte Vedra
 Contractor: Walding Contracting, Inc.
 Developer: _____

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
2" DR 11 HDPE	LF	50	\$ -	\$ 250.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
2" Tapping Valve / Sleeve	Ea	1	\$ -	\$ 650.00
2" Gate Valve	Ea	1	\$ -	\$ 550.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 1,450.00



St. Johns County Utility Department
Asset Management
Schedule of Values

Exhibit A

Project Name:

Arbor Terrace Ponte Vedra

Contractor:

Walding Contracting

Developer:

ASSET TYPE	ITEM	UNIT	QUANTITY	UNIT COST	TOTAL COST
(1)	Water Main (Size, Type & Pipe Class)				
	10" DR 11 HDPE	LF	40	\$ -	\$ 979 -
	8" DR 18 PVC C- 900	LF	30	\$ -	\$ 234 -
	6" DR 18 PVC C-900	LF	20	\$ -	\$ 98 -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
		LF		\$ -	\$ -
(1)	Water Valves (Size and Type)				
	8" Tapping Valve / Sleeve	Ea	1	\$ -	\$ 1,854 -
	6" Gate Valve	Ea	1	\$ -	\$ 850 -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
(1)	Hydrant Assembly (Size and Type)				
	WB67 3'6OL St Johns F. Hyd.	Ea		\$ -	\$ 1800 -
		Ea	1	\$ -	\$ -
		Ea		\$ -	\$ -
(1)	Service (Size and Type)				
		Ea		\$ -	\$ -
		Ea	1	\$ -	\$ -
		Ea		\$ -	\$ -
		Ea		\$ -	\$ -
Total Water System Cost					\$ 5,815.00 -

Note: Asset Type (1) Water Pipeline and Appurtenances



St. Johns County Board of County Commissioners

Utility Department

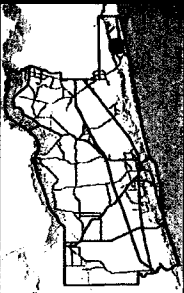
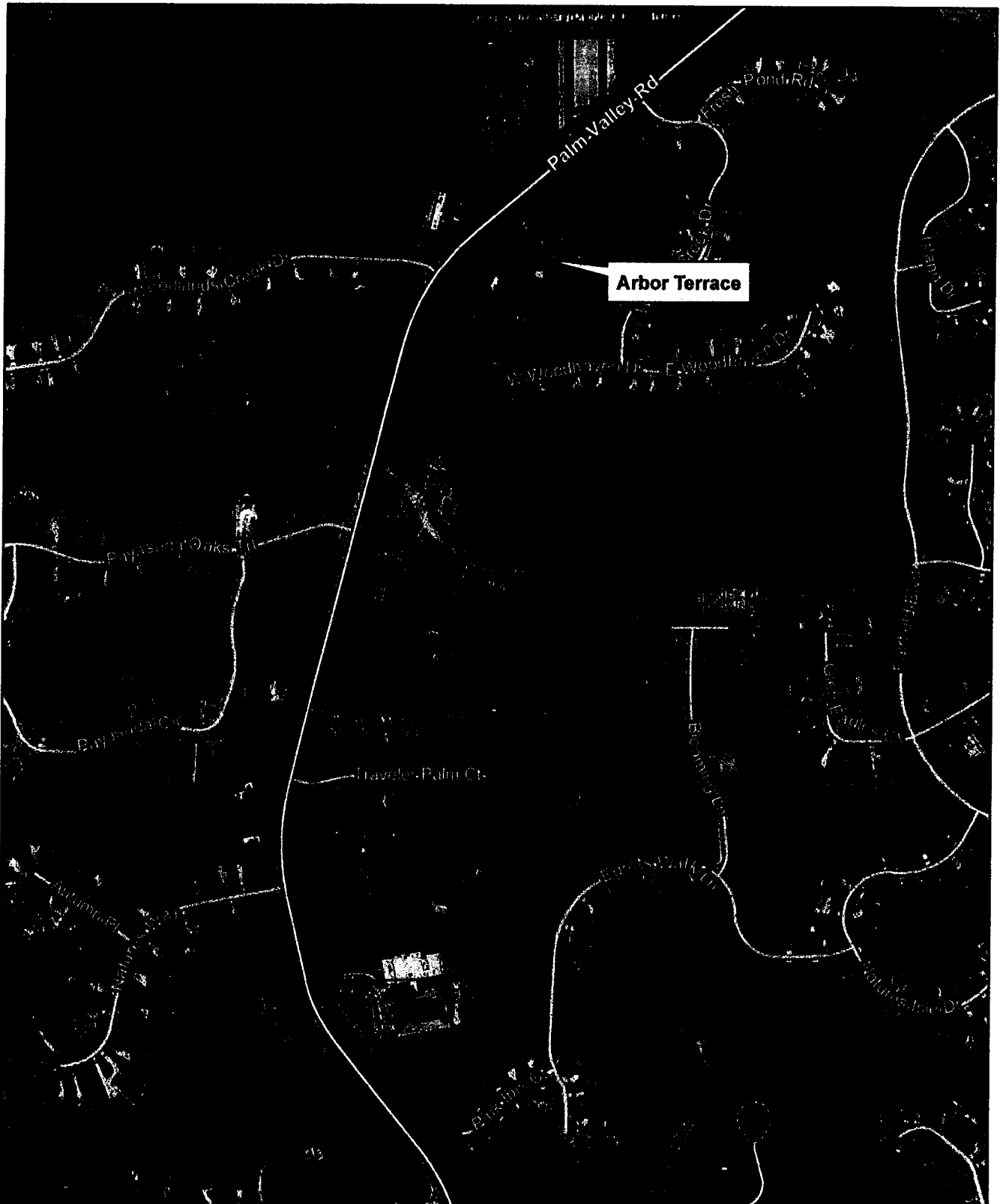
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Arbor Terrace Ponte Vedra
DATE: June 9, 2015

Please present the Easement, Bill of Sale, and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Arbor Terrace Ponte Vedra.

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

Your support and cooperation as always are greatly appreciated.




 2013 Aerial Imagery
 0 100 200
 Feet
 June 16, 2015

Easement for Utilities

Arbor Terrace

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0762

 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.

