

RESOLUTION NO. 2016- 186

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY TURNAROUND EASEMENT AT THE DEAD END OF WILLOW LAKE DRIVE LOCATED IN GRAN LAKE SUBDIVISION OFF PACETTI ROAD.

RECITALS

WHEREAS, Gran Lake, Inc. has submitted to the County a Temporary Turnaround Easement for construction of a turnaround, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, Willow Lake Drive is a roadway shown within Gran Lake Unit 1B Subdivision that comes to a dead end but will be extended into adjacent lands owned by Gran Lake, Inc. in a future phase of the subdivision; and

WHEREAS, until such extension to Willow Lake Drive is completed, the County has determined that public safety considerations require the construction of a temporary turnaround at the dead end of Willow Lake Drive and that a Temporary Turnaround Easement be granted to allow use of the turnaround by future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers and the like; and

WHEREAS, the easement will no longer be necessary once the additional land adjacent to said Subdivision is platted and Willow Lake 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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

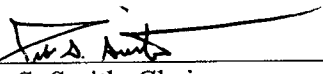
Section 2. The above described Temporary Turnaround Easement attached hereto is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener's, 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 Court is instructed to record the Temporary Turnaround Easement in the public records of St. Johns County, Florida.

PASSED AND ADOPTED this 21st day of June, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 6/23/16



EXHIBIT "A" TO RESOLUTION

Record and Return:
GRAN LAKE, INC.
414 Old Hard Rd, Suite 502
Fleming Island, FL 32003

TEMPORARY TURNAROUND EASEMENT

This Temporary Turnaround Easement is given this 16 day of May, 2016 by GRAN LAKE, INC., a Florida corporation ("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 Gran Lake Unit 1B ("Subdivision")
- B. Grantor is the developer of the Subdivision.
- C. Grantor owns additional lands adjacent to the Subdivision which Grantor plans to plat into additional single family lots.
- D. Willow Lake 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 Subdivision, however, Willow Lake Drive comes to a dead end at the boundaries of the Subdivision.
- E. In 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 Willow Lake Drive.
- F. The turnaround and the easement over the turnaround will no longer be necessary once additional lands adjacent to the boundaries of the Subdivision are platted and Willow Lake Drive is extended.

NOW, THEREFORE, for and in consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor does grant and declare as follows:

1. 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 ("Easement Area"). The turnaround easement shall terminate automatically without the necessity of any further documentation immediately for any portion of the Easement Area which falls within the boundaries of any subsequently recorded plat.

2. Grantee, by its acceptance of its easement, agrees that this easement is temporary and that portions of the easement shall terminate immediately upon recordation of a plat that includes such portion of the Easement Area within its boundaries.

3. 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 turnaround easement to be executed by its duly authorized officer as of the day and year first above written.

Witnesses:

GRAN LAKE, INC., a Florida corporation

Marianne Wells

Print: Marianne wells

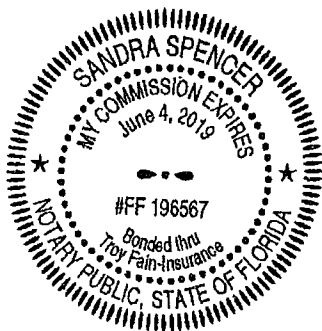
Sandra Spencer

Print: Sandra Spencer

James Ricky Wood
JAMES RICKY WOOD, President

STATE OF FLORIDA
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 16 of May, 2016,
By James Ricky Wood, President of GRAN LAKE, INC., a Florida corporation on behalf
of the corporation.



Sandra Spencer
SANDRA SPENCER
NOTARY PUBLIC
State of Florida at Large
Commission # FF 196567
My commission expires: 6-4-2019
Personally known XX

THIS IS NOT A SURVEY

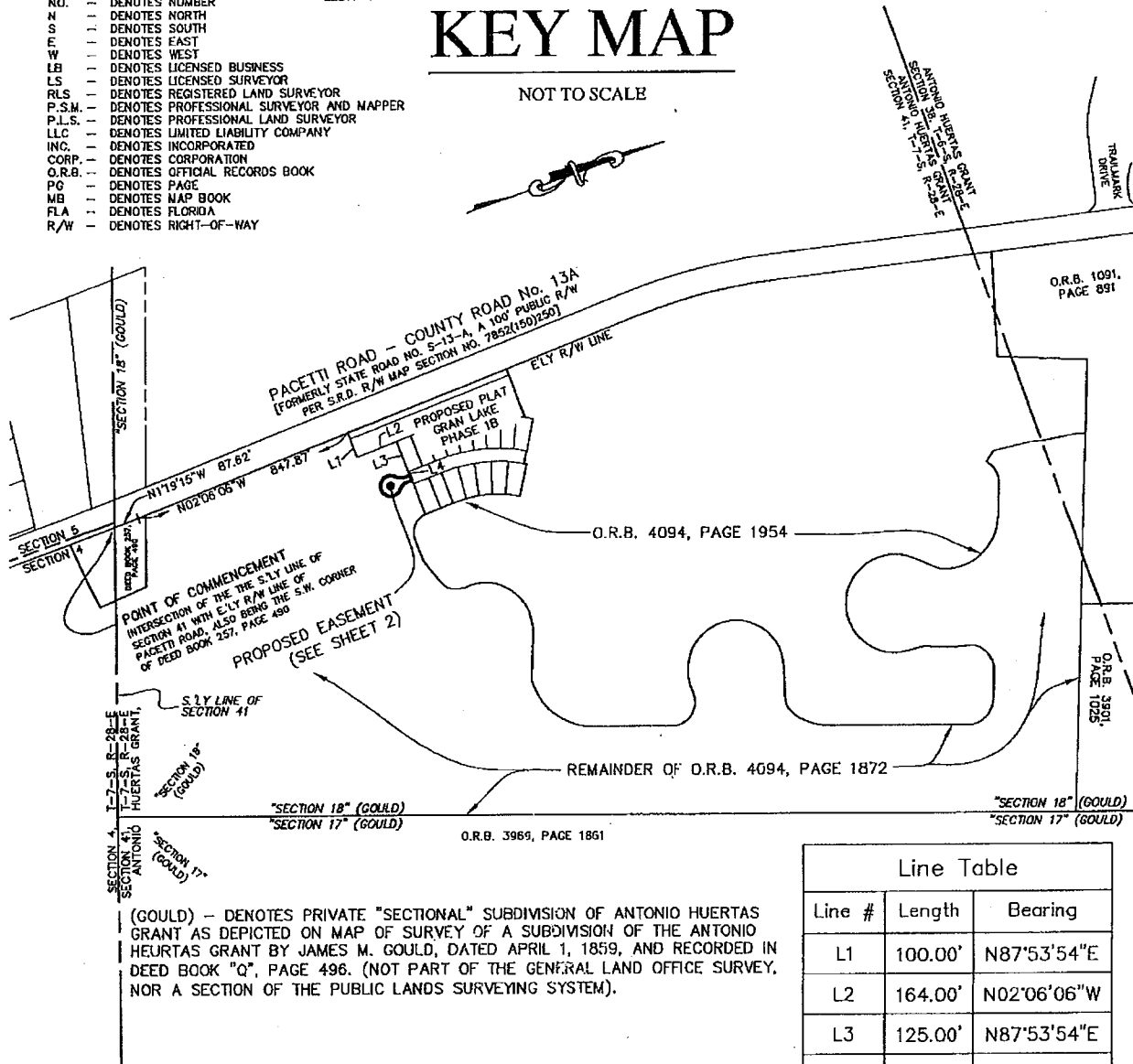
LEGEND:

- # DENOTES NUMBER
- NO. DENOTES NUMBER
- N DENOTES NORTH
- S DENOTES SOUTH
- E DENOTES EAST
- W DENOTES WEST
- LB DENOTES LICENSED BUSINESS
- LS DENOTES LICENSED SURVEYOR
- RLS DENOTES REGISTERED LAND SURVEYOR
- P.S.M. DENOTES PROFESSIONAL SURVEYOR AND MAPPER
- P.L.S. DENOTES PROFESSIONAL LAND SURVEYOR
- L.L.C. DENOTES LIMITED LIABILITY COMPANY
- INC. DENOTES INCORPORATED
- CORP. DENOTES CORPORATION
- O.R.B. DENOTES OFFICIAL RECORDS BOOK
- PG DENOTES PAGE
- MB DENOTES MAP BOOK
- FLA DENOTES FLORIDA
- R/W DENOTES RIGHT-OF-WAY

SKETCH AND LEGAL DESCRIPTION

KEY MAP

NOT TO SCALE



(GOULD) - DENOTES PRIVATE "SECTIONAL" SUBDIVISION OF ANTONIO HUERTAS GRANT AS DEPICTED ON MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HUERTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496. (NOT PART OF THE GENERAL LAND OFFICE SURVEY, NOR A SECTION OF THE PUBLIC LANDS SURVEYING SYSTEM).

Line Table		
Line #	Length	Bearing
L1	100.00'	N87°53'54"E
L2	164.00'	N02°06'06"W
L3	125.00'	N87°53'54"E
L4	15.01'	N85°48'55"E

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

WOOD DEVELOPMENT OF JACKSONVILLE, LLC

PROPOSED EASEMENT FOR INGRESS AND EGRESS

SCALE 1" = 60'	DATE 02/04/16	DRAWN CWC	CALCED. JSA	CHECKED JSA
JOB No. 549-15-004	SECTION 41	TOWNSHIP 7 SOUTH	RANGE 28 EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised seal of a Florida licensed Surveyor and Mapper.

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2255

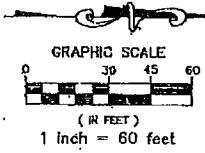
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JOHN S. ADAMS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA #L.S. 4459
CERTIFICATE OF AUTHORIZATION No. LB 6991

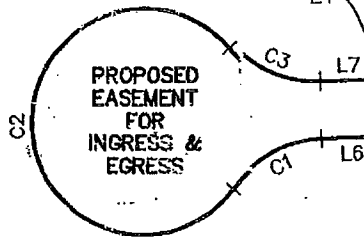
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THIS IS NOT A SURVEY



79 78 77

PROPOSED PLAT
GRAN LAKE PHASE 1B



POINT OF BEGINNING

PROPOSED WILLOW LAKE
DRIVE

80

81

REMAINDER OF O.R.B. 4094,
PAGE 1872

O.R.B. 4094, PAGE 1954

Line Table		
Line #	Length	Bearing
L3	125.00'	N87°53'54"E
L4	15.01'	N85°48'55"E

Line Table		
Line #	Length	Bearing
L5	20.01'	N85°48'55"E
L6	21.67'	S02°06'06"E
L7	20.94'	N02°06'06"W

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C1	40.00'	51°19'04"	35.83'	34.64'	S27°45'38"E
C2	40.00'	282°38'08"	197.32'	50.00'	S87°53'54"W
C3	40.00'	51°19'04"	35.83'	34.64'	N23°33'27"E

NOTE:

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WOOD DEVELOPMENT OF JACKSONVILLE, LLC

PROPOSED EASEMENT FOR INGRESS AND EGRESS

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: EASEMENT FOR INGRESS AND EGRESS

AN EASEMENT FOR INGRESS AND EGRESS COVERING A PORTION OF "SECTION 18", ACCORDING TO MAP OF SURVEY OF A SUBDIVISION OF THE ANTONIO HEURTAS GRANT BY JAMES M. GOULD, DATED APRIL 1, 1859, AND RECORDED IN DEED BOOK "Q", PAGE 496, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID SUBDIVISION BEING PART OF SAID ANTONIO HEURTAS GRANT, SECTION 41, TOWNSHIP 7 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 41 WITH THE EASTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (COUNTY ROAD NO. 13A, A 100 FOOT PUBLIC RIGHT-OF-WAY FORMERLY KNOWN AS STATE ROAD NO. S-13-A ACCORDING TO STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP SECTION NO. 7852-(150)250), ALSO BEING THE SOUTHWEST CORNER OF THOSE LANDS DESCRIBED IN DEED BOOK 257, PAGE 490, OF SAID PUBLIC RECORDS; THENCE ALONG SAID EASTERLY RIGHT-OF-WAY LINE, RUN THE FOLLOWING 2 COURSES: 1) NORTH 01°19'15" WEST, A DISTANCE OF 87.62 FEET; 2) NORTH 02°06'06" WEST, A DISTANCE OF 847.87 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY LINE, NORTH 87°53'54" EAST, A DISTANCE OF 100.00 FEET; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 164.00 FEET; THENCE NORTH 87°53'54" EAST, A DISTANCE OF 125.00 FEET; THENCE NORTH 85°48'55" EAST, A DISTANCE OF 15.01 FEET TO THE POINT OF BEGINNING OF EASEMENT DESCRIBED HEREIN.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE CONTINUE NORTH 85°48'55" EAST, A DISTANCE OF 20.01 FEET; THENCE SOUTH 02°06'06" EAST, A DISTANCE OF 21.67 FEET TO A POINT OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.83 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 27°45'38" EAST AND A CHORD DISTANCE OF 34.64 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 40.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 197.32 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 87°53'54" WEST AND A CHORD DISTANCE OF 50.00 FEET) TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 35.83 FEET (SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 23°33'27" EAST AND A CHORD DISTANCE OF 34.64 FEET) TO A POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°06'06" WEST, A DISTANCE OF 20.94 FEET TO THE POINT OF BEGINNING OF EASEMENT HEREIN DESCRIBED.

CONTAINING 6,062 SQUARE FEET MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

GENERAL NOTES:

1. BEARINGS ARE BASED ON THE THE EASTERLY R/W LINE PACETTI ROAD AS BEING N2°06'06"W PER OF O.R.B. 4094, PAGE 1872.
2. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
3. THIS MAP IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS MAP AND IS NOT TRANSFERABLE. ANY COPIES OF THIS MAP THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS MAP IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
6. THIS MAP IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL THREE (3) SHEETS.

WOOD DEVELOPMENT OF JACKSONVILLE, LLC

PROPOSED EASEMENT FOR INGRESS AND EGRESS

BARTRAM TRAIL SURVEYING, INC.

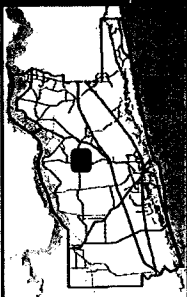
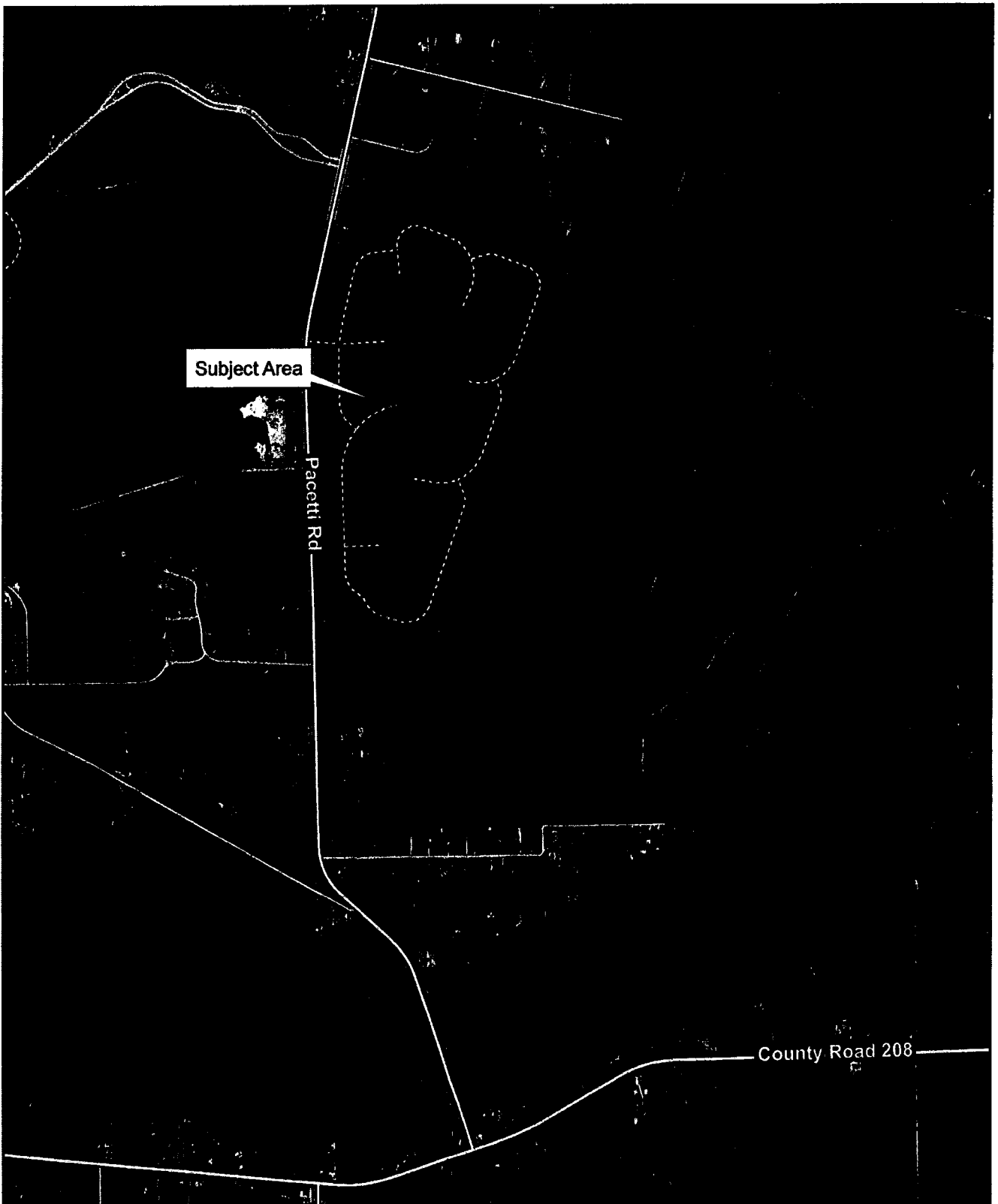
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 2013 Aerial Imagery
 0 500 1,000
 Feet
 June 8, 2016

**Temporary Turnaround
 Easement**
Gran Lake Subdivision

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0764
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.

