

RESOLUTION NO. 2016- 387

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PARTIAL RELEASE OF EASEMENT AND ACCEPT AN EASEMENT FOR UTILITIES RELATING TO THE RAW WATER TRANSMISSION SYSTEM LOCATED OFF INTERNATIONAL GOLF PARKWAY.

WHEREAS, the St. Johns County Utility Department proposes to relocate the raw water transmission system serving the northwest utility well sites located off International Golf Parkway; and

WHEREAS, St. Johns County is releasing certain property from an Easement for Utilities, as stated in the Partial Release of Easement attached hereto as Exhibit "A," incorporated by reference and made a part hereof, since the relocation of the raw water transmission system renders the utility easement unnecessary; and

WHEREAS, Pacetti Property LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "B," incorporated by reference and made a part hereof, for the relocation of the underground raw water transmission system; and

WHEREAS, the proposed Partial Release of Easement and Easement for Utilities have been reviewed by the St. Johns County Utility Department and recommended for approval, as stated in memo attached hereto as Exhibit "C," incorporated by reference and made a part hereof; and

WHEREAS, execution of the Partial Release of Easement and acceptance of the Easement for Utilities best serves the interest of St. Johns County.

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 authorizes the County Administrator, or designee, to execute a Partial Release of Easement in substantially the same form and format as attached hereto as Exhibit "A".

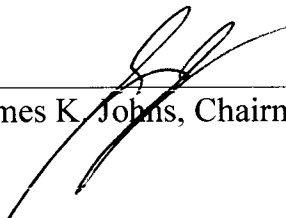
Section 3. The above described Easement for Utilities attached and incorporated hereto as Exhibit "B," is hereby accepted by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the Partial Release of Easement and Easement for Utilities in the public records of St. Johns County, Florida.

Section 5. To the extent that there are typographical, scrivener's 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.

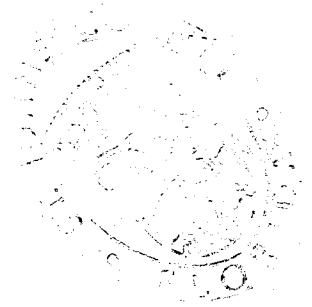
PASSED AND ADOPTED this 20 day of December, 2016.

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

By: 
James K. Johns, Chairman

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk



RENDITION DATE 12/21/16

EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

PARTIAL RELEASE OF EASEMENT

ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, the owner and holder of an Easement for Utilities dated July 10, 2007, filed July 16, 2007 and recorded in Official Records Book 2951, page 670 of the public records of St. Johns County, Florida, for and in consideration of certain benefits accruing to it, does hereby partially release said Easement lying within the following described property:

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

St. Johns County, Florida, agrees that from and after the date hereof, the herein described property shall be freed of said Utility Easement and the rights and privileges granted therein. This release applies only to the right of Utility given in said Easement, and all other rights shall remain in full force and effect. St. Johns County, Florida, hereby reserves the rights of ingress and egress over the described lands. This partial release applies only to the property specifically described herein and in no way affects other lands, if any, covered by said Easement.

IN WITNESS WHEREOF, St. Johns County, Florida, has caused this Partial Release of Easement to be executed in its name, by its proper officers this _____ day of _____, 2016.

Signed, sealed and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida

Print Name _____

By: _____
Michael D. Wanchick
County Administrator

Print Name _____

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Michael D. Wanchick, as County Administrator of St. Johns County, Florida. He is personally known to me.

Notary Public
My Commission Expires:

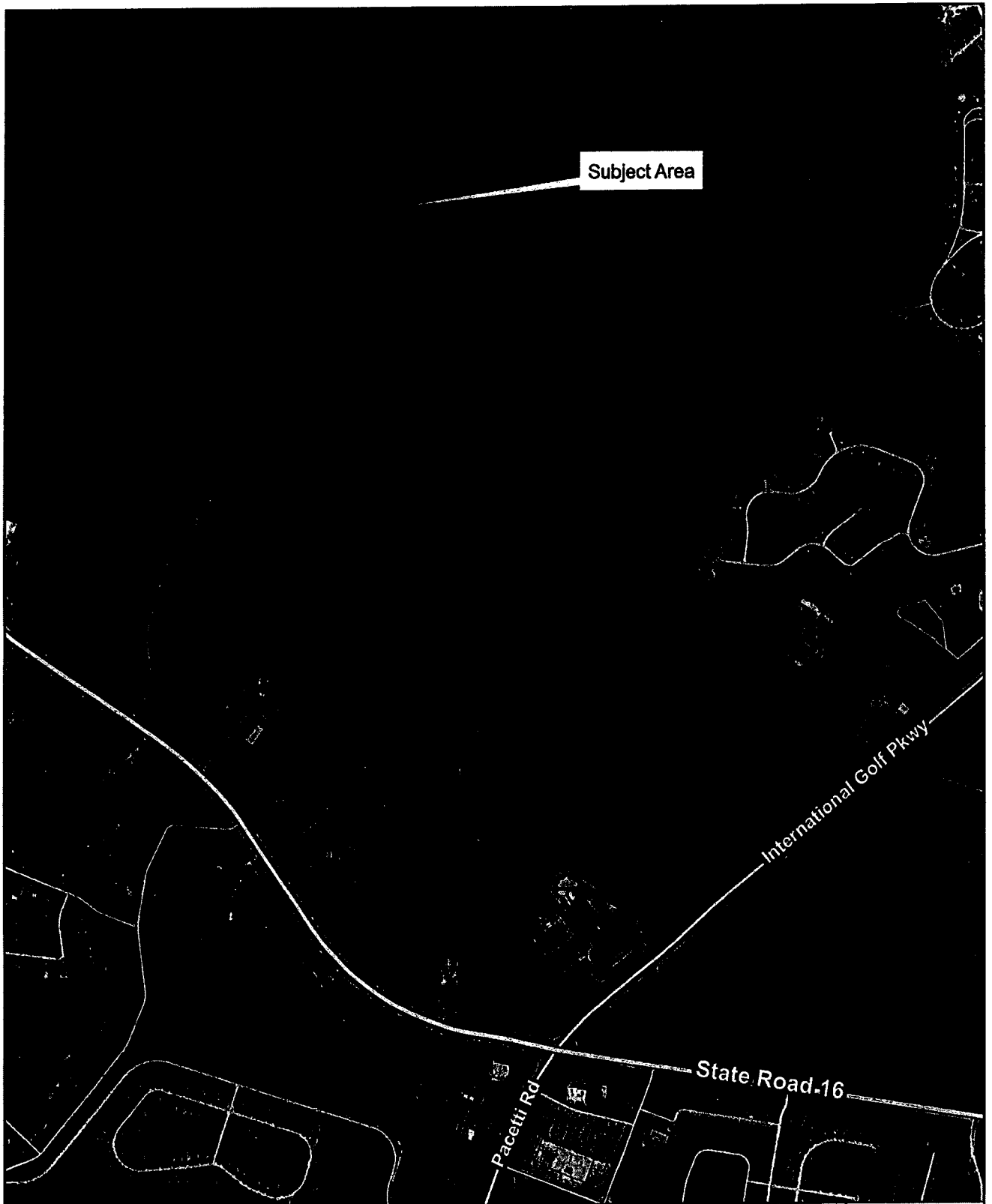
EXHIBIT "A" TO PARTIAL RELEASE OF EASEMENT

EASEMENT C

INGRESS/EGRESS EASEMENT

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH $00^{\circ}32'42''$ EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH $53^{\circ}10'41''$ EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH $36^{\circ}51'00''$ WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH $53^{\circ}10'41''$ EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH $48^{\circ}19'15''$; EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH $50^{\circ}36'31''$ WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH $48^{\circ}19'15''$ WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE 338.09 FEET; THENCE NORTH $53^{\circ}10'41''$ WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH $60^{\circ}19'17''$ WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH $53^{\circ}10'41''$ WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH $17^{\circ}32'53''$ EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH $49^{\circ}15'08''$ EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH $17^{\circ}34'12''$ EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH $72^{\circ}25'48''$ WEST, A DISTANCE OF 263.06 FEET; THENCE NORTH $12^{\circ}43'42''$ EAST A DISTANCE OF 376.84 FEET TO THE SOUTHEAST CORNER OF A WELL SITE (PARCEL 1); THENCE CONTINUE NORTH $12^{\circ}43'42''$ EAST, ALONG THE EASTERLY LINE OF A WELL SITE (PARCEL 1), A DISTANCE OF 200.00 FEET; THENCE NORTH $72^{\circ}43'41''$ WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE NORTH $72^{\circ}43'41''$ WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1113.81 FEET TO THE NORTHEAST CORNER OF A WELL SITE

(PARCEL 2); THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AND ALONG THE NORTHERLY LINE OF SAID WELL SITE (PARCEL 2), A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17°16'19" WEST, ALONG THE WESTERLY LINE OF SAID WELL SITE (PARCEL 2) AND IT'S SOUTHERLY PROLONGATION, A DISTANCE OF 222.57 FEET; THENCE NORTH 80°57'48" WEST, A DISTANCE OF 699.35 FEET; THENCE NORTH 63°47'57" WEST, A DISTANCE OF 791.03 FEET; THENCE NORTH 72°43'41" WEST A DISTANCE OF 218.44 FEET; THENCE NORTH 62°36'23" WEST, A DISTANCE OF 875.40 FEET TO THE EASTERLY LINE OF A WELL SITE (PARCEL 4); THENCE NORTH 17°16'19" EAST, ALONG THE EASTERLY LINE OF SAID WELL SITE, A DISTANCE OF 20.32 FEET; THENCE SOUTH 62°36'23" EAST A DISTANCE OF 877.20 FEET; THENCE SOUTH 72°43'41" EAST, ALONG THE SOUTHERLY LINE OF A WELL SITE (PARCEL 3) AND IT'S WESTERLY PROLONGATION, A DISTANCE OF 218.23 FEET; THENCE SOUTH 63°47'57" EAST, A DISTANCE OF 789.57 FEET; THENCE SOUTH 80°57'48" EAST, A DISTANCE OF 679.02 FEET; THENCE NORTH 17°16'19" EAST, A DISTANCE OF 225.28 FEET; THENCE SOUTH 72°43'41" EAST ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 20.00 FEET; THENCE SOUTH 17°16'19" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF A WELL SITE (PARCEL 2) AND THE POINT OF BEGINNING. CONTAINING 1.29 ACRE.



Subject Area

International Golf Pkwy

State Road 16

Pacetti Rd



2013 Aerial Imagery
0 500 1,000
Feet
November 7, 2016

Partial Release of Easement

NW Utility Well Site

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.

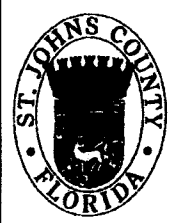


EXHIBIT "B" TO RESOLUTION

Prepared by:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 2016 by **PACETTI PROPERTY LLC**, a Florida limited liability company, with an address of 5560 State Road 16, St. Augustine, Florida 32092, 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 raw water transmission main, primary electrical distribution lines and all other equipment and appurtenances as may be necessary or convenient for the operation of the public water supply wells (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. This easement is for raw water and electrical services and does not convey any right to install other utilities such as cable television service lines, however, the Grantor agrees to allow the Grantee and/or assigns to install underground power lines within the easement area.
2. The location of the ingress and egress area ("Easement C") to the Easement Area has been mutually agreed upon by the Grantor and Grantee in an Easement for Utilities dated July 10, 2007, filed July 16, 2007 and recorded in Official Records Book 2951, page 670 of the public records of St. Johns County, Florida. A description of Easement C is attached hereto as **Exhibit "B"** and is incorporated by reference and made a part hereof. Easement C shall be used only for ingress and egress to and from the

Grantee's property. The Grantee has the right to construct and maintain a stabilized road within Easement C for access. The Grantee shall release all rights to Easement C in the event the Grantor or his/her successors and assigns provide adequate and reasonable means to access the Grantee's property.

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.

1. 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 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. **RAW WATER SYSTEM** - The Grantee shall maintain all raw water mains and other elements of the raw water transmission 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.

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:

PACETTI PROPERTY LLC, a Florida
limited liability company

Joyce A. Jolley
Witness Signature

By: Richard A. Pacetti
RICHARD A. PACETTI
Its: Managing Member

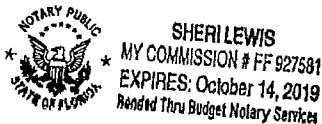
Joyce A. Jolley
Print Name

Sheri Lewis
Witness Signature

Sheri Lewis
Print Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 8th day of November, 2016 by Richard A. Pacetti who is personally known to me or has produced driver's license as identification.



Sheri Lewis
Notary Public

EXHIBIT "A" TO EASEMENT FOR UTILITIES

EASEMENT AREA

PROPOSED EASEMENT G

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUBSECTION 6, OF SAID ANTONIO HUERTAS GRANT, THENCE NORTH 72°44'25" WEST, ALONG THE NORTHERLY LINE OF SAID SUBSECTION 6 AND ALONG THE NORTHERLY LINE OF A FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1417-1420 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 3580.15 FEET; THENCE SOUTH 17°15'35" WEST A DISTANCE OF 75.00 FEET TO THE NORTHEAST CORNER OF PARCEL 3, AS DESCRIBED IN OFFICIAL RECORDS 2271, PAGE 261 OF THE SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE SOUTH 72°44'25" EAST, ALONG THE SOUTH LINE OF AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1452.03 FEET; THENCE SOUTH 17°15'33" WEST, ALONG THE WESTERLY LINE OF EASEMENT C, AS RECORDED IN OFFICIAL RECORDS 2951, PAGE 670 OF THE AFOREMENTIONED PUBLIC RECORDS, A DISTANCE OF 49.04 FEET; THENCE NORTH 89°34'53" WEST, ALONG THE NORTHERLY LINE OF PARCEL 2B, AS RECORDED IN OFFICIAL RECORDS 2002, PAGE 1425 OF SAID PUBLIC RECORDS, A DISTANCE OF 30.76 FEET; THENCE NORTH 00°25'07" EAST A DISTANCE OF 39.65 FEET; THENCE NORTH 72°44'25" WEST, ALONG A LINE 20 FEET SOUTHERLY OF AND PARALLEL WITH THE AFOREMENTIONED SOUTH LINE OF SAID FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1411.09 FEET; THENCE NORTH 17°15'35" EAST, ALONG THE EASTERLY LINE OF AFOREMENTIONED PARCEL 3, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINING 0.69 ACRES, MORE OR LESS.

PROPOSED EASEMENT H

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF SAID SUBSECTION 6, OF SAID ANTONIO HUERTAS GRANT, THENCE NORTH 72°44'25" WEST, ALONG THE NORTHERLY LINE OF SAID SUBSECTION 6 AND ALONG THE NORTHERLY LINE OF A FLORIDA POWER AND LIGHT

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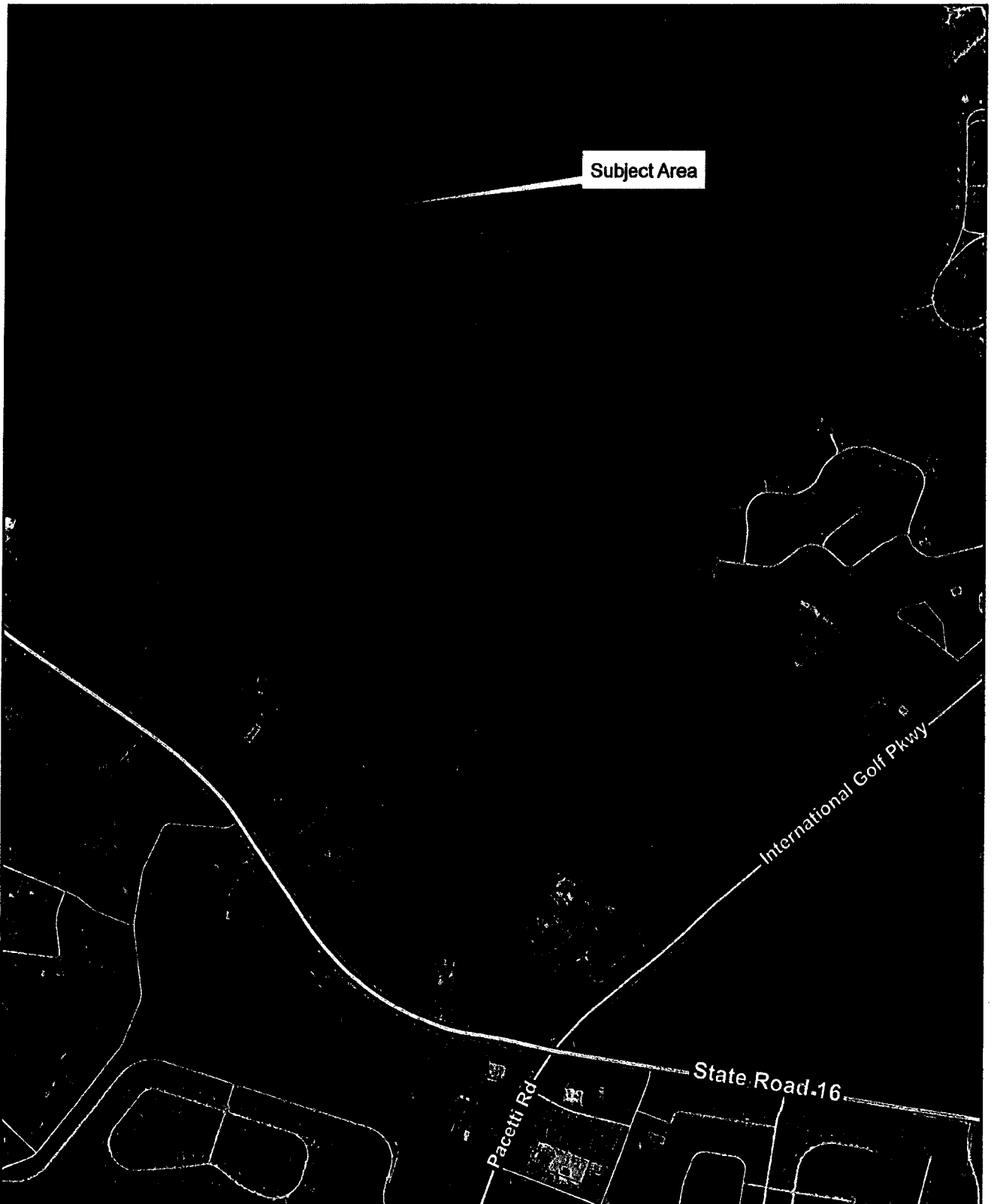
EXHIBIT "B" TO EASEMENT FOR UTILITIES

EASEMENT C

INGRESS/EGRESS EASEMENT

A PART OF THE ANTONIO HUERTAS GRANT SECTION 38, SUBSECTION 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 210, TURNBERRY AT ST. JOHNS UNIT TWO AS RECORDED IN MAP BOOK 36, PAGES 19 THROUGH 25 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 00°32'42" EAST A DISTANCE OF 588.59 FEET; THENCE SOUTH 53°10'41" EAST, ALONG THE NORTHERLY LINE OF A 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 988, PAGE 915 OF SAID PUBLIC RECORDS, A DISTANCE OF 20.00 FEET; THENCE SOUTH 36°51'00" WEST A DISTANCE OF 74.92 FEET TO THE NORTHERLY LINE OF A NEXTEL INGRESS AND EGRESS EASEMENT AS DESCRIBED IN OFFICIAL RECORDS 1389, PAGE 949 OF SAID PUBLIC RECORDS, THE SAME BEING THE SOUTHERLY LINE OF THE AFOREMENTIONED FLORIDA POWER AND LIGHT EASEMENT; THENCE SOUTH 53°10'41" EAST, ALONG SAID NORTHERLY LINE OF THE NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 727.48 FEET; THENCE SOUTH 48°19'15"; EAST, CONTINUING ALONG SAID NORTHERLY LINE, A DISTANCE OF 344.08 FEET TO THE WESTERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY AS NOW ESTABLISHED; THENCE SOUTH 50°36'31" WEST, ALONG SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 30.37 FEET; THENCE NORTH 48°19'15" WEST, ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE 338.09 FEET; THENCE NORTH 53°10'41" WEST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 1728.16 FEET; THENCE NORTH 60°19'17" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 402.09 FEET; THENCE NORTH 53°10'41" WEST, CONTINUING ALONG SAID SOUTHERLY LINE, A DISTANCE OF 151.29 FEET; THENCE NORTH 17°32'53" EAST, ALONG THE WESTERLY LINE OF SAID NEXTEL INGRESS AND EGRESS EASEMENT, A DISTANCE OF 151.29 FEET; THENCE NORTH 49°15'08" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 57.14 FEET; THENCE NORTH 17°34'12" EAST, CONTINUING ALONG SAID WESTERLY LINE, A DISTANCE OF 1283.30 FEET; THENCE NORTH 72°25'48" WEST, A DISTANCE OF 263.06 FEET; THENCE NORTH 12°43'42" EAST A DISTANCE OF 376.84 FEET TO THE SOUTHEAST CORNER OF A WELL SITE (PARCEL 1); THENCE CONTINUE NORTH 12°43'42" EAST, ALONG THE EASTERLY LINE OF A WELL SITE (PARCEL 1), A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF AN EXISTING 75 FOOT

FLORIDA POWER AND LIGHT EASEMENT AS RECORDED IN OFFICIAL RECORDS 946, PAGE 1418 OF SAID PUBLIC RECORDS, A DISTANCE OF 200.00 FEET; THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 1113.81 FEET TO THE NORTHEAST CORNER OF A WELL SITE (PARCEL 2); THENCE NORTH 72°43'41" WEST, PARALLEL WITH, PERPENDICULAR TO, AND 20 FEET SOUTHERLY OF SAID 75 FOOT FLORIDA POWER AND LIGHT EASEMENT AND ALONG THE NORTHERLY LINE OF SAID WELL SITE (PARCEL 2), A DISTANCE OF 200.00 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 17°16'19" WEST, ALONG THE WESTERLY LINE OF SAID WELL SITE (PARCEL 2) AND IT'S SOUTHERLY PROLONGATION, A DISTANCE OF 222.57 FEET; THENCE NORTH 80°57'48" WEST, A DISTANCE OF 699.35 FEET; THENCE NORTH 63°47'57" WEST, A DISTANCE OF 791.03 FEET; THENCE NORTH 72°43'41" WEST A DISTANCE OF 218.44 FEET; THENCE NORTH 62°36'23" WEST, A DISTANCE OF 875.40 FEET TO THE EASTERLY LINE OF A WELL SITE (PARCEL 4); THENCE NORTH 17°16'19" EAST, ALONG THE EASTERLY LINE OF SAID WELL SITE, A DISTANCE OF 20.32 FEET; THENCE SOUTH 62°36'23" EAST A DISTANCE OF 877.20 FEET; THENCE SOUTH 72°43'41" EAST, ALONG THE SOUTHERLY LINE OF A WELL SITE (PARCEL 3) AND IT'S WESTERLY PROLONGATION, A DISTANCE OF 218.23 FEET; THENCE SOUTH 63°47'57" EAST, A DISTANCE OF 789.57 FEET; THENCE SOUTH 80°57'48" EAST, A DISTANCE OF 679.02 FEET; THENCE NORTH 17°16'19" EAST, A DISTANCE OF 225.28 FEET; THENCE SOUTH 72°43'41" EAST ALONG THE SOUTHERLY LINE OF THE AFOREMENTIONED 75 FOOT FLORIDA POWER AND LIGHT EASEMENT, A DISTANCE OF 20.00 FEET; THENCE SOUTH 17°16'19" WEST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF A WELL SITE (PARCEL 2) AND THE POINT OF BEGINNING. CONTAINING 1.29 ACRE.



Subject Area

Pacetti Rd

International Golf Pkwy

State Road-16



2013 Aerial Imagery
0 500 1,000
Feet
November 7, 2016

Easement for Utilities *NW Utility Well Site*

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.
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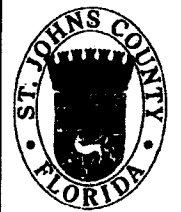




EXHIBIT "C" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Sheri Lewis, Real Estate Coordinator
FROM: James Overton, Project Manager – Capital Improvements
SUBJECT: Northwest Utility Well Site
DATE: November 10, 2016

Please present the Partial Release of Easement and Easement for Utilities to the Board of County Commissioners (BCC) for execution and approval regarding relocation of the raw water transmission system located off International Golf Parkway.

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

Your support and cooperation as always are greatly appreciated.