

RESOLUTION NO. 2016- 67

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE A NON-EXCLUSIVE GRANT OF EASEMENT TO JEA TO ALLOW FOR INSTALLATION OF UNDERGROUND ELECTRICAL DISTRIBUTION FACILITIES WITHIN COUNTY RIGHT-OF-WAY.

RECITALS

WHEREAS, JEA desires to convert certain overhead electrical distribution facilities located along Palm Valley Road ("County right-of-way") to underground facilities; and

WHEREAS, JEA has requested an easement from St. Johns County, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, over a portion of the County right-of-way to allow for such purposes; and

WHEREAS, the County has authority to grant such rights, easements, permits and privileges and it is found that it is necessary for the protection of the public for the County to grant JEA an easement to efficiently provide electrical service to this 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 into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The Chair of the Board is hereby authorized to execute the easement, attached hereto, on behalf of the County.

Section 3. The Clerk is instructed to record the original easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical 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 by the Board of County Commissioners this 15th day of March, 2016.

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

By: _____

Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: _____

Deputy Clerk

RENDITION DATE 3/17/16

Exhibit "A" to Resolution

Prepared by and return to:
Laurie Ford
St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 2016, by and between **ST. JOHNS COUNTY**, a political subdivision of the State of Florida,, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, (the "Grantor"), and **JEA**, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida, 32202 (the "Grantee").

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for electrical utilities, either or all, on, along over, through, across, or under the following described land situate in St. Johns County, Florida, to wit (the "Easement Property"):

See Exhibit A attached hereto and incorporated herein.

TOGETHER with the right of said Grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements under or in said Easement Property, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

After any installation, construction, repair, replacement or removal of improvements or equipment in connection with the easement rights granted, Grantee shall refill any holes in a proper and workmanlike manner to the condition that is reflective of, or comparable to, the original condition. Use of the easement property shall in no way impede the access to property located along this right-of-way. With respect to roads, walls, drives, parking areas, sidewalks, trench repair, restoration of grass areas, curbs and gutters, storm drains, culverts and drainage structures, Grantee shall only be required to make replacements in the same manner as specified in and in accordance with the then current St. Johns County standards, as if within a public right-of-way.

GRANTOR represents that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

**Signed and Sealed in Our
Presence as Witnesses:**

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

Sign _____
Print _____

By: _____
Print: Jeb S. Smith
Title: Chair

Sign _____
Print _____

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

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Jeb S. Smith, Chair of the Board of County Commissioners of St. Johns County, Florida, on behalf of the County. He is personally known to me.

Print _____
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

JEA REPRESENTATIVE

Sign _____
Print _____
Title _____



Exhibit "A"

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

Revised December 14, 2015
December 07, 2015
Twenty Mile

Work Order No. 15-219.00
File No. 123L-06.00A

10' JEA Easement

A portion of Section 55, of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of the lands described and recorded in Official Records Book 3272, page 471 of the Public Records of said county; thence South $05^{\circ}41'43''$ East, along the Easterly line of said lands, 345.53 feet to the Southeast corner thereof, said corner also being the Southwest corner of the lands described and recorded in Official Records Book 3786, page 187 of said Public Records, thence North $79^{\circ}08'31''$ East, along the Southerly line of last said lands, 25.00 feet to the Point of Beginning.

From said Point of Beginning, thence South $10^{\circ}51'29''$ East, departing said Southerly line, 10.00 feet; thence South $79^{\circ}08'31''$ West, 410.22 feet; thence North $10^{\circ}51'29''$ West, 10.00 feet to a point lying on the Southerly line of the lands described and recorded in Official Records Book 2485, page 1087 of said Public Records; thence North $79^{\circ}08'31''$ East, along the Southerly line of said Official Records Book 2485, page 1087, Official Records Book 3272, page 471 and Official Records Book 3786, page 187, a distance of 410.22 feet to the Point of Beginning.

Containing 4102 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

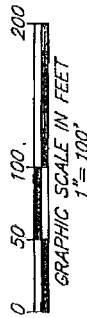
A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SECTION 28
SECTION 55

POINT OF REFERENCE - NE CORNER OF O.R.B. 3272 PG. 471

LEGEND:
M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
L1 TABULATED LINE DATA

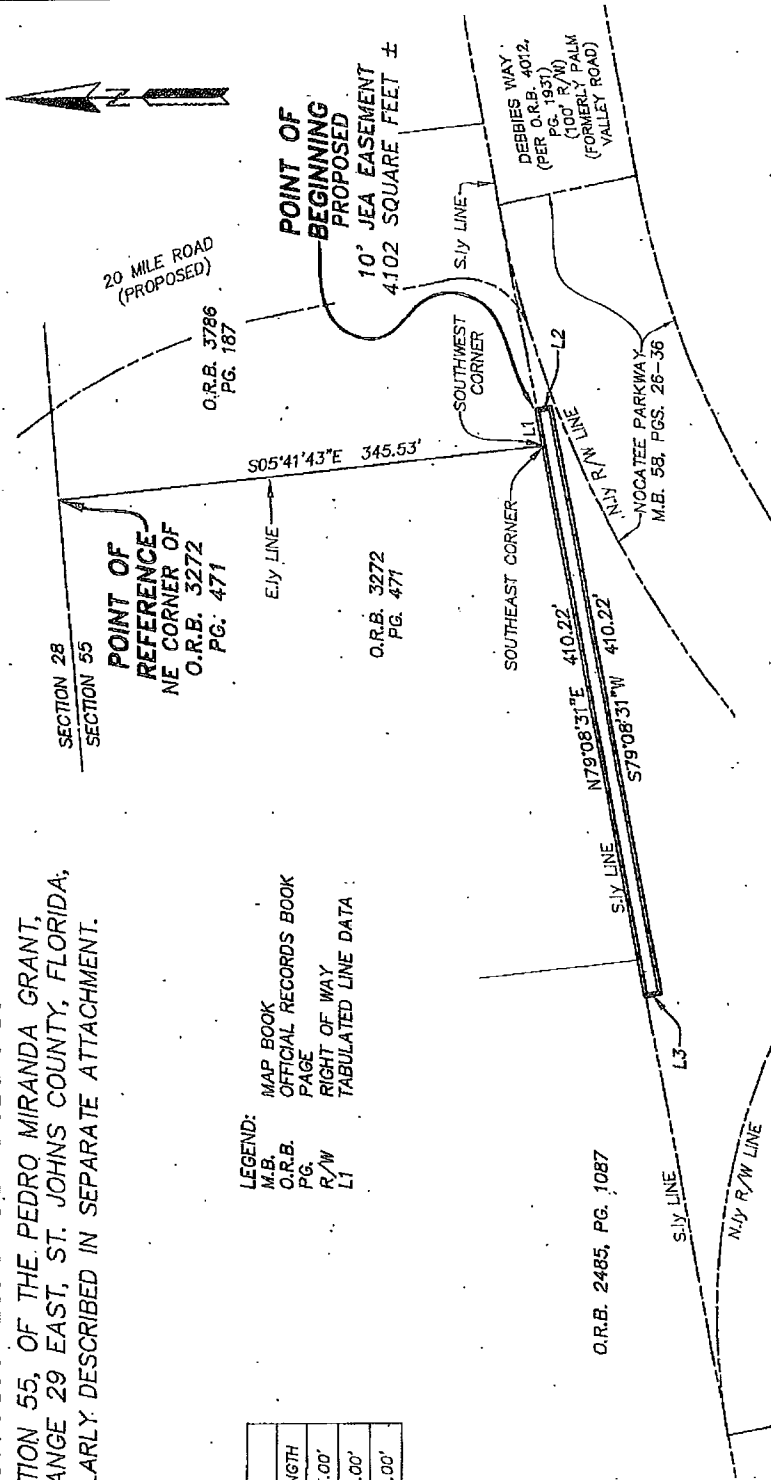
LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°08'31"E	25.00'
L2	S10°51'29"E	10.00'
L3	N10°51'29"W	10.00'



REVISED DECEMBER 14, TO AMEND MAP AND DESCRIPTION

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE SOUTHERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3272, PAGE 471, OF SAID PUBLIC RECORDS, AS BEING NORTH 79°08'31" EAST.



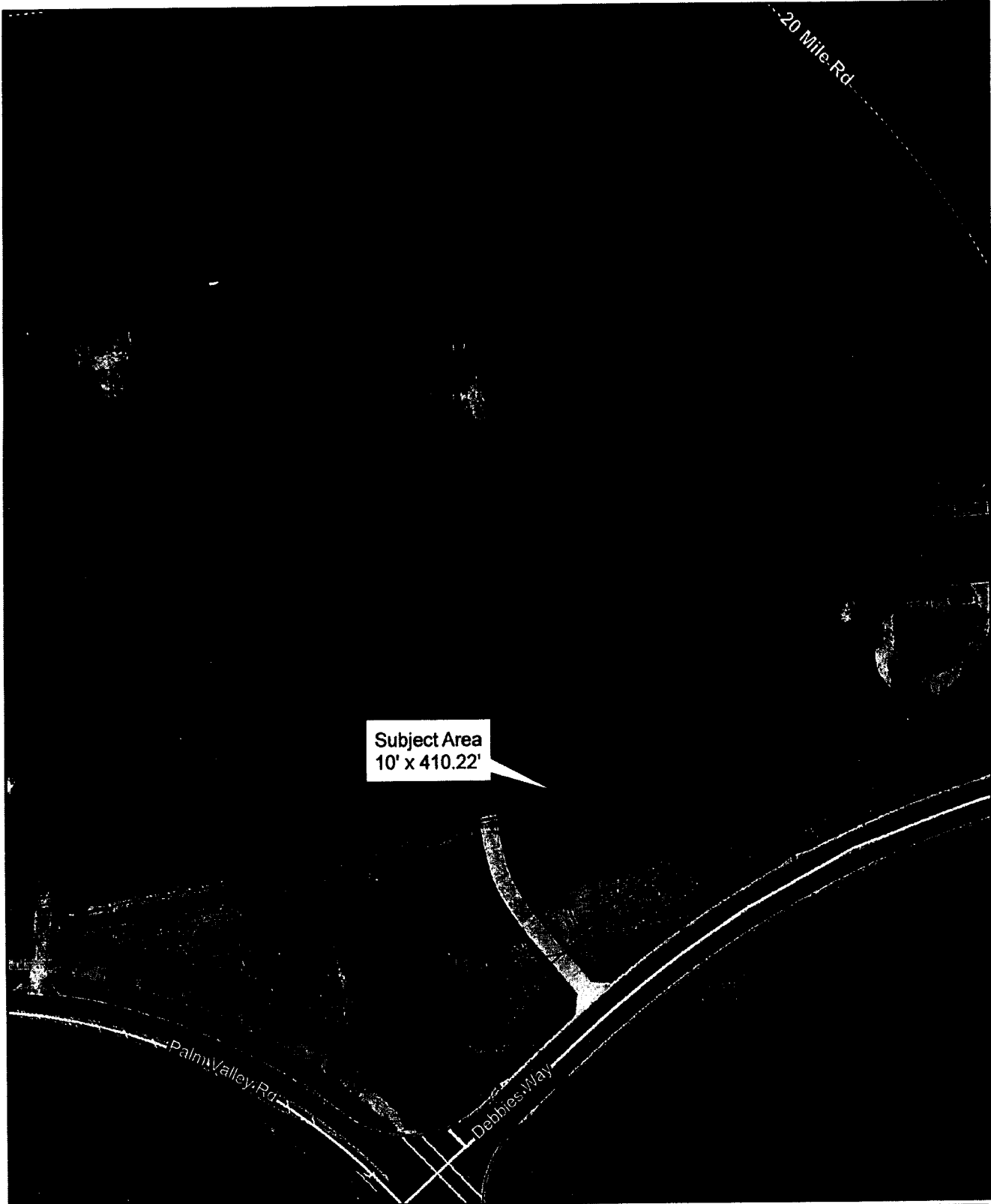
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



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 LS No. 6284

SCALE: 1"=100'
DATE: DECEMBER 07, 2015



Subject Area
10' x 410.22'

Palm Valley Rd

Debbie's Way

20 Mile Rd



2013 Aerial Imagery
0 50 100
Feet
February 29, 2016

Non-Exclusive Grant of Easement
JEA

Palm Valley Road

Land Management
Systems
Real Estate
Division
(904) 209-0790

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.

