

RESOLUTION NO. 2017- 106

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR PLACEMENT AND FUTURE MAINTENANCE OF TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF CR 244/ LONGLEAF PINE PARKWAY AND RIVERTOWN MAIN STREET.

RECITALS

WHEREAS, per the County's request, Mattamy Rivertown, LLC, a Delaware limited liability company has executed and presented to the County, a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of its property located at the intersection of CR 244/Longleaf Pine Parkway and Rivertown Main Street; and

WHEREAS, the easement is given to allow placement and future maintenance of traffic signal equipment at this intersection; and

WHEREAS, it in the best interest of the County to accept the Grant of Easement for the health, safety and welfare of its citizens.

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 Board of County Commissioners hereby accepts the Grant of Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of 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 4th day of April, 2017.

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

By: _____
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 4/6/17



Prepared by and return to:
Prosser, Inc.
13901 Sutton Park Drive South, Suite 200
Jacksonville, Florida 32224

GRANT OF EASEMENT

THIS EASEMENT executed and given this 10th day of February, 2017, by **MATTAMY RIVERTOWN LLC**, A Delaware limited liability company whose address is 1900 Summit Tower Boulevard, Orlando, Florida 32810, hereinafter called the "Grantor", to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantor hereby gives, grants, dedicates and conveys to the Grantee, its successors and assigns forever, an unobstructed right-of-way and non-exclusive permanent easement with the right, privilege and authority to said Grantee, its successors and assigns, for the **CR244 and RiverTown Main Street Traffic Signal Equipment** 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 to said Grantee its successors and assigns, of ingress and egress, to and over the above described property, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers as of the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

(sign) *D. J. A.*
(print) DS Smith

(sign) *[Signature]*
(print) RYAN STILWELL

Grantor:

By: *[Signature]*
Its: General Manager

Exhibit A

MAP SHOWING SKETCH OF

TRAFFIC SIGNAL MAST ARM EASEMENTS

A PARCEL OF LAND, FOR EASEMENT PURPOSES, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

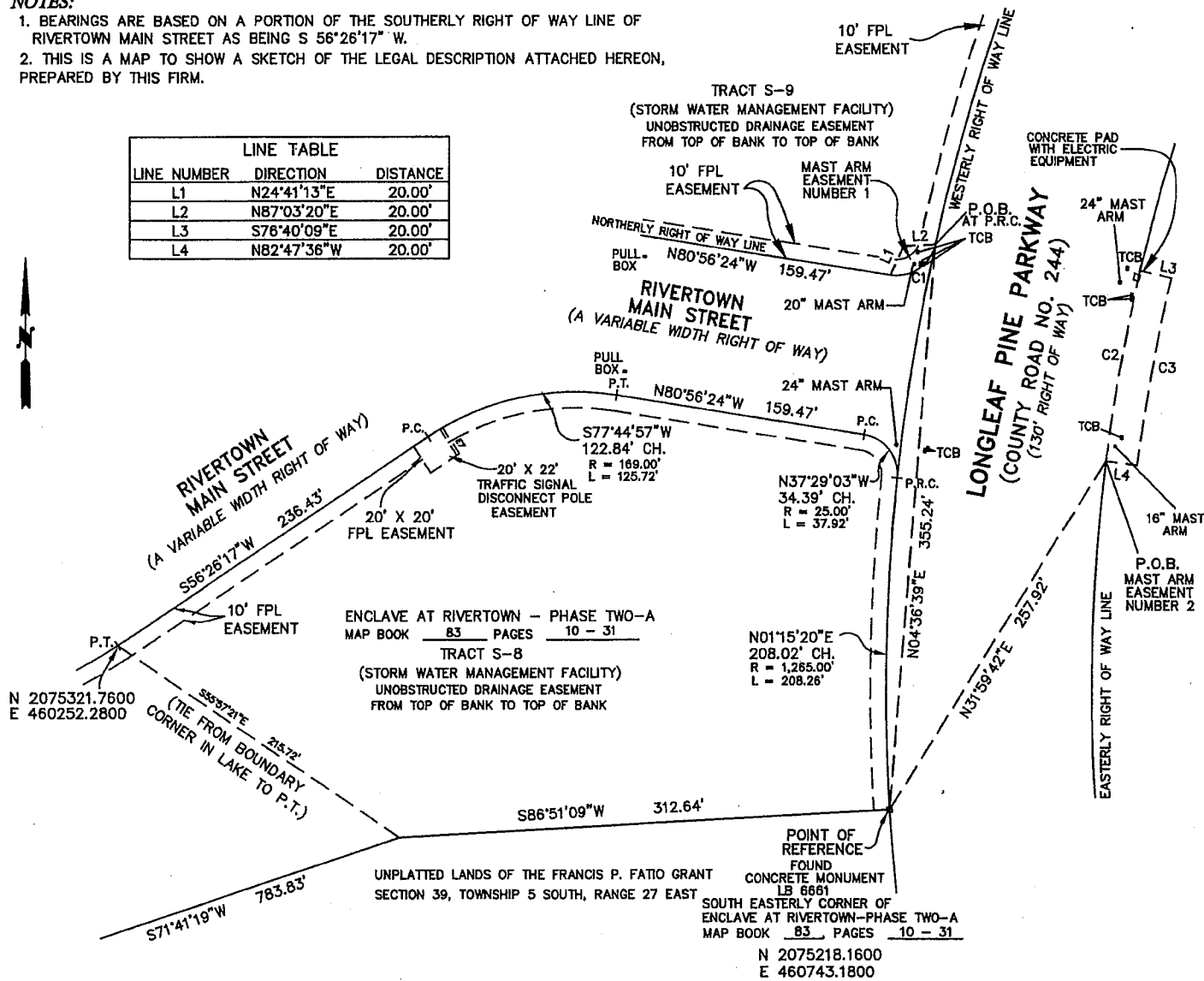
(SEE PAGE TWO FOR FULL LEGAL DESCRIPTIONS)

CURVE NUMBER	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	25.00'	86°22'40"	37.69'	S55°52'16"W	34.22'
C2	1,135.00'	06°07'28"	121.32'	N10°16'08"E	121.26'
C3	1,115.00'	06°07'28"	119.18'	S10°16'08"W	119.13'

NOTES:

1. BEARINGS ARE BASED ON A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RIVERTOWN MAIN STREET AS BEING S 56°26'17" W.
2. THIS IS A MAP TO SHOW A SKETCH OF THE LEGAL DESCRIPTION ATTACHED HEREON, PREPARED BY THIS FIRM.

LINE NUMBER	DIRECTION	DISTANCE
L1	N24°41'13"E	20.00'
L2	N87°03'20"E	20.00'
L3	S76°40'09"E	20.00'
L4	N82°47'36"W	20.00'



LEGEND

- FPL FLORIDA POWER & LIGHT
- P.O.B. POINT OF BEGINNING
- P.T. POINT OF TANGENCY
- P.C. POINT OF CURVATURE
- P.R.C. POINT OF REVERSE CURVATURE
- CH. CHORD
- TCB TRAFFIC CONTROL BOX

DATE FEBRUARY 17, 2017
 SCALE 1" = 100'
 JOB NO. 43104
 F. BOOK(S) _____
 PAGE(S) _____
 COMPUTER FILE NAME MAST-ARM-ESMT-2.DWG
(JEFF ON SERVER)

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 PROFESSIONAL LAND SURVEYORS
 5847 LUELLA STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 346-1733
 FAX: (904) 346-1736

GEORGE J. WARD, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

LEGAL DESCRIPTIONS

TRAFFIC SIGNAL MAST ARM EASEMENT NUMBER 1

A PARCEL OF LAND, FOR EASEMENT PURPOSES, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A FOUND CONCRETE MONUMENT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY, SAID RIGHT OF WAY BEING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,265.00 FEET, SAID POINT ALSO BEING THE SOUTH EASTERLY CORNER OF THE PLAT ENCLAVE AT RIVERTOWN - PHASE TWO-A, AS RECORDED IN MAP BOOK 83, PAGES 10 - 31, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 04°36'39" EAST, A DISTANCE OF 355.24 FEET TO THE POINT OF REVERSE CURVATURE AT THE INTERSECTION OF THE WESTERLY RIGHT OF WAY LINE OF SAID LONGLEAF PARKWAY (A 130.00 FOOT RIGHT OF WAY AS PRESENTLY ESTABLISHED) WITH THE NORTHERLY RIGHT OF WAY LINE OF RIVERTOWN MAIN STREET (A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED) SAID NORTHERLY RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET FOR A POINT OF BEGINNING: THENCE SOUTHWESTERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID NORTHERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 37.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 55°52'16" WEST, 34.22 FEET; THENCE NORTH 24°41'13" EAST, A DISTANCE OF 20.00 FEET; THENCE NORTH 87°03'20" EAST, A DISTANCE OF 20.00 FEET TO A POINT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF SAID LONGLEAF PINE PARKWAY, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAIN 336.43 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS, IN AREA.

TRAFFIC SIGNAL MAST ARM EASEMENT NUMBER 2

A PARCEL OF LAND, FOR EASEMENT PURPOSES, BEING A PORTION OF THE FRANCIS P. FATIO GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT A FOUND CONCRETE MONUMENT SITUATE IN THE WESTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY, SAID RIGHT OF WAY BEING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,265.00 FEET, SAID POINT ALSO BEING THE SOUTH EASTERLY CORNER OF THE PLAT ENCLAVE AT RIVERTOWN - PHASE TWO-A, AS RECORDED IN MAP BOOK 83, PAGES 10 - 31, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE NORTH 31°59'42" EAST, A DISTANCE OF 257.92 FEET TO A POINT SITUATE IN THE EASTERLY RIGHT OF WAY OF SAID LONGLEAF PINE PARKWAY (A 130.00 FOOT RIGHT OF WAY AS CURRENTLY ESTABLISHED) SAID RIGHT OF WAY BEING IN A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,135.00 FEET FOR A POINT OF BEGINNING; THENCE NORTHERLY ALONG AND WITH THE ARC OF SAID CURVE AND ALONG SAID EASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 121.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°16'08" EAST, 121.26 FEET; THENCE SOUTH 76°40'09" EAST, A DISTANCE OF 20.00 FEET TO A POINT, SAID POINT BEING SITUATE ON A CURVE CONCAVE EASTERLY AND HAVING A RADIUS OF 1,115.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 119.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°16'08" WEST, 119.13 FEET; THENCE NORTH 82°47'36" WEST, 20.00 FEET TO A POINT SITUATE IN THE SAID EASTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY, AND THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED, CONTAIN 2,405.01 SQUARE FEET, OR 0.06 ACRES, MORE OR LESS, IN AREA.

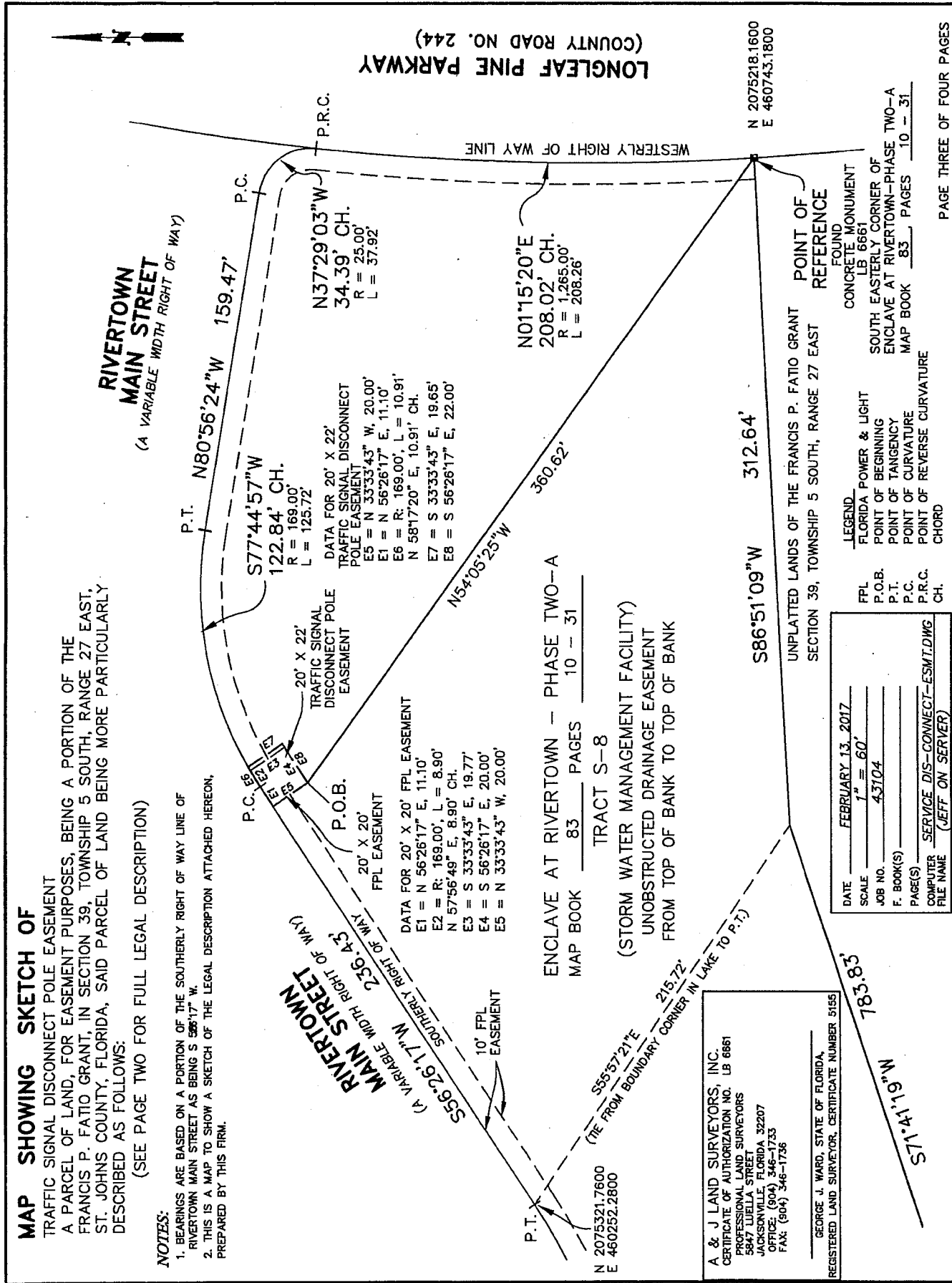
MAP SHOWING SKETCH OF

TRAFFIC SIGNAL DISCONNECT POLE EASEMENT
 A PARCEL OF LAND, FOR EASEMENT PURPOSES, BEING A PORTION OF THE
 FRANCIS P. FATIO GRANT, IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST,
 ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY
 DESCRIBED AS FOLLOWS:

(SEE PAGE TWO FOR FULL LEGAL DESCRIPTION)

NOTES:

1. BEARINGS ARE BASED ON A PORTION OF THE SOUTHERLY RIGHT OF WAY LINE OF RIVERTOWN MAIN STREET AS BEING S 56°17' W.
2. THIS IS A MAP TO SHOW A SKETCH OF THE LEGAL DESCRIPTION ATTACHED HEREON, PREPARED BY THIS FIRM.



LONGLEAF PINE PARKWAY
 (COUNTY ROAD NO. 244)

RIVERTOWN
 MAIN STREET
 (A VARIABLE WIDTH RIGHT OF WAY)

ENCLAVE AT RIVERTOWN - PHASE TWO-A
 MAP BOOK 83 PAGES 10 - 31

TRACT S-8
 (STORM WATER MANAGEMENT FACILITY)
 UNOBSTRUCTED DRAINAGE EASEMENT
 FROM TOP OF BANK TO TOP OF BANK

A & J LAND SURVEYORS, INC.
 CERTIFICATE OF AUTHORIZATION NO. LB 6661
 5207 TULLAH STREET
 JACKSONVILLE, FLORIDA 32207
 OFFICE: (904) 346-1733
 FAX: (904) 346-1736

GEORGE J. WARD, STATE OF FLORIDA,
 REGISTERED LAND SURVEYOR, CERTIFICATE NUMBER 5155

DATE	FEBRUARY 13, 2017
SCALE	1" = 60'
JOB NO.	43104
F. BOOK(S)	
PAGE(S)	
COMPUTER	SERVICE DISCONNECT-ESMT.DWG
FILE NAME	(JEFF ON SERVER)

FPL	FLORIDA POWER & LIGHT
P.O.B.	POINT OF BEGINNING
P.T.	POINT OF TANGENCY
P.C.	POINT OF CURVATURE
P.R.C.	POINT OF REVERSE CURVATURE
CH.	CHORD

UNPLATTED LANDS OF THE FRANCIS P. FATIO GRANT
 SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST

POINT OF REFERENCE
 FOUND
 CONCRETE MONUMENT
 LB 6661
 SOUTH EASTERLY CORNER OF
 ENCLAVE AT RIVERTOWN-PHASE TWO-A
 MAP BOOK 83 PAGES 10 - 31

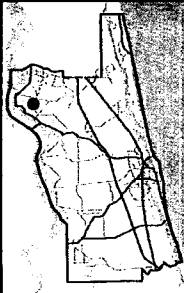
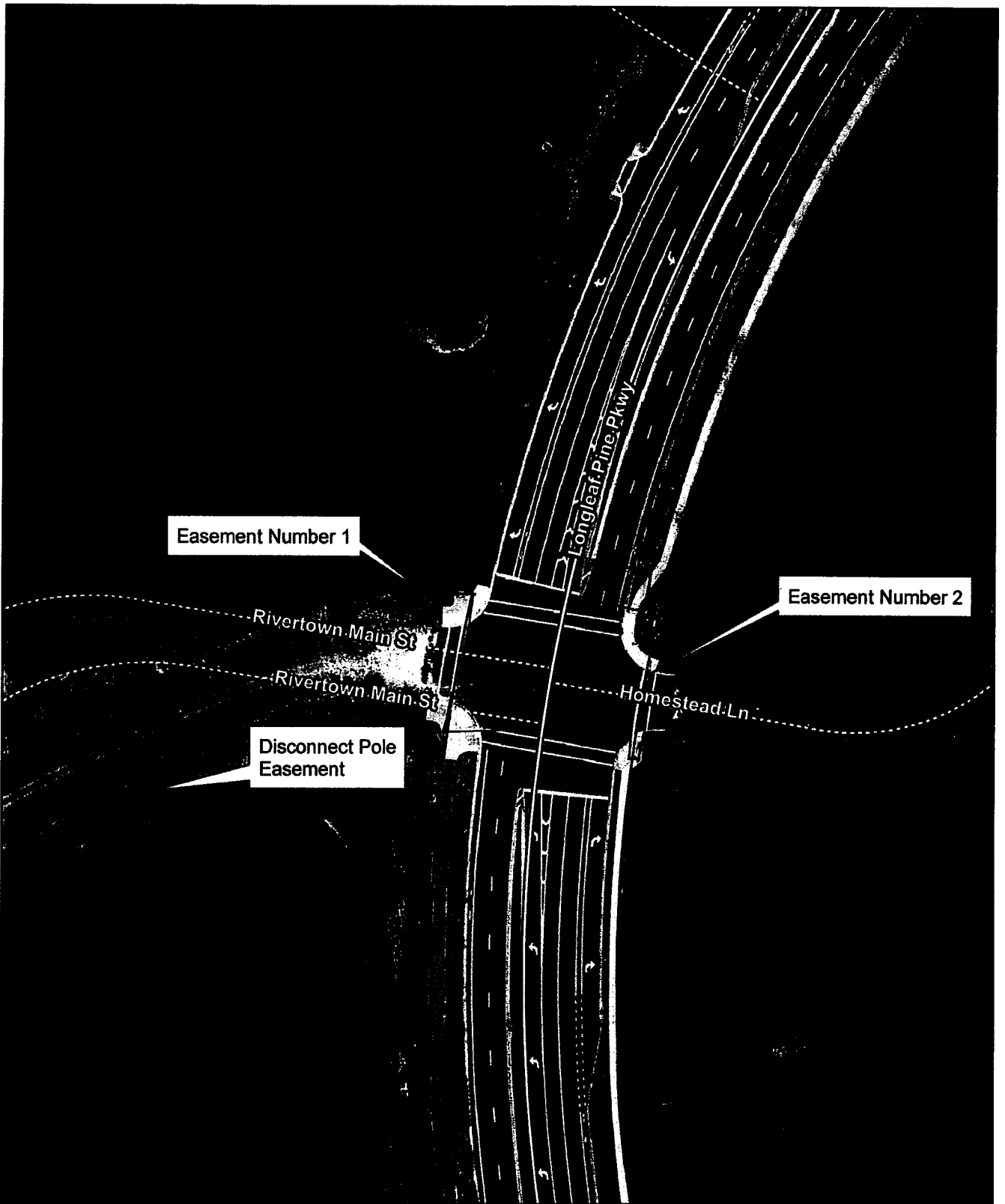
LEGAL DESCRIPTION

TRAFFIC SIGNAL DISCONNECT POLE EASEMENT

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THE LANDS THUS DESCRIBED, CONTAIN 438.72 SQUARE FEET, OR 0.01 ACRES, MORE OR LESS, IN AREA.



2013 Aerial Imagery

March 10, 2017

Grant of Easement Traffic Signal Equipment

Rivertown

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.

