

RESOLUTION NO. 2017- 201

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE FUTURE REUSE PUMP TO SERVE BANNON LAKES LOCATED OFF INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, RREF III-P-EP BANNON LAKES JV, LLC, a Delaware 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, associated with the future reuse pump to serve Bannan Lakes located off International Golf Parkway; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B," 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 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 the Circuit Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 20 day of June, 2017.

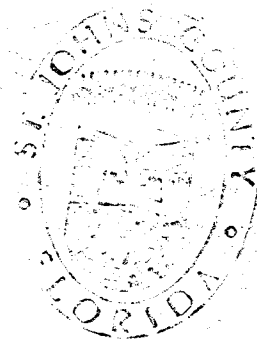
**BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA**

By: 
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk


Deputy Clerk

RENDITION DATE 6/22/17



EASEMENT FOR UTILITIES

**S.J.C.U.D. Utility Easement No. 2
(Clary File: 2016-443)**

THIS EASEMENT is executed and given this 11 day of May, 2017, by **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, with an address of 790 NW 107th Avenue, Suite 400, Miami, Florida 33172, hereinafter called "Grantor," to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, with an address of 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "Grantee".

A. Grantor is the owner the real property in St. Johns County, Florida, more particularly described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof (the "Easement Area").

B Grantor has dedicated or is dedicating to Grantee that certain real property in St. Johns County, Florida, more particularly described in Exhibit "B," which is attached hereto and, by this reference, made a part hereof (the "Future Reuse Pump Area") and in connection therewith, Grantor desires to grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee perpetual, non-exclusive easements: (1) for ingress, egress, and access to and from the Future Reuse Pump Area from and to the right-of-way for a proposed road to be known as Duran Drive ("Duran Drive") and, by way of Duran Drive, from and to Bannon Lakes Boulevard and International Golf Parkway, and (2) for other purposes described below.

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 upon, over, and across the Easement Area for the purposes of (a) pedestrian and vehicular ingress, egress, and access to, from, and between the Future Reuse Pump Area and Duran Drive; (b) the construction, installation, operation, maintenance, repair, replacement and removal of pipes and mains constituting an underground water distribution system, gravity sewer collection system, sewer force mains, reuse mains and all other equipment and appurtenances as may be necessary or convenient for the operation of underground water, reuse, and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment"); (c) the provision of water, sewer, and other utilities to the Future Reuse Pump Area; and (d) other purposes incidental to the foregoing, but for no other purposes whatsoever. This easement is intended for water, sewer, and reclaimed water pipelines to serve the two-acre reuse pump site facility maintained by the Grantee and shall

not prohibit other utility services to be installed, such as electric, phone, cable or fiber optic service lines necessary to operate the reuse pumping facility.

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, and the following:

(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) **WATER SYSTEM** - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility 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.

WITNESSES:

[Signature]
(Sign on this line.)
Jan Kuznetsov
(Print name legibly on this line.)

[Signature]
(Sign on this line.)
Andrea Frías
(Print name legibly on this line.)

GRANTOR:

RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: [Signature]
Name: Anthony Segas
Title: Vice President

STATE OF FLORIDA)
COUNTY OF MIAMI-DADE)

The foregoing instrument was sworn to and subscribed before me this 11 day of May, 2017, by Anthony Segas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced _____ as identification.

[Signature]
(Sign on this line)
Karelyn Travieso
(Legibly print name on this line)



NOTARY PUBLIC, State of Florida
COMMISSION NO.: _____
EXPIRATION DATE: 8/21/19

(SEAL)

EXHIBIT "A"

EASEMENT AREA

S.J.C.U.D. UTILITY EASEMENT NO. 2

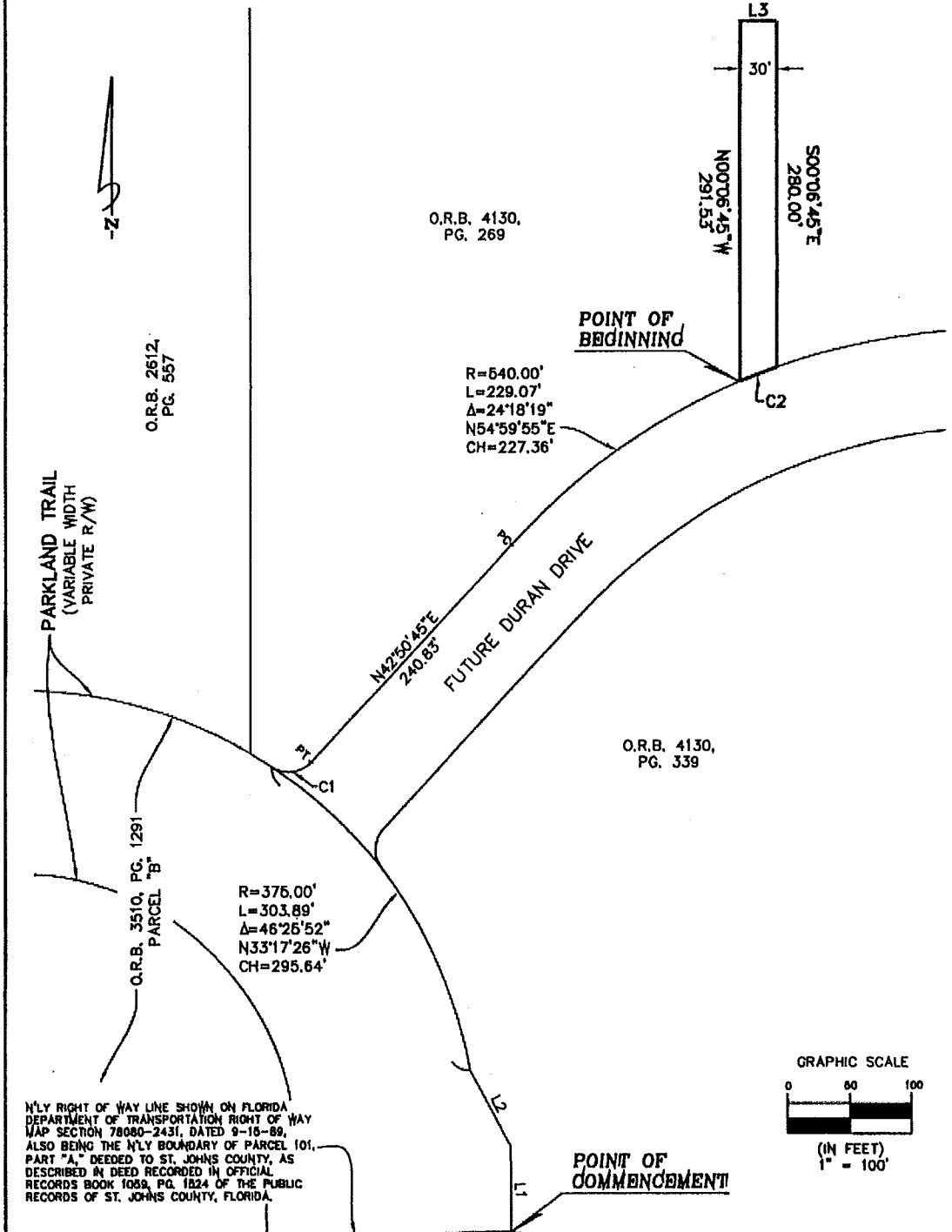
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET, TO THE POINT OF CUSP OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 229.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 54°59'55" EAST, 227.36 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°06'45" WEST, 291.53 FEET; THENCE NORTH 89°53'15" EAST, 30.00 FEET; THENCE SOUTH 00°06'45" EAST, 280.00 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 32.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°51'24" WEST, 32.14 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.20 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



N'LY RIGHT OF WAY LINE SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78080-2431, DATED 9-18-89, ALSO BEING THE N'LY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1039, PG. 1824 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

INTERNATIONAL GOLF PARKWAY
A.K.A. NINE MILE ROAD
(VARIABLE WIDTH R/W)

S.J.C.U.D. UTILITY EASEMENT NO. 2
SHEET 1 OF 3

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-808)

JOB NO. 2016-443
DRAFTER GCC
DATE 08/14/2016
SCALE 1"=100'
CHECKED BY: _____

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.
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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
PROFESSIONAL SURVEYORS & MAPPERS
LB NO. 3751
3850 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32267
(904) 260-2703
WWW.CLARYAS90C.COM

MAP SHOWING

S.J.C.U.D. UTILITY EASEMENT NO. 2

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CONTAINING 0.20 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'25"W	70.00'
L2	N28°04'44"W	70.00'
L3	N89°53'15"E	30.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	25.00'	35.19'	80°38'53"	N83°10'11"E	32.36'
C2	640.00'	32.16'	3°24'39"	S68°51'24"W	32.14'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, AS N79°53'02"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- F.P. = FINANCIAL PROJECT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- NT = POINT OF NON TANGENCY
- S.J.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT

S.J.C.U.D. UTILITY
EASEMENT NO. 2
SHEET 2 OF 3

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)

JOB NO. 2016-443
DRAFTER GCC
DATE 08/14/2016
SCALE 1"=100'

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CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

MAP SHOWING

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OWNER & ENCUMBRANCE SEARCH REPORT**
FILE NO. 16098791 / EFFECTIVE DATE: SEPTEMBER 1, 2016

RECORDED DOCUMENT	DESCRIPTION	COMMENTS
O.R. 975, PG. 668	EASEMENT	DOES NOT AFFECT SITE
O.R. 1350, PG. 119	EASEMENT AGREEMENT	BLANKETS SITE
O.R. 2428, PG. 1101	ASSIGNMENT & ASSUMPTION	BLANKETS SITE
O.R. 3507, PG. 671	ORDINANCE NUMBER 2011-41	BLANKETS SITE
O.R. 4013, PG. 706	ORDINANCE NUMBER 2016-11	BLANKETS SITE
O.R. 4003, PG. 1394	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4046, PG. 1968	SCHOOL CONCURRENCY	BLANKETS SITE
O.R. 4047, PG. 1	CONCURRENCY & IMPACT AGREEMENT	BLANKETS SITE
O.R. 4098, PG. 1567	NOTICE OF ESTABLISHMENT	BLANKETS SITE
O.R. 4112, PG. 1887	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1711	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1751	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1773	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1826	ASSIGNMENT AND ASSUMPTION	BLANKETS SITE
O.R. 4143, PG. 242	MASTER DECLARATION	BLANKETS SITE
O.R. 4156, PG. 827	AMENDMENT	BLANKETS SITE
O.R. 4143, PG. 383	ENVIRONMENTAL RESOURCE PERMIT	BLANKETS SITE
O.R. 4143, PG. 633	WARRANTY DEED PHASE 1A-1	DOES NOT AFFECT SITE
O.R. 4143, PG. 640	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4143, PG. 666	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1893	SPECIAL WARRANTY DEED PHASE 1B-1	DOES NOT AFFECT SITE
O.R. 4156, PG. 1900	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1909	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1939	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4173, PG. 879	QUIT CLAIM DEED	DOES NOT AFFECT SITE
O.R. 4173, PG. 1541	EASEMENT FOR UTILITIES	DOES NOT AFFECT SITE
O.R. 4175, PG. 1339	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4208, PG. 14	TRUE UP AGREEMENT	BLANKETS SITE
O.R. 4208, PG. 60	DECLARATION OF CONSENT	BLANKETS SITE
O.R. 4208, PG. 100	COLLATERAL ASSIGNMENT	BLANKETS SITE
O.R. 4228, PG. 43	SPECIAL WARRANTY DEED PHASE 1B-2	DOES NOT AFFECT SITE
O.R. 4228, PG. 49	TEMPORARY EASEMENT	DOES NOT AFFECT SITE

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S.J.C.U.D. UTILITY
EASEMENT NO. 2
SHEET 3 OF 3

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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

EXHIBIT "B"

FUTURE REUSE PUMP AREA

S.J.C.U.D. FUTURE REUSE PUMP AREA

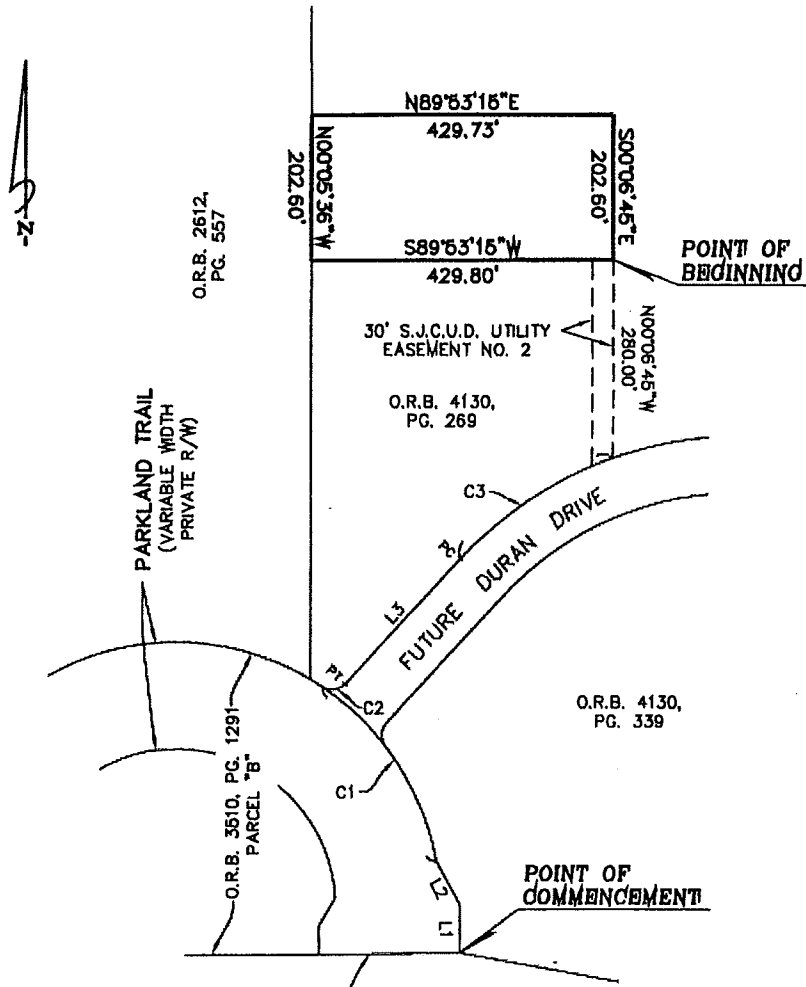
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COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 303.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°17'26" WEST, 295.64 FEET, TO THE POINT OF CUSP OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 83°10'11" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 261.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°42'14" EAST, 258.68 FEET; THENCE NORTH 00°06'45" WEST, 280.00 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 89°53'15" WEST, 429.80 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2612, PAGE 557, SAID PUBLIC RECORDS; THENCE NORTH 00°05'36" WEST, ALONG LAST SAID LINE, 202.60 FEET; THENCE NORTH 89°53'15" EAST, 429.73 FEET; THENCE SOUTH 00°06'45" EAST, 202.60 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.00 ACRES, MORE OR LESS.

MAP SHOWING

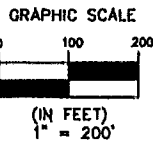
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



N'LY RIGHT OF WAY LINE SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78060-2431, DATED 9-15-89, ALSO BEING THE N'LY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1089, PG. 1824 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

INTERNATIONAL GOLF PARKWAY

A.K.A. NINE MILE ROAD
(VARIABLE WIDTH R/W)



S.J.C.U.D. FUTURE
REUSE PUMP AREA
SHEET 1 OF 3

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)

JOB NO. 2016-576
DRAFTER GCC
DATE 09/07/2016
SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

MAP SHOWING

S.J.C.U.D. FUTURE REUSE PUMP AREA

A PORTION OF SECTION 11, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

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CONTAINING 2.00 ACRES, MORE OR LESS,

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'25"W	70.00'
L2	N28°04'44"W	70.00'
L3	N42°50'45"E	240.83'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	375.00'	303.89'	46°25'52"	N33°17'26"W	295.64'
C2	25.00'	35.19'	80°38'53"	N83°10'11"E	32.36'
C3	640.00'	261.22'	27°42'58"	N56°42'14"E	258.68'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, AS N79°53'02"W, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.

2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

4. CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.

5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

LEGEND

R/W = RIGHT OF WAY
 A.K.A. = ALSO KNOWN AS
 F.P. = FINANCIAL PROJECT
 NO. = NUMBER
 O.R.B. = OFFICIAL RECORDS BOOK
 PG. = PAGE
 PC = POINT OF CURVATURE
 PT = POINT OF TANGENCY
 NT = POINT OF NON TANGENCY
 S.J.C.U.D. = ST. JOHNS COUNTY
 UTILITY DEPARTMENT

AMENDED: 9-28-16 TO REVISE ITEMS IN O & E REPORT
 AMENDED: 9-27-16 TO ADD O & E REPORT ON SHEET 3 (W.O. 2016-608)

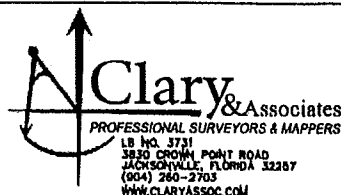
S.J.C.U.D. FUTURE
 REUSE PUMP AREA

SHEET 2 OF 3

JOB NO. 2016-576
 DRAFTER GCC
 DATE 09/07/2016
 SCALE 1"=200'

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CHECKED BY: GREGORY B. CLARY, P.S.M., CERT. NO. 3377

MAP SHOWING

**OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
OWNER & ENCUMBRANCE SEARCH REPORT**
FILE NO. 16098791 / EFFECTIVE DATE: SEPTEMBER 1, 2016

RECORDED DOCUMENT	DESCRIPTION	COMMENTS
O.R. 975, PG. 668	EASEMENT	DOES NOT AFFECT SITE
O.R. 1350, PG. 119	EASEMENT AGREEMENT	BLANKETS SITE
O.R. 2428, PG. 1101	ASSIGNMENT & ASSUMPTION	BLANKETS SITE
O.R. 3507, PG. 671	ORDINANCE NUMBER 2011-41	BLANKETS SITE
O.R. 4013, PG. 706	ORDINANCE NUMBER 2016-11	BLANKETS SITE
O.R. 4003, PG. 1394	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4046, PG. 1968	SCHOOL CONCURRENCY	BLANKETS SITE
O.R. 4047, PG. 1	CONCURRENCY & IMPACT AGREEMENT	BLANKETS SITE
O.R. 4098, PG. 1567	NOTICE OF ESTABLISHMENT	BLANKETS SITE
O.R. 4112, PG. 1887	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1711	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1761	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1773	EASEMENT AGREEMENT	DOES NOT AFFECT SITE
O.R. 4135, PG. 1826	ASSIGNMENT AND ASSUMPTION	BLANKETS SITE
O.R. 4143, PG. 242	MASTER DECLARATION	BLANKETS SITE
O.R. 4156, PG. 827	AMENDMENT	BLANKETS SITE
O.R. 4143, PG. 383	ENVIRONMENTAL RESOURCE PERMIT	BLANKETS SITE
O.R. 4143, PG. 633	WARRANTY DEED PHASE 1A-1	DOES NOT AFFECT SITE
O.R. 4143, PG. 640	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4143, PG. 666	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1893	SPECIAL WARRANTY DEED PHASE 1B-1	DOES NOT AFFECT SITE
O.R. 4156, PG. 1900	IRREVOCABLE ASSIGNMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1909	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4156, PG. 1939	TEMPORARY EASEMENT	DOES NOT AFFECT SITE
O.R. 4173, PG. 879	QUIT CLAIM DEED	DOES NOT AFFECT SITE
O.R. 4173, PG. 1541	EASEMENT FOR UTILITIES	DOES NOT AFFECT SITE
O.R. 4175, PG. 1339	DEED OF CONSERVATION EASEMENT	DOES NOT AFFECT SITE
O.R. 4208, PG. 14	TRUE UP AGREEMENT	BLANKETS SITE
O.R. 4208, PG. 60	DECLARATION OF CONSENT	BLANKETS SITE
O.R. 4208, PG. 100	COLLATERAL ASSIGNMENT	BLANKETS SITE
O.R. 4228, PG. 43	SPECIAL WARRANTY DEED PHASE 1B-2	DOES NOT AFFECT SITE
O.R. 4228, PG. 49	TEMPORARY EASEMENT	DOES NOT AFFECT SITE

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S.J.C.U.D. FUTURE
REUSE PUMP AREA
SHEET 3 OF 3

JOB NO. 2016-576

DRAFTER GCC

DATE 09/07/2016

SCALE 1"=200'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377





EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

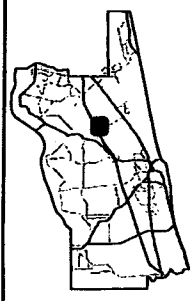
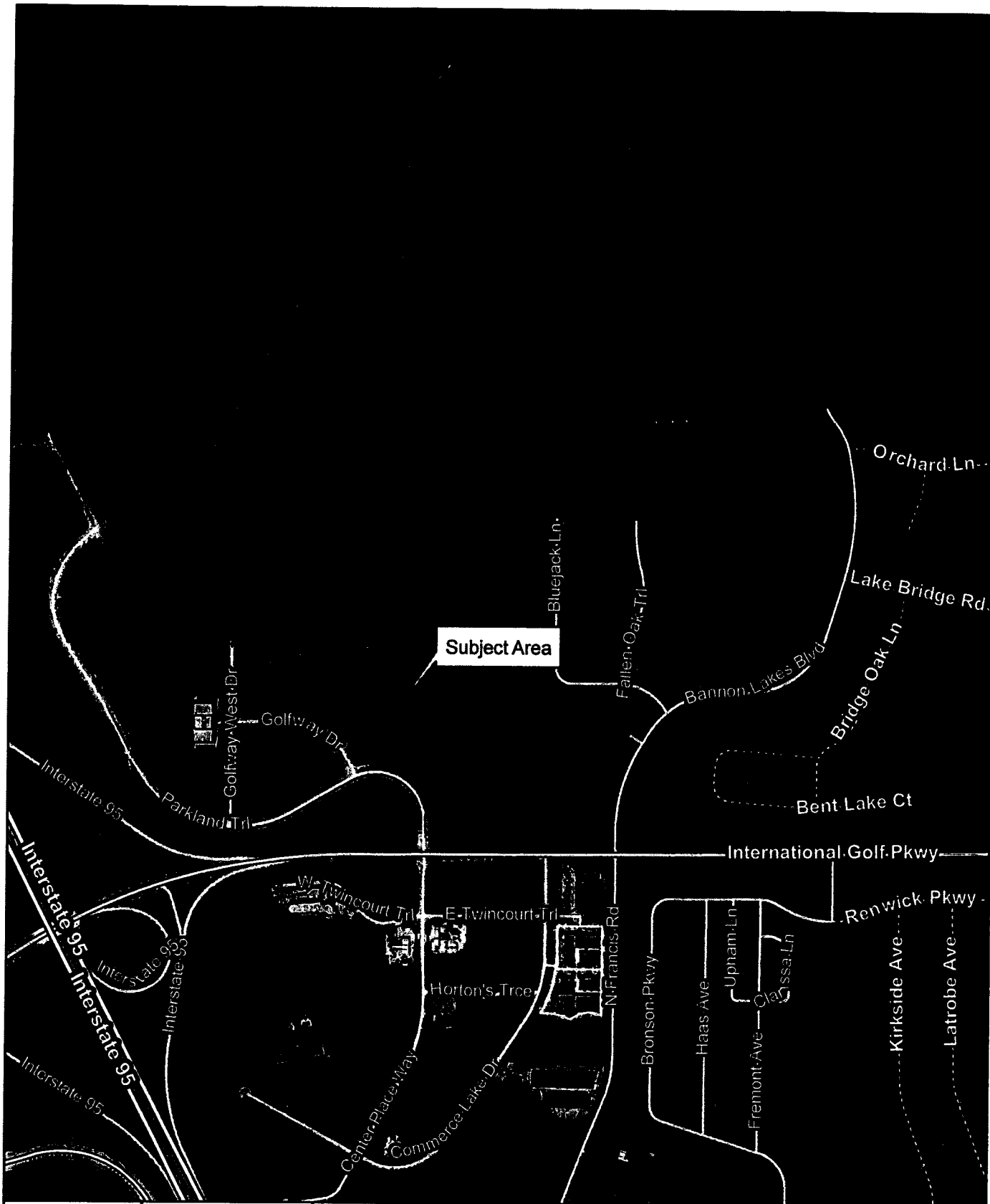
INTEROFFICE MEMORANDUM


TO: Sheri Lewis, Real Estate Coordinator
FROM: Larry Miller, Chief Engineer
SUBJECT: Bannan Lakes Reuse Site
DATE: May 18, 2017

Please present the attached Easement for Utilities to the Board of County Commissioners (BCC) for approval and acceptance of the future reuse pump area.

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

Your support and cooperation as always are greatly appreciated.




 2013 Aerial Imagery
 0 250 500
 Feet
 May 8, 2017

BANNON LAKES

Future Reuse Pump Area

**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.

