

RESOLUTION NO. 2017- 282

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR OFFSITE DRAINAGE IN CONNECTION WITH THE NOCATEE LANDING TRAIL ROADWAY PROJECT.**

**RECITALS**

**WHEREAS**, Sonoc Company, LLC, a Delaware limited liability company, has executed and presented to St. Johns County a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of its land adjacent to the newly constructed Nocatee Landing Trail; and

**WHEREAS**, the easement provides offsite drainage and allows the County to construct, maintain and operate all improvements necessary in connection with the County dedicated roadways; and

**WHEREAS**, it is 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.

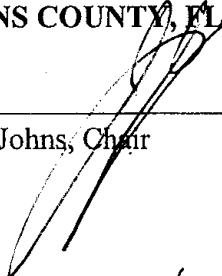
Section 3. The Clerk is instructed to record the original Grant of Easement in the public records of St. Johns County, Florida.

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 5<sup>th</sup> day of September, 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 9/7/17



Exhibit "A" to Resolution

Prepared by:  
Nicholas A. Dyal  
Gunster, Yoakley & Stewart, P.A.  
225 Water Street, Suite 1750  
Jacksonville, Florida 32202

**GRANT OF EASEMENT**

**THIS EASEMENT** this 22 day of May, 2017, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, grantee.

**WITNESSTEH**, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground drainage facilities 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 of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted.

*[Remainder of page intentionally left blank]*

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our  
Presence as Witnesses:

GRANTOR:

SONOC COMPANY, LLC  
a Delaware limited liability company

(sign) Jill Whalen  
(print) Jill Whalen

(sign) Jed V. Davis  
Jed V. Davis  
Vice President

(sign) Carling Portak  
(print) Carling Portak

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 22 day of May, 2017, by Jed V. Davis the Vice President of SONOC COMPANY, LLC, a Delaware limited liability company on behalf of the company. He is (check one)  personally known to me or  has \_\_\_\_\_ as identification.

Jina E Miller  
print Jina E Miller  
NOTARY PUBLIC  
My commission expires:

**JOINDER, CONSENT AND SUBORDINATION OF MORTGAGEE**

**KNOW ALL MEN BY THESE PRESENTS:** That U.S. Bank National Association ("Mortgagee") whose address is 225 E. Robinson Street, Suite 250, Orlando, Florida 32801, is the owner and holder of the Mortgage recorded in Official Records Book 3608, page 3, of the public records of St. Johns County, Florida.

**MORTGAGEE** does hereby consent to the execution, delivery, and recording of the Grant of Easement from SONOC Company, LLC to **St. Johns County, Florida** to which this Joinder, Consent and Subordination is attached ("the Easement") and agrees that Mortgagee's interest under the foregoing mortgage(s) shall be subject and subordinate to the terms and conditions of the Easement; provided however, nothing contained herein shall release Mortgagee's interest under the foregoing mortgage(s) except as set forth herein.

**IN WITNESS WHEREOF**, the undersigned has executed this Joinder, Consent and Subordination of Mortgagee this 22 day of May, 2017.

Signed, sealed and delivered  
in the presence of:

**MORTGAGEE**

**U.S. BANK NATIONAL ASSOCIATION**

By: Tolomato Community Development  
District, as Authorized Agent


By: Richard T. Ray  
Richard T. Ray  
Chairman

(sign) Jill Whalen  
(print) Jill Whalen

(sign) Carling Pontak  
(print) Carling Pontak

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 22 day of May, 2017, by Richard T. Ray, as Chairman of the Tolomato Community Development District, as authorized agent, on behalf of the Mortgagee, who is personally known to me.

Jana E. Melly  
Notary Public, State of Florida at Large  
My Commission Expires:  
 Commission # GG 080988  
Expires May 9, 2021  
Bonded Thru Troy Fain Insurance 800-385-7019



ROBERT M. ANGAS ASSOCIATES, INC.  
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April 17, 2017  
Nocatee Landing Trail

**EXHIBIT "A"**

Work Order No.16-139.01  
File No. 1230-38.01A

### Drainage Easement

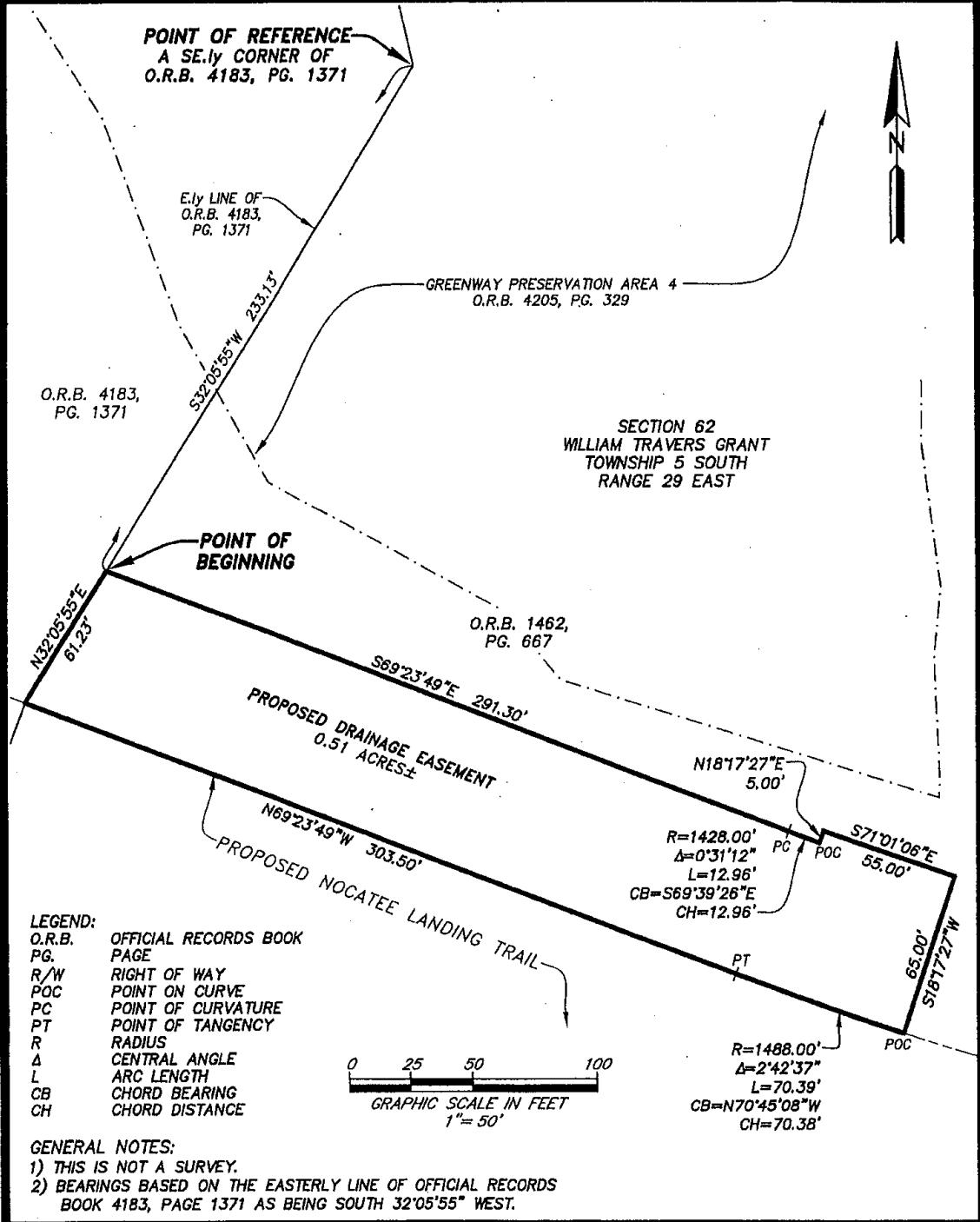
A portion of Section 62 of the William Travers Grant, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at a Southeasterly corner of those lands described and recorded in Official Records Book 4183, page 1371, of said Public Records; thence South  $32^{\circ}05'55''$  East, along the Easterly line of said Official Records Book 4183, page 1371, a distance of 233.13 feet to the Point of Beginning.

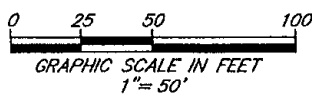
From said Point of Beginning, thence South  $69^{\circ}23'49''$  East, departing said Easterly line of Official Records Book 4183, page 1371, a distance of 291.30 feet to the point of curvature of a curve concave Northerly having a radius of 1428.00 feet; thence Easterly along the arc of said curve, through a central angle of  $00^{\circ}31'12''$ , an arc length of 12.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $69^{\circ}39'26''$  East, 12.96 feet; thence North  $18^{\circ}17'27''$  East, 5.00 feet; thence South  $71^{\circ}01'06''$  East, 55.00 feet; thence South  $18^{\circ}17'27''$  West, 65.00 feet to a point on a curve concave Northerly having a radius of 1488.00 feet; thence Westerly along the arc of said curve, through a central angle of  $02^{\circ}42'37''$ , an arc length of 70.39 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $70^{\circ}45'08''$  West, 70.38 feet; thence North  $69^{\circ}23'49''$  West, 303.50 feet to a point lying on said Easterly line of Official Records Book 4183, page 1371; thence North  $32^{\circ}05'55''$  East, along said Easterly line, 61.23 feet to the Point of Beginning.

Containing 0.51 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 62 OF THE WILLIAM TRAVERS GRANT,  
TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY  
FLORIDA, ALSO BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462,  
PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
POC POINT ON CURVE  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE

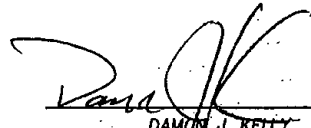


**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE EASTERLY LINE OF OFFICIAL RECORDS BOOK 4183, PAGE 1371 AS BEING SOUTH 32°05'55\"/>

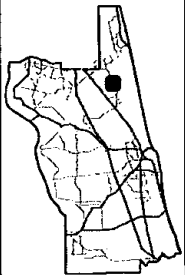
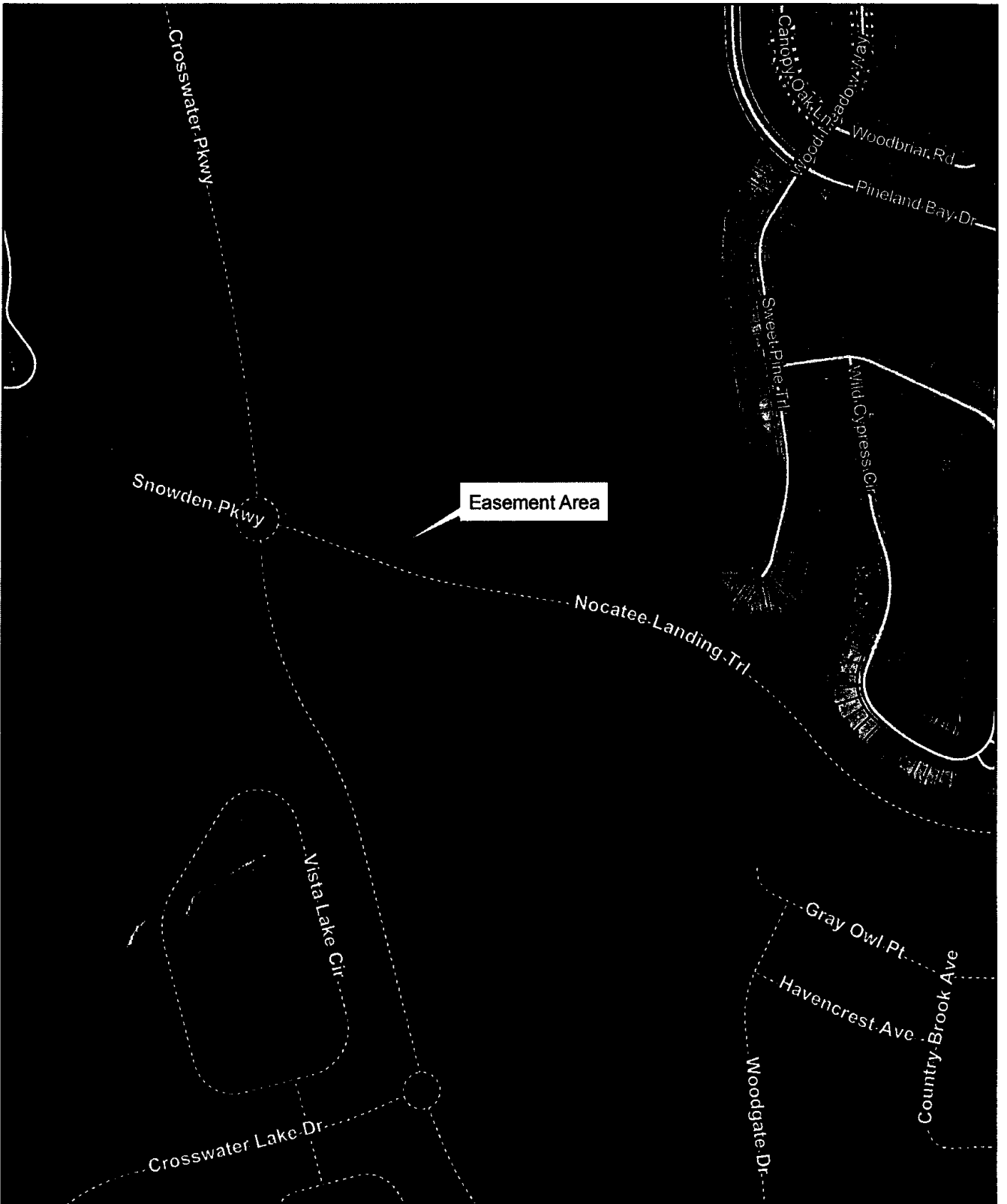
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.




**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

  
**DAMON J. KELLY**  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6284

SCALE: 1"=50'  
DATE: APRIL 17, 2017



  
 2016 Aerial Imagery  
 0 100200  
 Feet  
 Map Date

# Grant of Easement

## *Nocatee Landing Trail*

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.

