

RESOLUTION NO. 2017- 304

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM TO SERVE OASIS CLUB DRIVE LOCATED OFF PONTE VEDRA BOULEVARD.

RECITALS

WHEREAS, 992/994, LLC, a Texas 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, and a Bill of Sale and schedule of values conveying all personal property associated with the water and sewer system to serve Oasis Club Drive, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C," 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 and Bill of Sale and Schedule of Values attached and incorporated hereto, are 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 and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 3rd day of October, 2017.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: [Signature]
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

[Signature]
Deputy Clerk

RECORDATION DATE 10/5/17



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 23rd day of February, 2017 by 992/994 LLC, with an address of 8340 Meadow Road, Suite 232, Dallas, TEXAS 75231, 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 water distribution system and sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (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 water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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.

(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.

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:

[Signature]
Witness

John Musser
Print Name

[Signature]
Witness

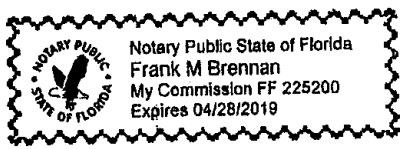
Ryan Hicks
Print Name

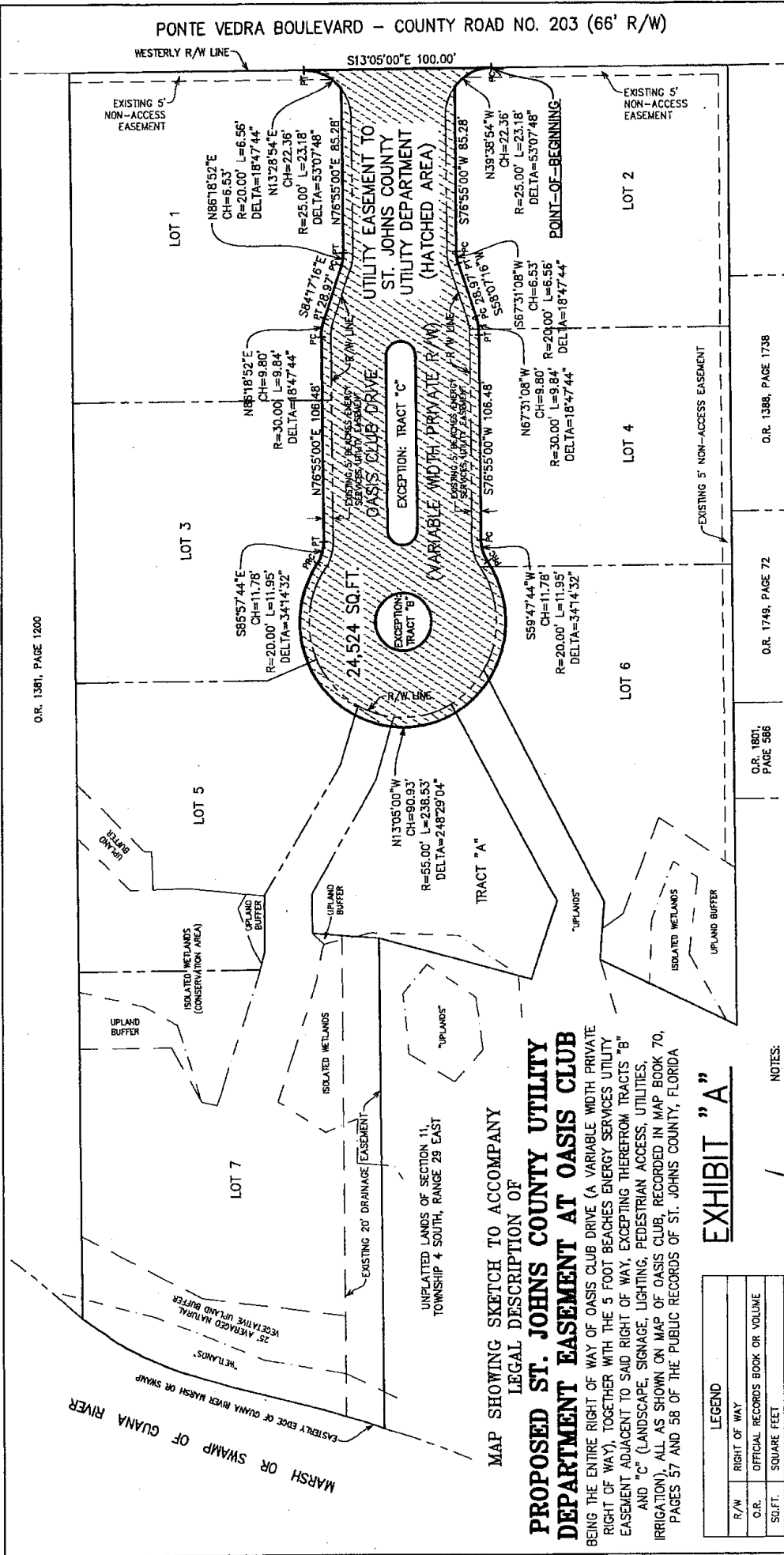
By: [Signature] MATTHEW H. MERRITT
Its: Managing member
9921994 LLC

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 23rd day of February, 2017, by Matthew H. Merritt who is personally known to me or has produced Id. D.K. I.D. as identification.

[Signature]
Notary Public





O.R. 1381, PAGE 1200

MAP SHOWING SKETCH TO ACCOMPANY
LEGAL DESCRIPTION OF

**PROPOSED ST. JOHNS COUNTY UTILITY
DEPARTMENT EASEMENT AT OASIS CLUB**

BEING THE ENTIRE RIGHT OF WAY OF OASIS CLUB DRIVE (A VARIABLE WIDTH PRIVATE RIGHT OF WAY), TOGETHER WITH THE 5 FOOT BEACHES ENERGY SERVICES UTILITY EASEMENT ADJACENT TO SAID RIGHT OF WAY, EXCEPTING THEREFROM TRACTS "B" AND "C" (LANDSCAPE, SIGNAGE, LIGHTING, PEDESTRIAN ACCESS, UTILITIES, IRRIGATION), ALL AS SHOWN ON MAP OF OASIS CLUB, RECORDED IN MAP BOOK 70, PAGES 57 AND 58 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

EXHIBIT "A"

LEGEND	
R/W	RIGHT OF WAY
O.R.	OFFICIAL RECORDS BOOK OR VOLUME
SQ.FT.	SQUARE FEET
CH	CHORD DISTANCE
R	RADIUS
L	ARC LENGTH
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
PRC	POINT OF REVERSE CURVATURE

NOTES:

1. THIS SKETCH IS NOT A SURVEY. BEARINGS SHOWN HEREON ARE BASED ON THE ABOVE MENTIONED PLAT OF OASIS CLUB.
2. THE PROPERTY SHOWN HEREON APPEARS TO BE WITHIN FLOOD ZONE "X" AS SCALED FROM THE FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 125147-011H, DATED SEPTEMBER 2, 2004.

S:\Lot Surveys\Plats\St. Johns County\Oasis Club\17-071 - Utility Easement Sketch & Legal.dwg\UTILITY_EASE-SKETCH.dwg

O.R. 1801, PAGE 586
O.R. 1749, PAGE 72
O.R. 1388, PAGE 1738

DATE: APRIL 10, 2017
SCALE: 1"=60'



PREPARED BY:
CLARSON AND ASSOCIATES, INC.
PROFESSIONAL LAND SURVEYORS
1643 NALDO AVENUE, 32207
JACKSONVILLE, FLORIDA
PHONE: (904)-396-2823

EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for
Oasis Club (Villa Lorida)

992/994 LLC, a Texas limited liability Company, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to ST. JOHNS. COUNTY, FLORIDA, a political subdivision of the State of Florida, the following personal property:

See Exhibit A: Schedule of Values for Oasis Club

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 23 of Feb. 2017

WITNESS:

[Signature]
Witness Signature

John Musser
Print Witness Name

OWNER:

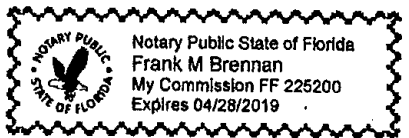
[Signature]
Owner's Signature

MATTHEW H. MERRITT
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 23rd day of February, 2017, by Matthew H. Merritt who is personally known to me or has produced fc. D.C. F.D. as identification.

[Signature]
Notary Public





St. Johns County Utility Department
Asset Management

Project Name:

VILLA LORIDA

Contractor:

WALDING CONTRACTING, INC

Developer:

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
6" DR18 PVC BLUE	LF	380	\$ 9.73	\$ 3,697.40
2" POLY PIPE DR-9	LF	200	\$ 1.49	\$ 298.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Water Valves (Size and Type)				
6" RW DI OL SS TAPN VALV /LA	Ea	1	\$ 550.55	\$ 550.55
6' RW DI OL SS STEM VALV L/A	Ea	2	\$ 489.55	\$ 979.10
2" THRD RW DI OL GATE VALVE	Ea	2	\$ 289.55	\$ 579.10
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
5 1/4 VO WB67 HYD 3' 6 OL L/A STJ4	Ea	2	\$ 1,427.25	\$ 2,854.50
			\$ -	\$ -
			\$ -	\$ -
Sevices (Size and Type)				
1" SINGLE SERVICE W/BOX AND LID	Ea	3	\$ 307.00	\$ 921.00
1" DOUBLE SERVICE W/ BOX AND LID	Ea	2	\$ 403.50	\$ 807.00
	Ea		\$ -	\$ -
			\$ -	\$ -
			Total Water System Cost	\$ 10,686.65



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: VILLA LORIDA
 Contractor: WALDING CONTRACTING, INC
 Developer: 992/994 LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
4" DR18 PVC	LF	440	\$ 9.87	\$ 4,342.80
2" HDPE SDR 11	LF	300	\$ 9.63	\$ 2,889.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
4" RW DI OL SS TAPN VALVE/LA	Ea	1	\$ -	\$ 522.55
2" RESILIAN T SEAT GATE VALVES	Ea	7	\$ 324.00	\$ 2,268.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equioment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
Total Sewer System Cost				\$ 10,022.35



EXHIBIT "C" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

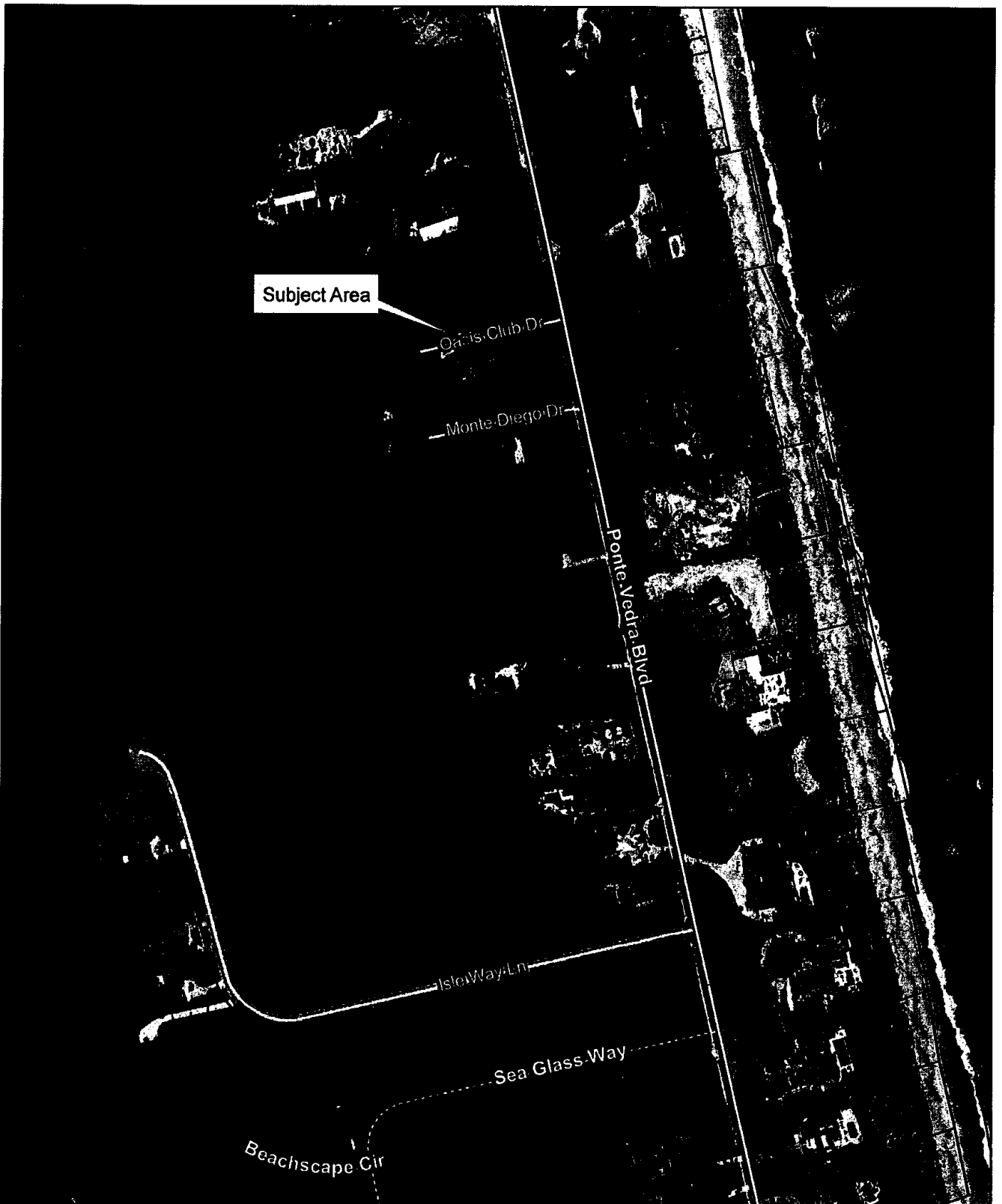
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Oasis Club (Villa Lorida)
DATE: June 21, 2017

Please present the Easement, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Oasis Club (Villa Lorida).

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Area

Oasis Club Dr

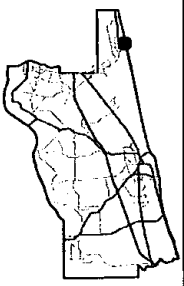
Monte-Diego Dr

Ponte Vedra Blvd

Isle Way Ln

Sea Glass Way

Beachscape Cir



2013 Aerial Imagery
 0 100 200
 Feet
 August 14, 2017

Oasis Club

Easement & Bill of Sale

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 herein.

