

RESOLUTION NO. 2017- 57

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE, AN EASEMENT FOR UTILITIES, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE PARK PLACE LOCATED OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, Richmond American Homes of Florida, LP, a Colorado limited partnership, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit "A", an Easement for Utilities, attached hereto as Exhibit "B", and a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, to serve Park Place located off State Road 16; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D," 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 Special Warranty Deed, 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, scriveners 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 Special Warranty Deed and Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 21<sup>st</sup> day of February, 2017.

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

By: \_\_\_\_\_  
James K. Johns, Chair

**ATTEST:** Hunter S. Conrad, Clerk

Pam Halterma  
Deputy Clerk

**RENDITION DATE** 2/23/17

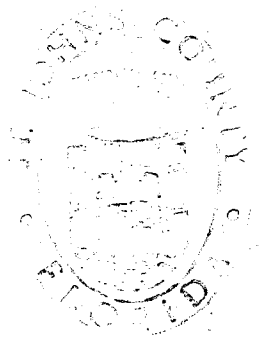


EXHIBIT "A" TO RESOLUTION

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 27<sup>th</sup> day of December 2016 by RICHMOND AMERICAN HOMES OF FLORIDA, LP, A Colorado limited partnership, with an address of 1560 Wells Road, Suite 105, Orange Park, FL 32073, 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, gravity sewer collection system, lift stations & sewer force mains, reuse 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, sewer and reuse 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

(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) PUMP STATION & 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 sewer force mains and 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.

Signed, sealed and delivered

In the presence of:

[Signature]  
Witness

By: [Signature]  
Its: Vice President of Land

STEFANIE PANTZER STEWART  
Print Name

Will Celler  
Witness

Will Celler  
Print Name

State of Fr  
County of CHAM

The foregoing instrument was acknowledged before me this 27 day of December, 2016 by Christophe M. Ward who is personally known to me or has produced \_\_\_\_\_ as identification.

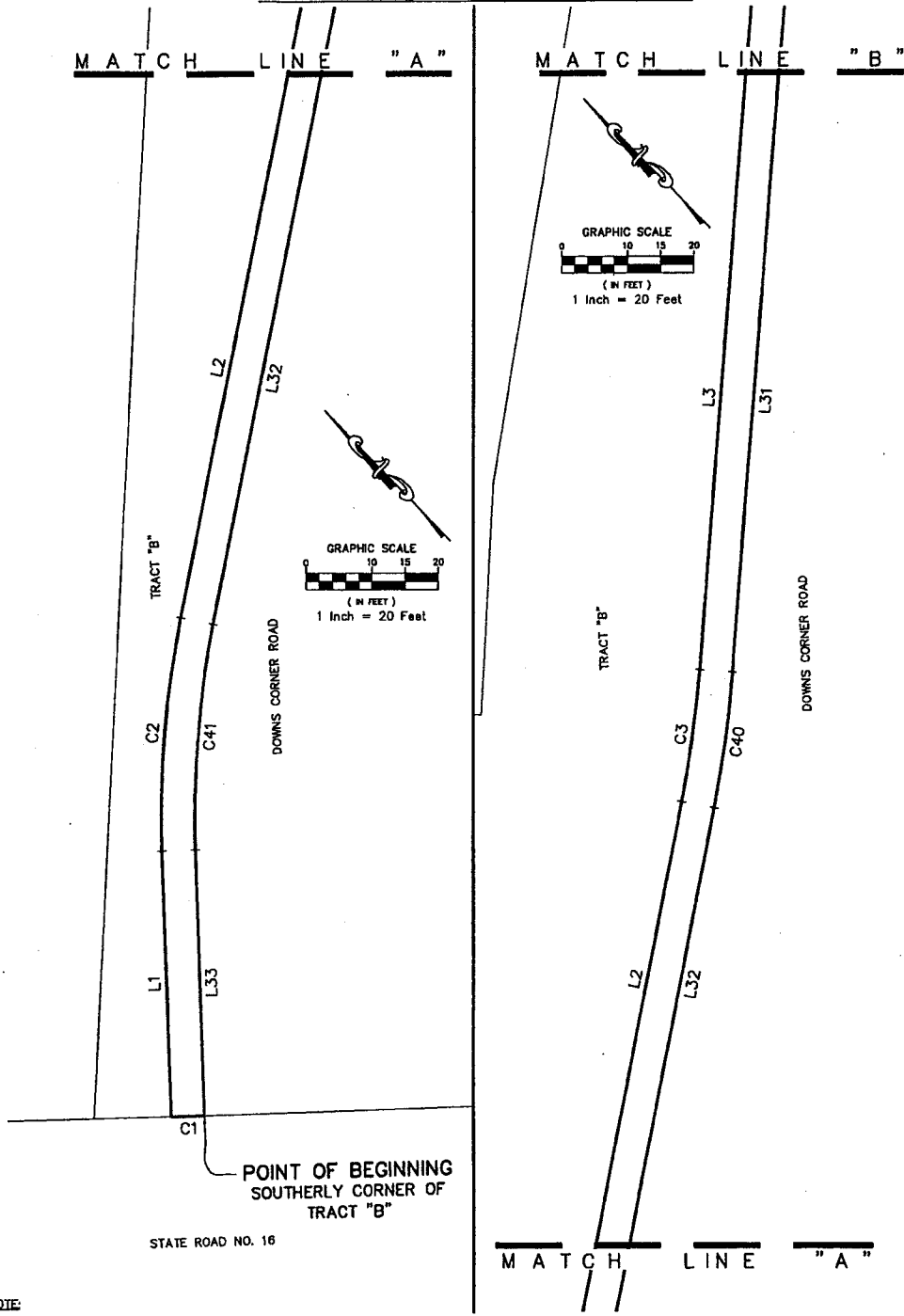


[Signature]  
Notary Public

EXHIBIT "A"  
EASEMENT AREA

THIS IS NOT A SURVEY

**SKETCH AND LEGAL DESCRIPTION**



**NOTE:**  
THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF ELEVEN (11) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL ELEVEN (11) SHEETS.

**RICHMOND AMERICAN HOMES OF FLORIDA, LP,  
PARK PLACE - SJUD EASEMENT**

SCALE 1" = 20'	DATE 09/30/16	DRAWN KJB	CALCED KJB	CHECKED KJB
JOB No. 132-13-154	SECTION 36	TOWNSHIP 6 SOUTH	RANGE 28 EAST	

I hereby certify that the Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code, and is not valid without the signature and the original official seal of a Florida licensed Surveyor and Mapper.

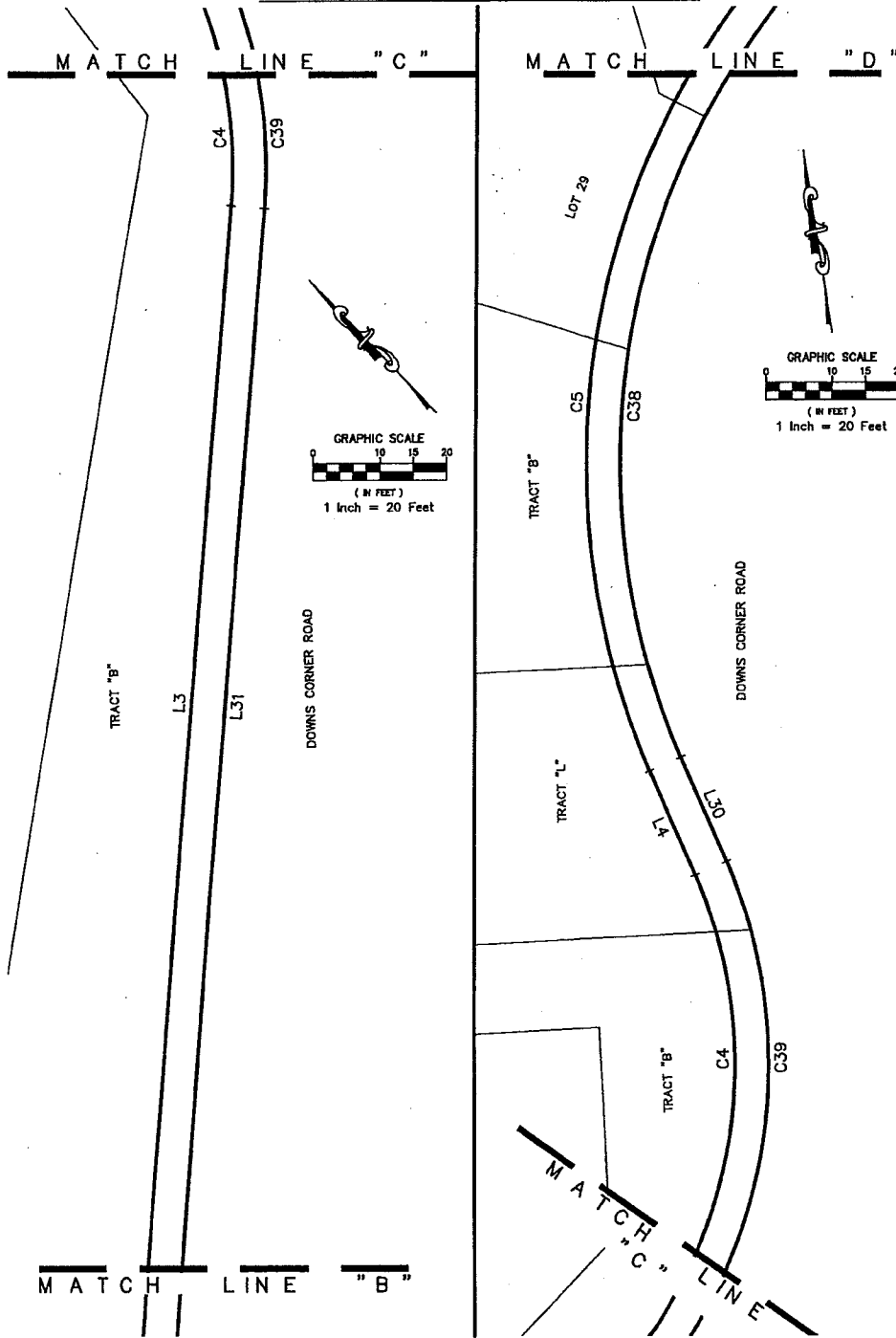
**BARTRAM TRAIL SURVEYING, INC.**  
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
1501 COUNTY ROAD 315, SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2255  
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**KETH A. BOUFFARD**  
PROFESSIONAL LAND SURVEYOR  
STATE OF FLORIDA # L.S. 5172  
CERTIFICATE OF AUTHORIZATION No. LB 6991

F:\13\132-13-154 Park Place - SJUD Easmt 1.dwg

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**SKETCH AND LEGAL DESCRIPTION**



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**RICHMOND AMERICAN HOMES OF FLORIDA, LP**

**PARK PLACE - SJUD EASEMENT 1**

**BARTRAM TRAIL SURVEYING, INC.**

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1601 COUNTY ROAD 315, SUITE 106

GREEN COVE SPRINGS, FL 32043

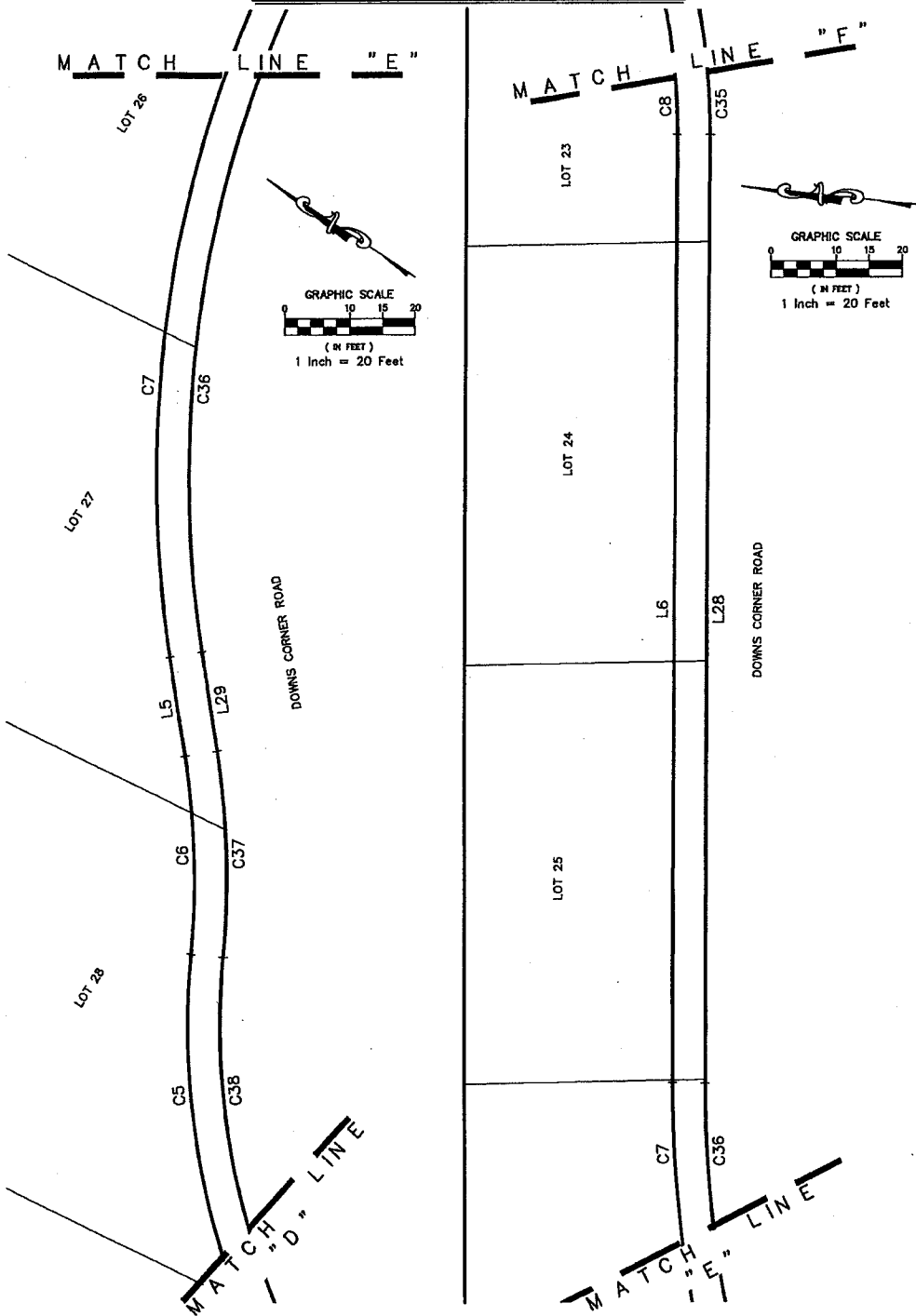
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**PARK PLACE - SJUCD EASEMENT 1**

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LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

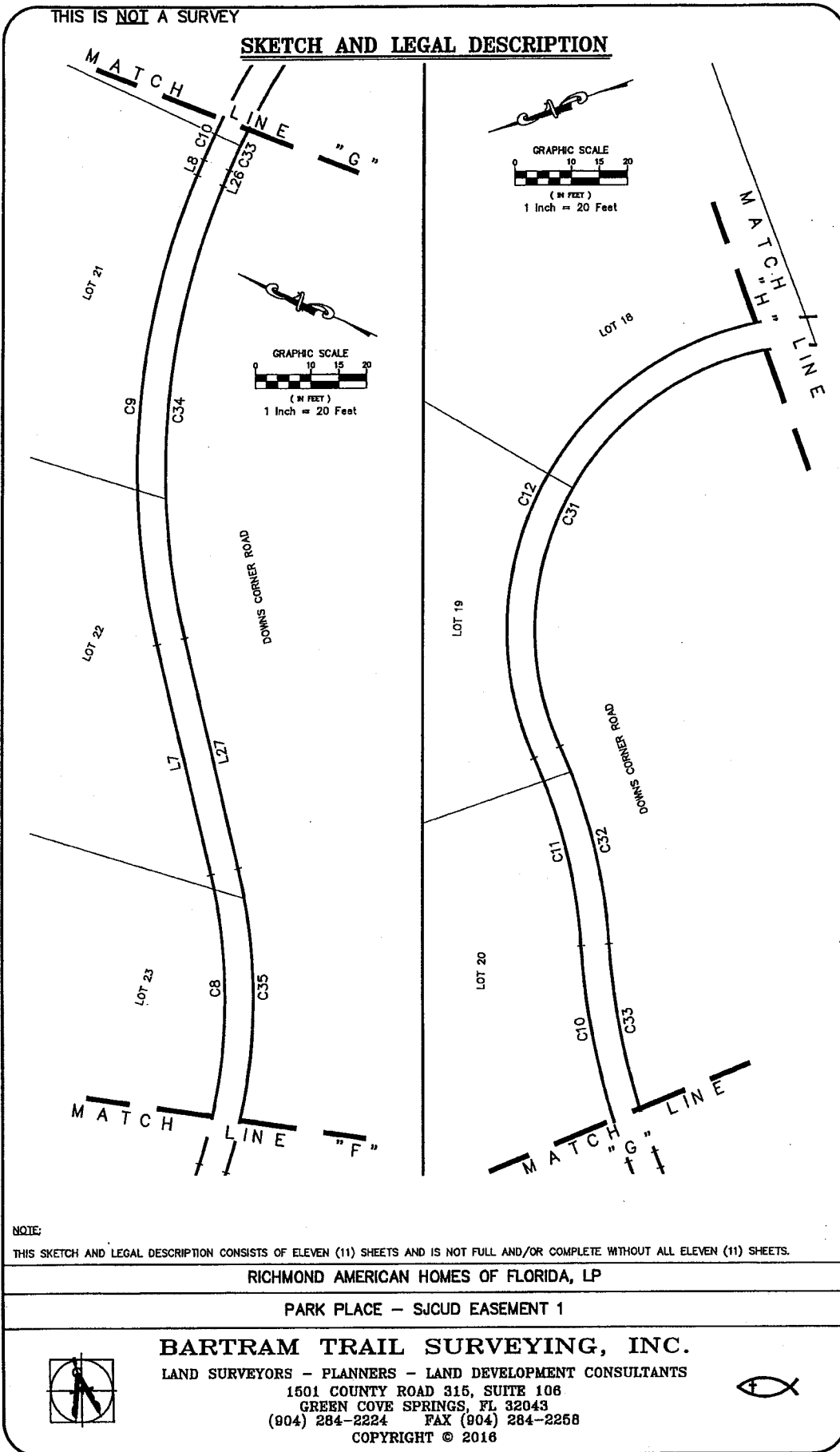
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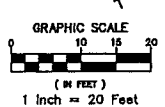
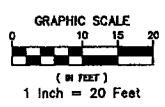
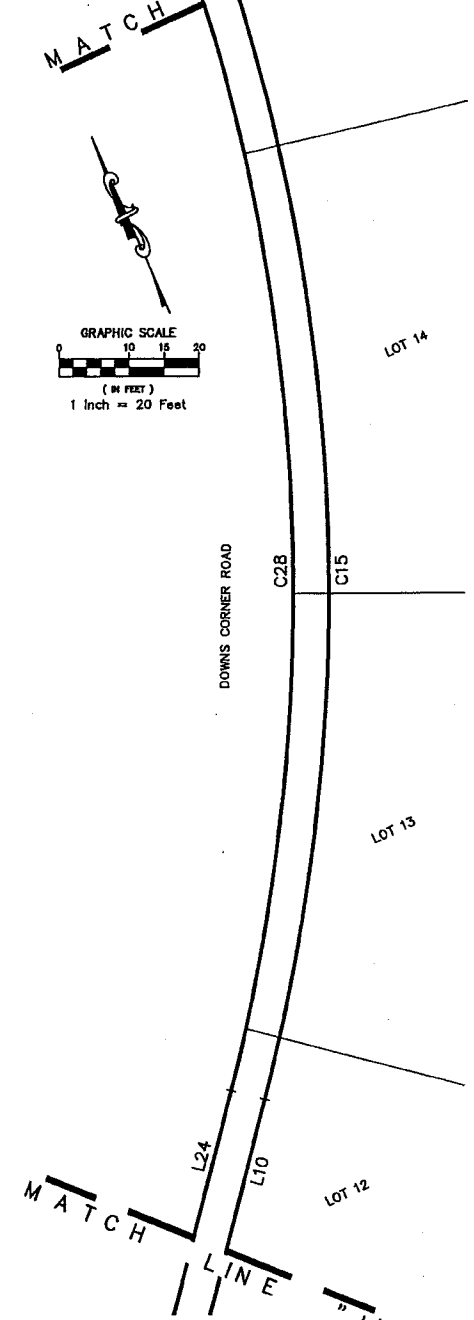
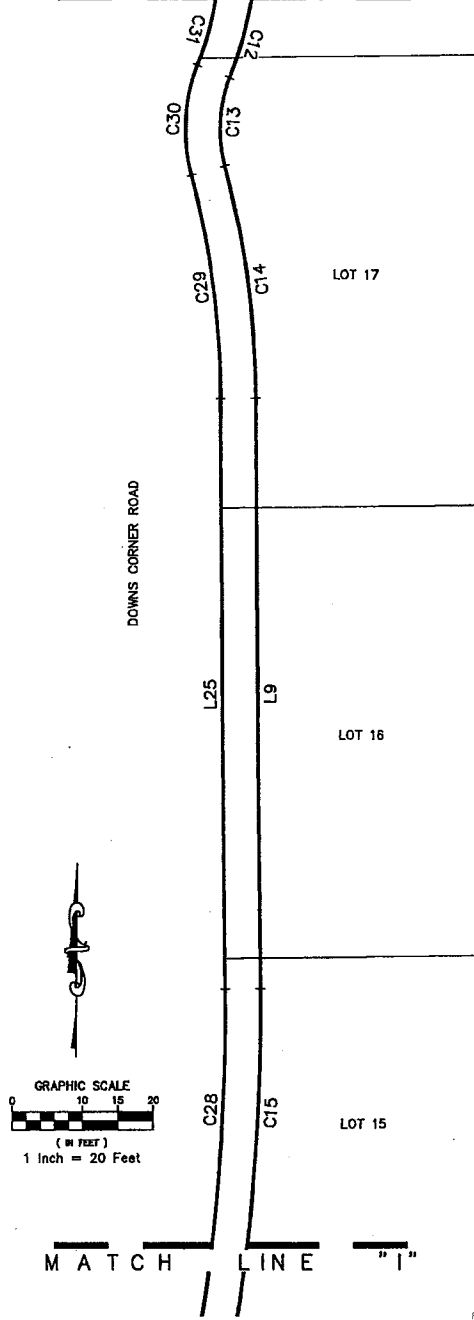
**SKETCH AND LEGAL DESCRIPTION**

MATCH LINE "H"

MATCH LINE "I"

DOWN'S CORNER ROAD

DOWN'S CORNER ROAD



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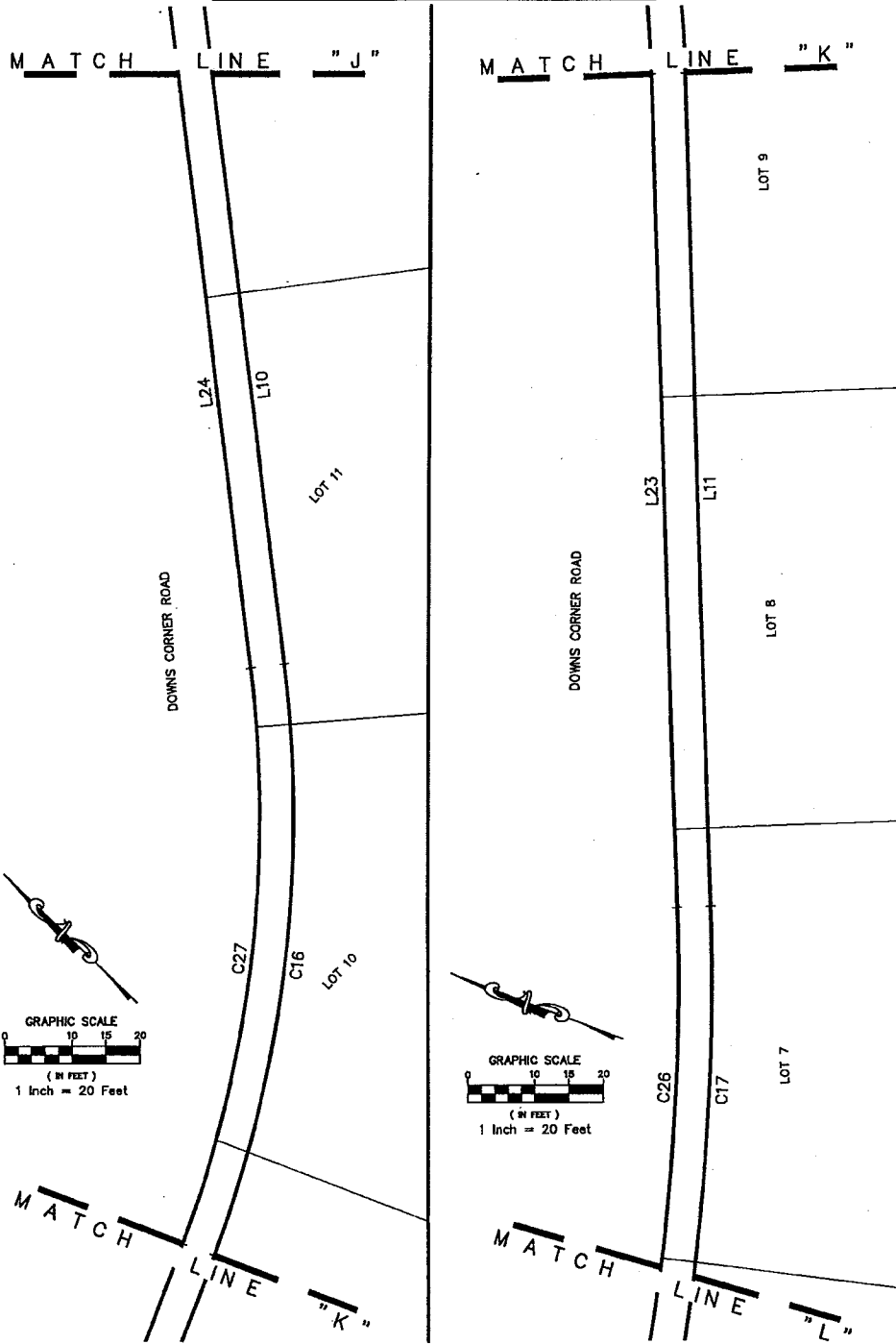
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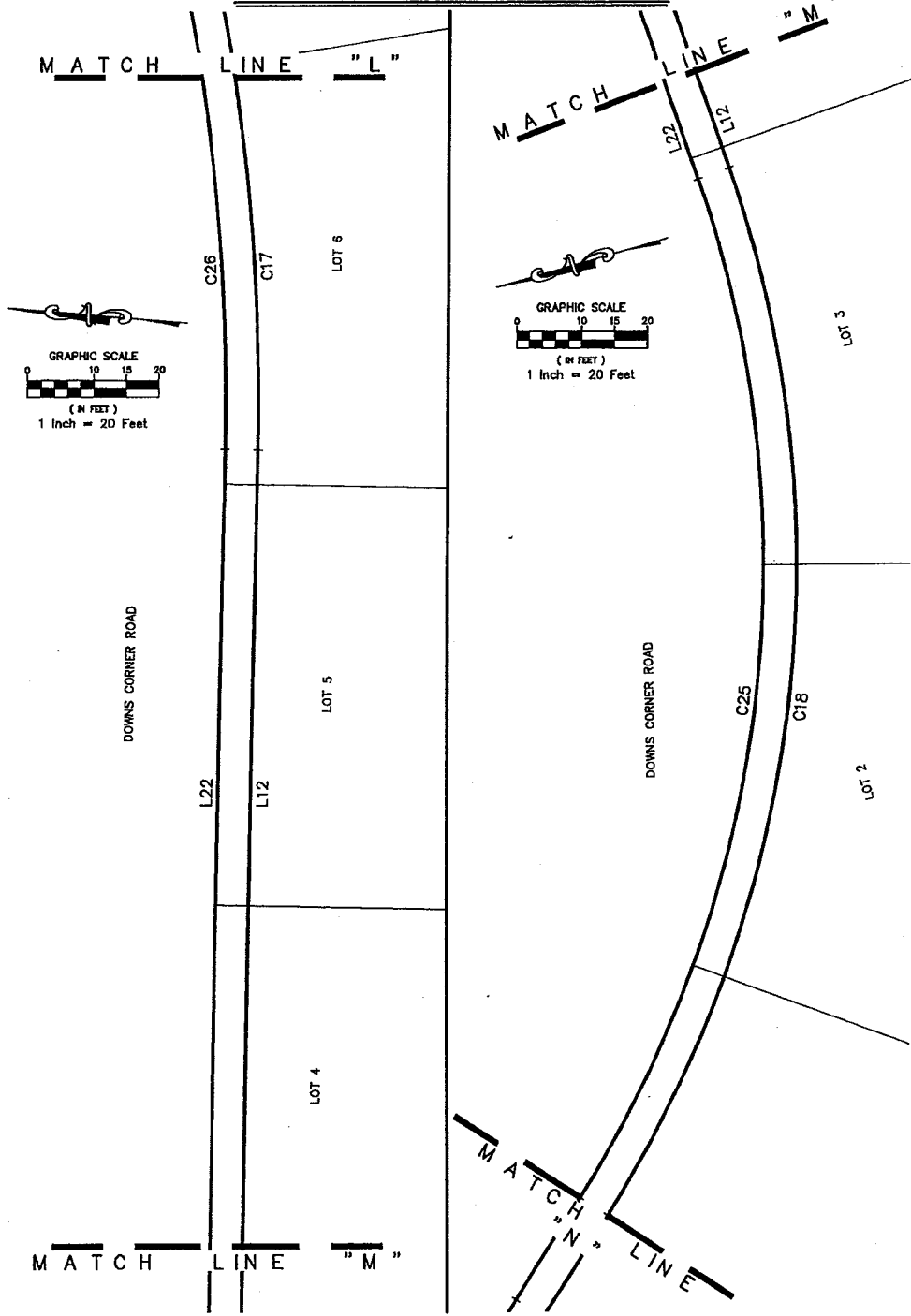
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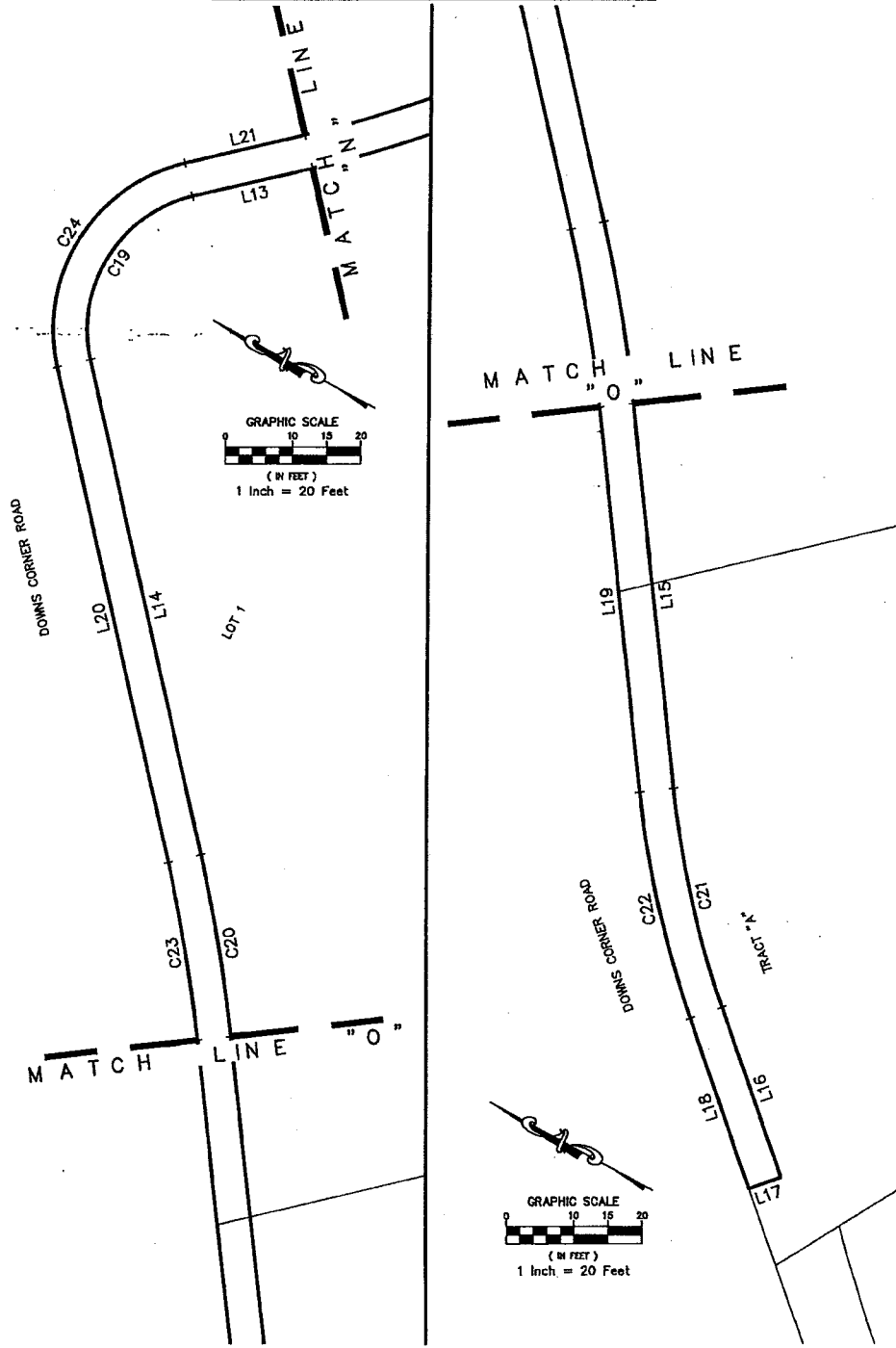
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**SKETCH AND LEGAL DESCRIPTION**



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Exhibit A (cont)

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Line Table		
Line #	Bearing	Distance
L1	N42°26'57"E	39.89'
L2	N55°28'30"E	151.15'
L3	N48°44'21"E	247.13'
L4	N14°04'57"W	16.83'
L5	N47°46'22"E	15.19'
L6	N83°55'20"E	143.79'
L7	N52°46'07"E	41.79'
L8	N88°40'01"E	3.01'
L9	S00°59'43"E	83.21'
L10	S38°56'41"W	109.30'
L11	S67°04'40"W	122.52'
L12	S86°19'45"W	135.44'
L13	N41°15'39"W	18.20'
L14	S48°44'21"W	74.37'
L15	S55°28'30"W	56.70'
L16	S42°26'57"W	26.32'
L17	N47°33'03"W	5.00'
L18	N42°26'57"E	26.32'
L19	N55°28'30"E	56.70'
L20	N48°44'21"E	74.37'
L21	S41°15'39"E	18.20'
L22	N86°19'45"E	135.44'
L23	N67°04'40"E	122.52'
L24	N38°56'41"E	109.30'
L25	N00°59'43"W	83.21'
L26	S88°40'01"W	3.01'
L27	S52°46'07"W	41.79'
L28	S83°55'20"W	143.79'
L29	S47°46'22"W	15.19'
L30	S14°04'57"E	16.83'
L31	S48°44'21"W	247.13'
L32	S55°28'30"W	151.15'
L33	S42°26'57"W	39.91'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	5599.58'	00°03'04"	5.00'	5.00'	N47°16'40"W
C2	155.00'	13°01'33"	35.24'	35.16'	N48°57'44"E
C3	170.00'	06°44'09"	19.99'	19.97'	N52°06'26"E
C4	70.00'	62°49'18"	76.75'	72.96'	N17°19'42"E
C5	115.00'	76°15'06"	153.05'	142.00'	N24°02'36"E
C6	120.00'	14°23'46"	30.15'	30.07'	N54°58'15"E
C7	180.00'	36°08'58"	113.57'	111.69'	N65°50'51"E
C8	95.00'	31°09'13"	51.65'	51.02'	N68°20'43"E
C9	135.00'	35°53'55"	84.58'	83.21'	N70°43'04"E
C10	130.00'	17°14'28"	39.12'	38.97'	S82°42'45"E
C11	95.00'	20°44'31"	34.39'	34.20'	S84°27'46"E
C12	55.00'	115°33'05"	110.92'	93.06'	S37°03'29"E
C13	20.00'	36°20'10"	12.68'	12.47'	S02°32'59"W
C14	130.00'	14°37'23"	33.18'	33.09'	S08°18'25"E
C15	280.00'	39°56'25"	195.18'	191.26'	S18°58'29"W
C16	180.00'	28°07'59"	88.38'	87.50'	S53°00'41"W
C17	330.00'	19°15'04"	110.88'	110.36'	S76°42'13"W
C18	180.00'	52°24'37"	164.65'	158.97'	N67°27'57"W
C19	20.00'	90°00'00"	31.42'	28.28'	N86°15'39"W
C20	230.00'	06°44'09"	27.04'	27.02'	S52°06'26"W
C21	145.00'	13°01'33"	32.96'	32.89'	S48°57'44"W
C22	150.00'	13°01'33"	34.10'	34.03'	N48°57'44"E
C23	225.00'	06°44'09"	26.45'	26.44'	N52°06'26"E
C24	25.00'	90°00'00"	39.27'	35.36'	S86°15'39"E
C25	175.00'	52°24'37"	160.08'	154.55'	S67°27'57"E
C26	325.00'	19°15'04"	109.20'	108.69'	N76°42'13"E
C27	175.00'	28°07'59"	85.93'	85.07'	N53°00'41"E
C28	275.00'	39°56'25"	191.70'	187.84'	N18°58'29"E
C29	125.00'	14°37'23"	31.90'	31.82'	N08°18'25"W
C30	25.00'	36°20'10"	15.85'	15.59'	N02°32'59"E
C31	50.00'	115°33'05"	100.84'	84.60'	N37°03'29"W
C32	100.00'	20°44'31"	36.20'	36.00'	N84°27'46"W
C33	125.00'	17°14'28"	37.61'	37.47'	N82°42'45"W
C34	130.00'	35°53'55"	81.45'	80.13'	S70°43'04"W
C35	100.00'	31°09'13"	54.37'	53.71'	S68°20'43"W
C36	175.00'	36°08'58"	110.41'	108.59'	S65°50'51"W
C37	125.00'	14°23'46"	31.41'	31.32'	S54°58'15"W
C38	110.00'	76°15'06"	146.39'	135.83'	S24°02'36"W
C39	75.00'	62°49'18"	82.23'	78.18'	S17°19'42"W
C40	175.00'	06°44'09"	20.57'	20.56'	S52°06'26"W
C41	150.00'	13°01'33"	34.10'	34.03'	S48°57'44"W

- LEGEND:
- LN --- DENOTES NUMBER
  - N --- DENOTES NORTH
  - S --- DENOTES SOUTH
  - E --- DENOTES EAST
  - W --- DENOTES WEST
  - LS --- DENOTES LICENSED BUSINESS
  - LS --- DENOTES LICENSED SURVEYOR
  - RLS --- DENOTES REGISTERED LAND SURVEYOR
  - P.S.M. --- DENOTES PROFESSIONAL SURVEYOR AND MAPPER
  - P.L.S. --- DENOTES PROFESSIONAL LAND SURVEYOR
  - L.L.C. --- DENOTES LIMITED LIABILITY COMPANY
  - INC --- DENOTES INCORPORATED
  - COMP. --- DENOTES CORPORATION
  - OR --- DENOTES OFFICIAL RECORDS BOOK
  - PG --- DENOTES PAGE
  - MB --- DENOTES MAP BOOK
  - FLA --- DENOTES FLORIDA
  - R/W --- DENOTES RIGHT-OF-WAY

NOTE:

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RICHMOND AMERICAN HOMES OF FLORIDA, LP

PARK PLACE - SJCUD EASEMENT 1

**BARTRAM TRAIL SURVEYING, INC.**

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 316, SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2258

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Exhibit A (cont)

THIS IS NOT A SURVEY

thirty-six (36) courses; (1) thence N42°26'57"E, for 26.32 feet to the point of curvature of a curve concave to the Southeast; (2) thence northeasterly along the arc of said curve, having a radius of 150.00 feet, a central angle of 13°01'33", an arc length of 34.10 feet and a chord bearing N48°57'44"E, for 34.03 feet to the point of tangency; (3) thence N55°28'30"E, for 56.70 feet to the point of curvature of a curve concave to the Northwest; (4) thence northeasterly along the arc of said curve, having a radius of 225.00 feet, a central angle of 06°44'09", an arc length of 26.45 feet and a chord bearing N52°06'26"E, for 26.44 feet to the point of tangency; (5) thence N48°44'21"E, for 74.37 feet to the point of curvature of a curve concave to the South; (6) thence southeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 90°00'00", an arc length of 39.27 feet and a chord bearing S86°15'39"E, for 35.36 feet to the point of tangency; (7) thence S41°15'39"E, for 18.20 feet to the point of curvature of a curve concave to the Northeast; (8) thence southeasterly along the arc of said curve, having a radius of 175.00 feet, a central angle of 52°24'37", an arc length of 160.08 feet and a chord bearing S67°27'57"E, for 154.55 feet to the point of tangency; (9) thence N86°19'45"E, for 135.44 feet to the point of curvature of a curve concave to the Northwest; (10) thence northeasterly along the arc of said curve, having a radius of 325.00 feet, a central angle of 19°15'04", an arc length of 109.20 feet and a chord bearing N76°42'13"E, for 108.69 feet to the point of tangency; (11) thence N67°04'40"E, for 122.52 feet to the point of curvature of a curve concave to the Northwest; (12) thence northeasterly along the arc of said curve, having a radius of 175.00 feet, a central angle of 28°07'59", an arc length of 85.93 feet and a chord bearing N53°00'41"E, for 85.07 feet to the point of tangency; (13) thence N38°56'41"E, for 109.30 feet to the point of curvature of a curve concave to the Northwest; (14) thence northeasterly along the arc of said curve, having a radius of 275.00 feet, a central angle of 39°56'25", an arc length of 191.70 feet and a chord bearing N18°58'29"E, for 187.84 feet to the point of tangency; (15) thence N00°59'43"W, for 83.21 feet to the point of curvature of a curve concave to the Southwest; (16) thence northeasterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 14°37'23", an arc length of 31.90 feet and a chord bearing N08°18'25"W, for 31.82 feet to the point of reverse curvature of a curve concave to the East; (17) thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 36°20'10", an arc length of 15.85 feet and a chord bearing N02°32'59"E, for 15.59 feet to the point of reverse curvature of a curve concave to the Southwest; (18) thence northwesterly along the arc of said curve, having a radius of 50.00 feet, a central angle of 115°33'05", an arc length of 100.84 feet and a chord bearing N37°03'29"W, for 84.60 feet to the point of reverse curvature of a curve concave to the Northeast; (19) thence northwesterly along the arc of said curve, having a radius of 100.00 feet, a central angle of 20°44'31", an arc length of 36.20 feet and a chord bearing N84°27'46"W, for 36.00 feet to the point of reverse curvature of a curve concave to the Southwest; (20) thence northwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 17°14'28", an arc length of 37.61 feet and a chord bearing N82°42'45"W, for 37.47 feet to the point of tangency; (21) thence S88°40'01"W, for 3.01 feet to the point of curvature of a curve concave to the Southeast; (22) thence southwesterly along the arc of said curve, having a radius of 130.00 feet, a central angle of 35°53'55", an arc length of 81.45 feet and a chord bearing S70°43'04"W, for 80.13 feet to the point of tangency; (23) thence S52°46'07"W, for 41.79 feet to the point of curvature of a curve concave to the Northwest; (24) thence southwesterly along the arc of said curve, having a radius of 100.00 feet, a central angle of 31°09'13", an arc length of 54.37 feet and a chord bearing S68°20'43"W, for 53.71 feet to the point of tangency; (25) thence S83°55'20"W, for 143.79 feet to the point of curvature of a curve concave to the Southeast; (26) thence southwesterly along the arc of said curve, having a radius of 175.00 feet, a central angle of 36°08'58", an arc length of 110.41 feet and a chord bearing S65°50'51"W, for 108.59 feet to the point of tangency; (27) thence S47°46'22"W, for 15.19 feet to the point of curvature of a curve concave to the Northwest; (28) thence southwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 14°23'46", an arc length of 31.41 feet and a chord bearing S54°58'15"W, for 31.32 feet to the point of reverse curvature of a curve concave to the Southeast; (29) thence southwesterly along the arc of said curve, having a radius of 110.00 feet, a central angle of 76°15'06", an arc length of 146.39 feet and a chord bearing S24°02'36"W, for 135.83 feet to the point of tangency; (30) thence S14°04'57"E, for 16.83 feet to the point of curvature of a curve concave to the Northwest; (31) thence southwesterly along the arc of said curve, having a radius of 75.00 feet, a central angle of 62°49'18", an arc length of 82.23 feet and a chord bearing S17°19'42"W, for 78.18 feet to the point of tangency; (32) thence S48°44'21"W, for 247.13 feet to the point of curvature of a curve concave to the Northwest; (33) thence southwesterly along the arc of said curve, having a radius of 175.00 feet, a central angle of 08°44'09", an arc length of 20.57 feet and a chord bearing S52°06'26"W, for 20.56 feet to the point of tangency; (34) thence S55°28'30"W, for 151.15 feet to the point of curvature of a curve concave to the Southeast; (35) thence southwesterly along the arc of said curve, having a radius of 150.00 feet, a central angle of 13°01'33", an arc length of 34.10 feet and a chord bearing S48°57'44"W, for 34.03 feet to the point of tangency; (36) thence S42°26'57"W, for 39.91 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 0.31 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

NOTE:

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF ELEVEN (11) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL ELEVEN (11) SHEETS.

RICHMOND AMERICAN HOMES OF FLORIDA, LP

PARK PLACE - SJUCD EASEMENT 1

**BARTRAM TRAIL SURVEYING, INC.**

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1601 COUNTY ROAD 316, SUITE 106  
GREEN COVE SPRINGS, FL 32043  
(904) 284-2224 FAX (904) 284-2258

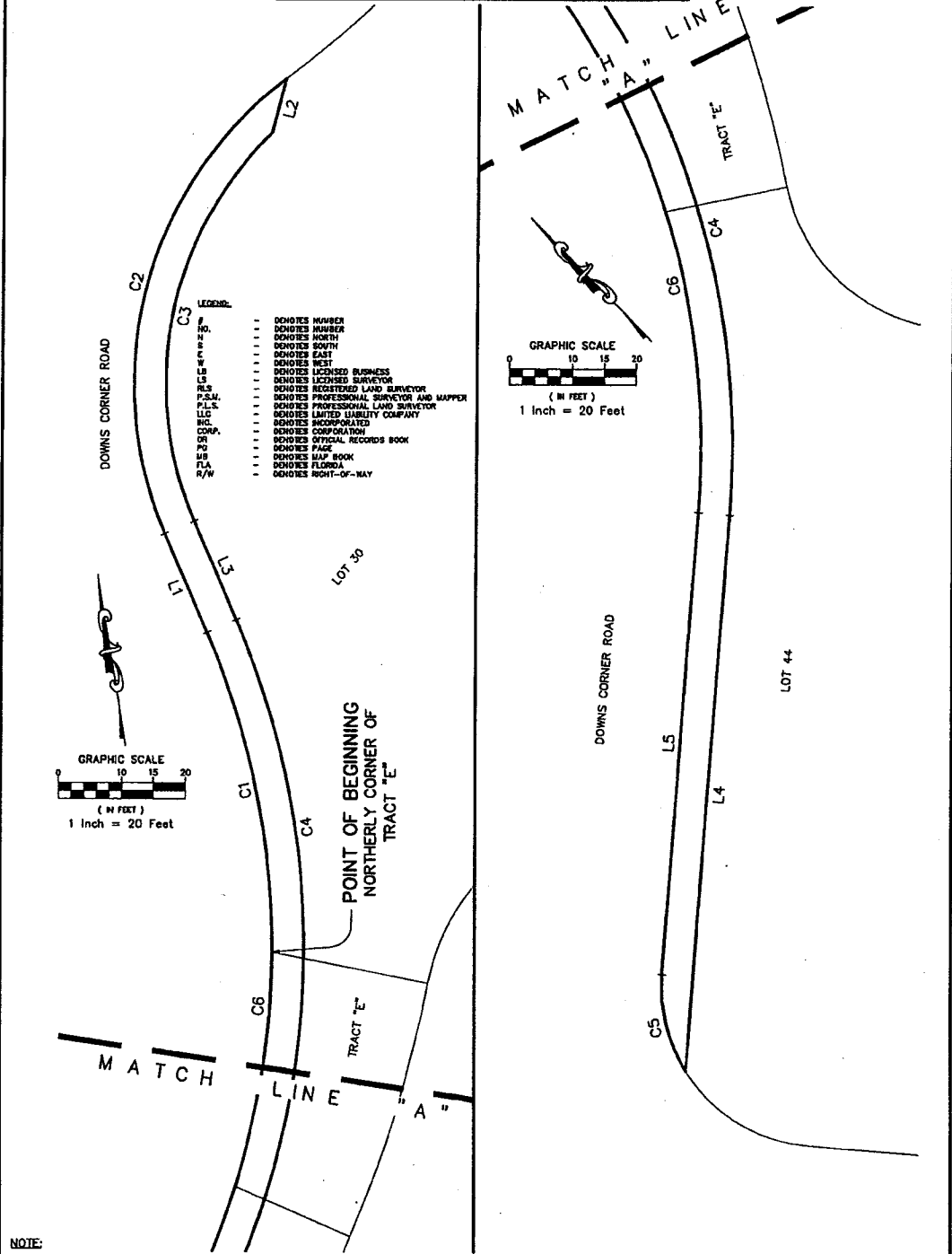
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THIS IS NOT A SURVEY

**SKETCH AND LEGAL DESCRIPTION**



NOTE:

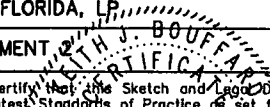
THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWO (2) SHEETS.

**RICHMOND AMERICAN HOMES OF FLORIDA, LP**  
**PARK PLACE - SJCUD EASEMENT**

SCALE 1" = 20'	DATE 09/30/16	DRAWN KJB	CALCED KJB	CHECKED KJB
JOB No. 132-13-154	SECTION 36	TOWNSHIP 6 SOUTH	RANGE 28 EAST	

I hereby certify that this Sketch and Legal Description complies with the latest Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original seal of a Florida licensed Surveyor and Mapper.

**BARTRAM TRAIL SURVEYING, INC.**  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1501 COUNTY ROAD 316, SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2258  
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**KEITH J. BOUFFARD**  
 PROFESSIONAL LAND SURVEYOR  
 STATE OF FLORIDA # L.S. 5172  
 CERTIFICATE OF AUTHORIZATION No. LB 6991

F:\PL13\RICHMOND PARK PLACE - SJCUD Sketch & Legal\132-13-154 Park Place - SJCUD Emnt 2.dwg

Exhibit A (cont)

**THIS IS NOT A SURVEY**

LEGAL DESCRIPTION: Park Place - SJCUD Easement No. 1

A strip of land being a portion of Lots 30 and 44 and Tract "E", according to the plat of Park Place, as recorded in Map Book 79, pages 27 through 35 of the Public Records of St. Johns County, Florida and lying within Section 36, Township 6 South, Range 28 East, St. Johns County, Florida and being more particularly described as follows:

BEGIN at the most northerly corner of said Tract "E", said point being on the easterly right-of-way line of Downs Corner Road, (a variable width right-of-way, as it is now established), according to said plat, said point also being on a curve concave to the Northwest; thence along said easterly right-of-way line, the following three (3) courses; (1) thence northwesterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 23°40'09", an arc length of 51.64 feet and a chord bearing N02°14'52"W, for 51.27 feet to the point of tangency; (2) thence N14°04'57"W, for 16.83 feet to the point of curvature of a curve concave to the Southeast; (3) thence northeasterly along the arc of said curve, having a radius of 60.00 feet, a central angle of 76°15'06", an arc length of 79.85 feet and a chord bearing N24°02'36"E, for 74.09 feet; thence S23°58'21"W, leaving said easterly right-of-way line, for 8.79 feet to the point of intersection with a curve concave to the Southeast; thence southwesterly along the arc of said curve, having a radius of 55.00 feet, a central angle of 69°02'09", an arc length of 66.27 feet and a chord bearing S20°26'08"W, for 62.33 feet to the point of tangency; thence S14°04'57"E, for 16.83 feet to the point of curvature of a curve concave to the Northwest; thence southwesterly along the arc of said curve, having a radius of 130.00 feet, a central angle of 62°49'18", an arc length of 142.54 feet and a chord bearing S17°19'42"W, for 135.50 feet to the point of tangency; thence S48°44'21"W, for 87.75 feet to the point of intersection with a curve concave to the Southeast, said point also being the point of intersection with aforesaid right-of-way line; thence along said right-of-way line, the following three (3) courses; (1) thence northeasterly along the arc of said curve, having a radius of 25.00 feet, a central angle of 36°52'12", an arc length of 16.09 feet and a chord bearing N30°18'15"E, for 15.81 feet to the point of tangency; (2) thence N48°44'21"E, for 72.75 feet to the point of curvature of a curve concave to the Northwest; (3) thence northeasterly along the arc of said curve, having a radius of 125.00 feet, a central angle of 39°09'09", an arc length of 85.42 feet and a chord bearing N29°09'47"E, for 83.77 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 1,564 square feet, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

Line Table		
Line #	Bearing	Distance
L1	N14°04'57"W	16.83'
L2	S23°58'21"W	8.79'
L3	S14°04'57"E	16.83'
L4	S48°44'21"W	87.75'
L5	N48°44'21"E	72.75'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	125.00'	23°40'09"	51.64'	51.27'	N02°14'53"W
C2	60.00'	76°15'06"	79.85'	74.09'	N24°02'36"E
C3	55.00'	69°02'09"	66.27'	62.33'	S20°26'08"W
C4	130.00'	62°49'18"	142.54'	135.50'	S17°19'42"W
C5	25.00'	36°52'12"	16.09'	15.81'	N30°18'15"E
C6	125.00'	39°09'09"	85.42'	83.77'	N29°09'47"E

**NOTE:**

THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL TWO (2) SHEETS.

**RICHMOND AMERICAN HOMES OF FLORIDA, LP**

**PARK PLACE - SJCUD EASEMENT 2**

**BARTRAM TRAIL SURVEYING, INC.**

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315, SUITE 106

GREEN COVE SPRINGS, FL 32043

(904) 284-2224 FAX (904) 284-2258

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EXHIBIT "B" TO RESOLUTION

Prepared by and return to:  
Richmond American Homes of Florida, LP  
1560 Wells Road, Building A, Suite 105  
Orange Park, Florida 32073

**SPECIAL WARRANTY DEED**  
(Tract L – Pump Station)

**THIS SPECIAL WARRANTY DEED**, dated 24 day of October, 2016 is by and from **RICHMOND AMERICAN HOMES OF FLORIDA, LP**, a Colorado Limited Partnership, whose address is 1560 Wells Road, Building A, Suite 105, Orange Park, Florida 32073, hereinafter called "Grantor" and **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. (Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, all that certain land situate in the County of St. Johns, State of Florida, being more particularly described as follows:

**Tract L (Lift Station) of Park Place, according to the map thereof as recorded in Map Book 79, Page 27, of the Public Records of St. Johns County, Florida**

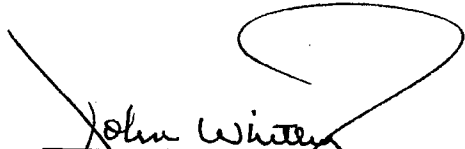
**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

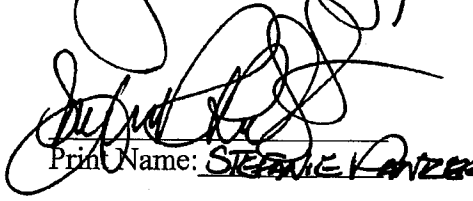
The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2015; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.


IN WITNESS WHEREOF, the Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered  
in our presence:

RICHMOND AMERICAN HOMES  
OF FLORIDA, LP, a Colorado  
Limited Partnership

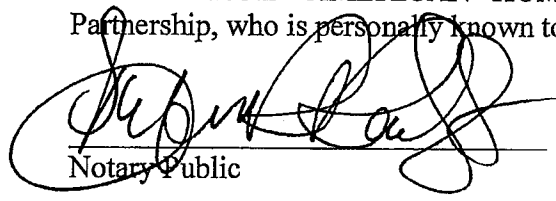
  
Print Name: John Whitley

  
Print Name: STEFANIE PANTZER-STEWART

By:   
Christopher M. Ward  
Its: Vice President-Land Acquisition  
(Jacksonville Division)

STATE OF FLORIDA  
COUNTY OF CLAY

The foregoing instrument was acknowledged before me this 24 day of October, 2016, by Christopher M. Ward, Vice President-Land Acquisition (Jacksonville Division) of RICHMOND AMERICAN HOMES OF FLORIDA, LP, a Colorado Limited Partnership, who is personally known to me.

  
Notary Public

My commission expires: 11/17/19



EXHIBIT "C" TO RESOLUTION



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for  
**PARK PLACE**

**RICHMOND AMERICAN HOMES OF FLORIDA, LP**, a Colorado Limited Partnership whose address is 1560 Wells Road, Building A, Suite 105, Orange Park, Florida 32073, (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 attached Exhibit "A", Schedule of Values for Park Place, plat of which is recorded in Plat Book 79 Page 27 of the Public Records of St. Johns County Florida

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 3 of October, 2016.

**WITNESS:**

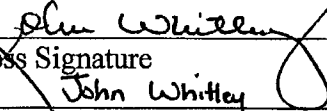
**OWNER: RICHMOND AMERICAN HOMES OF FLORIDA, LP**, a Colorado Limited Partnership

  
\_\_\_\_\_

Witness Signature  
STEFANIE PANTZER STEWART  
Print Witness Name

  
\_\_\_\_\_

By: Christopher M. Ward  
Its: Vice-President, Land Acquisition  
(Jacksonville Division)

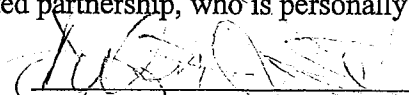
  
\_\_\_\_\_

Witness Signature  
John Whitley  
Print Witness Name

STATE OF FLORIDA  
COUNT OF CLAY

The foregoing instrument was acknowledged before me this 3 day of October, 2016, by Christopher M. Ward, Vice-President Land Acquisition (Jacksonville Division) of Richmond American Homes of Florida, LP, a Colorado limited partnership, who is personally known to me.



  
\_\_\_\_\_  
Notary Public



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Tomoka Forest  
 Contractor: DeMay, Inc.  
 Developer: Richmond American Homes of Florida, LP

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR11	LF	120	\$ 109.13	\$ 13,095.60
10" DR18 Blue	LF	20	\$ 32.28	\$ 645.60
8" DR18 Blue	LF	2380	\$ 20.92	\$ 49,789.60
6" DR18 Blue	LF	60	\$ 10.58	\$ 634.80
<b>Water Valves (Size and Type)</b>				
8" DI Valve	Ea	3	\$ 1,074.10	\$ 3,222.30
6" DI Valve	Ea	5	\$ 736.01	\$ 3,680.05
<b>Hydrants Assembly (Size and Type)</b>				
5-1/4 VO WB67 Hyd	Ea	5	\$ 2,309.08	\$ 11,545.40
<b>Sevices (Size and Type)</b>				
8x1 Single Service	Ea	17	\$ 582.44	\$ 9,901.48
8x1 Double Service	Ea	14	\$ 582.44	\$ 8,154.16
<b>Total Water System Cost</b>				<b>\$ 100,668.99</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Tomoka Forest  
 Contractor: DeMay, Inc.  
 Developer: Richmond American Homes of Florida, LP

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
3" SDR11	LF	760	\$ 17.67	\$ 13,429.20
<b>Sewer Valves (Size and Type)</b>				
3" DI VLV	Ea	1	\$ 579.89	\$ 579.89
Air release valve	Ea	1	\$ 6,678.75	\$ 6,678.75
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR26	LF	2143	\$ 26.18	\$ 56,103.74
<b>Laterals (Size and Type)</b>				
6" SDR35	EA	45	\$ 517.53	\$ 23,288.85
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA	4	\$ 2,788.82	\$ 11,155.28
6-8 foot deep	EA	6	\$ 3,175.24	\$ 19,051.44
8-10 foot deep	EA	5	\$ 4,357.80	\$ 21,789.00
10-12 foot deep	EA	1	\$ 6,323.07	\$ 6,323.07
> 12 foot deep				
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 55,000.00	\$ 55,000.00
Process Piping	Lump Sum	1	\$ 12,500.00	\$ 12,500.00
Process Structure	Lump Sum	1	\$ 40,000.00	\$ 40,000.00
Process Electrical Equipment	Lump Sum	1	\$ 15,000.00	\$ 15,000.00
Other Improvements	Lump Sum	1	\$ 26,100.00	\$ 26,100.00
<b>Total Sewer System Cost</b>				<b>\$ 306,999.22</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name: Tomoka Forest  
 Contractor: DeMay, Inc.  
 Developer: Richmond American Homes of Florida, LP

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
14" Steel Casing	LF	40	\$ 40.58	\$ 1,623.20
6" DR18 Purple	LF	500	\$ 11.20	\$ 5,600.00
4" DR18 Purple	LF	2180	\$ 10.08	\$ 21,974.40
<b>Reuse Valves (Size and Type)</b>				
6" DI Valve	Ea	2	\$ 732.37	\$ 1,464.74
4" DI Valve	Ea	1	\$ 573.22	\$ 573.22
<b>Hydrants (Size and Type)</b>				
<b>Services (Size and Type)</b>				
6x1 Single Service	Ea	1	\$ 302.31	\$ 302.31
4x1 Single Service	Ea	32	\$ 302.31	\$ 9,673.92
4x1 Double Service	Ea	6	\$ 302.31	\$ 1,813.86
<b>Total Reuse System Cost</b>				<b>\$ 43,025.65</b>



EXHIBIT "D" TO RESOLUTION

**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

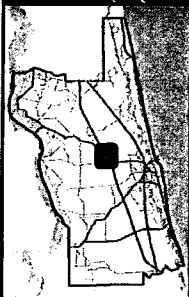
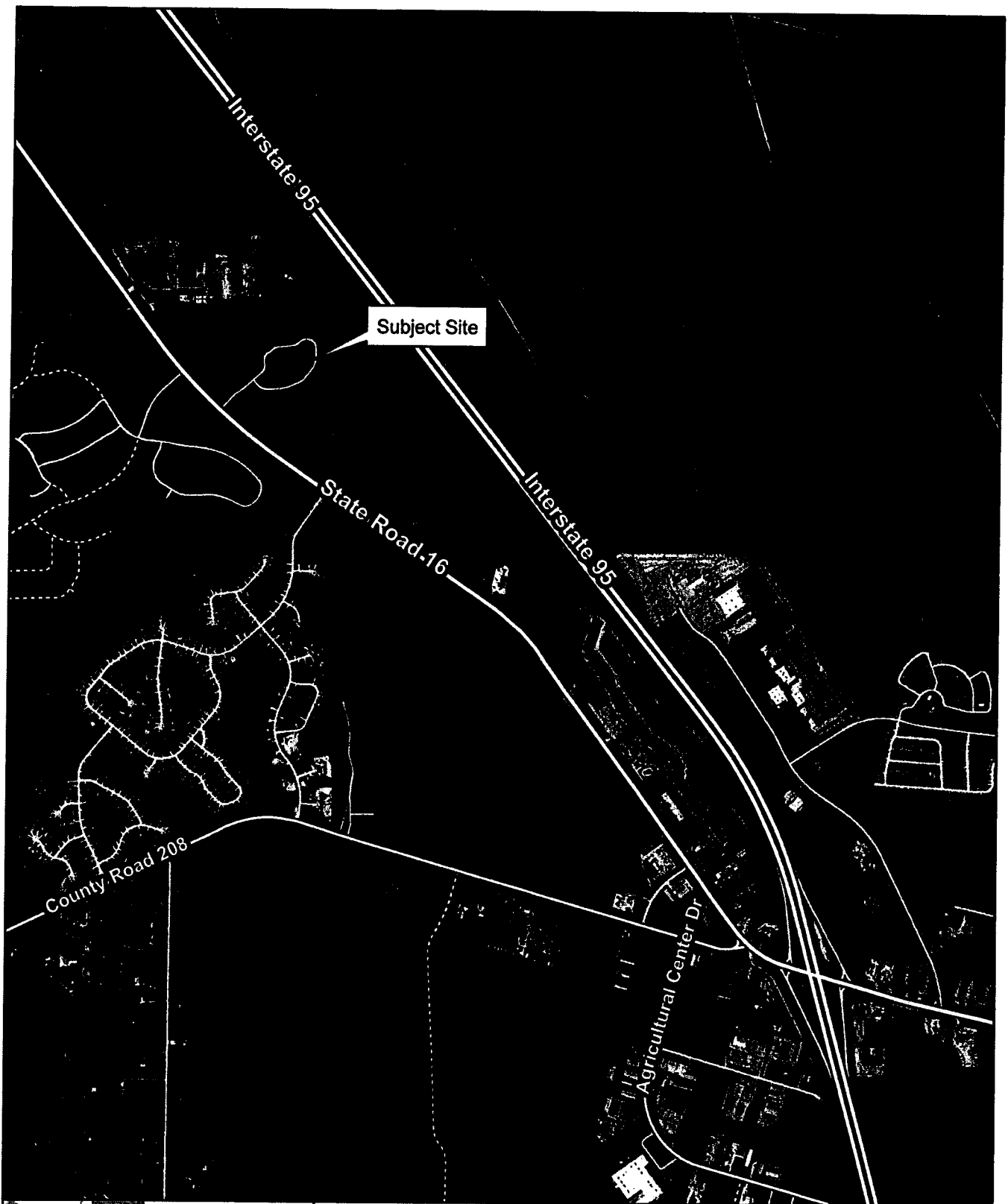
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Park Place (fka Tomoka Forest)  
DATE: January 4, 2017

Please present the Easement, Bill of Sale, Schedule of Values and Special Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Park Place (fka Tomoka Forest).

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.



  
 2013 Aerial Imagery  
 0 500 1,000  
 Feet  
 January 23, 2017

**Park Place**  
*Special Warranty Deed,  
 Easement for Utilities,  
 and 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 hereon.

