

RESOLUTION NO. 2017- 76

**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 ROADWAY DEDICATION OF AN EXTENSION OF CROSSWATER PARKWAY IN NOCATEE.**

**RECITALS**

**WHEREAS**, Tolomato Community Development District (the "CDD") will be dedicating to St. Johns County (the "County") by plat a certain roadway right-of-way that will be an extension to Crosswater Parkway in Nocatee; and

**WHEREAS**, in connection with the dedication of the roadway, the CDD and Sonoc Company, LLC have executed and presented to the County a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, over a portion of their adjacent property to provide offsite drainage and allowing the County to construct, maintain and operate all improvements necessary for such purposes; and

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

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above Recitals are incorporated into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Grant of Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the 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 of St. Johns County, Florida, this 7<sup>th</sup> day of March, 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 3/9/17



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

**GRANT OF EASEMENT**

**THIS EASEMENT** this 11<sup>th</sup> day of January, 2017, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, and **THE TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, whose address is 245 Nocatee Center Way, Ponte Vedra, Florida 32081, collectively, 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) *Till Whaley*  
(print) Till Whaley  
(sign) *Arden Tomczak*  
(print) ARDEN TOMCZAK

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

STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 11 day of January, 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.

*Tina E Miller*  
print TINA E MILLER

NOTARY PUBLIC  
My commission expires \_\_\_\_\_



Signed and Sealed in Our  
Presence as Witnesses:

GRANTOR:

**TOLOMATO COMMUNITY  
DEVELOPMENT DISTRICT,**  
a local unit of special-purpose government  
established pursuant to Chapter 190, Florida  
Statutes

(sign) *Jill Whalen*  
(print) Jill Whalen

(sign) *R. Ray*  
Richard T. Ray  
Chairman

(sign) *Arden Tomceak*  
(print) ARDEN TOMCEAK

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 2017,  
by Richard T. Ray, the Chairman of the **TOLOMATO COMMUNITY  
DEVELOPMENT DISTRICT**, a local unit of special-purpose government established  
pursuant to Chapter 190, Florida Statutes, on behalf of the District. He is (check one)  
 personally known to me or  has \_\_\_\_\_ as identification.

*Tina E Miller*  
print TINA 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 11<sup>th</sup> day of January, 2017.

Signed, sealed and delivered  
in the presence of:

**MORTGAGEE**

**U.S. BANK NATIONAL ASSOCIATION**

By: Tolomato Community Development  
District, as Authorized Agent

(sign) Jill Whaley  
(print) Jill Whaley

By: Richard T. Ray  
Richard T. Ray  
Chairman

(sign) Arden Tomczak  
(print) ARDEN TOMCZAK

**STATE OF FLORIDA  
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 11<sup>th</sup> day of January, 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.

Tina E Miller TINA E Miller  
Notary Public, State of Florida at Large  
My Commission Expires:





ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

June 22, 2016  
Crosswater Parkway Extension

Work Order No. 15-172.00  
File No. 123J-29.00E

### Drainage Easement

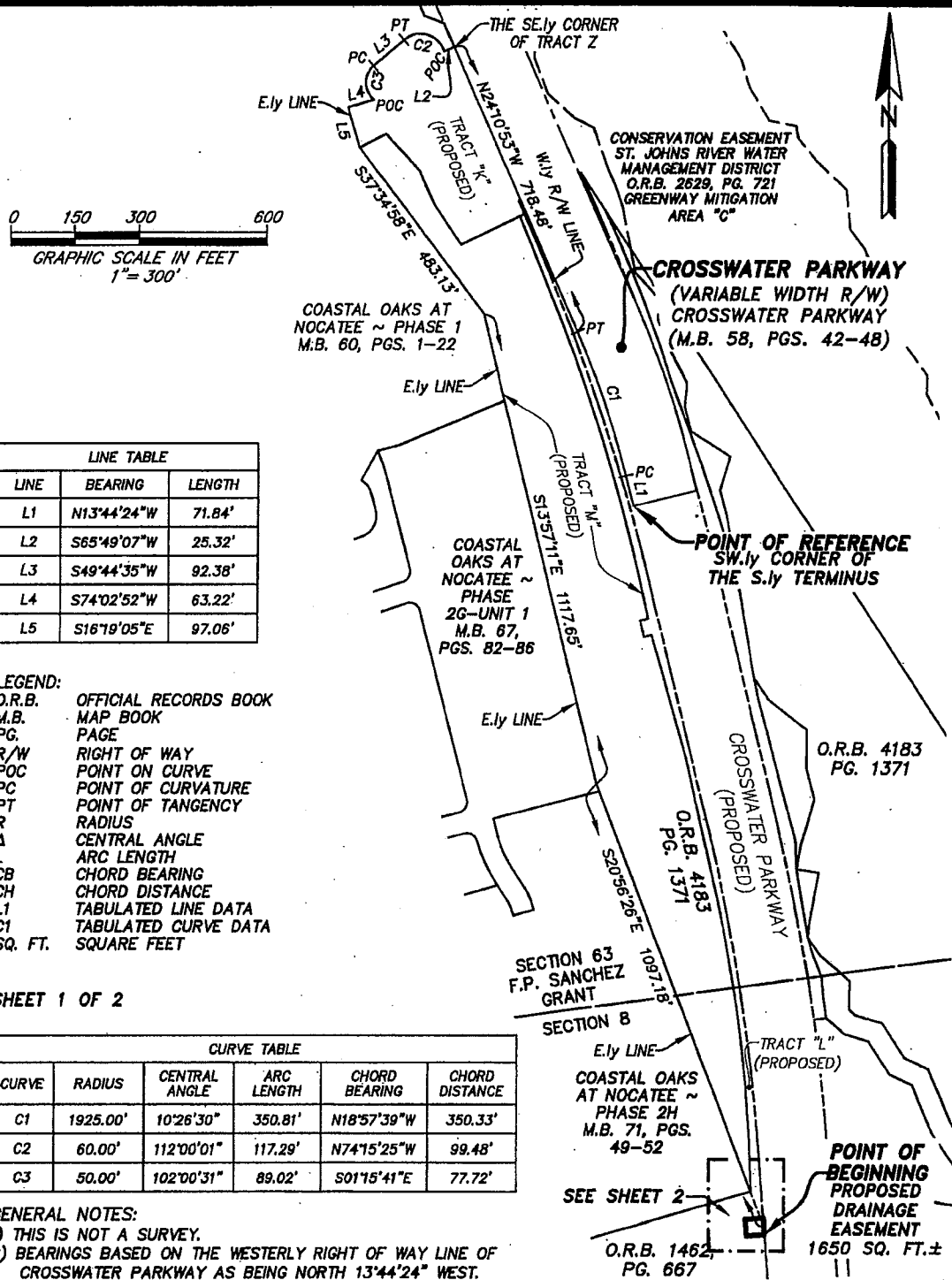
A portion of Section 8, Township 5 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 and Official Records Book 4183, page 1371, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of the Southerly terminus of Crosswater Parkway, a variable width right of way as depicted on Crosswater Parkway, a plat recorded in Map Book 58, pages 42 through 48 of the Public Records of said county; thence Northerly, along the Westerly right of way line of said Crosswater Parkway, the following 3 courses: Course 1, thence North  $13^{\circ}44'24''$  West, 71.84 feet to the point of curvature of a curve concave Westerly having a radius of 1925.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of  $10^{\circ}26'30''$ , an arc length of 350.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}57'39''$  West, 350.33 feet; Course 3, thence North  $24^{\circ}10'53''$  West, 718.48 feet to the Southeasterly corner of Tract Z, as depicted on Coastal Oaks at Nocatee ~ Phase 1, a plat recorded in Map Book 60, pages 1 through 22, of the Public Records of said county; thence Southerly along the Easterly line of said plat, the following 7 courses: Course 1, thence South  $65^{\circ}49'07''$  West, departing said Westerly right of way line, 25.32 feet to a point on a curve concave Southerly having a radius of 60.00 feet; Course 2, thence Westerly along the arc of said curve, through a central angle of  $112^{\circ}00'01''$ , an arc length of 117.29 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $74^{\circ}15'25''$  West, 99.48 feet; Course 3, thence South  $49^{\circ}44'35''$  West, 92.38 feet to the point of curvature of a curve concave Easterly having a radius of 50.00 feet; Course 4, thence Southerly along the arc of said curve, through a central angle of  $102^{\circ}00'31''$ , an arc length of 89.02 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $01^{\circ}15'41''$  East, 77.72 feet; Course 5, thence South  $74^{\circ}02'52''$  West, 63.22 feet; Course 6, thence South  $16^{\circ}19'05''$  East, 97.06 feet; Course 7, thence South  $37^{\circ}34'58''$  East, 483.13 feet; thence South  $13^{\circ}57'11''$  East, continuing along said Easterly line of Coastal Oaks at Nocatee ~ Phase 1 and along the Easterly line of Coastal Oaks at Nocatee ~ Phase 2G-Unit 1, a plat recorded in Map Book 67, pages 82 through 86, of said Public Records, 1117.65 feet; thence South  $20^{\circ}56'26''$  East, continuing along said Easterly line of Coastal Oaks at Nocatee ~ Phase 2G-Unit 1, along the Easterly line of Coastal Oaks at Nocatee ~ Phase 2H, a plat recorded in Map Book 71, pages 49 through 52, of said Public Records, and its Southerly prolongation, 1097.18 feet; thence South  $04^{\circ}18'51''$  East, 18.94 feet to the Point of Beginning.

From said Point of Beginning, thence South  $85^{\circ}41'10''$  West, 42.40 feet; thence North  $04^{\circ}18'50''$  West, 38.92 feet; thence North  $85^{\circ}41'10''$  East, 42.40 feet; thence South  $04^{\circ}18'51''$  East, 38.92 feet to the Point of Beginning.

Containing 1650 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 8, 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 AND OFFICIAL RECORDS BOOK 4183,  
PAGE 1371 OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



| LINE TABLE |             |        |
|------------|-------------|--------|
| LINE       | BEARING     | LENGTH |
| L1         | N13°44'24"W | 71.84' |
| L2         | S65°49'07"W | 25.32' |
| L3         | S49°44'35"W | 92.38' |
| L4         | S74°02'52"W | 63.22' |
| L5         | S16°19'05"E | 97.06' |

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
  - M.B. MAP 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
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA
  - SQ. FT. SQUARE FEET

SHEET 1 OF 2

| CURVE TABLE |          |               |            |               |                |
|-------------|----------|---------------|------------|---------------|----------------|
| CURVE       | RADIUS   | CENTRAL ANGLE | ARC LENGTH | CHORD BEARING | CHORD DISTANCE |
| C1          | 1925.00' | 10°26'30"     | 350.81'    | N18°57'39"W   | 350.33'        |
| C2          | 60.00'   | 112°00'01"    | 117.29'    | N74°15'25"W   | 99.48'         |
| C3          | 50.00'   | 102°00'31"    | 89.02'     | S01°15'41"E   | 77.72'         |

- GENERAL NOTES:**
- THIS IS NOT A SURVEY.
  - BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF CROSSWATER PARKWAY AS BEING NORTH 13°44'24" WEST.



**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

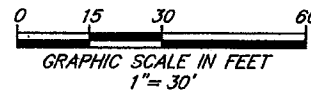
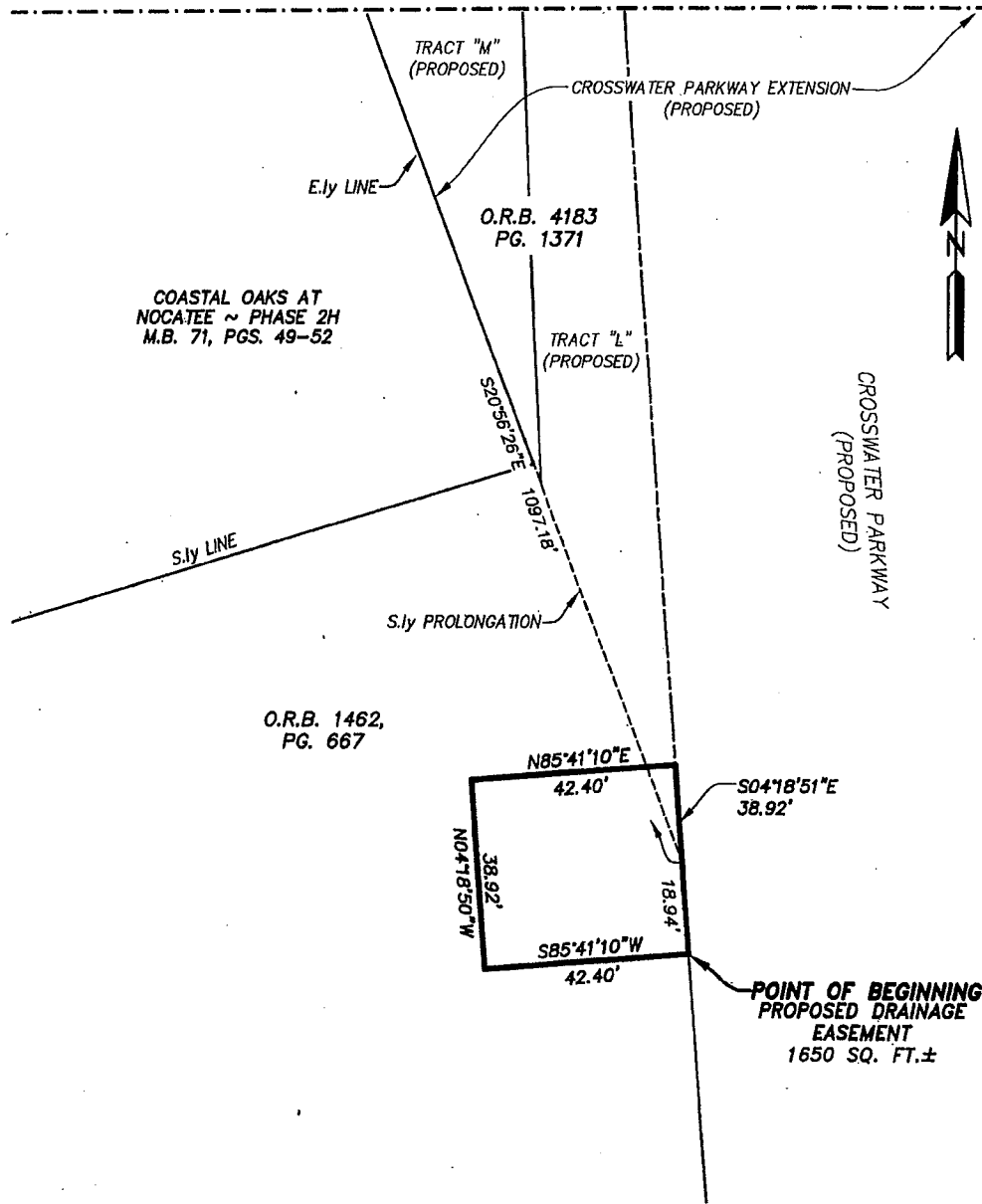
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SCALE: 1"=300'  
 DATE: JUNE 22, 2016

A PORTION OF SECTION 8, 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 AND OFFICIAL RECORDS BOOK 4183, PAGE 1371 OF THE PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 1



LEGEND:  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY

SHEET 2 OF 2  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
ROBERT M. ANGAS ASSOCIATES, INC.  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32268 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3924



ROBERT M. ANGAS ASSOCIATES, INC.

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14775 Old St. Augustine Road • Jacksonville, Florida 32258

June 21, 2016  
Crosswater Village Phase 1

Work Order No. 16-074.00  
File No. 123N-02.00C

### 50' Drainage Easement

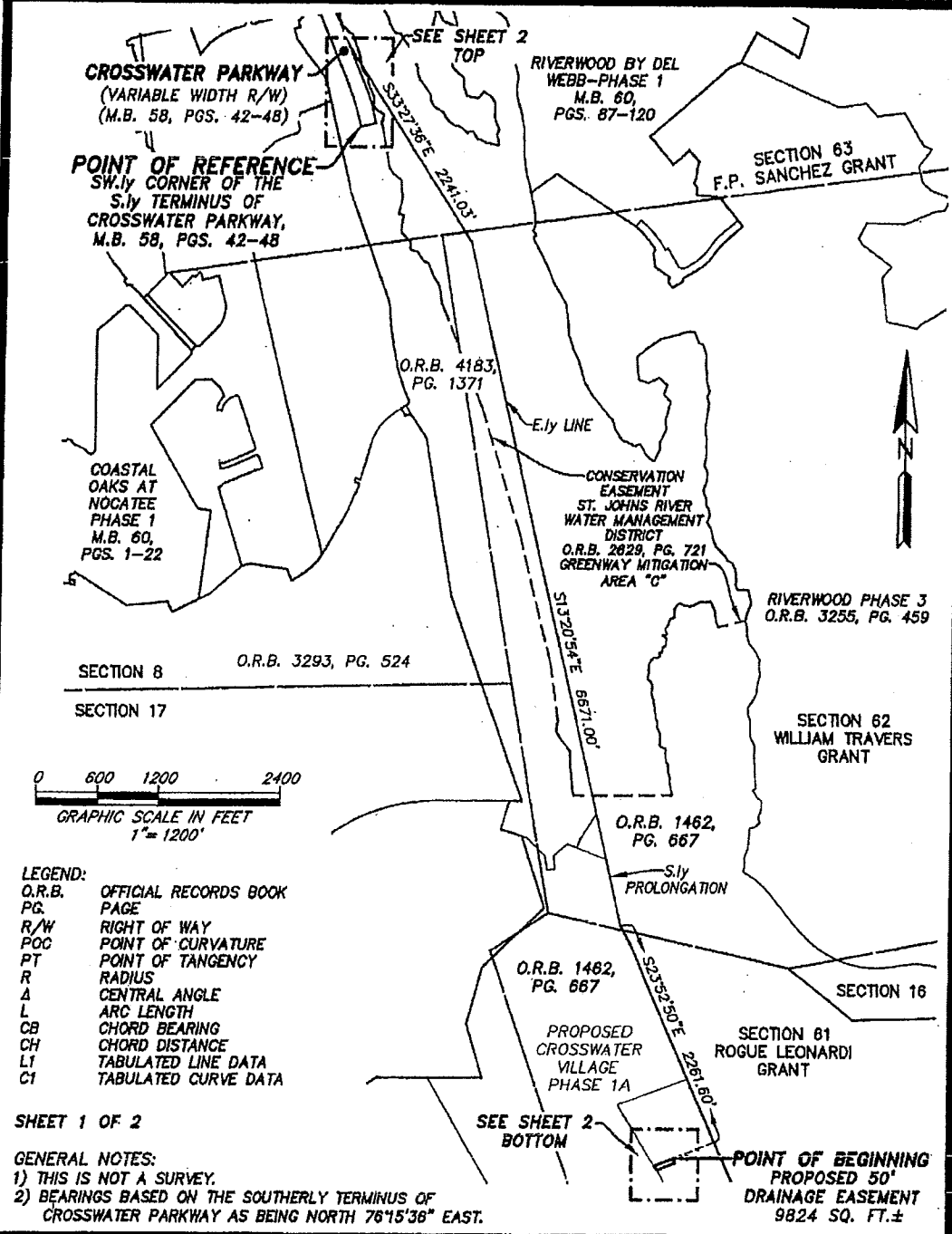
A portion of Section 61 of the Rogue Leonardi Grant, Township 5 South, Range 29 East, St Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of the Southerly terminus of Crosswater Parkway, a variable width right of way as depicted on Crosswater Parkway, a plat recorded in Map Book 58, pages 42 through 48 of said Public Records; thence North  $76^{\circ}15'36''$  East, along said Southerly terminus, 150.00 feet to the Southeasterly corner of said Crosswater Parkway; thence Northerly along the Easterly right of way line of said Crosswater Parkway the following 3 courses: Course 1, thence North  $13^{\circ}44'24''$  West, 71.84 feet to the point of curvature of a curve concave Westerly having a radius of 2075.00 feet; Course 2, thence Northerly along the arc of said curve, through a central angle of  $10^{\circ}26'30''$ , an arc length of 378.15 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $18^{\circ}57'39''$  West, 377.62 feet; Course 3, thence North  $24^{\circ}10'53''$  West, 331.61 feet to a point lying on the Northerly line of those lands described and recorded in Official Records Book 4183, page 1371, of said Public Records; thence North  $65^{\circ}49'07''$  East, departing said Easterly right of way line and along said Northerly line, 5.00 feet to the Northeasterly corner thereof; thence South  $33^{\circ}27'36''$  East, along the Easterly line of last said lands, 2241.03 feet; thence South  $13^{\circ}20'54''$  East, continuing along said Easterly line and its Southerly prolongation, 6671.00 feet; thence South  $23^{\circ}52'50''$  East, 2261.60 feet; thence South  $68^{\circ}06'55''$  West, 416.37 feet to the Point of Beginning.


From said Point of Beginning, thence South  $09^{\circ}14'15''$  East, 51.24 feet; thence South  $68^{\circ}06'55''$  West, 186.43 feet; thence North  $31^{\circ}54'47''$  West, 50.78 feet; thence North  $68^{\circ}06'55''$  East, 206.49 feet to the Point of Beginning.

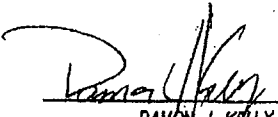
Containing 9824 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 61 OF THE ROGUE LEONARDI 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.**



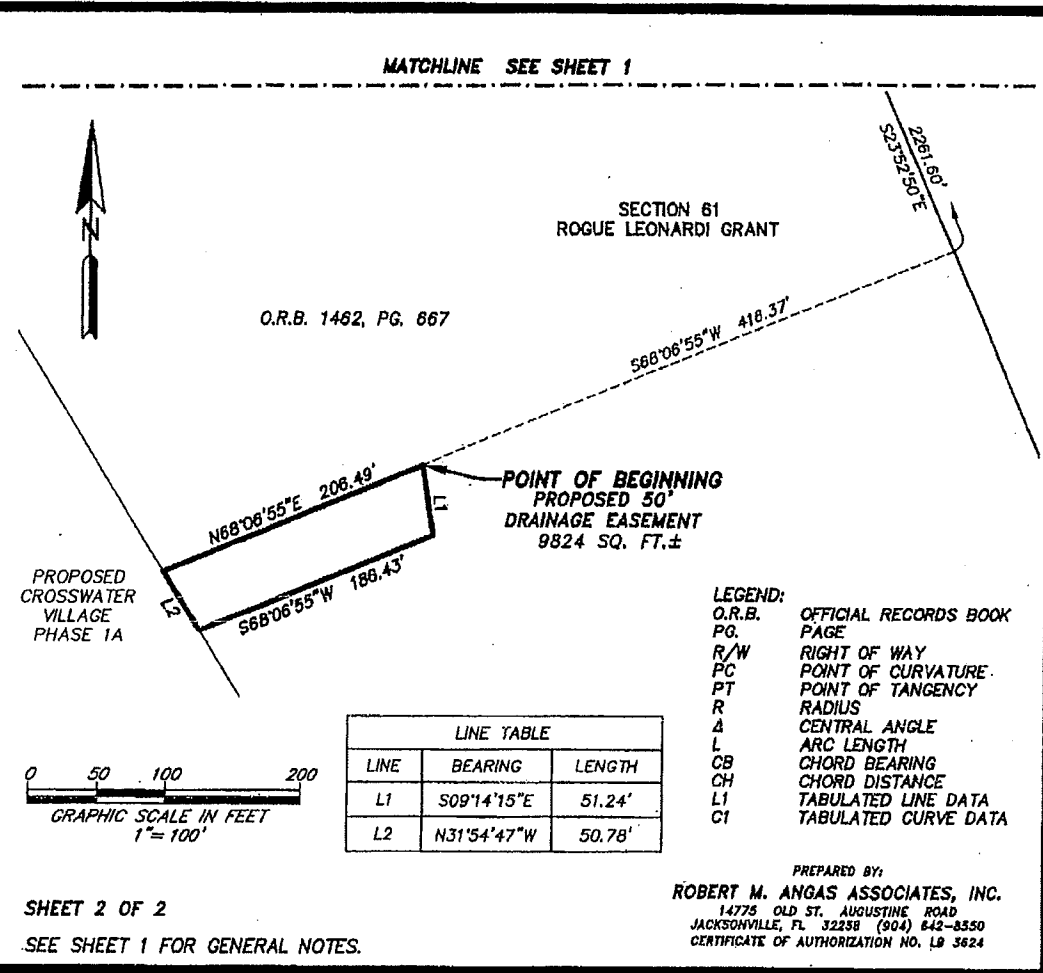
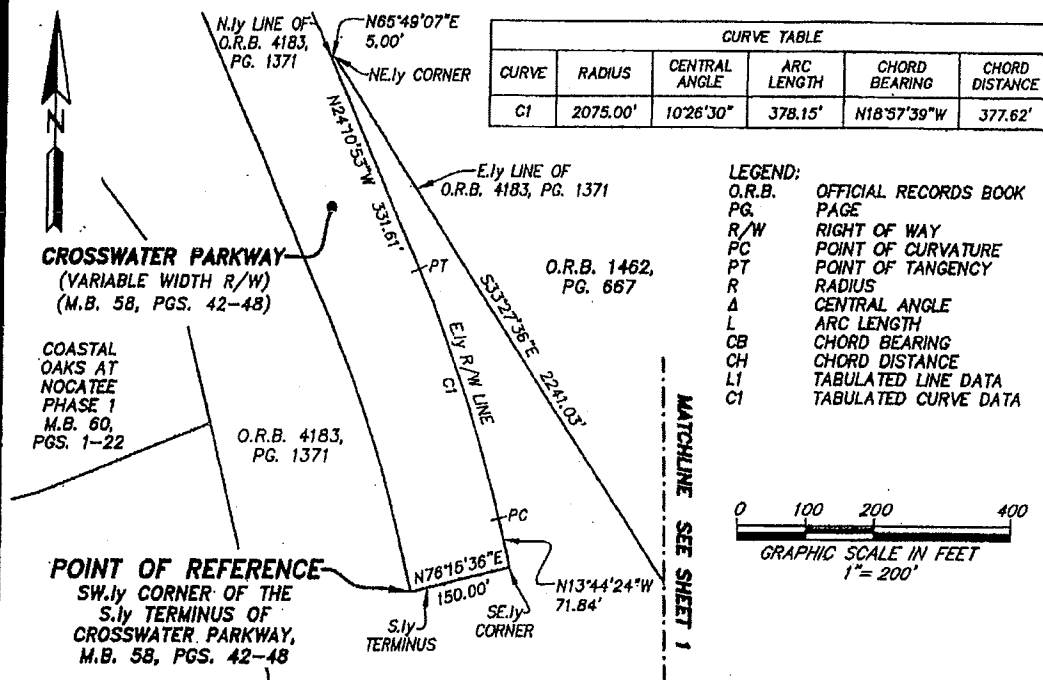
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

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

SCALE: 1"=1200'  
 DATE: JUNE 20, 2018

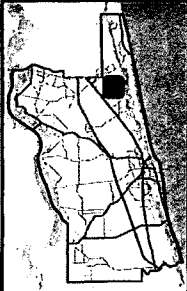
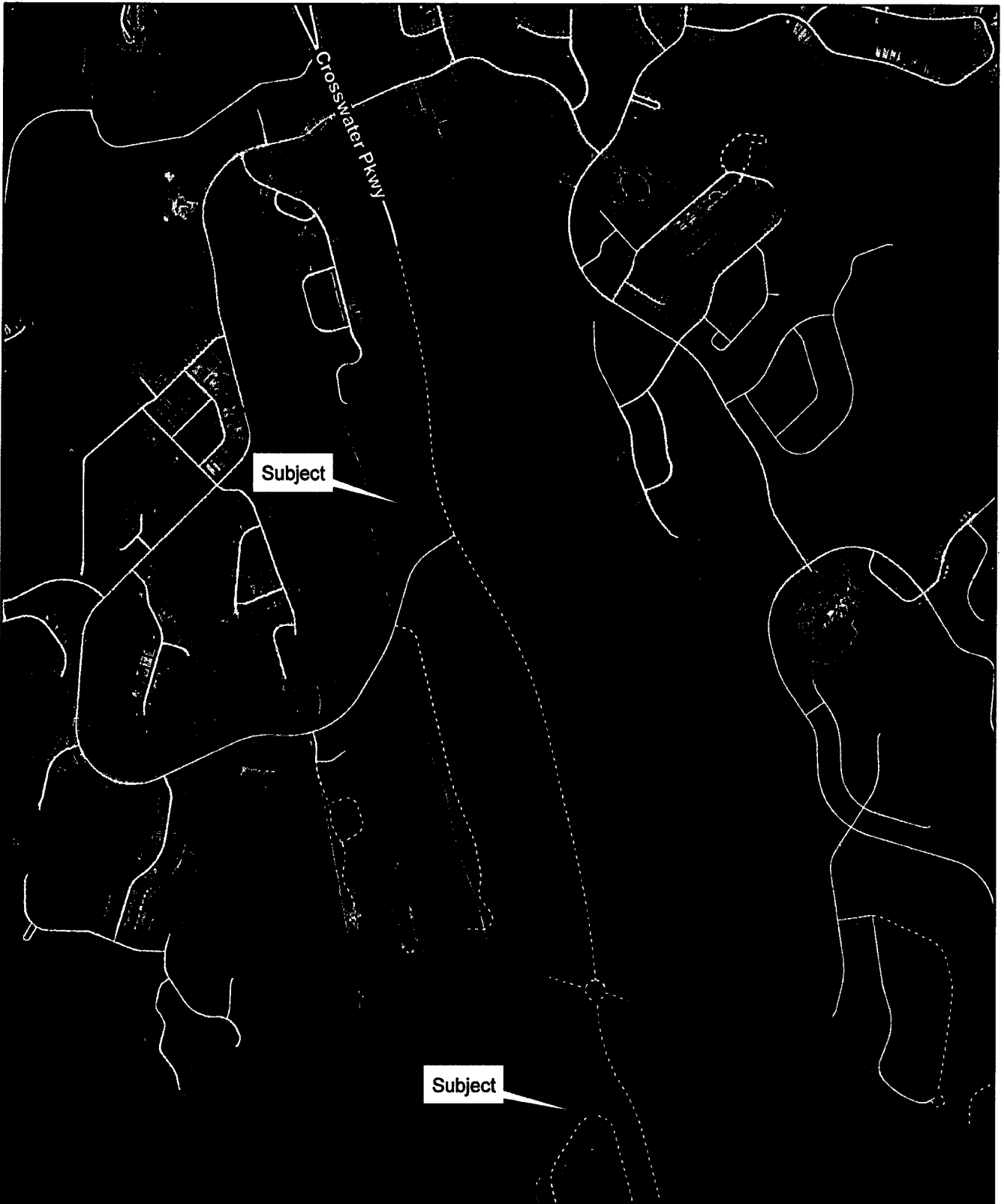
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DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462,  
PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY.



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ROBERT M. ANGAS ASSOCIATES, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. L9 3624



2013 Aerial Imagery  
015800  
Feet  
February 9, 2017

Grant of Easement  
Offsite Drainage

*Crosswater Parkway*

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.

