

RESOLUTION NO. 2018- 45

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR ACCESS AND UTILITIES FOR A WATER METER TO SERVE SHORES LIQUORS LOCATED OFF STATE ROAD 16 AND KENTON MORRISON ROAD.

RECITALS

WHEREAS, SR-16 Property Holdings, Inc., a Florida corporation, has executed and presented to the County an Easement for Access and Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for a water meter to serve Shores Liquors located off State Road 16 and Kenton Morrison Road; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit "B," incorporated by reference and made a part hereof.

WHEREAS, it is in the best interest of the County to accept the Easement for the health, safety and welfare of the 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 by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described Easement for Access and Utilities, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener 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 Court is instructed to record the original Easement for Access and Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 20 day of February, 2018.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman
Deputy Clerk

RENDITION DATE 2/21/18

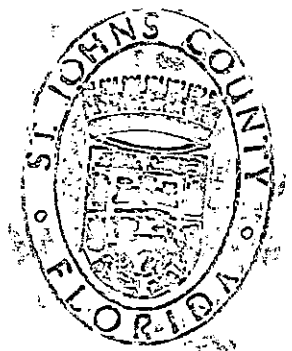


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 15 day of NOVEMBER, 2017
by SR-16 PROPERTY HOLDINGS, INC. with an address of
2775 KENTON MOREISON RD ST AUG, FL 32084 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 meters 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. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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:

[Handwritten Signature]

Witness Signature

Michael D. Francis

Print Name

[Handwritten Signature]

Witness Signature

Tracy Burch

Print Name

By: _____

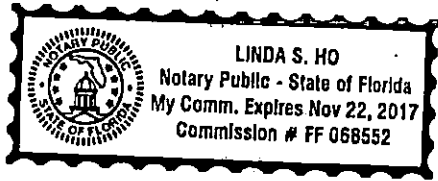
[Handwritten Signature]

Print Name: REEKEE PATEL

Its: OWNER

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 17th day of November, 2017, by Reekke Patel who is personally known to me or has produced Florida Drivers License as identification.



[Handwritten Signature]
Notary Public Linda S. Ho

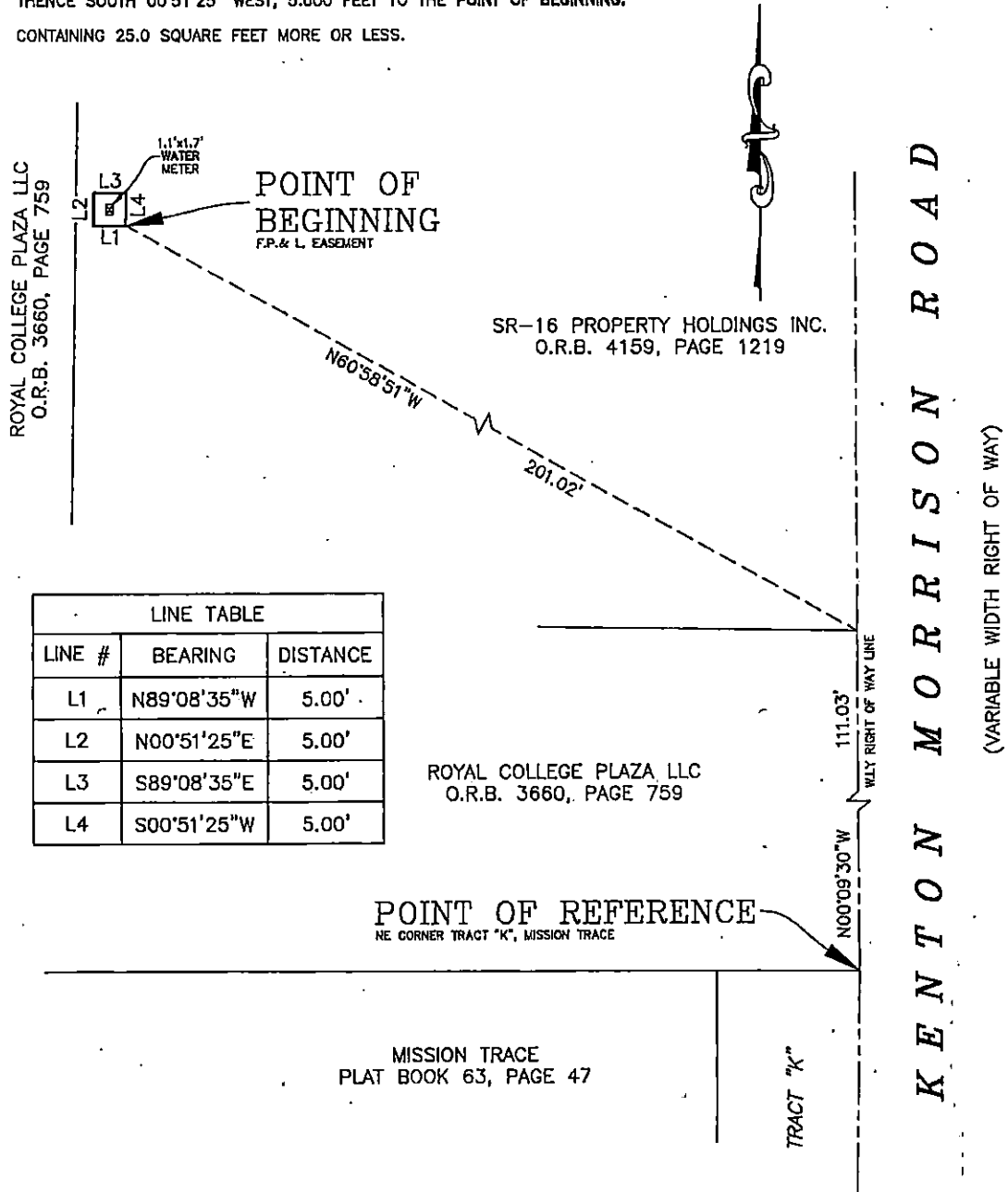
EXHIBIT "A" TO EASEMENT FOR UTILITIES

MAP SHOWING SKETCH & DESCRIPTION OF

A PORTION OF SECTION 10, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF TRACT "K", MISSION TRACE, AS RECORDED IN PLAT BOOK 63, PAGES 47 THROUGH 55 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, SAID POINT ALSO LYING ON THE WESTERLY RIGHT OF WAY LINE OF KENTON MORRISON ROAD, A VARIABLE WIDTH RIGHT OF WAY AS PRESENTLY ESTABLISHED; THENCE NORTH 00°09'30" WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 111.03 FEET; THENCE NORTH 60°58'51" WEST, DEPARTING SAID RIGHT OF WAY LINE, 201.02 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89°08'35" WEST, 5.00 FEET; THENCE NORTH 00°51'25" EAST, 5.00 FEET; THENCE SOUTH 89°08'35" EAST, 5.00 FEET; THENCE SOUTH 00°51'25" WEST, 5.000 FEET TO THE POINT OF BEGINNING.

CONTAINING 25.0 SQUARE FEET MORE OR LESS.



LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N89°08'35"W	5.00'
L2	N00°51'25"E	5.00'
L3	S89°08'35"E	5.00'
L4	S00°51'25"W	5.00'

ALL AMERICAN SURVEYORS OF FLORIDA, INC.

LAND SURVEYORS - 3751 SAN JOSE PLACE, SUITE 15 - JACKSONVILLE, FLORIDA, 32237 - 904/279-0088 - LICENSED LAND BUSINESS NO. 3857

Legend	
COV.	= COVERED
FND.	= FOUND
ESMT	= EASEMENT
CONC	= CONCRETE
MON.	= MONUMENT
IP.	= IRON PIPE
IR.	= IRON ROD
A	= DELTA ANGLE
CH	= CHORD
A	= ARC LENGTH
R	= RADIUS
(CALC.)	= CALCULATED
(D)	= DEED
(P)	= PLAT
(R)	= RADIAL LINE
(C)	= CENTER LINE
R/W	= RIGHT-OF-WAY
- - -	= FENCE
(W)	= WITHNESS
F.F.E.	= FRESH FLOOR ELEVATION
A/C	= AIR CONDITIONER
ID.	= IDENTIFICATION
P.R.M.	= PERMANENT REFERENCE MONUMENT
P.V.	= POINT OF VAGUANCY
P.C.P.	= PERMANENT CONTROL POINT
P.C.	= POINT OF CURVE
P.R.C.	= POINT OF REVERSE CURVE
P.C.C.	= POINT OF COMPOUND CURVE
B.S.L.	= BUILDING RESTRICTION
F.P.&L.	= FLORIDA POWER & LIGHT
(TYP.)	= TYPICAL
NOVD	= NATIONAL GEODETIC VERTICAL DATUM
NAVD	= NORTH AMERICAN VERTICAL DATUM
P.I.	= POINT OF INTERSECTION
EDW	= EDGE OF WATER
TOB	= TOP OF BANK

THIS IS TO CERTIFY THAT THE ABOVE LANDS WERE SURVEYED UNDER MY RESPONSIBLE SUPERVISION AND DIRECTION, THAT THERE ARE NO ENCROACHMENTS EXCEPT AS SHOWN AND THAT THE SURVEY SHOWN HEREON MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 / CHAPTER 61G17-6, FLORIDA STATUTES.

SURVEY NOT VALID UNLESS EMBOSSED BY SEAL
 JAMES D. HARRISON, JR., No. 2647
 MICHAEL A. GARRETT, No. 6643

SCALE 1" = 20'

DATE 05/15/2017

FLORIDA REGISTERED SURVEYOR AND MAPPER

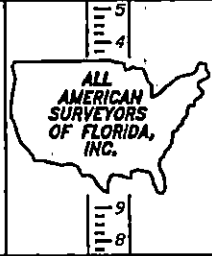




EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

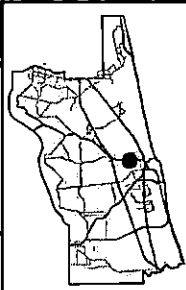
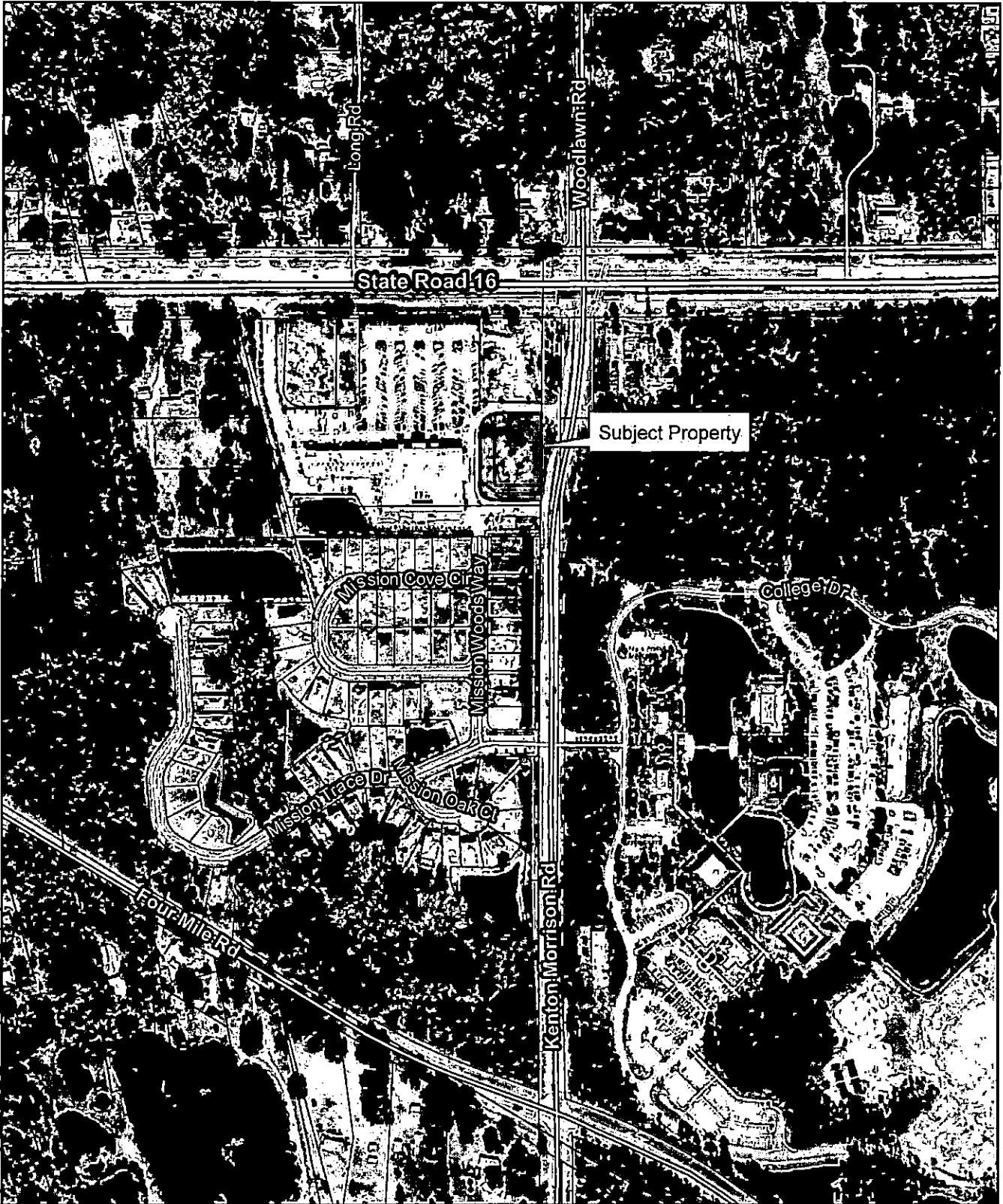
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Shores Liquors
DATE: August 23, 2017

Please present the Easement to the Board of County Commissioners (BCC) for final approval and acceptance of Shores Liquors.

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
 0 200 400
 Feet
 January 16, 2018

**Easement for Access
 and Utilities**

Shores Liquors

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.

