

RESOLUTION NO. 2020- 133

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR AN EXISTING SIDEWALK AND UTILITIES LOCATED NEAR THE INTERSECTION OF STATE ROAD 16 AND INTERNATIONAL GOLF PARKWAY.

RECITALS

WHEREAS, WCC Jax Partners, LLC and S/CM Jax Sidecar, LLC have executed and presented to the County a Grant of Sidewalk and Utility Easement, attached hereto as Exhibits "A" and "B," incorporated by reference and made a part hereof; and

WHEREAS, these Easements were given in connection with an existing sidewalk and utility lines located near the intersection of State Road 16 and International Golf Parkway; and

WHEREAS, the existing lines provide a convenient point of connection for the utilities to serve these property owners and/or other customers located along these parcels; and

WHEREAS, it is in the best interest of the County to accept these Easements for the health, safety and welfare of the citizens located within this service area.

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 Grant of Sidewalk and Utility Easement, 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 of St. Johns County is instructed to record the original Grant of Sidewalk and Utility Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21 day of April, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Brandon Patty, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 4/23/20

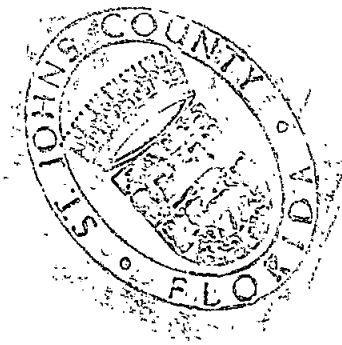


EXHIBIT "A" TO RESOLUTION

Prepared by:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

GRANT OF SIDEWALK AND UTILITY EASEMENT

THIS EASEMENT executed and given this ____ day of _____, 2020 by **WCC JAX PARTNERS, LLC**, a Florida limited liability company, whose address is 301 E. Las Olas Boulevard, Ft. Lauderdale, Florida 33301, 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 Florida 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 and convey to the Grantee, its successors and assigns, a non-exclusive perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and repair a sidewalk on, along, over, through, across or under the real property described on Exhibit A attached hereto (the "Easement Area").

2. Grantor does hereby grant, bargain, sell, alienate, 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, 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; 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 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 utility 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 utility 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.

3. (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.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain 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.

4. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which utility easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner and replace or repair damaged sidewalks to the condition existing prior to such installation, construction, repair, replacement or removal, but, except to the extent otherwise provided herein, 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.

5. This Grant of Sidewalk and Utility Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

6. For the purposes of the terms and conditions of this Grant of Sidewalk and Utility 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:

Savannah Johnson
Witness Signature

Savannah Johnson
Print Name

Suzanna Sizemore
Witness Signature

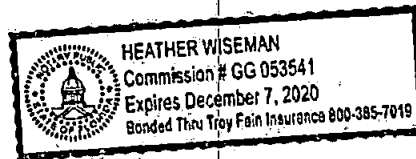
Suzanna Sizemore
Print Name

WCC JAX PARTNERS, LLC

By: Coen V. Purvis

Print Name: COEN V. PURVIS

Title: AUTHORIZED REP



State of FL
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2020, by Coen V. Purvis, on behalf of WCC JAX PARTNERS, LLC, who is personally known to me or has produced Valid ID as identification.

(Notary Seal)

Heather Wiseman
Notary Public Heather Wiseman
My Commission Expires: _____

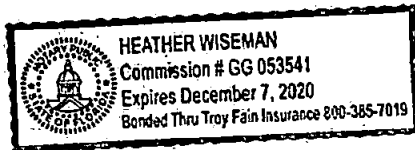


EXHIBIT "A"

EASEMENT AREA

EASEMENT D

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF CR-2209 AND INTERNATIONAL GOLF PARKWAY (IGP) AS DESCRIBED IN OFFICIAL RECORDS 3202 PAGE 580 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 50°37'11" WEST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID IGP, A DISTANCE OF 342.31 FEET; THENCE CONTINUE SOUTH 50°37'11" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET THE POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2815.00 ; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 155.92 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°01'51" WEST AND A CHORD DISTANCE OF 155.90 FEET; THENCE CONTINUE ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 150.87 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°54'31" WEST AND A CHORD DISTANCE OF 150.85 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2915.00; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 41.89 FEET TO THE POINT OF BEGINNING: SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°47'05" WEST AND A CHORD DISTANCE OF 41.89 FEET; THENCE SOUTH 39°23'31" EAST A DISTANCE OF 30.13 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2945.00; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG A LINE PARALLEL WITH, 30 FEET PERPENDICULAR TO AND SOUTHEASTERLY OF SAID IGP RIGHT OF WAY LINE, AN ARC DISTANCE OF 275.82 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 47°56'06" WEST AND A CHORD DISTANCE OF 275.72 FEET; THENCE SOUTH 50°37'11" WEST, A DISTANCE OF 843.14 FEET TO THE POINT OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1670.00; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 58.20 FEET. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°37'17" WEST AND A CHORD DISTANCE OF 58.20 FEET; THENCE SOUTH 09°06'14" WEST A DISTANCE OF 64.54 FEET; THENCE NORTH 80°53'30" WEST, ALONG THE NORTHERLY RIGHT OF WAY LINE OF

STATE ROAD NO. 16, (A 200.00 FOOT RIGHT OF WAY AS NOW ESTABLISHED) A DISTANCE OF 30.00 FEET; THENCE NORTH 09°06'14" EAST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED IGP, A DISTANCE OF 75.26 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1700.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70.06 FEET. SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 49°26'20" EAST, AND A CHORD DISTANCE OF 70.06 FEET; THENCE NORTH 50°37'11" EAST A DISTANCE OF 843.14 FEET TO THE POINT OF A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2915.00; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, AND ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 275.82 FEET TO THE POINT OF BEGINNING. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°54'26" EAST AND A CHORD DISTANCE OF 275.72 FEET. CONTAINING 0.86 ACRES MORE OR LESS.

EXHIBIT "B" TO RESOLUTION

Prepared by:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, FL 32084

GRANT OF SIDEWALK AND UTILITY EASEMENT

THIS EASEMENT executed and given this ____ day of _____, 2020 by **S/CM JAX SIDECAR, LLC**, a Florida limited liability company, whose address is 301 E. Las Olas Boulevard, Ft. Lauderdale, Florida 33301, 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 Florida 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 and convey to the Grantee, its successors and assigns, a non-exclusive perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and repair a sidewalk on, along, over, through, across or under the real property described on Exhibit A attached hereto (the "Easement Area").

2. Grantor does hereby grant, bargain, sell, alienate, 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, 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; 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 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 utility 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 utility 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.

3. (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.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain 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.

4. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which utility easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner and replace or repair damaged sidewalks to the condition existing prior to such installation, construction, repair, replacement or removal, but, except to the extent otherwise provided herein, 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.

5. This Grant of Sidewalk and Utility Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

6. For the purposes of the terms and conditions of this Grant of Sidewalk and Utility 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:

Savannah Johnson
Witness Signature

Savannah Johnson
Print Name

Dawn Castello
Witness Signature

DAWN CASTELLO
Print Name

S/CM JAX SIDECAR, LLC

By: Coen V. Purvis

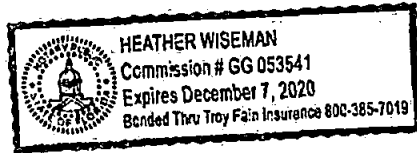
Print Name: COEN V. PURVIS

Title: AUTHORIZED REP

State of FL
County of Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 18 day of March, 2020, by Coen V. Purvis, on behalf of FL DC, who is personally known to me or has produced FL DC as identification.

(Notary Seal)



Heather Wiseman
Notary Public Heather Wiseman
My Commission Expires: _____

EXHIBIT "A"

EASEMENT AREA

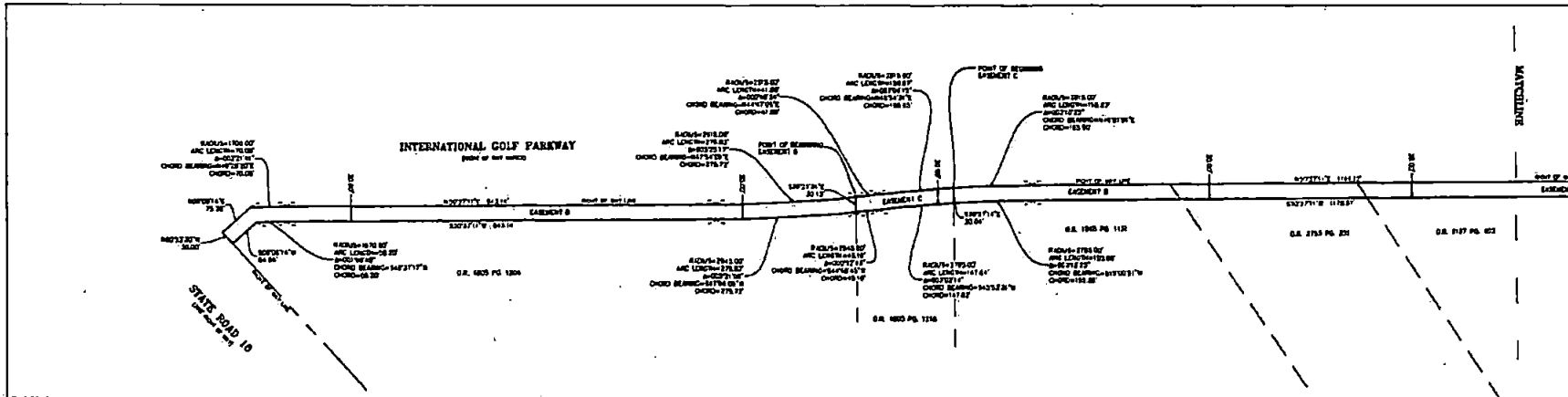
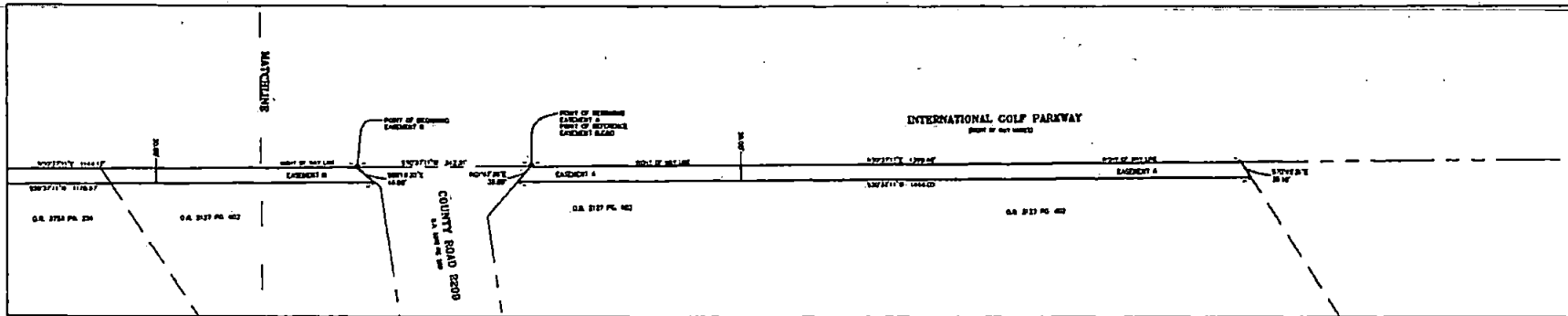
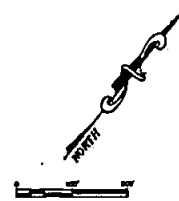
EASEMENT C

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE NORTHEASTERLY CORNER OF THE INTERSECTION OF CR-2209 AND INTERNATIONAL GOLF PARKWAY (IGP) AS DESCRIBED IN OFFICIAL RECORDS 3202 PAGE 580 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 50°37'11" WEST, ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF SAID IGP, A DISTANCE OF 342.31 FEET; THENCE CONTINUE SOUTH 50°37'11" WEST, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 1144.12 FEET TO THE POINT OF A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 2815.00; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, AN ARC DISTANCE OF 155.92 FEET TO THE POINT OF BEGINNING. SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 49°01'51" WEST AND A CHORD DISTANCE OF 155.90 FEET; THENCE SOUTH 39°27'14" EAST A DISTANCE OF 30.04 FEET TO A POINT ON A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2785.00; THENCE ALONG A LINE PARALLEL WITH, 30 FEET PERPENDICULAR TO AND SOUTHEASTERLY OF SAID IGP RIGHT OF WAY LINE, AN ARC DISTANCE OF 147.64 FEET. SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°53'31" WEST AND A CHORD DISTANCE OF 147.62 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE NORTHERLY, HAVING A RADIUS OF 2945.00; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 45.16 FEET. SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 44°48'45" WEST AND A CHORD DISTANCE OF 45.16 FEET; THENCE NORTH 39°23'31" WEST A DISTANCE OF 30.13 FEET TO A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 2915.00; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHEASTERLY IGP RIGHT OF WAY LINE, AN ARC DISTANCE OF 41.89 FEET. SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 44°47'05" EAST AND A CHORD DISTANCE OF 41.89 FEET TO THE POINT OF REVERSE CURVE OF A CURVE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 2815.00; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 150.87 FEET TO THE POINT OF BEGINNING. SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°54'31" EAST AND A CHORD DISTANCE OF 150.85 FEET. CONTAINING 0.13 ACRES MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A
 PORTION OF THE ANTONIO HUERTAS GRANT
 SECTION 38; TOWNSHIP 6 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA.
 FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

- SURVEYOR'S NOTES**
1. NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
 2. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
 3. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
 4. BEARING DATUM BASED ON STATE PLANE COORDINATE, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83 DATUM.
 5. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
 6. DESCRIPTION FURNISHED SEPARATELY.
 7. AERIAL PHOTOGRAPHY OF SHOWN WAS OBTAINED IN JANUARY 2019.

LEGEND
 O.R. = OFFICIAL RECORDS
 P.C. = PAGE



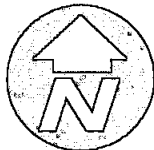
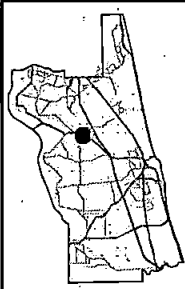
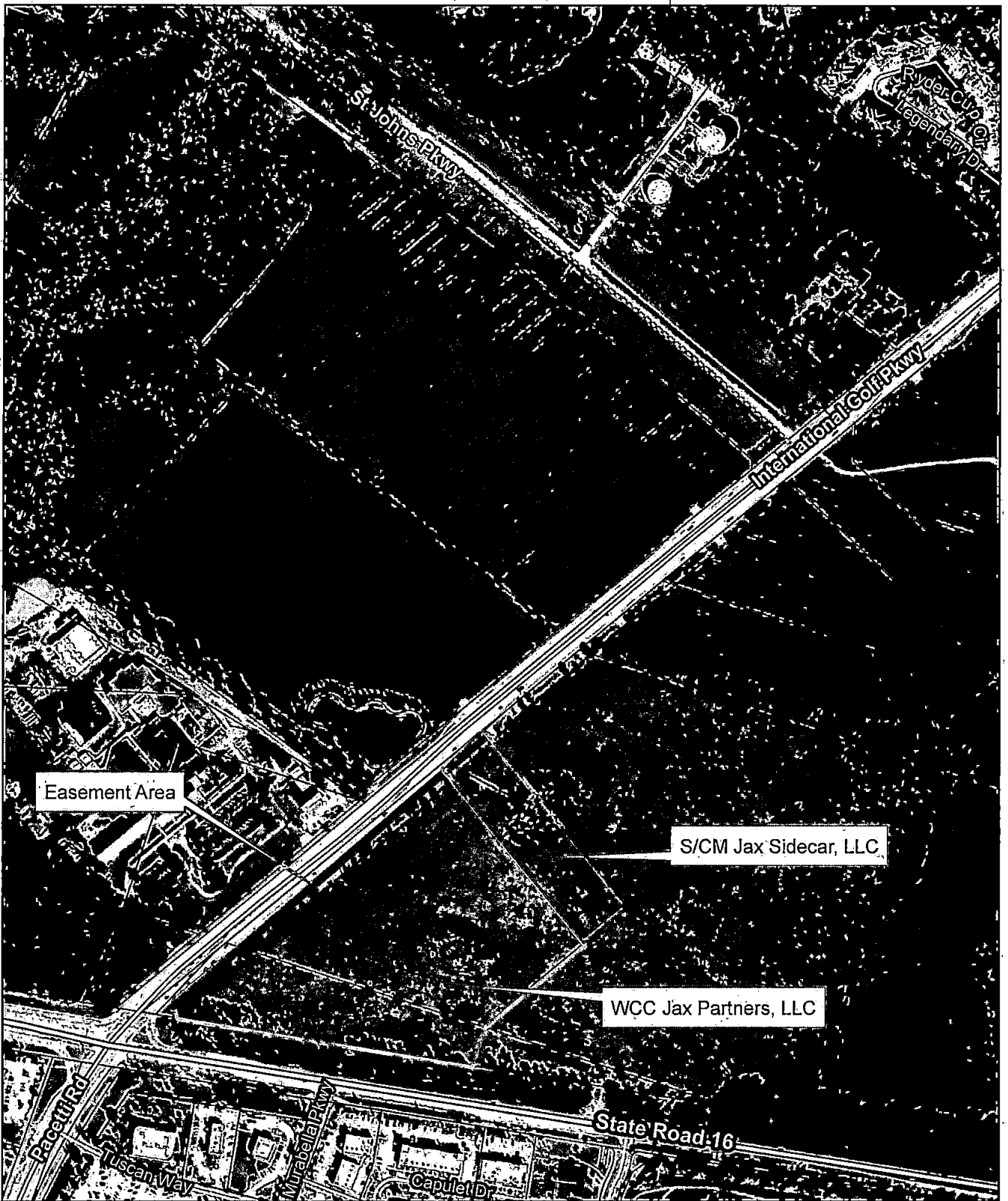
ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION
 500 SAN SEBASTIAN VIEW
 ST. AUGUSTINE, FLORIDA 32004
 Phone (904) 209-0770 Email: sgalt@sjclms.com

DATE: 01/20/20
 DRAWN BY: GALT
 CHECKED BY: GALT
 PROJECT: ST. JOHNS COUNTY UTILITY DEPARTMENT
 SHEET: 01 OF 01

NO.	DESCRIPTION	DATE
1	ISSUED FOR RECORD	01/20/20

INTERNATIONAL GOLF PARKWAY
 UTILITY EASEMENT
 SKETCH OF DESCRIPTION

DRAWN BY: GALT
 FILE NUMBER: 19-001
 PLOT: 01 OF 01



2016 Aerial Imagery
 0 150 300
 Feet
 March 27, 2020

Grant of Sidewalk and Utility Easement

State Road 16 and International Golf Parkway

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.

