

RESOLUTION NO. 2020- 306

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE SEWER FORCE MAIN AND REUSE SYSTEM LOCATED ADJACENT TO THE DYE'S VALLEY GOLF COURSE AT TOURNAMENT PLAYERS CLUB SAWGRASS LOCATED OFF PALM VALLEY ROAD/A1A NORTH.

RECITALS

WHEREAS, The Sawgrass Players Club Association, Inc., a Florida non-profit corporation, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, associated with the sewer force main and reuse system located adjacent to the Dye's Valley Golf Course at Tournament Players Club Sawgrass located off Palm Valley Road/A1A North; and

WHEREAS, this easement has been provided in connection with existing utility lines lying within the easement area; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the Easement for Utilities, 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 this Easement 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 Easement for Utilities, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

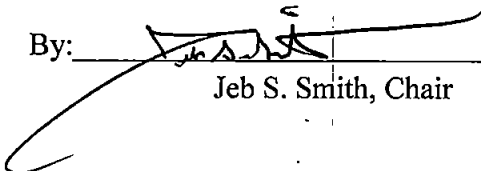
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 18 day of August, 2020.

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

By: _____


Jeb S. Smith, Chair

ATTEST: Brandon J. Patty, Clerk
Clerk of the Circuit Court & Comptroller


Deputy Clerk

RENDITION DATE 8/20/20

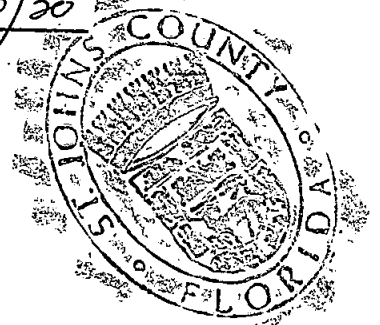


EXHIBIT "A" TO RESOLUTION

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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 2020 by **THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC.**, a Florida non-profit corporation, with an address of 4200 Marsh Landing Boulevard, #200, Jacksonville Beach, Florida 32250, 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 force mains, and reuse system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove

telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(b) 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. Grantee shall 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

**THE SAWGRASS PLAYERS CLUB
ASSOCIATION, INC.**

In the presence of:

Heather Hernandez
Witness Signature

Heather Hernandez
Print Name

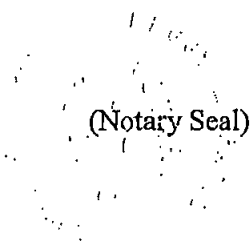
Sylvia Purganions
Witness Signature

Sylvia Purganions
Print Name

By: Timothy Welsh
Print Name: Timothy S. Welsh
Title: President

STATE OF Florida
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15th day of July, 2020, by Timothy Welsh, on behalf of The Sawgrass Players Club Association Inc., who is personally known to me or has produced _____ as identification.



(Notary Seal)

Notary Public: Peggy M. Paris
My Commission Expires: _____

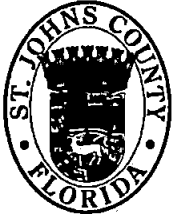
EXHIBIT "A"

EASEMENT AREA

AN APPURTENANT EASEMENT BEING PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 41, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA. ALSO BEING ALMOST COMPLETELY WITHIN THE ELECTRICAL TRANSMISSION EASEMENT RECORDED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 264, PAGE 179 (BEING A 100 FOOT WIDE EASEMENT), AND ALSO PARCEL "A" IN OFFICIAL RECORDS BOOK 554, PAGE 454 (BEING AN 80 FOOT WIDE EASEMENT) IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF PALM VALLEY GARDENS UNIT 6, AS RECORDED IN MAP BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF PALM VALLEY GARDENS UNIT 3 AS RECORDED IN MAP BOOK 5, PAGE 66, SAID PUBLIC RECORDS, AND ALSO ALONG THE WEST LINE OF SAID 100 FOOT WIDE ELECTRIC TRANSMISSION EASEMENT, N 12° 09' 00" W, 3133.71 FEET TO THE SOUTHWEST CORNER OF SAID 80 FOOT WIDE TRANSMISSION EASEMENT; THENCE ALONG THE EAST LINE OF PALM VALLEY GARDENS UNIT 4, AS RECORDED IN MAP BOOK 5 PAGE 71, OF SAID PUBLIC RECORDS AND THE WESTERLY LINE OF SAID 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT, N 12° 07' 10" W, 3827.70 FEET; THENCE DEPARTING SAID TRANSMISSION EASEMENT, N 88° 37' 58" W, 74.25 FEET; THENCE, N 17° 57' 22" W, 131.28 FEET; THENCE N 77° 52' 50" E, 165.55 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE ALONG SAID EASTERLY LINE OF SAID TRANSMISSION EASEMENT, S 12° 07' 10" E, 3975.62 FEET TO THE SOUTH LINE OF SAID 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE N 77° 52' 50" E, 20.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED 100 FOOT WIDE TRANSMISSION EASEMENT; THENCE ALONG THE EASTERLY LINE OF SAID 100 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT, S 12° 09' 00" E, 3132.95 FEET TO THE NORTH LINE OF AFOREMENTIONED PALM VALLEY GARDENS UNIT 6 AND THE SOUTHEAST CORNER OF THE SAID 100 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE ALONG THE NORTH LINE OF SAID PALM VALLEY GARDENS UNIT 6, S 77° 26' 36" W, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.74 ACRES MORE OR LESS



St. Johns County Board of County Commissioners

Utility Department

INTEROFFICE MEMORANDUM

TO: Sheri Lewis, Real Estate Coordinator
FROM: Samuel Schllesinger, Utilities Engineer
SUBJECT: Dye's Valley Golf Course at TPC Sawgrass
DATE: July 21, 2020

Please present the attached Easement for Utilities related to the Dye's Valley Golf Course at TPC Sawgrass to the Board of County Commissioners (BCC) for final approval and acceptance.

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.

MAP SHOWING UTILITY EASEMENT

ST JOHNS COUNTY UTILITY EASEMENT


AN APURTENANT EASEMENT BEING PART OF THE HEIRS OF THOMAS FITCH GRANT, SECTION 40, TOGETHER WITH A PART OF THE HEIRS OF THOMAS FITCH GRANT SECTION 41, TOWNSHIP 3 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA..ALSO BEING ALMOST COMPLETELY WITHIN THE ELECTRICAL TRANSMISSION EASEMENT RECORDED AS PARCEL "A" IN OFFICIAL RECORDS BOOK 264, PAGE 179 (BEING A 100 FOOT WIDE EASEMENT), AND ALSO PARCEL "A" IN OFFICIAL RECORDS BOOK 554, PAGE 454 (BEING AN 80 FOOT WIDE EASEMENT) IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF PALM VALLEY GARDENS UNIT 6, AS RECORDED IN MAP BOOK 5, PAGE 73 OF THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA; THENCE ALONG THE EAST LINE OF PALM VALLEY GARDENS UNIT 3 AS RECORDED IN MAP BOOK 5, PAGE 66, SAID PUBLIC RECORDS, AND ALSO ALONG THE WEST LINE OF SAID 100 FOOT WIDE ELECTRIC TRANSMISSION EASEMENT, N 12° 09' 00" W, 3133.71 FEET TO THE SOUTHWEST CORNER OF SAID 80 FOOT WIDE TRANSMISSION EASEMENT; THENCE ALONG THE EAST LINE OF PALM VALLEY GARDENS UNIT 4, AS RECORDED IN MAP BOOK 5 PAGE 71, OF SAID PUBLIC RECORDS AND THE WESTERLY LINE OF SAID 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT, N 12° 07' 10" W, 3827.70 FEET; THENCE DEPARTING SAID TRANSMISSION EASEMENT, N 88° 37' 58" W, 74.25 FEET; THENCE, N 17° 57' 22" W, 131.28 FEET; THENCE N 77° 52' 50" E, 165.55 FEET TO THE EASTERLY LINE OF THE AFOREMENTIONED 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE ALONG SAID EASTERLY LINE OF SAID TRANSMISSION EASEMENT, S 12° 07' 10" E, 3975.62 FEET TO THE SOUTH LINE OF SAID 80 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE N 77° 52' 50" E, 20.00 FEET TO THE NORTHEAST CORNER OF THE AFOREMENTIONED 100 FOOT WIDE TRANSMISSION EASEMENT; THENCE ALONG THE EASTERLY LINE OF SAID 100 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT, S 12° 09' 00" E, 3132.95 FEET TO THE NORTH LINE OF AFOREMENTIONED PALM VALLEY GARDENS UNIT 6 AND THE SOUTHEAST CORNER OF THE SAID 100 FOOT WIDE ELECTRICAL TRANSMISSION EASEMENT; THENCE ALONG THE NORTH LINE OF SAID PALM VALLEY GARDENS UNIT 6, S 77° 26' 36" W, 100.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 14.74 ACRES MORE OR LESS

SHEET 1 OF 6

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6

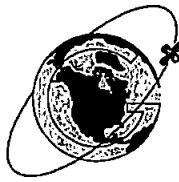


 Terry M. Durden, Florida PSM #5261

 Not Valid Without The Signature And Original Raised Seal Of A Florida Licensed Surveyor & Mapper

GEOMATICS CORP.

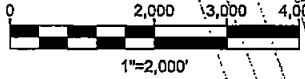
SURVEYING—MAPPING—GPS
 2804 N. FIFTH STREET, UNIT 101
 ST. AUGUSTINE, FL 32084
 PHONE (904) 824-3088 FAX (904) 824-5753
 LICENSED BUSINESS
 FLORIDA #8978 GEORGIA #839
 SOUTH CAROLINA #3387 ALABAMA #794
 NORTH CAROLINA COA #3752



PROJECT No:	20-3169
SURVEY DATE:	N/A
CAD FILE:	3169 SJC EASEMENTS
CHECKED BY:	TMD
DRAWN BY:	RDF
FIELD WORK:	N/A
FB:	-- PG.: --



GRAPHIC SCALE



ST. JOHNS COUNTY
UTILITY EASEMENT

SHEET 3

SHEET 4

SHEET 5

SHEET 6

TPC
SAWGRASS

SOLANA RD

TOURNAMENT
PLAYERS CLUB RD

7 MILE DR

ROSCOE BLVD

ROSCOE BLVD

WILDERNESS TRAIL

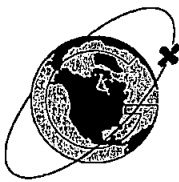
SHEET 2 OF 6

THIS SURVEY IS NOT VALID WITHOUT
SHEETS 1 THROUGH 6

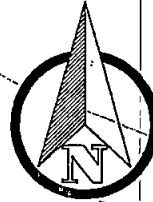
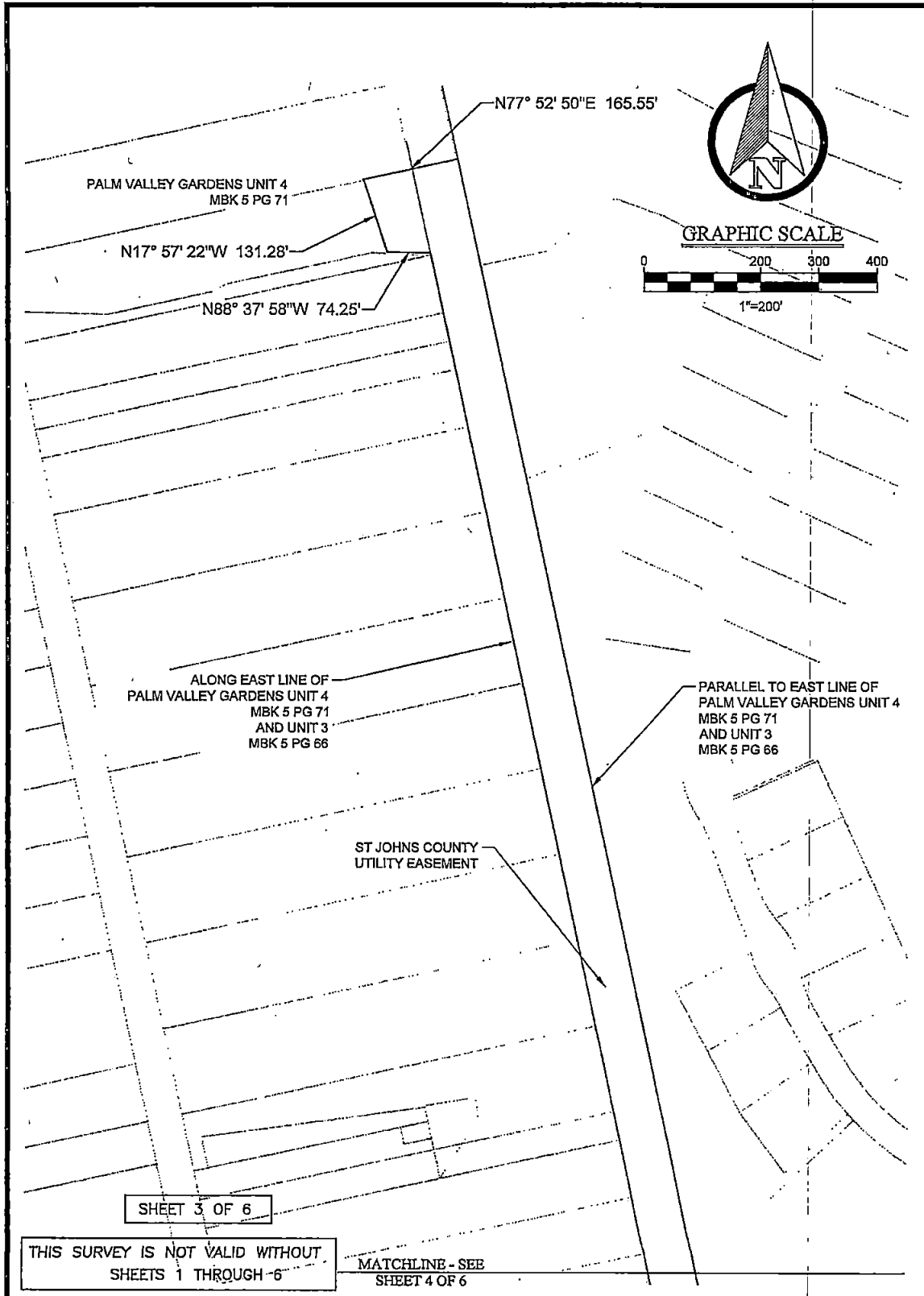
GEOMATICS CORP.

SURVEYING—MAPPING—GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3088 FAX (904) 824-5763

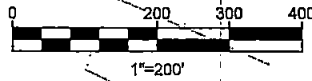
LICENSED BUSINESS
FLORIDA #8979 GEORGIA #839
SOUTH CAROLINA #3387 ALABAMA #764
NORTH CAROLINA COA #3752



PROJECT No:	20-3169
SURVEY DATE:	N/A
CAD FILE:	3169 SJC EASEMENTS
CHECKED BY:	TMD
DRAWN BY:	RDF
FIELD WORK:	N/A
FB:	-- PG.: --



GRAPHIC SCALE



SHEET 3 OF 6

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH -6

MATCHLINE - SEE SHEET 4 OF 6

GEOMATICS CORP.

SURVEYING—MAPPING—GPS
 2804 N. FIFTH STREET, UNIT 101
 ST. AUGUSTINE, FL 32084
 PHONE (904) 824-3088 FAX (904) 824-5753

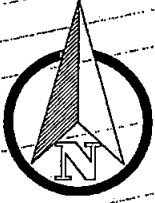
LICENSED BUSINESS
 FLORIDA #6979 GEORGIA #939
 SOUTH CAROLINA #3387 ALABAMA #784
 NORTH CAROLINA COA #3752



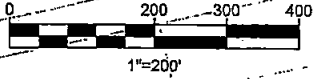
PROJECT No:	20-3169
SURVEY DATE:	N/A
CAD FILE:	3169 SJC EASEMENTS
CHECKED BY:	TMD
DRAWN BY:	RDF
FIELD WORK:	N/A
FB:	-- PG.: --

MAP SHOWING BOUNDARY SURVEY OF

MATCHLINE - SEE SHEET 3 OF 6



GRAPHIC SCALE



N12° 07' 10" W 3827.70'
S12° 07' 10" E 3975.62'

PALM VALLEY GARDENS UNIT 4
MBK 5 PG 71

ST JOHNS COUNTY
UTILITY EASEMENT

80.00

ALONG NORTHERLY LINES
BK 264 PG 179

NORTHEAST CORNER
PALM VALLEY GARDENS
UNIT 3

N77° 52' 50" E 20.00'

SHEET 4 OF 6

THIS SURVEY IS NOT VALID WITHOUT SHEETS 1 THROUGH 6

MATCHLINE - SEE SHEET 5 OF 6

GEOMATICS CORP.

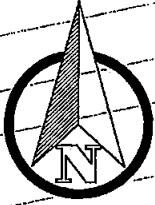
SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3066 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #8979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752

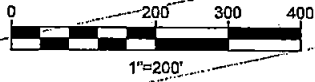


PROJECT No:	20-3169
SURVEY DATE:	N/A
CAD FILE:	3169 SJC EASEMENTS
CHECKED BY:	TMD
DRAWN BY:	RDF
FIELD WORK:	N/A
FB:	-- PG.: --

MATCHLINE - SEE
SHEET 4 OF 6



GRAPHIC SCALE



ST JOHNS COUNTY
UTILITY EASEMENT

PALM VALLEY GARDENS UNIT 3
MBK 5 PG 66

100.00

ALONG
PALM VALLEY GARDENS
UNIT 3

PARALLEL
PALM VALLEY GARDENS
UNIT 3

N12° 09' 00"W 3133.71'

S12° 09' 00"E 3132.95'

PARCEL A

BK 264 PG 179

SHEET 5 OF 6

THIS SURVEY IS NOT VALID WITHOUT
SHEETS 1 THROUGH 6

MATCHLINE - SEE
SHEET 6 OF 6

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3088 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #8979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #794
NORTH CAROLINA COA #3752



PROJECT No: 20-3169

SURVEY DATE: N/A

CAD FILE: 3169 SJC EASEMENTS

CHECKED BY: TMD

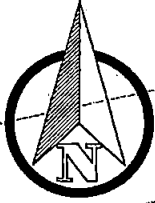
DRAWN BY: RDF

FIELD WORK: N/A

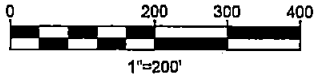
FB: -- PG.: --

MAP SHOWING BOUNDARY SURVEY OF

MATCHLINE - SEE
SHEET 5 OF 6



GRAPHIC SCALE



PALM VALLEY GARDENS UNIT 3
MBK 5 PG 66

ST JOHNS COUNTY
UTILITY EASEMENT

CALLS TO NORTH LINE OF
PALM VALLEY GARDENS, UNIT 6
MBK 5, PG 73

CALLS TO NORTH LINE OF
PALM VALLEY GARDENS, UNIT 6
MBK 5, PG 73

NORTHEAST CORNER
TRACT II
PALM VALLEY GARDENS
UNIT 3
POB PARCEL A
ALSO NW COR.
PALM VALLEY GARDENS UNIT 6
MBK 5 PG 73

S77° 26' 36"W 100.00'

ALONG
PALM VALLEY GARDENS
UNIT 6

PALM VALLEY GARDENS UNIT 6
MBK 5 PG 73

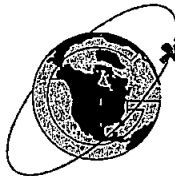
SHEET 6 OF 6

THIS SURVEY IS NOT VALID WITHOUT
SHEETS 1 THROUGH 6

GEOMATICS CORP.

SURVEYING-MAPPING-GPS
2804 N. FIFTH STREET, UNIT 101
ST. AUGUSTINE, FL 32084
PHONE (904) 824-3086 FAX (904) 824-5753

LICENSED BUSINESS
FLORIDA #8979 GEORGIA #939
SOUTH CAROLINA #3387 ALABAMA #704
NORTH CAROLINA COA #3752



PROJECT No: 20-3169

SURVEY DATE: N/A

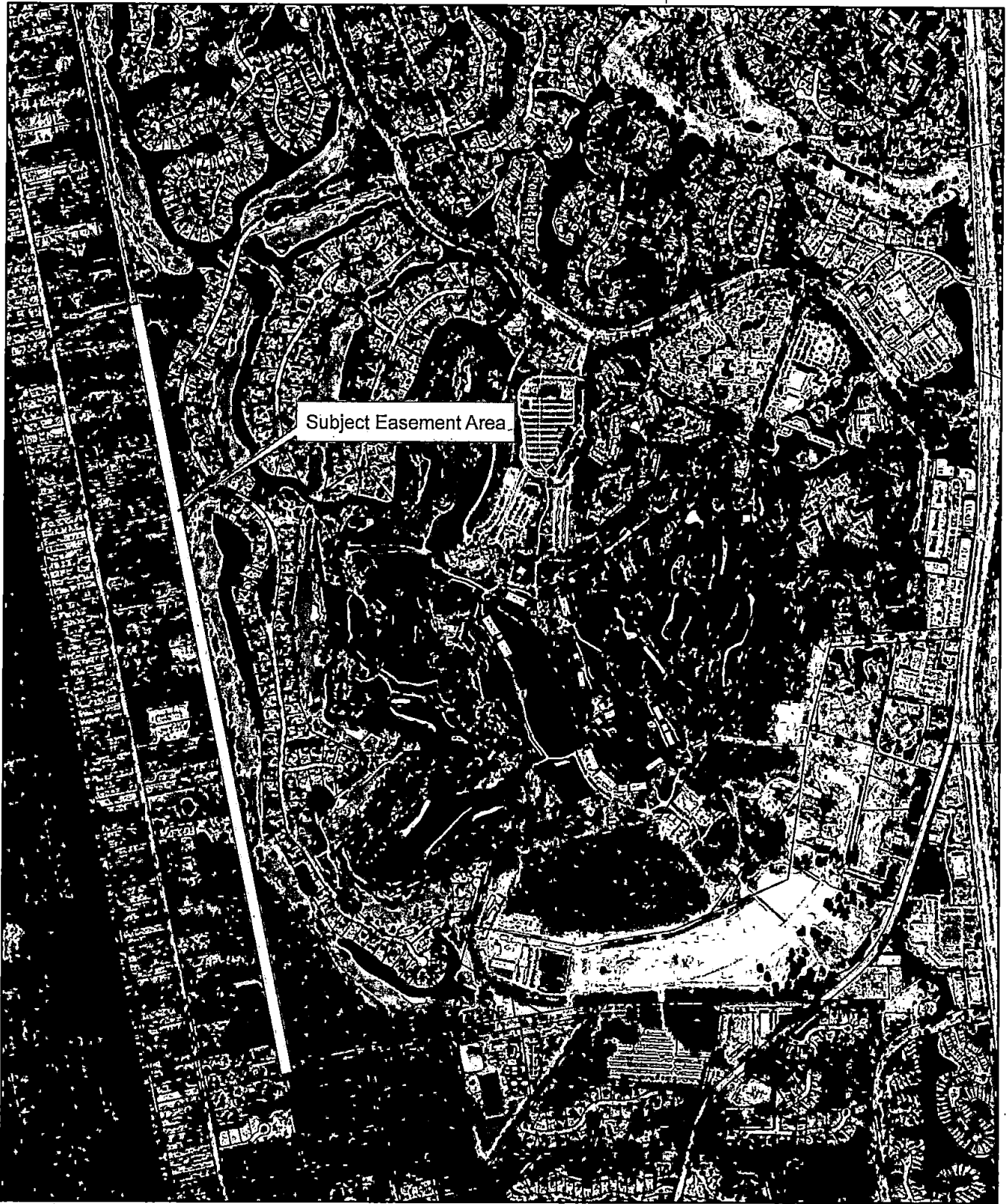
CAD FILE: 3169 SJC EASEMENTS

CHECKED BY: TMD

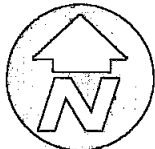
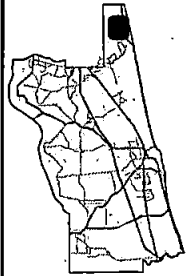
DRAWN BY: RDF

FIELD WORK: N/A

FB: -- PG.: --



Subject Easement Area



2016 Aerial Imagery
0 500 1,000
Feet
July 21, 2020

Easement for Utilities

Tournament Players Club Sawgrass

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.

