

RESOLUTION NO. 2021- 100

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING ONE OF THREE EASEMENTS FOR UTILITIES NEEDED FOR INSTALLATION OF A SEWER FORCE MAIN CONNECTING DOBBS ROAD AND OLD MOULTRIE ROAD.

RECITALS

WHEREAS, one property owner has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, for installation of a sewer force main connecting Dobbs Road and Old Moultrie Road; and

WHEREAS, the sewer force main will be installed within an existing 100 foot St. Johns County water line transmission easement; 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; and

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.

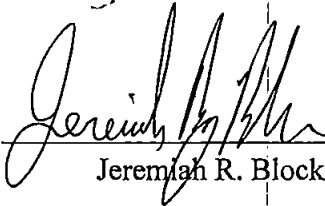
Section 2. The above-described Easement for Utilities, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

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.

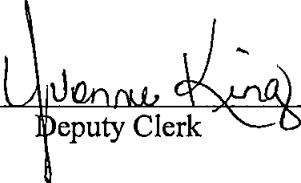
Section 4. The Clerk of the Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

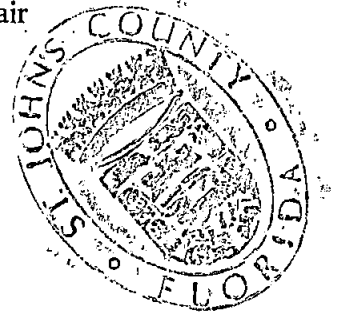
PASSED AND ADOPTED this 20th day of April, 2021.

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

By: 
Jeremiah R. Blocker, Chair

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

By: 
Deputy Clerk



RECORDATION DATE APR 22 2021

EXHIBIT "A" TO RESOLUTION

Prepared By:
St. Johns County
Real Estate Department
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 18th day of MARCH, 2021 by L.F.T. Land Company, a Tennessee limited partnership and Plantation Land Co., LLC, a Florida limited liability company, with an address of 128 Laurel Lane, Ponte Vedra, Florida 32082, hereinafter collectively 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, 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 sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground 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 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

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

[Handwritten Signature]

Print Name

[Handwritten Signature]

Witness Signature

[Handwritten Signature]

Print Name

By: *[Handwritten Signature]*

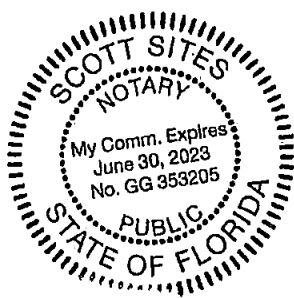
Print Name: FRED GOLDSMITH

Title: GENERAL PARTNER

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 18th day of March, 2021, by Fred Goldsmith, on behalf of L.F.T. Land Company and Plantation Land Co., LLC, who is personally known to me or has produced FL DL as identification.

(Notary Seal)



Notary Public: *[Handwritten Signature]*
My Commission Expires: June 30 2023

EXHIBIT "A"

EASEMENT AREA

A 100 foot wide portion of Section 31 of Township 7 South, Range 30 East, St. Johns County, Florida, and of Section 36, Township 7 South, Range 29 East, St. Johns County, Florida, whose centerline is the centerline of the existing Florida Power and Light Company easement as constructed and in place. This easement is contiguous and immediately adjacent to the North line of the 100 foot roadway easement extended westward that was reserved to Howard Mizell in the deed recorded in OR 200, page 452, Public Records of St. Johns County, Florida.

Said 100 foot wide portion is also described as a 100 foot wide strip of land in Section 31, Township 7 South, Range 30 East, St. Johns County, Florida, and in Section 36, Township 7 South, Range 29 East, St. Johns County, Florida, whose centerline begins at the west margin of State Road 5-A approximately 1,170 feet south of the north line of Section 36, Township 7 South, Range 29 East and runs Westerly a distance of approximately 1,800 feet to the east margin of the F.E.C. Railroad at a point approximately 1,170 feet south of the north line of said Section 36.

Said 100 foot wide portion is also described as a strip of land in Government Lot 1, Section 31, Township 7 South, Range 30 East, and in Government Lot 1 and 2, Section 36, Township 7 South, Range 29 East, all in St. Johns County, Florida said strip of land being 100 feet wide lying 50 feet on each side of the following described centerline: Commence at the intersection of the south line of Section 41, Township 7 South, Range 30 East, with the west line of US Highway 1; thence North 00 degrees 27 minutes 00 seconds East along said west line of US Highway 1, a distance of 1,004.42 feet; thence along the centerline of an existing Florida Power and Light Company Easement and continuing North 89 degrees 33 minutes 10 seconds West, 1,196.87 feet to the west line of County Road C-5A (a 66-foot right-of-way) and point of beginning of the herein described centerline; thence continuing North 89 degrees 33 minutes 10 seconds West, a distance of 1,773 feet, more or less, to the east right-of-way line of the Florida East Coast Railway Company and terminus of said centerline. The bearings herein are referred to the bearing (North 00 degrees 27 minutes East) of the West line of US Highway 1.

In the event of conflict between any of the above legal descriptions, the location of the in place, as constructed, Florida Power and Light easement controls.



EXHIBIT "B" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

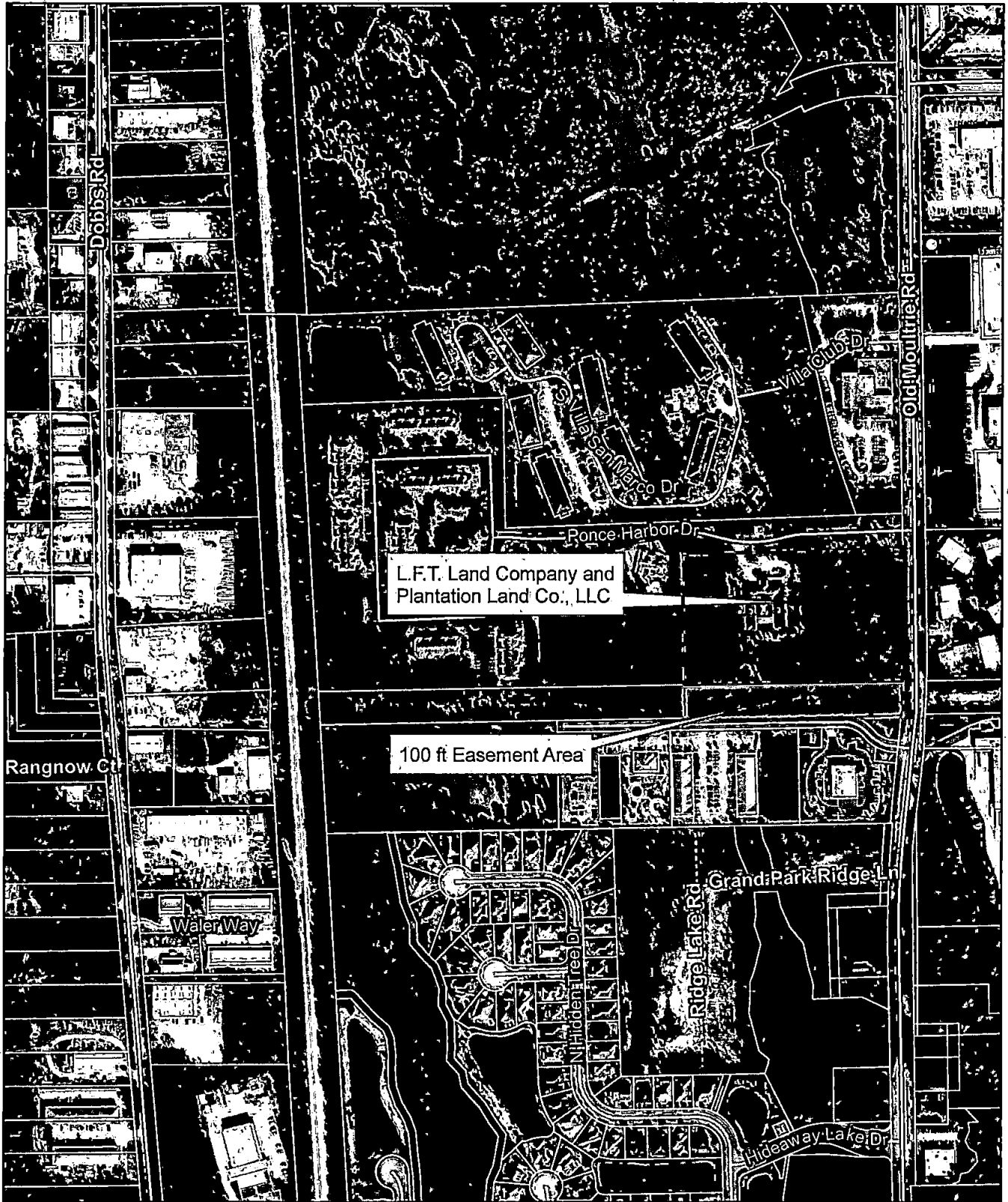
INTEROFFICE MEMORANDUM

TO: Sheri Lewis, Sr. Real Estate Coordinator
FROM: Samuel Schlesinger, Utilities Engineer – Development Group
SUBJECT: Dobbs Road Easement for Utilities
DATE: March 23, 2021

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

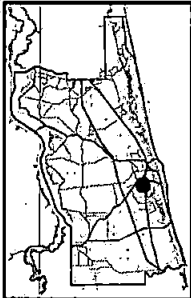
After acceptance by BCC, please provide the Utility Department with a copy of the executed Resolution for our files.

Your support and cooperation as always are greatly appreciated.



L.F.T. Land Company and
Plantation Land Co., LLC

100 ft Easement Area



2016 Aerial Imagery
0 150 300
Feet
March 23, 2021

Easement for Utilities

*L.F.T. Land Company and
Plantation Land Co., LLC*

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.

