

RESOLUTION NO. 2021- 316

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS OF AN EASEMENT FOR UTILITIES FOR INSTALLATION OF A RECLAIMED WATER AND SEWER FORCE MAINS NEAR THE INTERSECTION OF A1A NORTH AND PALM VALLEY ROAD.

RECITALS

WHEREAS, PGA Tour, Inc. 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 reclaimed water and sewer force mains near the intersection of A1A North and Palm Valley Road; and

WHEREAS, the St. Johns County Utility Department has completed construction of The Players Club Water Reclamation Facility (WRF), a new regional wastewater treatment plant in Ponte Vedra. The Players Club WRF is a 100% reclaimed water facility, providing advanced wastewater treatment to serve the residents of Ponte Vedra and provide reclaimed water to several golf courses and the environment. The Players Club WRF will consolidate several outdated wastewater treatment facilities in the area and will replace the nearby Inlet Beach and Sawgrass treatment plants; and

WHEREAS, in order to abandon the treatment processes at the Sawgrass treatment plant, two pipelines connecting the new Players Club facility to Sawgrass need to be installed. These pipelines will convey the wastewater from Sawgrass to Players Club, and highly treated reclaimed water will be pumped back to Sawgrass to supply irrigation water to the Sawgrass golf course; and

WHEREAS, it is in the best interest of the County to accept this Easement for Utilities 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.

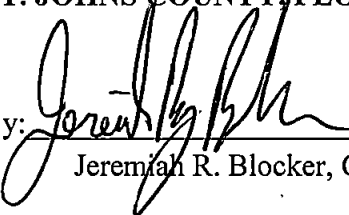
Section 2. The above-described Easement for Utilities, attached and incorporated hereto, is accepted by the Board of County Commissioners.

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.

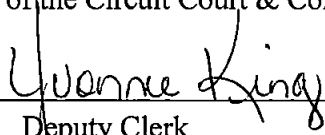
PASSED AND ADOPTED this 3rd day of August, 2021.

BOARD OF COUNTY COMMISSIONERS
ST. JOHNS COUNTY, FLORIDA

By: 
Jeremiah R. Blocker, Chair

ATTEST:

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

By: 
Deputy Clerk

RENDITION DATE AUG 03 2021



EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 15 day of July, 2021 by **PGA TOUR, INC.**, with an address of 1 PGA Tour Boulevard, Ponte Vedra Beach, FL 32082, 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, 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, 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 reuse 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 reuse and 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 reuse 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) 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.

(c) 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 and 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
In the presence of:

PGA TOUR, INC.

Stacey Van Martor
Witness Signature

By: Allison Keller

Stacey Van Martor
Print Name

Print Name: Allison Keller

Title: Chief Administrative Officer

Cathy Colgan
Witness Signature

Cathy Colgan
Print Name

APPROVED

Chief Financial Officer [Signature]

Chief Legal Officer [Signature]

STATE OF Florida
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 15 day of July, 2021, by Allison W Keller, on behalf of PGA Tour, Inc., who is personally known to me or has produced _____ as identification.

Notary Public [Signature]
My Commission Expires: 4/29/22

(Notary Seal)

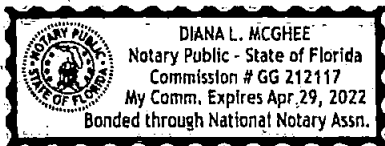
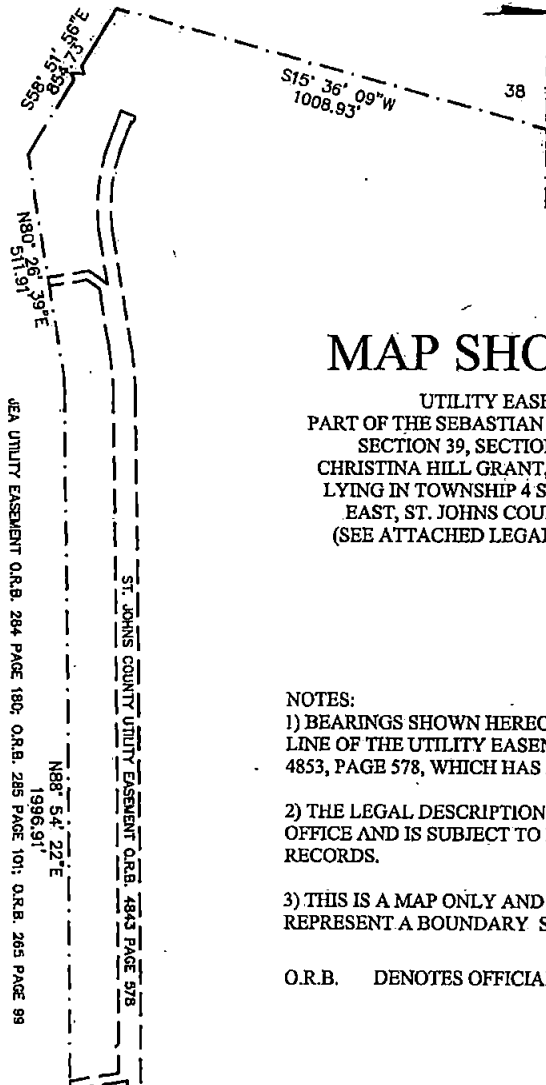


EXHIBIT "A"
EASEMENT AREA

A PORTION OF THE SEBASTIAN ESPINOSA GRANT - SECTION 39, SECTION 4 AND THE CHRISTINA HILL GRANT - SECTION 70 ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE NORTHEAST CORNER OF LOT 38 AS SHOWN ON THE PLAT OF SEVEN MILE DRIVE - PHASE 2 - UNIT 2D AS RECORDED IN MAP BOOK 39 PAGES 1 AND 2 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 15 DEGREES 36 MINUTES 09 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PLAT OF 7 MILE DRIVE - PHASE 2 - UNIT 2D, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 1008.93 FEET; THENCE SOUTH 58 DEGREES 51 MINUTES 56 SECONDS EAST 854.73 FEET TO THE NORTH OF THE LINE OF A JEA UTILITY EASEMENT AS DESCRIBED AND RECORDED AN OFFICIAL RECORDS BOOK 284 PAGE 180 OF SAID PUBLIC RECORDS; THENCE NORTH 80 DEGREES 26 MINUTES 39 SECONDS EAST LONG LAST SAID LINE 511.91 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 22 SECONDS EAST ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF JEA UTILITY EASEMENTS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 265, PAGE 101 AND OFFICIAL RECORDS BOOK 265, PAGE 99 OF SAID PUBLIC RECORDS, 1996.91 FEET; TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD; THENCE NORTH 50 DEGREES 18 MINUTES 08 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, 244.22 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF A ST. JOHNS COUNTY UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4853, PAGE 578 OF SAID PUBLIC RECORDS; THENCE NORTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID UTILITY EASEMENT, 249.44 FEET; THENCE NORTH 68 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT, 21.41 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT 135.25 FEET THENCE NORTH 42 DEGREES 35 MINUTES 41 SECONDS WEST, DEPARTING FROM SAID SOUTHERLY LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID ST. JOHNS COUNTY UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 31 MINUTES 01 SECONDS EAST 31.96 FEET; THENCE NORTH 40 DEGREES 40 MINUTES 13 SECONDS EAST, 628.57 FEET; THENCE NORTH 04 DEGREES 26 MINUTES 07 SECONDS WEST 21.07 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 29 SECONDS EAST, 40.00 FEET; THENCE SOUTH 04 DEGREES 26 MINUTES 07 SECONDS EAST 6.79 FEET THENCE NORTH 72 DEGREES 42 MINUTES 31 SECONDS EAST, 404.90 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY RIGHT AWAY LINE OF PALM VALLEY ROAD; THENCE SOUTH 17 DEGREES 57 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY RIGHT AWAY LINE OF PALM VALLEY ROAD, 36.74 FEET; THENCE SOUTH 72 DEGREES 42 MINUTES 31 SECONDS WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY LINE, 409.30 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 13 SECONDS WEST, 567.59 FEET TO AN INTERSECTION WITH SAID NORTHERLY LINE OF THE ST. JOHNS COUNTY UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4853, PAGE 578; THENCE SOUTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY LINE, 87.47 FEET TO THE POINT TO BEGINNING.



POINT OF COMMENCEMENT
 NORTHEAST CORNER OF LOT 38
 SEVEN MILE DRIVE - PHASE 2, UNIT 20
 MAP BOOK 39, PAGES 1 AND 2

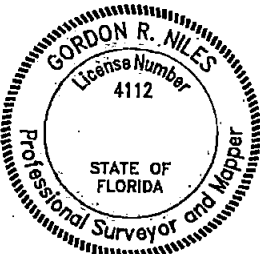
MAP SHOWING

UTILITY EASEMENT
 PART OF THE SEBASTIAN ESPINOSA GRANT,
 SECTION 39, SECTION 4, AND THE
 CHRISTINA HILL GRANT, SECTION 70, ALL
 LYING IN TOWNSHIP 4 SOUTH, RANGE 29
 EAST, ST. JOHNS COUNTY, FLORIDA
 (SEE ATTACHED LEGAL DESCRIPTION)

NOTES:

- 1) BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH LINE OF THE UTILITY EASEMENT RECORDED IN O.R.B. 4853, PAGE 578, WHICH HAS A BEARING OF N 88° 54' 22" E
- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE AND IS SUBJECT TO RECORDING IN THE PUBLIC RECORDS.
- 3) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.

O.R.B. DENOTES OFFICIAL RECORDS BOOK



I CERTIFY TO: ST. JOHNS COUNTY, FLORIDA

Gordon R. Niles

Gordon R. Niles
 2021-05-11
 10:23-04:00

SIGNED: GORDON R. NILES, FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603

DATE: MAY 10, 2021 SCALE 1" = 400'

PALM VALLEY ROAD

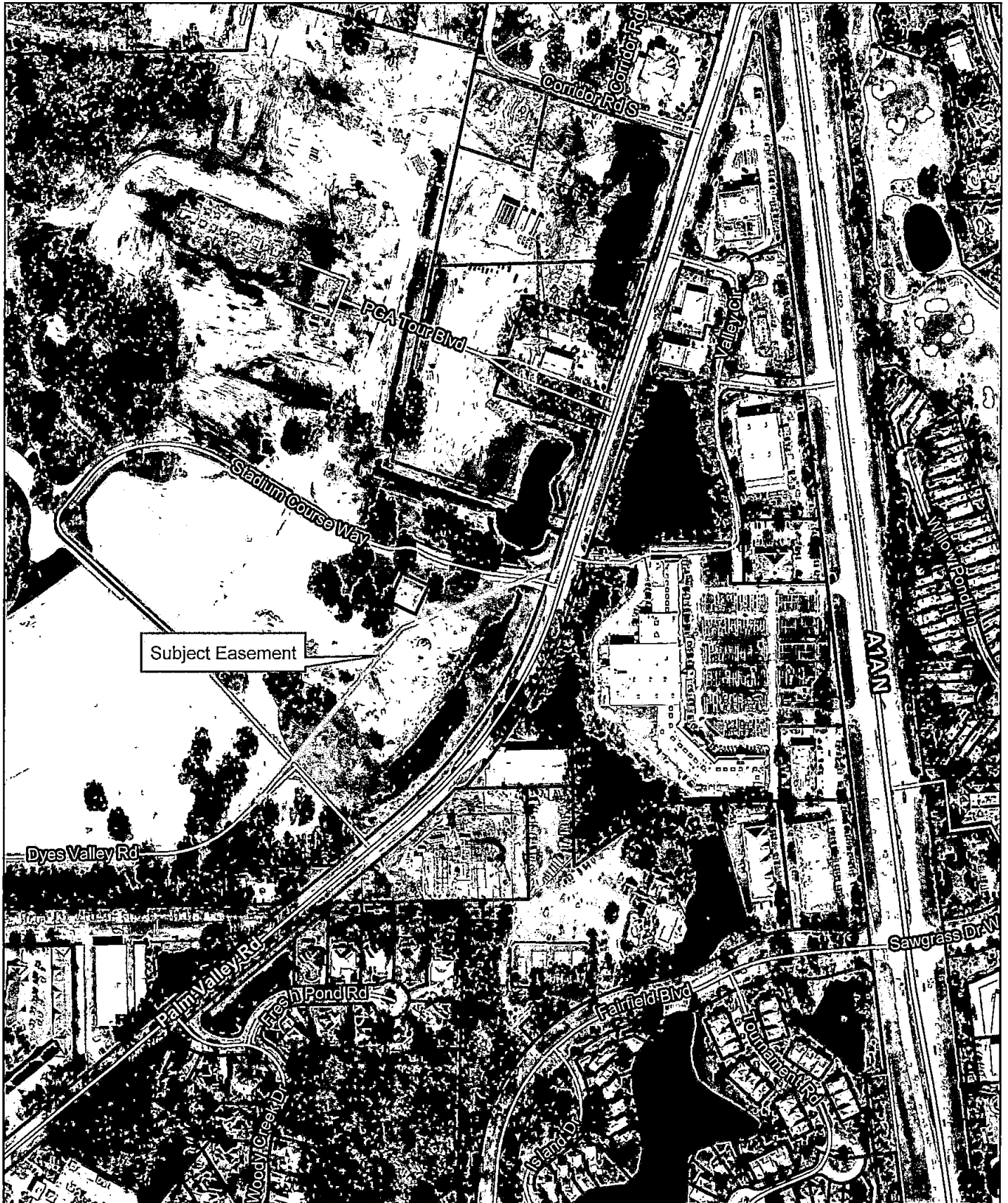
PALM VALLEY ROAD

DEGROVE

Surveyors, Inc.

605 N.W. 33RD AVENUE
 SUITE 111a
 GAINESVILLE, FLORIDA 32609
 (904) 338-9667

A PORTION OF THE SEBASTIAN ESPINOSA GRANT - SECTION 39, SECTION 4 AND THE CHRISTINA HILL GRANT - SECTION 70 ALL LYING IN TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS COMMENCE AT THE NORTHEAST CORNER OF LOT 38 AS SHOWN ON THE PLAT OF SEVEN MILE DRIVE - PHASE 2 - UNIT 2D AS RECORDED IN MAP BOOK 39 PAGES 1 AND 2 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA; THENCE SOUTH 15 DEGREES 36 MINUTES 09 SECONDS WEST ALONG THE EASTERLY LINE OF SAID PLAT OF 7 MILE DRIVE - PHASE 2 - UNIT 2D, AND ALONG THE SOUTHERLY PROLONGATION THEREOF, 1008.93 FEET; THENCE SOUTH 58 DEGREES 51 MINUTES 56 SECONDS EAST 854.73 FEET TO THE NORTH OF THE LINE OF A JEA UTILITY EASEMENT AS DESCRIBED AND RECORDED AN OFFICIAL RECORDS BOOK 284 PAGE 180 OF SAID PUBLIC RECORDS; THENCE NORTH 80 DEGREES 26 MINUTES 39 SECONDS EAST LONG LAST SAID LINE 511.91 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 22 SECONDS EAST ALONG LAST SAID LINE AND ALONG THE NORTH LINE OF JEA UTILITY EASEMENTS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 265, PAGE 101 AND OFFICIAL RECORDS BOOK 265, PAGE 99 OF SAID PUBLIC RECORDS, 1996.91 FEET; TO AN INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD; THENCE NORTH 50 DEGREES 18 MINUTES 08 SECONDS EAST ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD, 244.22 FEET TO AN INTERSECTION WITH A SOUTHERLY LINE OF A ST. JOHNS COUNTY UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4853, PAGE 578 OF SAID PUBLIC RECORDS; THENCE NORTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID UTILITY EASEMENT, 249.44 FEET; THENCE NORTH 68 DEGREES 18 MINUTES 38 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT, 21.41 FEET; THENCE SOUTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID UTILITY EASEMENT 135.25 FEET THENCE NORTH 42 DEGREES 35 MINUTES 41 SECONDS WEST, DEPARTING FROM SAID SOUTHERLY LINE, 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY LINE OF SAID ST. JOHNS COUNTY UTILITY EASEMENT AND THE POINT OF BEGINNING; THENCE NORTH 02 DEGREES 31 MINUTES 01 SECONDS EAST 31.96 FEET; THENCE NORTH 40 DEGREES 40 MINUTES 13 SECONDS EAST, 628.57 FEET; THENCE NORTH 04 DEGREES 26 MINUTES 07 SECONDS WEST 21.07 FEET; THENCE NORTH 85 DEGREES 38 MINUTES 29 SECONDS EAST, 40.00 FEET; THENCE SOUTH 04 DEGREES 26 MINUTES 07 SECONDS EAST 6.79 FEET THENCE NORTH 72 DEGREES 42 MINUTES 31 SECONDS EAST, 404.90 FEET TO AN INTERSECTION WITH SAID NORTHWESTERLY RIGHT AWAY LINE OF PALM VALLEY ROAD; THENCE SOUTH 17 DEGREES 57 MINUTES 42 SECONDS WEST ALONG SAID WESTERLY RIGHT AWAY LINE OF PALM VALLEY ROAD, 36.74 FEET; THENCE SOUTH 72 DEGREES 42 MINUTES 31 SECONDS WEST DEPARTING FROM SAID NORTHWESTERLY RIGHT OF WAY LINE, 409.30 FEET; THENCE SOUTH 40 DEGREES 40 MINUTES 13 SECONDS WEST, 567.59 FEET TO AN INTERSECTION WITH SAID NORTHERLY LINE OF THE ST. JOHNS COUNTY UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4853, PAGE 578; THENCE SOUTH 47 DEGREES 24 MINUTES 19 SECONDS WEST ALONG SAID NORTHERLY LINE, 87.47 FEET TO THE POINT TO BEGINNING



2019 Aerial Imagery
 0 50 100 Feet
 July 13, 2021

Easement for Utilities Palm Valley Road

Land Mgmt. Systems
 Real Estate Division
 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.

