

RESOLUTION NO. 2022-445

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM TO SERVE 1170 NECK RD., PONTE VEDRA BEACH.

RECITALS

WHEREAS, certain property owners have executed and presented to the County an Easement for Utilities associated with the water system to serve 1170 Neck Rd., attached hereto as Exhibit "A", incorporated by reference and made a part hereof; 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.

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.

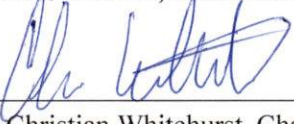
Section 2. The above described Easement for Utilities, attached and incorporated hereto, is hereby accepted by the Board of County Commissioners.

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

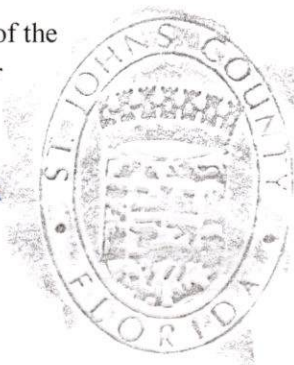
PASSED AND ADOPTED this 6th day of December, 2022.

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

By: 
Christian Whitehurst, Chair

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


Deputy Clerk



Rendition Date DEC 08 2022

Exhibit "A" to Resolution

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 17 day of August, 2017
by James M. [unclear], with an address of
[unclear], 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. The location of the ingress and egress area to the Easement area has been
mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress
area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).**
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) 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 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:

[Signature]
Witness Signature

[Print Name]
Print Name

[Signature]
Witness Signature

[Print Name]
Print Name

By: [Signature]

Print Name: [Print Name]

Its: _____

STATE OF FLORIDA
COUNTY OF [County Name]

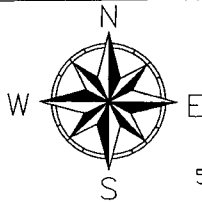
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of July, 2022, by [Name] as [Title] for [Company].



DANIELLE ADKINS
Commission # GG 956409
Expires February 10, 2024
Bonded Thru Budget Notary Services
Notary Public
My Commission Expires: 2/10/24

Personally Known or Produced Identification
Type of Identification Produced [Type]

EXHIBIT "A"



MAP SHOWING PLOT PLAN OF:

SEE SHEET 1 FOR DETAIL

5 X 5 UTILITY EASEMENT

A PART OF THE Z.P. GIBBS OR SANCHEZ GRANT, SECTION 46 AND A PART OF THE SANCHEZ OR PHIL AND MARY DEWEES GRANT, SECTION 74, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE PHIL AND MARY DEWEES GRANT, SECTION 47 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 30' WEST, ALONG THE WEST LINE OF SAID SECTION 47 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2377.50 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 635.96 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD AND THE POINT OF BEGINNING; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 924.93 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A CHORD BEARING OF NORTH 8° 44' WEST, AND A CHORD DISTANCE OF 73.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 6° 27' WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A DISTANCE OF 43.56 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 658.07 FEET TO A SURVEY TRAVERSE LINE RUNNING ALONG AND THROUGH THE WESTERLY EDGE OF GUANO LAKE (FORMERLY KNOWN AS GUANO RIVER MARSH); THENCE SOUTH 3° 11' WEST, ALONG SAID SURVEY TRAVERSE LINE, A DISTANCE OF 116.91 FEET TO A POINT THAT BEARS NORTH 88° 30' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 30' WEST, A DISTANCE OF 635.48 FEET; THENCE N88°30'00"E, A DISTANCE OF 33.87 FEET; THENCE N01°30'00"W, 8.45 FEET; THENCE N88°30'00"E, 1.60 FEET TO THE POINT OF BEGINNING; THENCE N88°30'00"E, A DISTANCE OF 5.00 FEET; THENCE N01°30'00"W, 5.0 FEET; THENCE S88°30'00"W, A DISTANCE OF 5.00 FEET; THENCE N01°30'00"W, 5.0 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 25.0 SQUARE FEET.

TOGETHER WITH AN ACCESS EASEMENT OVER THE SOUTHERN 20 FEET OF THE WESTERLY 46.87 FEET BEING BOUNDED ON THE WEST BY NECK ROAD.

NOTE: PLEASE SEE ACCOMPANING BOUNDARY SURVEY AND APPROVED PLOT PLAN



**BANKS & BANKS
CONSULTING, INC.**

83 WEST 9TH STREET ATLANTIC BEACH, FL
(904)-685-2800 FAX (904)-685-2345

A GEOSPATIAL COMPANY

BANKSANDBANKSCONSULTING.COM

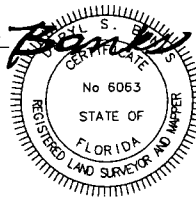
I HEREBY CERTIFY TO:

EVANGELINE HOOIE

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT. OF AGRICULTURE AND CONSUMER SERVICES, PURSUANT TO SECTION 472.027 FLORIDA STATUTES AND CHAPTER 5J-17.050 FLORIDA ADMINISTRATIVE CODE

Daryl S. Banks
FLORIDA REGISTERED SURVEYORS

DARYL S. BANKS CERTIFICATE # 6063



DATE 7/27/2022

SCALE 1 INCH = 30 FEET

JOB NO 17550

NOTES

THIS IS A BOUNDARY SURVEY.

FLOOD ZONE "X" & "AE" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12109C0113H DATED 9-2-2004

BEARING DATUM BASED ON THE ELY RAWLINE OF NECK RD BEING N06°27'W.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP

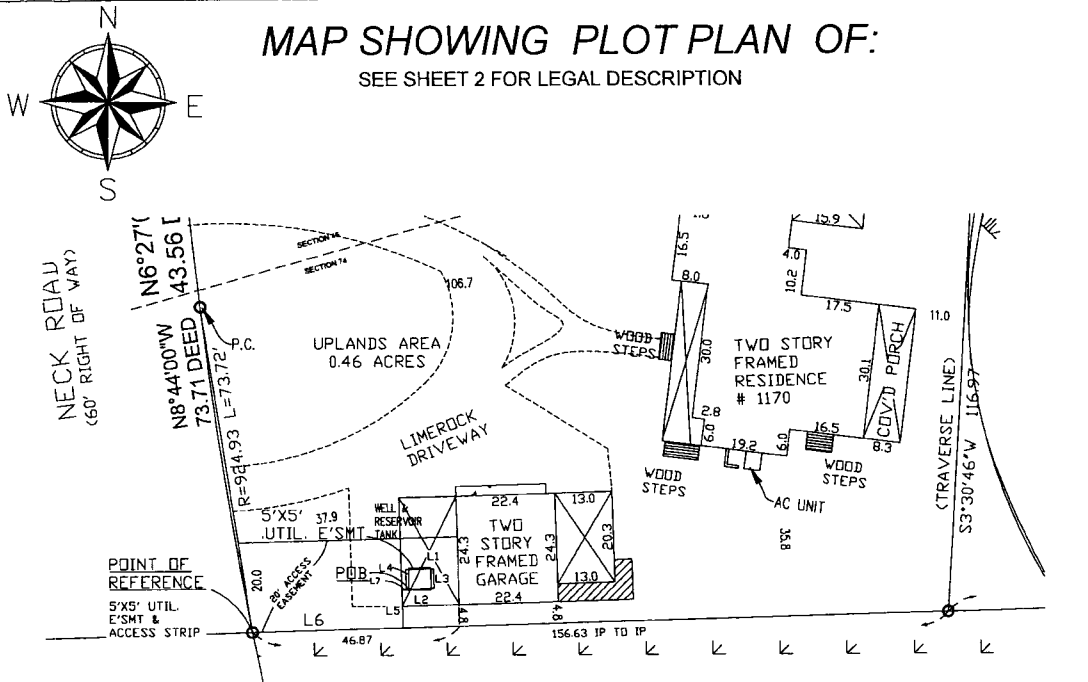
LICENSE BUSINESS NUMBER 7820

THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER.

Exhibit "A"

MAP SHOWING PLOT PLAN OF:

SEE SHEET 2 FOR LEGAL DESCRIPTION



Line Table		
Line #	Direction	Length
L1	S88°30'00"W	5.00
L2	N88°30'00"E	5.00
L3	N0°30'00"W	5.00
L4	S1°30'00"E	5.00
L5	N1°30'00"W	8.45
L6	N88°30'00"E	33.87
L7	N88°30'00"E	1.60

NOTE: PLEASE SEE ACCOMPANYING BOUNDARY SURVEY AND APPROVED PLOT PLAN



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NOTES

THIS IS A BOUNDARY SURVEY.

FLOOD ZONE "X" & "AE" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12106C0113H DATED 9-2-2004

BEARING DATUM BASED ON THE E'LY RAW LINE OF NECK RD BEING N06°27'10"W.

THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.

THIS SURVEY DOES NOT DETERMINE OWNERSHIP

LICENSE BUSINESS NUMBER 7820

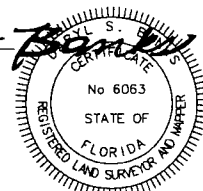
Daryl S. Banks
FLORIDA REGISTERED SURVEYORS

DARYL S. BANKS CERTIFICATE # 8063

DATE 7/27/2022

SCALE 1 INCH = 30 FEET

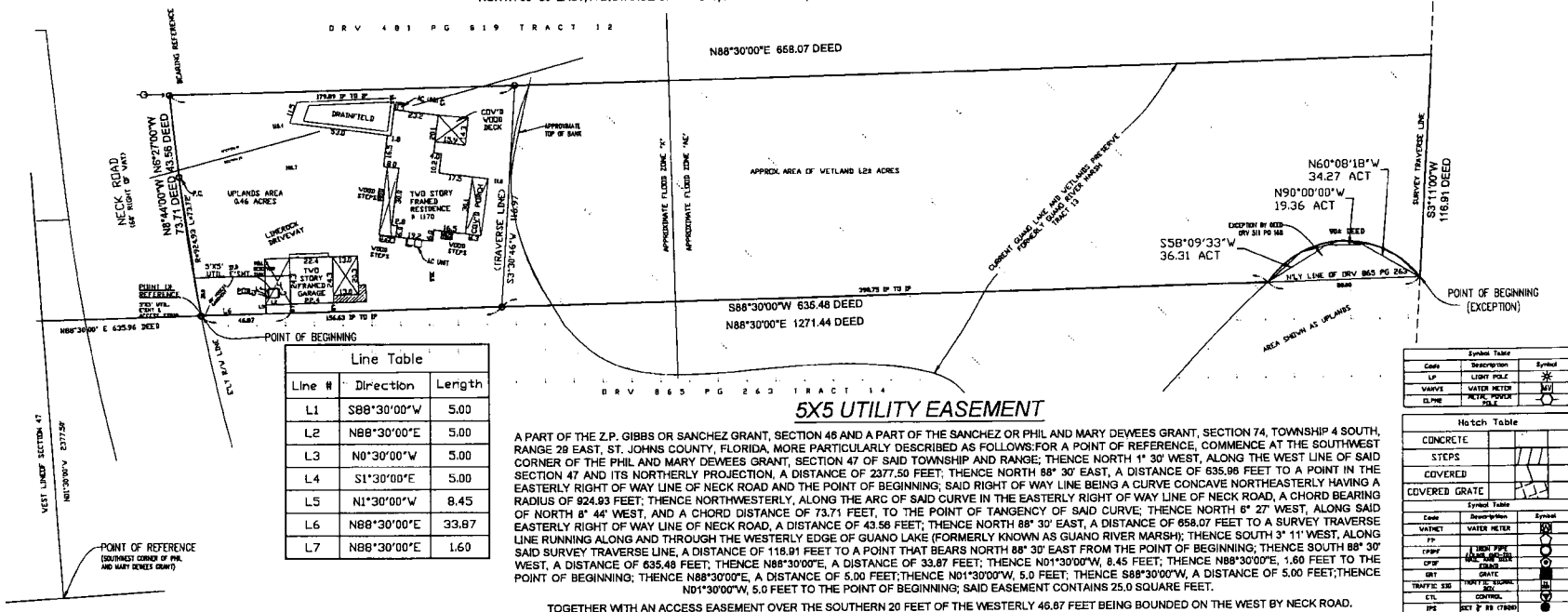
JOB NO 17550



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER.

MAP SHOWING BOUNDARY SURVEY OF:

A PART OF THE Z.P. GIBBS OR SANCHEZ GRANT, SECTION 46 AND A PART OF THE SANCHEZ OR PHIL AND MARY DEWEES GRANT, SECTION 74, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE PHIL AND MARY DEWEES GRANT, SECTION 47 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 30' WEST, ALONG THE WEST LINE OF SAID SECTION 47 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2377.50 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 635.96 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD AND THE POINT OF BEGINNING; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 924.93 FEET; THENCE NORTH-WESTERLY, ALONG THE ARC OF SAID CURVE IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A CHORD BEARING OF NORTH 8° 44' WEST, AND A CHORD DISTANCE OF 73.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 8° 27' WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A DISTANCE OF 43.56 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 658.07 FEET TO A SURVEY TRAVERSE LINE RUNNING ALONG AND THROUGH THE WESTERLY EDGE OF GUANO LAKE (FORMERLY KNOWN AS GUANO RIVER MARSH); THENCE SOUTH 3° 11' WEST, ALONG SAID SURVEY TRAVERSE LINE, A DISTANCE OF 116.91 FEET TO A POINT THAT BEARS NORTH 88° 30' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 30' WEST, A DISTANCE OF 635.48 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PORTION OF THE PROPERTY; A PART OF THE SANCHEZ OR PHIL AND MARY DEWEES GRANT, SECTION 74, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE COMMENCE AT THE SOUTHWEST CORNER OF THE PHIL AND MARY DEWEES GRANT, SECTION 47, OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 30' WEST, ALONG THE WEST LINE OF SAID SECTION 47 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2377.50 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 1271.44 FEET TO A SURVEY TRAVERSE LINE RUNNING ALONG AND THROUGH THE WESTERLY EDGE OF GUANO LAKE (FORMERLY KNOWN AS GUANO RIVER MARSH) AND THE POINT OF BEGINNING; THENCE NORTH-WESTERLY, WESTERLY AND SOUTH-WESTERLY ALONG THE EDGE OF THE GUANO LAKE, A DISTANCE OF 90 FEET, MORE OR LESS, TO A POINT THAT BEARS SOUTH 88° 30' WEST FROM THE POINT OF BEGINNING THENCE NORTH 88° 30' EAST, A DISTANCE OF 80 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.



Line #	Direction	Length
L1	S88°30'00"W	5.00
L2	N88°30'00"E	5.00
L3	N0°30'00"W	5.00
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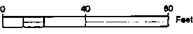
5X5 UTILITY EASEMENT

A PART OF THE Z.P. GIBBS OR SANCHEZ GRANT, SECTION 46 AND A PART OF THE SANCHEZ OR PHIL AND MARY DEWEES GRANT, SECTION 74, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF THE PHIL AND MARY DEWEES GRANT, SECTION 47 OF SAID TOWNSHIP AND RANGE; THENCE NORTH 1° 30' WEST, ALONG THE WEST LINE OF SAID SECTION 47 AND ITS NORTHERLY PROJECTION, A DISTANCE OF 2377.50 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 635.96 FEET TO A POINT IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD AND THE POINT OF BEGINNING; SAID RIGHT OF WAY LINE BEING A CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 924.93 FEET; THENCE NORTH-WESTERLY, ALONG THE ARC OF SAID CURVE IN THE EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A CHORD BEARING OF NORTH 8° 44' WEST, AND A CHORD DISTANCE OF 73.71 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 8° 27' WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF NECK ROAD, A DISTANCE OF 43.56 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 658.07 FEET TO A SURVEY TRAVERSE LINE RUNNING ALONG AND THROUGH THE WESTERLY EDGE OF GUANO LAKE (FORMERLY KNOWN AS GUANO RIVER MARSH); THENCE SOUTH 3° 11' WEST, ALONG SAID SURVEY TRAVERSE LINE, A DISTANCE OF 116.91 FEET TO A POINT THAT BEARS NORTH 88° 30' EAST FROM THE POINT OF BEGINNING; THENCE SOUTH 88° 30' WEST, A DISTANCE OF 635.48 FEET; THENCE NORTH 88° 30' EAST, A DISTANCE OF 33.87 FEET; THENCE N01°30'00"W, 8.45 FEET; THENCE N88°30'00"E, 1.60 FEET TO THE POINT OF BEGINNING; THENCE N88°30'00"E, A DISTANCE OF 5.00 FEET; THENCE N88°30'00"W, 5.00 FEET; THENCE S88°30'00"W, A DISTANCE OF 5.00 FEET; THENCE N01°30'00"W, 5.0 FEET TO THE POINT OF BEGINNING; SAID EASEMENT CONTAINS 25.0 SQUARE FEET.

TOGETHER WITH AN ACCESS EASEMENT OVER THE SOUTHERN 20 FEET OF THE WESTERLY 46.67 FEET BEING BOUNDED ON THE WEST BY NECK ROAD.


Code	Description	Symbol
CP	CONCRETE	[Symbol]
ST	STEPS	[Symbol]
CO	COVERED	[Symbol]
CG	COVERED GRATE	[Symbol]
Code	Description	Symbol
WM	WATER METER	[Symbol]
IP	IRON PIPE	[Symbol]
CP	CURB	[Symbol]
GT	GRATE	[Symbol]
TS	TRAFFIC SIGN	[Symbol]
CU	CURB	[Symbol]
PS	POST	[Symbol]

- NOTES:**
- NO UNDERGROUND UTILITIES OR STRUCTURES LOCATED.
 - NO UTILITIES LOCATED EXCEPT AS MAY BE SHOWN HEREON.
 - NO ATTEMPT WAS MADE TO LOCATE JURISDICTIONAL WETLAND LINES NOR TO NOTIFY THE PROPER AGENCIES.
 - ABSTRACT OF TITLE WAS NOT FURNISHED TO THE UNDERSIGNER.
 - VERTICAL DATUM BASED ON THE N.A. 83 OF 1985.
 - THIS IS NOT A TIDAL BOUNDARY SURVEY.
 - THE UNDERSIGNER HAS REVIEWED THE TITLE COMMITMENT 2603501 WITH AN EFFECTIVE DATE OF JANUARY 13, 2017 PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY.
- BY THE USE OF THIS SURVEY, YOU AGREE TO BE BOUND BY THE TERMS WRITTEN ON THIS SURVEY.
- THIS SURVEY IS INTENDED FOR SINGLE USE OF THE PARTIES CERTIFIED HEREON.
 - NO PARTY SHALL ASSIGN THIS SURVEY DRAWING OR ANY INTEREST OR OBLIGATION HEREON WITHOUT THE PRIOR WRITTEN CONSENT OF THE UNDERSIGNER.
 - ANY REPRODUCTION OF THIS SURVEY IS PROHIBITED.



PLOT SCALE IS DEPENDANT UPON SIZE OF PAPER
 PLANS ARE 1 INCH = 40 FEET IF PRINTED ON 18 X 24 PAPER
 PLANS ARE 1 INCH = 66 FEET IF PRINTED ON 11 X 17 PAPER

REVISED TO ADD 5X5 UTILITY EASEMENT 7/27/2022



**BANKS & BANKS
CONSULTING, INC.**
 63 WEST 9TH STREET ATLANTIC BEACH, FL
 (904) 485-2800 FAX: (904) 485-2345
 A GEOSPATIAL COMPANY
 BANKSANDBANKSCONSULTING.COM


NOTES
 1489 IS A BOUNDARY SURVEY.
 FLOOD ZONE: "X" & "AE" AS BEST ASCERTAINED FROM FLOOD PANEL NO 12100C01341 DATED 8-2-2004
 BEARING DATUM BASED ON THE ELY RLV LINE OF NECK RD BMD N60°27'W.
 THERE MAY BE ADDITIONAL RESTRICTIONS THAT APPLY BUT ARE NOT SHOWN ON THIS SURVEY BUT MAY BE FOUND IN THE PUBLIC RECORDS OR FACILITIES OF THIS COUNTY.
 THIS SURVEY DOES NOT DETERMINE OWNERSHIP
 LICENSE BUSINESS NUMBER 7820

I HEREBY CERTIFY TO:
 EVANGELINE MOORE

THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS SET FORTH BY THE FLORIDA BOARD OF SURVEYORS AND MAPPERS UNDER THE DEPT OF AGRICULTURE AND CONSUMER SERVICES PURSUANT TO SECTION 472.02 FLORIDA STATUTES AND CHAPTER 50-17.000 FLORIDA ADMINISTRATIVE CODE

Daryl S. Banks
 FLORIDA REGISTERED SURVEYOR
 DARYL S. BANKS CERTIFICATE # 6063

DATE FEBRUARY 9, 2017
 SCALE 1 INCH = 40 FEET
 JOB NO 18730



THIS SURVEY WAS ELECTRONICALLY CERTIFIED BY DARYL S. BANKS, PSM 6063, AS TIMESTAMPED ON BORDER.

Exhibit "B"

EXHIBIT "B"

INGRESS/EGRESS ACCESS EASEMENT

A PARCEL OF LAND IN ST. JOHNS COUNTY, FLORIDA, BEING BOUNDED ON THE WEST BY NECK ROAD AND ON THE SOUTH BY PROPERTY OF THE RASHBA JOINT LIVING TRUST DATED JUNE 3, 2016.

SAID ACCESS EASEMENT BEING THE SOUTHERN 20 FEET OF THE WESTERLY 46.87 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A part of the Z. P. Gibbs or Sanchez Grant, Section 46, and a part of the Sanchez or Phil and Mary Dewees Grant, Section 74, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows;

For a point of reference, commence at the Southwest corner of the Phil and Mary Dewees Grant, section 47 of said township and range; thence North 1°30' West, along the West line of said Section 47 and its Northerly projection, a distance of 2377.50 feet; thence North 88°30' East, a distance of 635.96 feet to a point in the Easterly right of way line of neck road and the Point of Beginning, said right of way line being a curve concave Northeasterly having a radius of 924.93 feet; thence Northwesterly, along the arc of said curve in the Easterly right of way line of Neck Road, a Chord Bearing of North 8°44' West, and a Chord Distance of 73.71 feet; to the point of tangency of said curve; thence North 6°27' West, along said Easterly right of way line of Neck Road, a distance of 43.56 feet; thence North 88°30' East, a distance of 658.07 feet to a survey traverse line running along and through the Westerly edge of Guano Lake (formerly known as Guano River Marsh); thence South 3°11' West, along said survey Traverse Line, a distance of 116.91 feet to a point that bears North 88°30' East from the Point of Beginning; thence South 88°30' West, a distance of 635.48 feet to the Point of Beginning, excepting therefrom the following described portion of the property a part of the Sanchez or Phil and Mary Dewees Grant, Section 74, Township 4 South, Range 29 East, St. Johns County, Florida, more particularly described as follows: for a point of reference commence at the Southwest corner of the Phil and Mary Dewees Grant, Section 47 of said Township and range; thence North 1°30' West, along the West line of said Section 47, and its Northerly projection, a distance of 2377.50 feet; thence North 88°30' East, a distance of 1271.44 feet to a survey traverse line running along and through the Westerly edge of Guano Lake (formerly known as Guano River Marsh) and the Point of Beginning; thence Northwesterly, Westerly and Southwesterly along the edge of Guano Lake, a distance of 90 feet, more or less to a point that bears South 80°30' West from the Point of Beginning; thence North 88°30' East, a distance of 80 feet more or less to the Point of Beginning.

Parcel Identification Number: 068700-0130



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: 1170 Neck Rd – Water Meter Easement
DATE: August 17, 2022

Please present the Easement to the Board of County Commissioners (BCC) for final approval and acceptance of 1170 Neck Road – Water Meter Easement.

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.



Subject area



2021 Aerial Imagery
0 100 200 400
Feet
Date: 11/8/2022

Easement
1170 Neck Rd.

Land Management
Systems
Real Estate
Division
(904) 209-0782
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