

RESOLUTION NO. 89- 267

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

WHEREAS, MOULTRIE INC. A Florida Corporation, as Owner, has tendered a easement dated November 10, 1989, to the Board of County Commissioners of St. Johns County, Florida, conveying to the County an easement to construct a force main pipeline system.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,FLORIDA, that the above described easement is hereby accepted by the Board of County Commissioners of St. Johns County, Florida. This acceptance shall not be deemed an acceptance requiring construction of the force main pipeline system.

THE CLERK is instructed to record the pipeline easement at County expense and to file the Title Search.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 28th day of November, 1989.

Board of County Commissioners
of St. Johns County, Florida

By: Craig Maguire
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Mary Jones
Deputy Clerk

**GRANT OF EASEMENT FOR PIPELINE AND
INGRESS AND EGRESS**

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned, Moultrie Inc., a Florida corporation, hereinafter called GRANTOR, for \$10.00 and other good and valuable consideration, receipt of which is hereby acknowledged, does hereby and by these presents assign, convey remise, release and grant unto St. Johns County, Florida, a political subdivision of the State of Florida, whose address is c/o Clerk of Courts, St. Johns County Courthouse, St. Augustine, Florida 32084, and to its assigns, hereinafter called GRANTEE, a perpetual exclusive easement for Ingress and Egress and to construct and maintain all or part of a force main pipeline system under and across the following parcel of real property in St. Johns County, Florida to wit:

Property as described on attached Schedule "A" which description is made a part hereof by reference as though fully and completely set forth herein.

PROVIDED HOWEVER Grantor reserves the surface rights to clear, landscape, and construct access ways and parking areas on or over the lands described in said Schedule "A".

TO HAVE AND TO HOLD under the grantee, its successors and assigns for the above described purposes forever.

"Grantor" and "Grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this 10 day of NOVEMBER, 1989.

Signed, sealed and delivered
in our presence:

Linda L. Schultz
Witness

Vera S. Harvage
Witness

Moultrie, Inc.

George D. Dennison
Its President

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgements, personally appeared **GEORGE DAVID DENNISON**, president of Moultrie, Inc., a Florida corporation to me known to be the person described in and who executed the foregoing instrument and he acknowledged before me that he executed same.

WITNESS, My Hand and Official Seal in the County and State last aforesaid this 10th day of NOVEMBER, 1989.

Linda L. Schultz
Notary Public
State of Florida at Large

My Commission Expires:

April 28 - 1993

Prepared by:
Stuart Craig
St. Johns County
Contracting Agent
P. O. Drawer 349
St. Augustine, fl. 32085

UTILITY EASEMENT

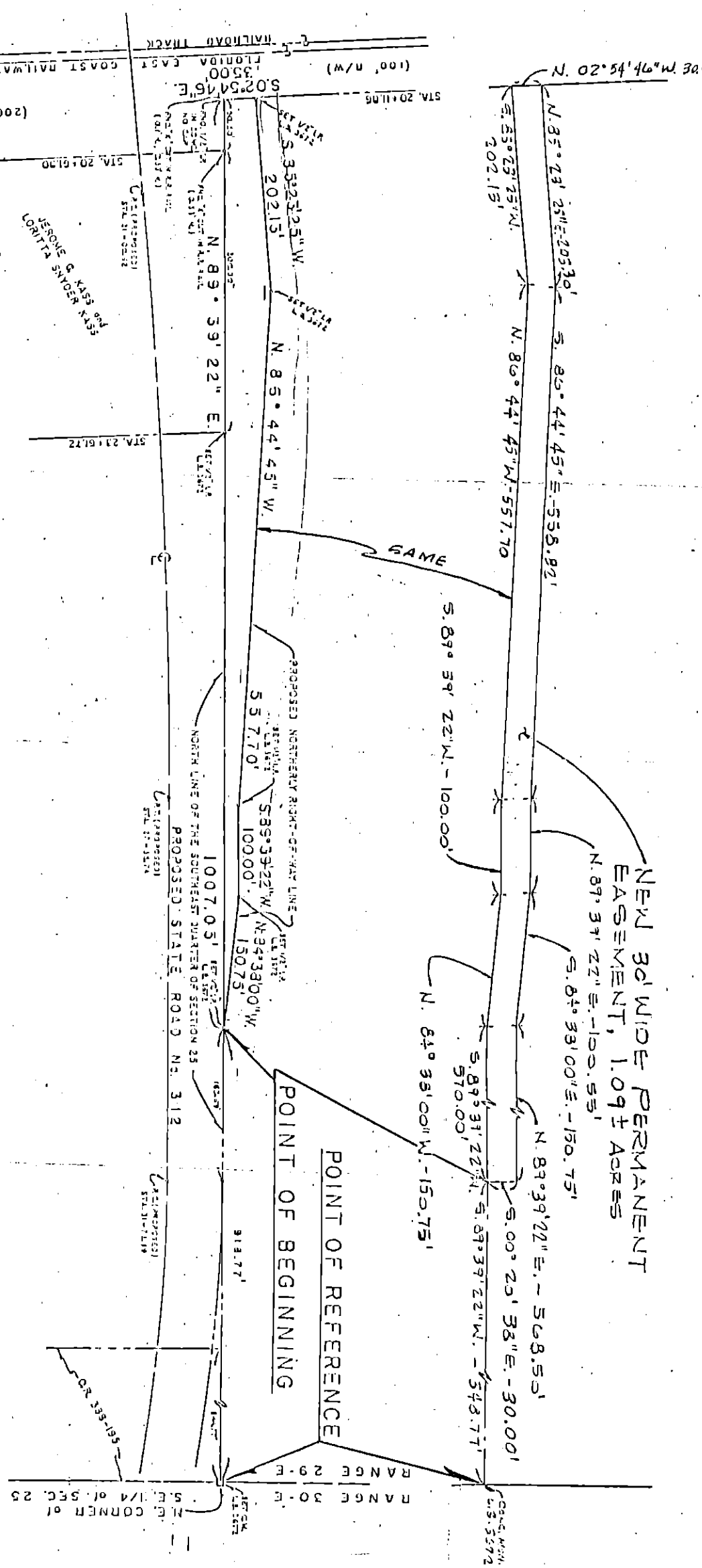
A permanent utility easement, 30-feet in width, adjacent and parallel to the Northerly right-of-way of line of State Road 312, and being a part of the Northeast one-quarter (1/4) of Section 25, Township 7 South, Range 29 East, St. Johns County, Florida, and being more particularly described as follows:

Commencing at the Northeast corner of the Southeast one-quarter (1/4) of aforesaid Section 25; run thence South 89° 39' 22" West along the North line of said Southeast one-quarter (1/4), a distance of 348.77' to the Point of Beginning, said point lying on the Northerly right-of-way line of State Road 312. Thence continue South 89° 39' 22" West along the aforesaid Northerly right-of-way line of State Road 312, a distance of 570.00' to a point; run thence North 84° 38' 00" West along the aforesaid Northerly right-of-way line of State Road 312, a distance of 150.75' to a point; run thence South 89° 39' 22" West along the aforesaid Northerly right-of-way line of State Road 312, a distance of 100.00' to a point; run thence North 86° 44' 45" West along the aforesaid Northerly right-of-way line of State Road 312, a distance of 557.70' to a point; run thence South 85° 23' 25" West along the aforesaid Northerly right-of-way line of State Road 312, a distance of 202.13' to a point, in the Easterly right-of-way line of the Florida East Coast Railway (a 100.00' Right-of-Way at this point); run thence North 02° 54' 46" West along the aforesaid Easterly right-of-way line of said Railway, a distance of 30.01' to a point; run thence North 85° 23' 25" East and parallel to the aforesaid Northerly right-of-way line of State Road 312, a distance of 203.30' to a point; run thence South 86° 44' 45" East and parallel to the aforesaid Northerly right-of-way line of State Road 312, a distance of 558.82' to a point; run thence North 89° 39' 22" East and parallel to the aforesaid Northerly right-of-way

line of State Road 312, a distance of 100.55' to a point; run thence South 84 38' 00" East and parallel to the aforesaid Northerly right-of-way line of State Road 312, a distance of 150.75' to a point; run thence North 89° 39' 22" East and parallel to the aforesaid Northerly right-of-way line of State Road 312, a distance of 568.50' to a point; run thence South 00° 20' 38" East a distance of 30.00' to the Point of Beginning.

Containing 1.09 acres, more or less.

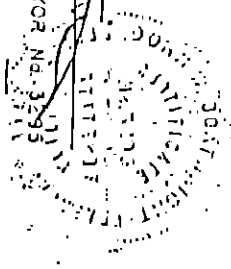
The above land description is a part of a Boundary Survey of Section 25, T7S, R29 East, St. Johns County, Florida, lying North of Florida State Road 312, containing 0.672 acres by Donn W. Boatwright, Florida Registered Land Surveyor Certificate No. 3295, dated January 12, 1988.



- NOTES
- 1) BEARINGS BASED ON AN ASSUMED BEARING OF NORTH 09° 28' 18" EAST FOR HOURLY ROAD BETWEEN STATIONS 145+51.21 AND 161+06.85 AS SHOWN ON THE STATE ROAD DEPARTMENT RIGHT-OF-WAY MAPS.
 - 2) THIS IS A BOUNDARY SURVEY.

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA: 21-55-6, F.C.S.

DOAN W. BOATWRIGHT, L.S.
 FLORIDA REG. LAND SURVEYOR NO. 3295





North Florida Title Company

November 28, 1989

Mr. Stuart Craig
County of St. Johns
Engineering Department
County Road 16A
St. Augustine, Florida 32084

Dear Stuart:

In re: Lands lying in Section 25, Township 7 South,
Range 29 East, St. Johns County, Florida;
Moultrie Lakes Commercial Park, as set forth
on Schedule "A" attached hereto
Information Search No. 89-1813IN
County Purchase Order No. B07865

A search of the public records of St. Johns County, Florida, reveals the following in connection with the above captioned lands:

Present record titleholder is Moultrie, Inc., a Florida corporation, by virtue of various deeds of record, and is subject to:

1. MORTGAGE to Melvine Butler, dated August 20, 1986 and filed August 26, 1986 in Official Records Book 714, page 1495; as Modified by instruments recorded in Official Records Book 724, pages 960, 961 & 963; and in Official Records Book 774, page 0445, 0448 and 0449.
2. PLANNED UNIT DEVELOPMENT Ordinance 86-83 for "Moultrie Lakes Commercial Park".
3. MORTGAGE to The Ocean State Bank, dated April 1, 1987 and filed April 9, 1987 in Official Records Book 740, page 1894; as extended by Extension Agreement recorded in Official Records Book 798, page 0960; and Extension Agreement recorded in Official Records Book 835, page 0945.
4. EASEMENT to Florida Power & Light Company filed February 3, 1988 in Official Records Book 772, page 0498.
5. MORTGAGE to The Ocean State Bank, dated April 28, 1989, filed May 2, 1989 in Official Records book 818, page 1842.
6. LIEN created by Agreement between Moultrie, Inc., and Mike Walrath as recorded in Official Records Book 755, page 0007; as partially assigned to The Ocean State Bank by Official Records Book 755, page 0010 and released in Official Records Book 794, page 1334; and, as further assigned to Charles Parker by Official Records Book 828, page 1776.
7. LIS PENDENS filed in Official Records Book 815, page 0679 seeking to foreclose Claim of Lien recorded in Official Records Book 792, page 0681.
8. LIS PENDENS filed in Official Records Book 828, page 1274 seeking to foreclose Claim of Lien recorded in Official Records Book 792, page 1356.

Continued to page Two.

1510 Ponce de Leon Boulevard - Suite A - St. Augustine, Florida 32084
P.O. Box 2186 - St. Augustine, Florida 32085-2186 • (904) 825-4795 • (904) 825-0177 FAX

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County taxes for year 1989 are not paid on captioned lands.

In furnishing this information the North Florida Title Company assumes no monetary liability.

Yours truly,

NORTH FLORIDA TITLE COMPANY



Mary Jane Dardi
President

MJD/lwc
Encls.