

RESOLUTION NO. 89- 276

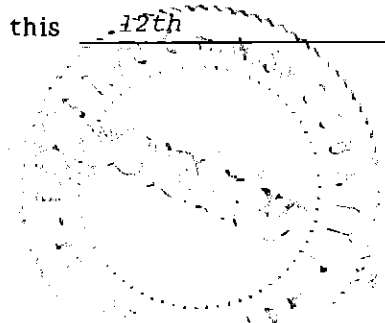
RESOLUTION OF THE BOARD OF COUNTY  
COMMISSIONERS, ST. JOHNS COUNTY, FLORIDA

WHEREAS, Spanish Trace Ocean Club, Inc., a Florida Corporation, as owner has tendered a easement dated November, 1989, to the Board of County Commissioners of St. Johns County, Florida, conveying to the County an easement to construct a water and sewage 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 as acceptance requiring construction of the water and sewage 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 12th day of December, 1989.



BOARD OF COUNTY COMMISSIONERS  
OF St. JOHNS COUNTY, FLORIDA

BY: Ray A. Maguire  
Its Chairman

ATTEST: Carl "Bud" Markel, Clerk

By: Rosemary Jones  
Deputy Clerk

GRANT OF SEWER EASEMENT

THIS GRANT, made as of the 24<sup>th</sup> day of November, 1989, between SPANISH TRACE OCEAN CLUB, INC., a Florida corporation (hereinafter "Grantor"), and COUNTY OF ST. JOHNS, a political subdivision of the State of Florida (hereinafter "Grantee").

W I T N E S S E T H

That for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration paid to Grantor by Grantee, the receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, dedicates, releases and quit claims to Grantee, its successors and assigns forever, a non-exclusive easement over the Easement Parcel hereinafter described for the purpose of constructing, operating, laying, maintaining, improving and/or repairing lines, pipes, pumps and appurtenant facilities relating to sewage and waste transmission and disposal. This Grant of Sewer Easement shall be on, along, over, through, across and under the parcel of land located in St. Johns County, Florida (the "Easement Parcel") as specifically described on Exhibit A attached hereto and made a part hereof.

TOGETHER with the right to the Grantee, its successors and assigns, of ingress and egress, to and over the Easement Parcel, and for doing anything necessary or useful or convenient for the enjoyment of the easement herein granted.

PROVIDED, however, that Grantor retains the right to use the Easement Parcel for landscaping, surface parking, driveways and such other uses that will not interfere with the rights granted hereby to Grantee.

PROVIDED FURTHER, however, that by acceptance hereof, Grantee does release, remise, quit claim and abandon unto Grantor any and all right, title or interest, Grantee may have in or to any other property of Grantor not included within the Easement Parcel which is, was or has been used for sewage and waste transmission and disposal; it being the intent of Grantor and Grantee that the Easement Parcel shall replace and be substituted for any previously existing rights or easements of Grantee in, to or on Grantor's property for sewage and waste transmission and disposal.

IN WITNESS WHEREOF, Grantor and Grantee have executed this agreement as of the day and year first above written.

Signed, sealed and delivered in our presence

SPANISH TRACE OCEAN CLUB, INC.

[Signature]  
[Signature]  
Witnesses

By: [Signature]  
Its President

COUNTY OF ST. JOHNS, FLORIDA

[Signature]  
[Signature]  
Witnesses

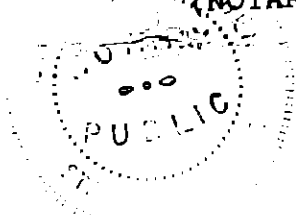
By: [Signature]  
Its Chairman

PREPARED BY AND RETURN TO:  
FRANK E. MILLER of  
CONE & PURCELL, P.A.  
1235 One Enterprise Center  
225 Water Street  
Jacksonville, Florida 32202

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 24 day of November, 1989 by LOREN S HENRY, President of Spanish Trace Ocean Club, Inc., a Florida corporation, on behalf of the corporation.

(NOTARY SEAL)



Carol L. Munda

Notary Public  
State and County Aforesaid

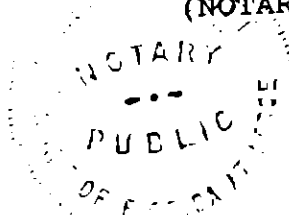
My commission expires:

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: AUG 25, 1991.  
BONDED THRU NOTARY PUBLIC UNDERWRITERS.

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 14th day of December, 1989 by Craig A. Maquire, Chairman of the Board of County Commissioners of the County of St. Johns, a political subdivision of the State of Florida, on behalf of the County.

(NOTARY SEAL)



Linda J. Platt

Notary Public  
State and County Aforesaid

My commission expires:

MY COMMISSION  
EXPIRES 1395

EXHIBIT A

A parcel of Land lying in the South 299.65 feet of the North 1/2 of Government Lot 5, Section 10, Township 8 South, Range 30 East, St. Johns County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of Spanish Trace Condominium, recorded in Official Records Book 232, page 188 of the Public Records of St. Johns County, Florida; thence South 89 degrees 59' 56" East, along the Southerly right-of-way line of Ocean Trace Road, a distance of 110.63 feet to the Point of Beginning of the herein described parcel; thence continue South 89 degrees 59' 56" East, along said Southerly right-of-way line, a distance of 10.0 feet; thence departing from said Southerly right-of-way line, South 00 degrees 30' 50" East, parallel with and 10.0 feet Easterly from Tennis Courts, a distance of 214.80 feet; thence South 86 degrees 49' 06" East, a distance of 80.85 feet; thence North 10 degrees 30' 04" East, a distance of 5.86 feet; thence South 79 degrees 29' 56" East, a distance of 20.00 feet; thence South 10 degrees 30' 04" West, a distance of 20.00 feet; thence North 79 degrees 29' 56" West, a distance of 20.00 feet; thence North 10 degrees 30' 04" East, a distance of 4.06 feet; thence North 86 degrees 49' 06" West, a distance of 88.94 feet; thence North 00 degrees 30' 50" West, a distance of 224.26 feet to the Point of Beginning.

FLORIDA DEPARTMENT OF REVENUE  
RETURN FOR TRANSFERS OF INTEREST IN FLORIDA REAL PROPERTY

PART I

A. Grantor (Seller): Spanish Trace Ocean Club  
Individual/Agent Name Corporate Name (if applicable)  
1 Ocean Trace Road St. Augustine, Fla. (904) 471-2535  
Mailing Address City State Zip Code Phone No.

B. Grantee (Buyer): St. Johns County  
Individual/Agent Name Corporate Name (if applicable)  
4020 Lewis Speedway St. Augustine, Fla. 32084 (904) 824-8131  
Mailing Address City State Zip Code Phone No.

C. Description of Property: Spanish Trace Ocean Club Inc.  
Lot No. Block No. Name of Subdivision  
Easement across part of Gov. Lot 5, Section 10, Township 8 S. Range 30 E  
Other Description (if applicable)

D. Date of Sale: November 24, 1989 Type of Document: Esaement

E. Recorded in St. Johns County County(s).

PART II

Total Consideration Paid Or To Be Paid \$ 10.00

PART III

FOR USE BY TAXPAYER IN DETERMINING CONSIDERATION NOT REQUIRED FOR FILING * (SEE REVERSE SIDE)	
1. Cash or Down Payment	\$ _____
2. New Or Existing Mortgages	\$ _____
3. Any Other Consideration	\$ _____
4. Total Consideration Paid or To Be Paid	\$ _____
5. If taxable consideration is \$100 or less or if the transaction is exempt, please explain briefly <u>Donation of Esaement fore Utility</u> _____ lines _____	

I hereby certify that this return has been examined by me and to the best of my knowledge and belief is a true and complete return.

[Signature] Contracting Agent St. Johns County 12-4-89  
Signature of Grantor, Grantee or Grantee's Agent Date

To be completed by the Clerk of the Circuit Court's Office.	
File Number _____ or O. R. Book _____ Page _____ or	
Clerk's Date Stamp _____ Date Recorded _____	