

RESOLUTION NO. 2004- 39

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR WATER SERVICE TO HILDEN SUBDIVISION AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.

RECITALS

WHEREAS, G.C. Land Development, 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 water service to Hilden Subdivision; and

WHEREAS, G.C. Land Development, Inc. has also executed and presented the Bill of Sale conveying all personal property associated with the water and sewer system and is attached hereto as Exhibit "B, incorporated by reference and made a part hereof. An Easement for the sewer system is not required because the sewer improvements will be installed within the platted right-of-way; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "C", 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 in that 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.

Section 3. The Clerk of the Circuit Court is instructed to file the Bill of Sale in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 17th day of February, 2004.

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

By: 
Karen R. Stern, Chair

ATTEST: Cheryl Strickland, Clerk

RENDITION DATE 2/23/2004


Deputy Clerk



Public Records of
St. Johns County, FL
Clerk# 03-080312
O.R. 2077 PG 556
04:36PM 10/28/2003
REC \$85.00 SUR \$11.00
Doc Stamps \$0.70

Prepared by:
St. Johns County
4020 Lewis Speedway
St. Augustine, Florida 32084

(21)

1835

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 28 day of OCTOBER, 2003
by G.C. LAND DEVELOPMENT, INC., with an address
of 1400 MARSH LANDING PARKWAY, SUITE 108 JAY BECK FL 32250 hereinafter called
"Grantor", to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of
Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084,
hereinafter called the "Grantee".

IN &
RET →

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantors hereby give, grant dedicate and convey to the Grantee, its successors and assigns forever, an unobstructed right-of-way and non-exclusive permanent easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and repair sub-surface pipes for water on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

Property as described on attached Exhibit "A", incorporated by reference and made a part hereof.

TOGETHER with the right to said Grantee its successors and assigns, of ingress and egress, to and over the above described property, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted, also the privilege of removing at any time any and all of said improvements upon, over, under or in lands, together with the right, easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

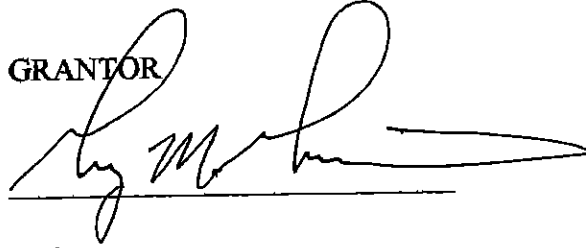
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers as of the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

(sign) Marilyn M. Galen
(print) Marilyn M. Galen

(sign) Kim White
(print) Kim White

GRANTOR



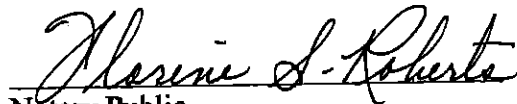
GARY M. GARRISON, PRESIDENT.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this 28th day of
October, 2003 by Gary M. Garrison. He is
personally known to me or has produced _____ as
identification.



FLORINE S. ROBERTS
Notary Public, State of Florida
My comm. expires June 25, 2006
Comm. No. DD 117250



Notary Public
My Commission expires: 06-25-03

QR2077PG 558

October 22, 2003
File No. 116C-06

Work Order No. 01-233.07
Florentine

Utility Easement

Block 31

A portion of Block 31, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as:

The Northerly 7.50 feet, the Southerly 5.00 feet and the Westerly 5.00 feet of said Block 31;

Together with a triangular-shaped parcel lying at the Northwesterly corner of said Block 31 described as:

Beginning at said Northwesterly corner, run Southerly along the Westerly line of said Block 31 a distance of 25.00 feet; run thence Northeasterly to a point on the Northerly line of said Block 31 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northeasterly corner of said Block 31 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Block 31 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Block 31 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

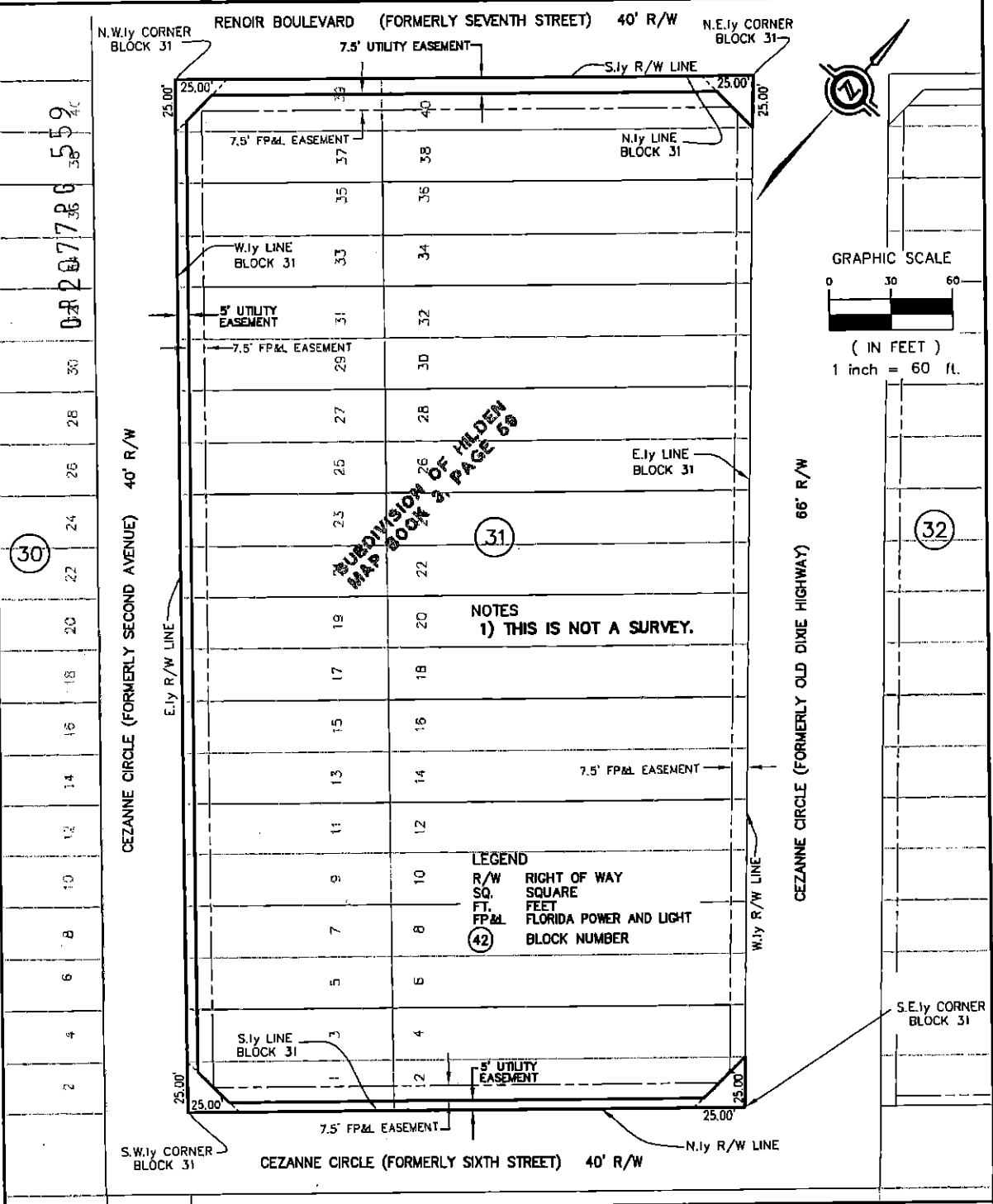
Together with a triangular-shaped parcel lying at the Southeasterly corner of said Block 31 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 31 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 31 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 31, SUBDIVISION OF HILDEN, AS RECORDED IN
MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



SUBDIVISION OF HILDEN
MAP BOOK 3, PAGE 59

NOTES
1) THIS IS NOT A SURVEY.

LEGEND
R/W RIGHT OF WAY
SQ. SQUARE
FT. FEET
FPL FLORIDA POWER AND LIGHT
④ BLOCK NUMBER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

David L. Lampf
DAVID L. LAMPF
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA - ES. No. 3535

SCALE: 1" = 60' DATE: OCT. 22, 2003

0-207786-559

30

32

31

42

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 32

A portion of Block 32, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Northerly 7.50 feet, the Southerly 5.00 feet and the Easterly 5.00 feet of said Block 32;

Together with a triangular-shaped parcel lying at the Northwesterly corner of said Block 32 described as:

Beginning at said Northwesterly corner, run Southerly along the Westerly line of said Block 32 a distance of 25.00 feet; run thence Northeasterly to a point on the Northerly line of said Block 32 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northeasterly corner of said Block 32 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Block 32 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Block 32 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Southeasterly corner of said Block 34 described as:

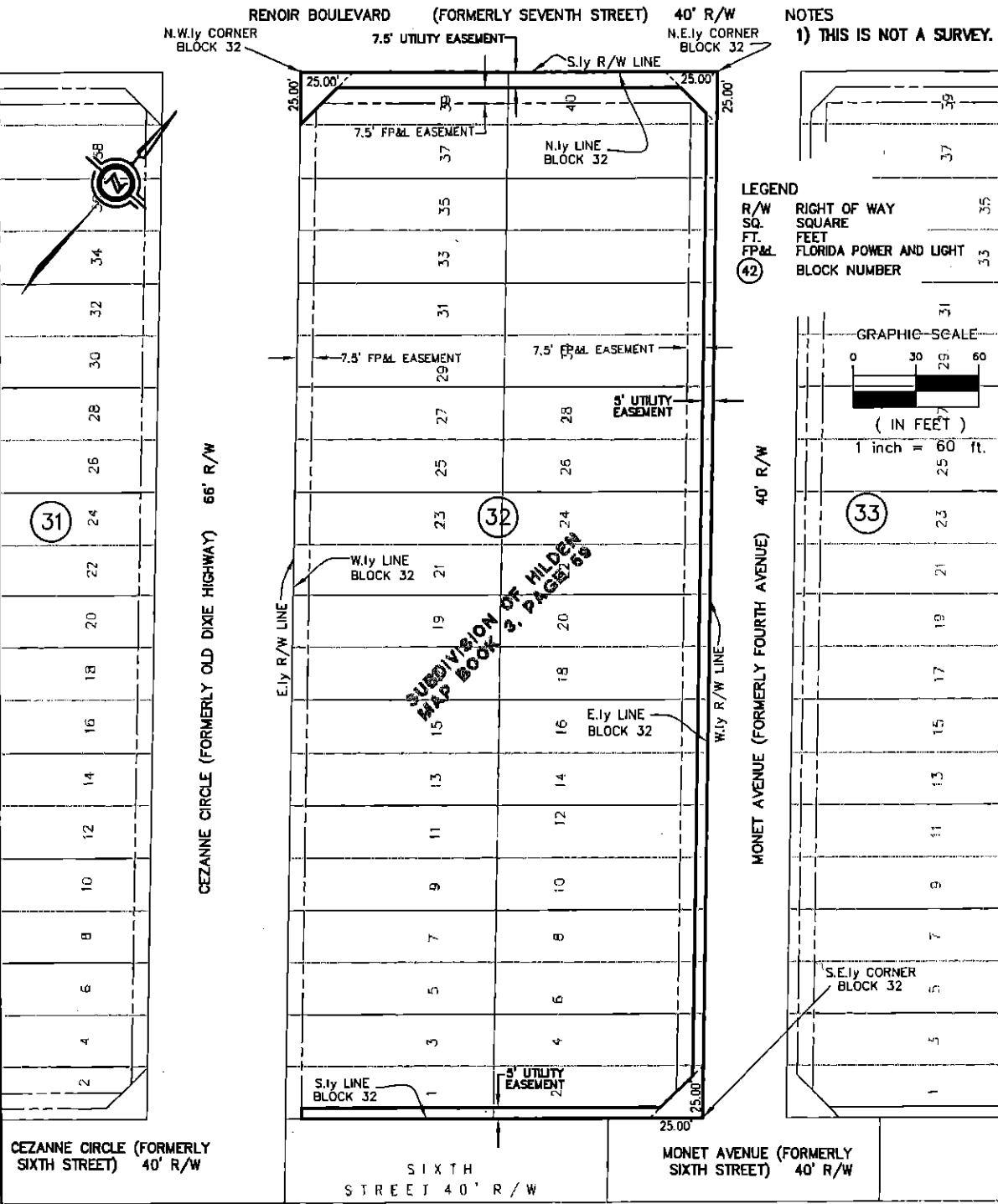
Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 34 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 34 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.



SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 32, SUBDIVISION OF HILDEN, AS RECORDED IN
 MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLORIDA,

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NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

David L. Lampp
 DAVID L. LAMPP
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 3535

OK 2077 PG 562

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 33

A portion of Block 33, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Northerly 7.50 feet, the Westerly 5.00 feet, the Southerly 5.00 feet, and the Easterly 5.00 feet of said Block 33;

Together with a triangular-shaped parcel lying at the Southwesterly corner of said Block 33 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 33 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 33 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northwesterly corner of said Block 33 described as:

Beginning at said Northwesterly corner, run Southerly along the Westerly line of said Block 33 a distance of 25.00 feet; run thence Northeasterly to a point on the Northerly line of said Block 33 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northeasterly corner of said Block 33 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Block 33 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Block 33 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

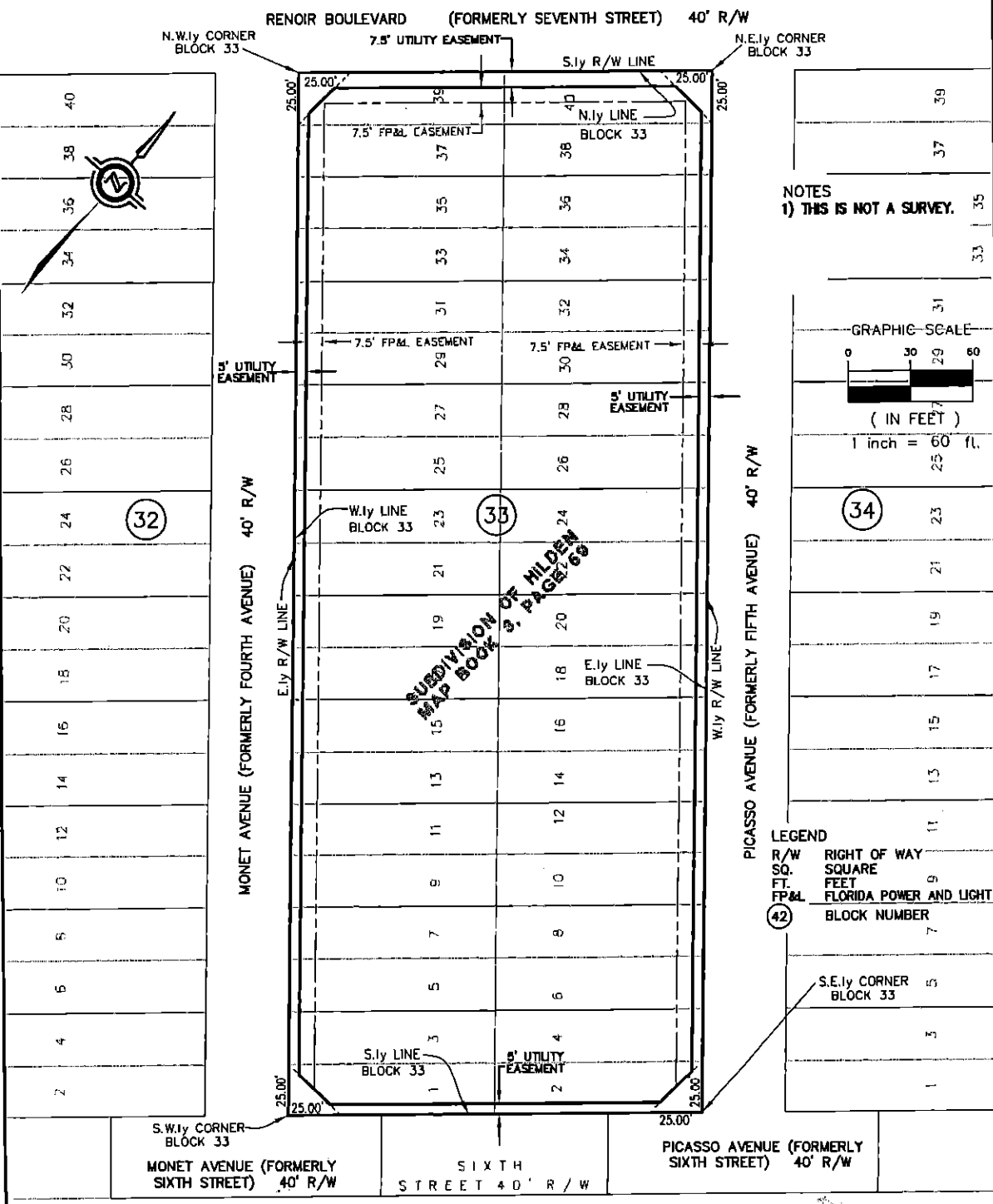
Together with a triangular-shaped parcel lying at the Southeasterly corner of said Block 33 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 33 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 33 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.

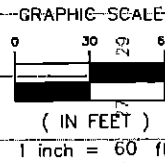
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 33, SUBDIVISION OF HILDEN, AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



NOTES
1) THIS IS NOT A SURVEY.



LEGEND
R/W RIGHT OF WAY
SQ. SQUARE
FT. FEET
FP&L FLORIDA POWER AND LIGHT
42 BLOCK NUMBER



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 60'

DATE: OCT. 17, 2003

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David L. Lampf
DAVID L. LAMPF
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 3535

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 34

A portion of Block 34, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Northerly 7.50 feet, the Westerly 5.00 feet, the Southerly 5.00 feet, and the Easterly 5.00 feet of said Block 34;

Together with a triangular-shaped parcel lying at the Southwesterly corner of said Block 34 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 34 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 34 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northwesterly corner of said Block 34 described as:

Beginning at said Northwesterly corner, run Southerly along the Westerly line of said Block 34 a distance of 25.00 feet; run thence Northeasterly to a point on the Northerly line of said Block 34 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Northeasterly corner of said Block 34 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Block 34 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Block 34 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

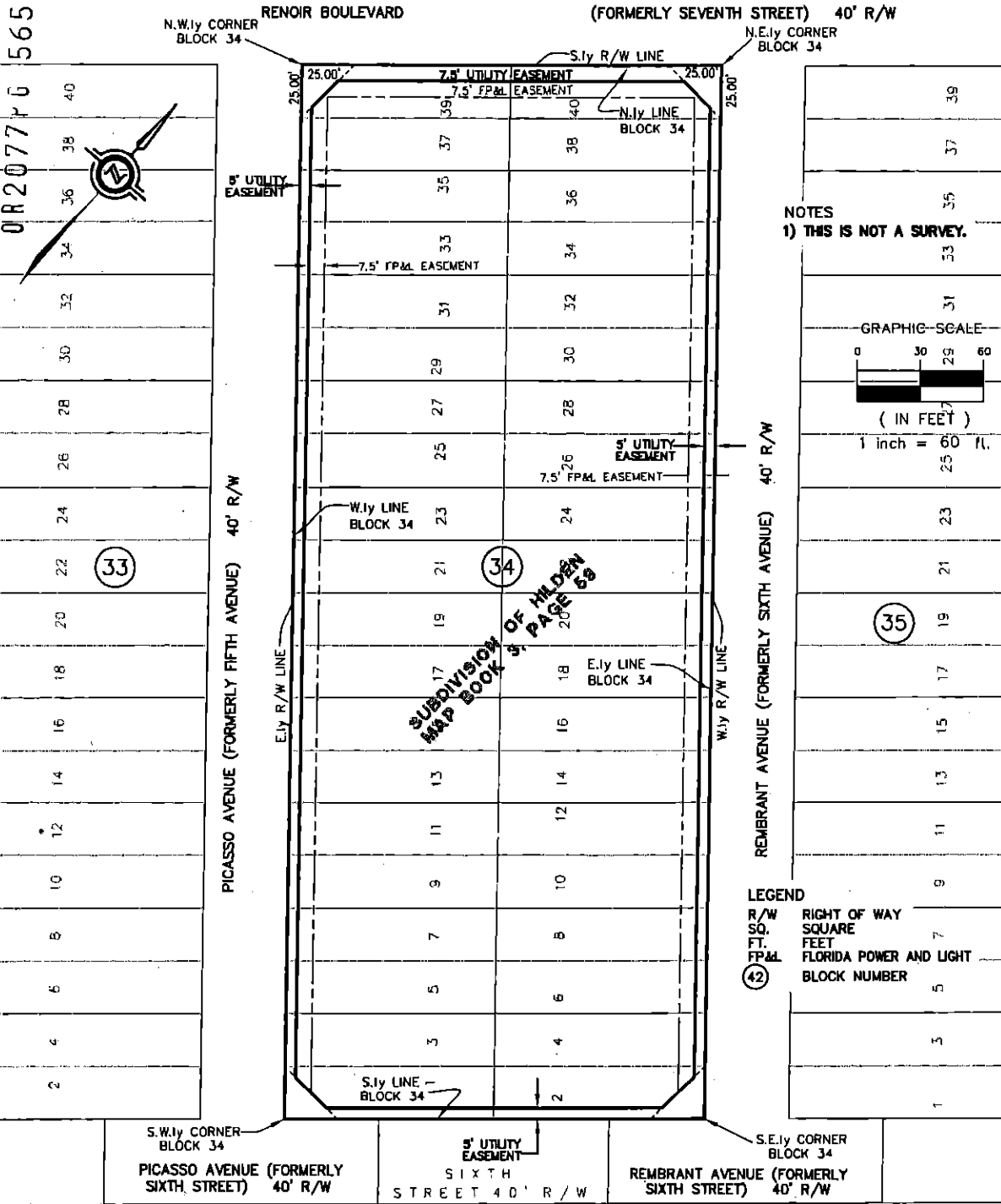
Together with a triangular-shaped parcel lying at the Southeasterly corner of said Block 34 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 34 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 34 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.

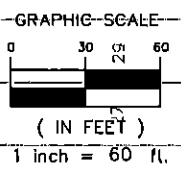
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 34, SUBDIVISION OF HILDEN, AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

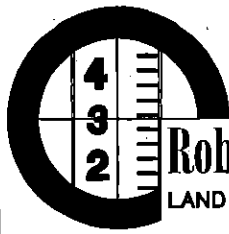
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



NOTES
1) THIS IS NOT A SURVEY.



LEGEND
R/W RIGHT OF WAY
SQ. SQUARE
FT. FEET
F.P.M. FLORIDA POWER AND LIGHT
④ BLOCK NUMBER



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 60' DATE: OCT. 17, 2003

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David L. Lamm
DAVID L. LAMM
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 3535

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 35

A portion of Block 35, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Northerly 7.50 feet of the Westerly one half and the Westerly 5.00 feet of said Block 35;

Together with a triangular-shaped parcel lying at the Southwesterly corner of said Block 35 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 35 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 35 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

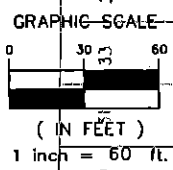
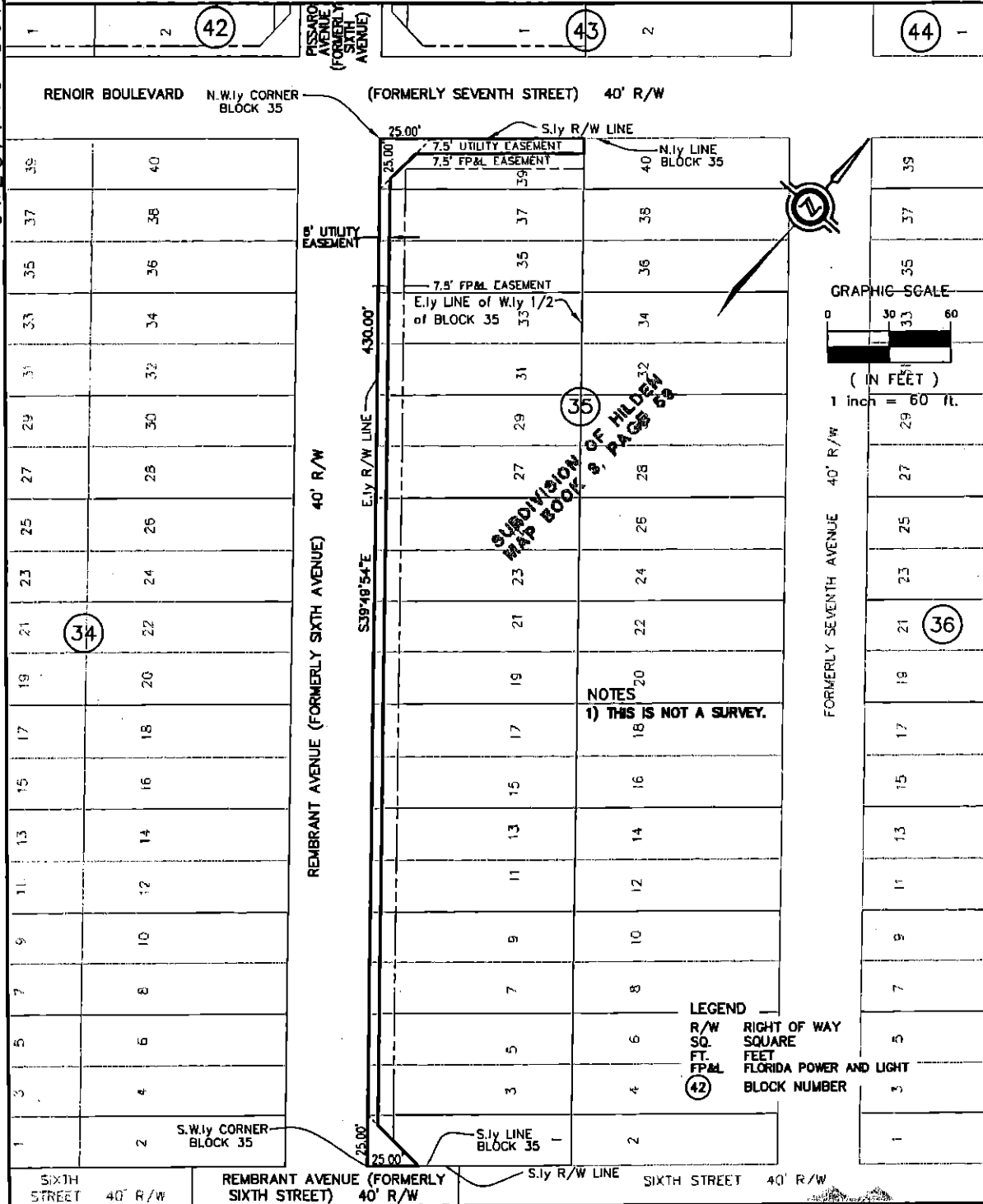
Together with a triangular-shaped parcel lying at the Northwesterly corner of said Block 35 described as:

Beginning at said Northwesterly corner, run Southerly along the Westerly line of said Block 35 a distance of 25.00 feet; run thence Northeasterly to a point on the Northerly line of said Block 35 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Northerly line 25.00 feet to the Point of Beginning;

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 35, SUBDIVISION OF HILDEN, AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



NOTES
1) THIS IS NOT A SURVEY.

LEGEND
R/W RIGHT OF WAY
SQ. SQUARE
FT. FEET
FP&L FLORIDA POWER AND LIGHT
42 BLOCK NUMBER



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David H. Lampp
DAVID H. LAMPP
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 3535

October 22, 2003
File No. 116C-06

Work Order No. 01-233.07
Florentine

Utility Easement

Block 39

A portion of Block 39, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as:

The Westerly 5.00 feet of said Block 39 except the Westerly 5.00 feet of Lots 1 and 3 of said Block 39; and the Southerly 5.00 feet of Lot 2, said Block 39;

Together with a triangular-shaped parcel lying at the Southwesterly corner of Lot 5, said Block 39 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Lot 5, Block 39, a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Lot 5, Block 39, lying 25.00 feet from said Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Southeasterly corner of said Lot 2, Block 39 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Lot 2, Block 39, a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Lot 2, Block 39, lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Southwesterly corner of Lot 2, said Block 39 described as:

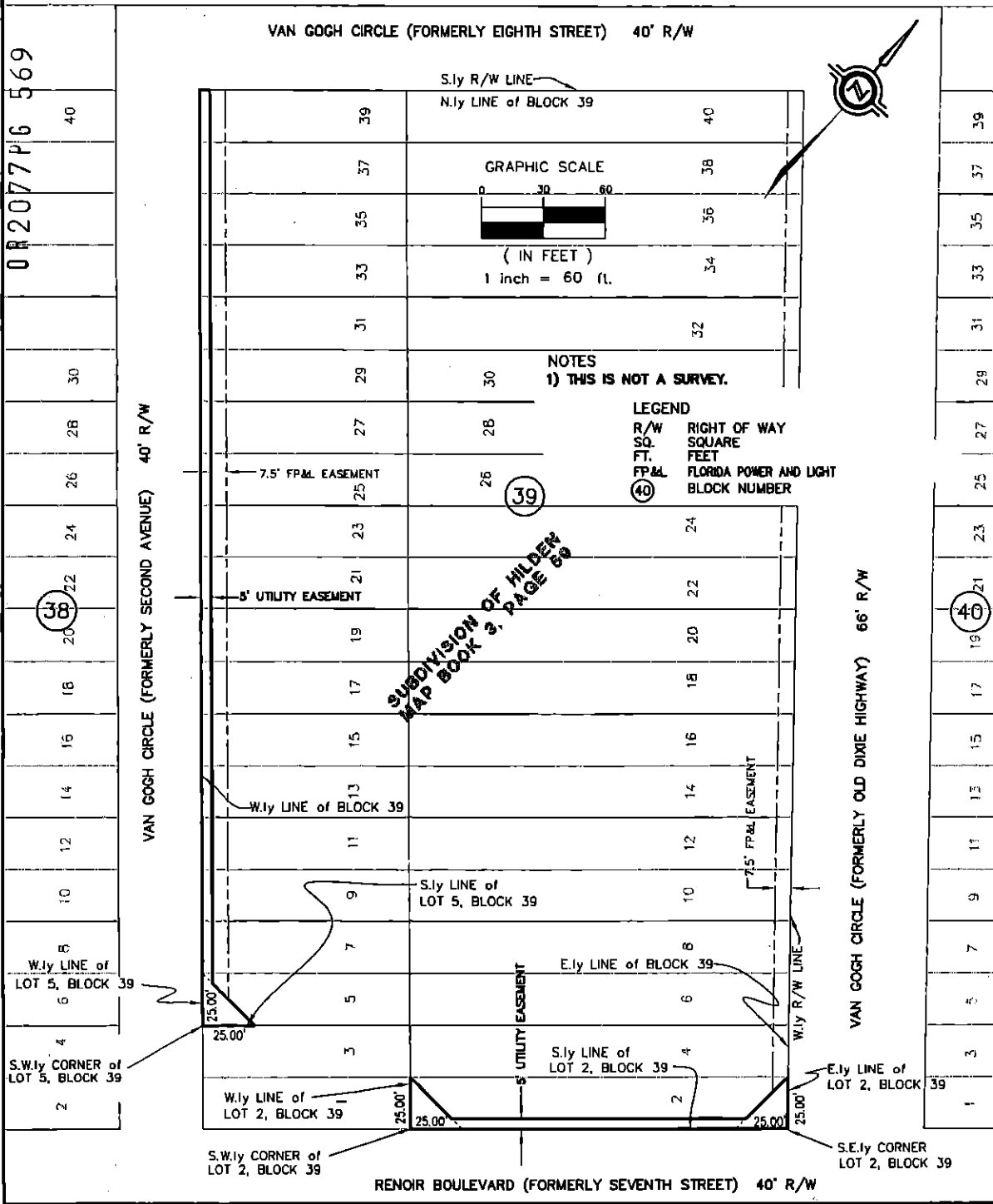
Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Lot 2, Block 39, a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Lot 2, Block 39, lying 25.00 feet from said Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning.

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 39, SUBDIVISION OF HILDEN, AS RECORDED IN
 MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF
 ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

0 2077 P 6 569



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

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 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

David L. Lamm
 DAVID L. LAMM
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 3535

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 40

A portion of Block 40, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Southerly 5.00 feet and the Easterly 5.00 feet of said Block 40;

Together with a triangular-shaped parcel lying at the Southwesterly corner of said Block 40 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 40 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 40 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying at the Southeasterly corner of said Block 40 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 40 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 40 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Northeasterly corner of said Block 40 described as:

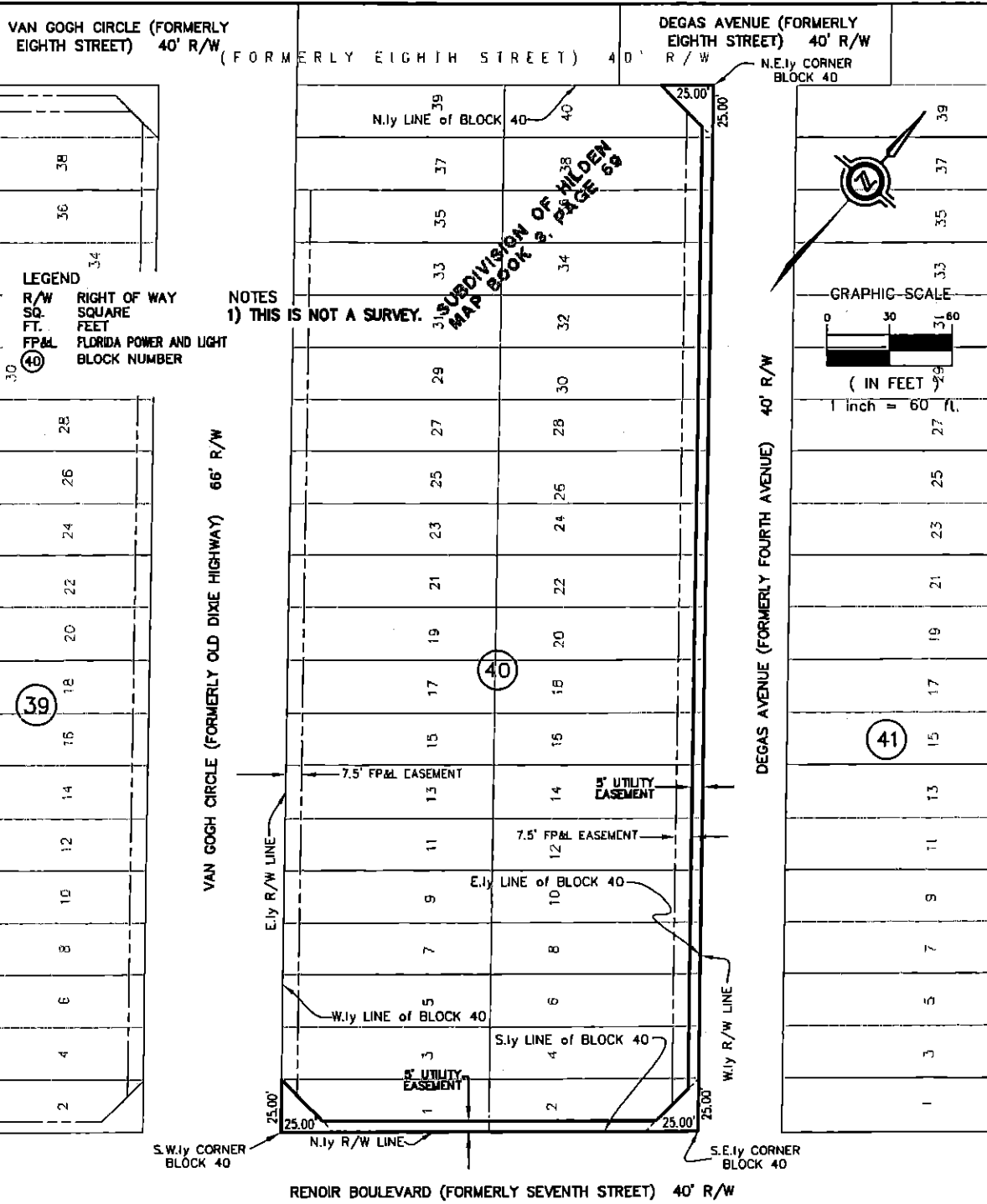
Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Block 40 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Block 40 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning.

02

SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 40, SUBDIVISION OF HILDEN, AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



LEGEND
 R/W RIGHT OF WAY
 Sp. Sq. Ft. SQUARE FEET
 FP&L FLORIDA POWER AND LIGHT BLOCK NUMBER

NOTES
 1) THIS IS NOT A SURVEY.

GRAPHIC SCALE
 (IN FEET)
 1 inch = 60 ft.



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

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David M. Lamp
 DAVID M. LAMP
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA License No. 3535

OK 2077 P 0 572

October 22, 2003
File No. 116C-06

Work Order No. 01-233.07
Florentine

Utility Easement

Blocks 41 and 42

Portions of Blocks 41 and 42, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as:

The Southerly 5.00 feet of Blocks 41 and 42 and the Southerly 5.00 feet of that portion of the former right of way of Fifth Avenue lying North of the Northerly right of way line of the former Seventh Street (now Renoir Boulevard); and the Easterly 5.00 feet of Block 42 except the Easterly 5.00 feet of Lots 30 and 32, said Block 42;

Together with a triangular-shaped parcel lying on the Southwesterly corner of said Block 41 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 41 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 41 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Southeasterly corner of said Block 42 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 42 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Northeasterly corner of Lot 28, said Block 42 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Lot 28, Block 42 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Lot 28, Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Southeasterly corner of Lot 34, said Block 42 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Lot 34, Block 42 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Lot 34, Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.

October 22, 2003
File No. 116C-06

Work Order No. 01-233.07
Florentine

Utility Easement

Blocks 41 and 42

Portions of Blocks 41 and 42, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as:

The Southerly 5.00 feet of Blocks 41 and 42 and the Southerly 5.00 feet of that portion of the former right of way of Fifth Avenue lying Northerly of the Northerly right of way line of the former Seventh Street (now Renoir Boulevard); and the Easterly 5.00 feet of ~~Lots 30 and 32 of~~ Block 42 *except the Easterly 5.00 feet of Lots 30 and 32 of said Block 42;*

Together with a triangular-shaped parcel lying on the Southwesterly corner of said Block 41 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 41 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 41 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Southeasterly corner of said Block 42 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Block 42 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning;

Together with a triangular-shaped parcel lying on the Northeasterly corner of Lot 28, said Block 42 described as:

Beginning at said Northeasterly corner, run Southerly along the Easterly line of said Lot 28, Block 42 a distance of 25.00 feet; run thence Northwesterly to a point on the Northerly line of said Lot 28, Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Northerly line 25.00 feet to the Point of Beginning;

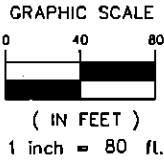
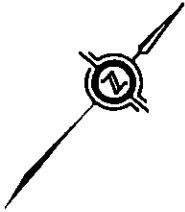
Together with a triangular-shaped parcel lying on the Southeasterly corner of Lot 34, said Block 42 described as:

Beginning at said Southeasterly corner, run Northerly along the Easterly line of said Lot 34, Block 42 a distance of 25.00 feet; run thence Southwesterly to a point on the Southerly line of said Lot 34, Block 42 lying 25.00 feet from the Point of Beginning; run thence Easterly along said Southerly line 25.00 feet to the Point of Beginning.

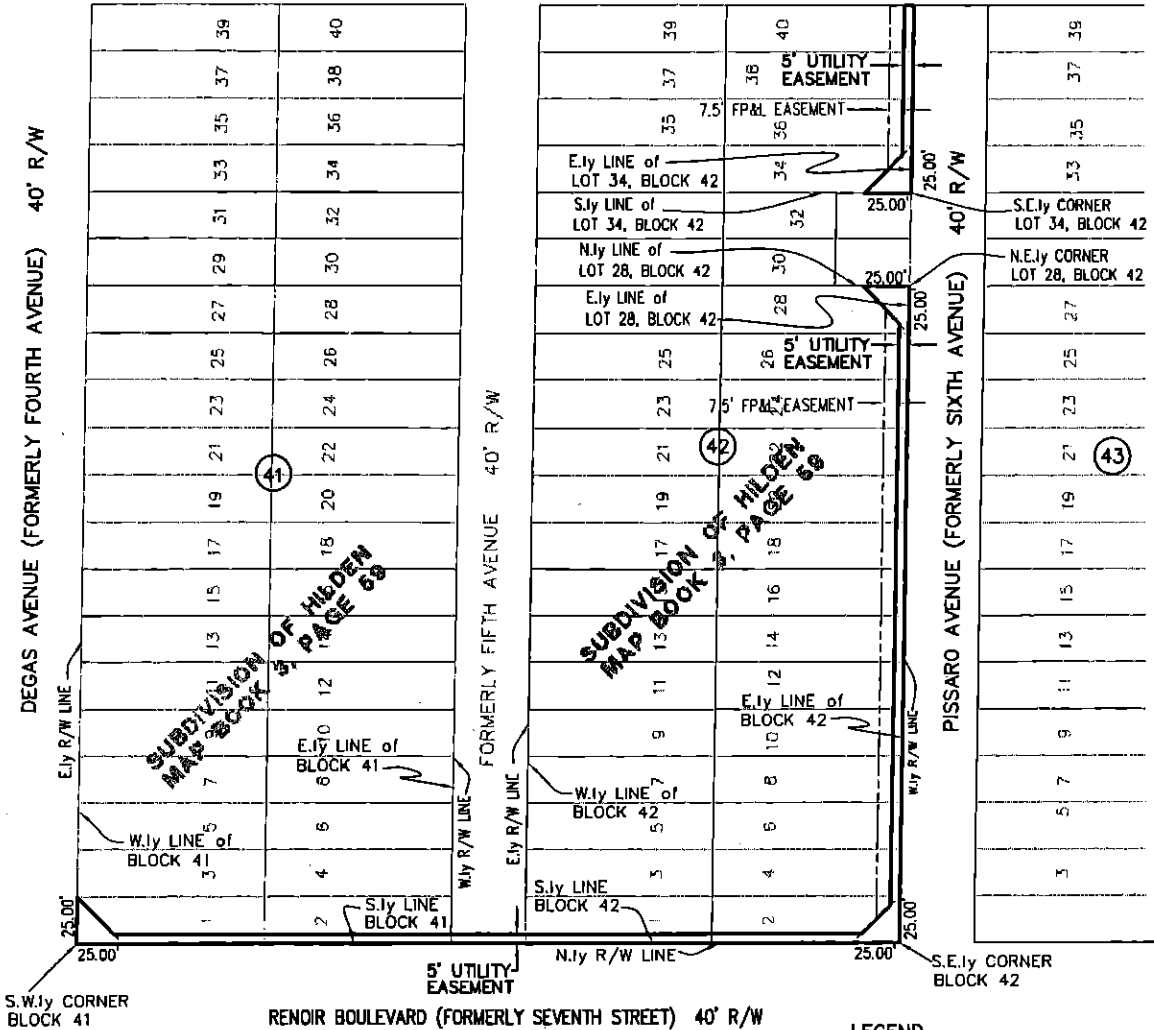
SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCKS 41 AND 42, SUBDIVISION OF HILDEN,
AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF
ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT



EIGHTH STREET 40' R/W



NOTES
1) THIS IS NOT A SURVEY.

LEGEND
R/W RIGHT OF WAY
SQ. SQUARE
FT. FEET
FPL FLORIDA POWER AND LIGHT
42 BLOCK NUMBER

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER



Robert M. Angas Associates, inc.
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

David L. Lamp
DAVID L. LAMP
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 3535

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550
Certificate of Authorization No.: LB 3624

SCALE: 1" = 80' DATE: OCT. 22, 2003

October 17, 2003
File No.

Work Order No. 01-233.07
Florentine

Utility Easement

Block 43

A portion of Block 43, Subdivision of Hilden, as recorded in Map Book 3, Page 59 of the Public Records of St. Johns County, Florida, and being more particularly described as follows:

The Southerly 5.00 feet of the Westerly one half and the Westerly 5.00 feet of said Block 43;

Together with a triangular-shaped parcel lying at the Southwesterly corner of said Block 43 described as:

Beginning at said Southwesterly corner, run Northerly along the Westerly line of said Block 43 a distance of 25.00 feet; run thence Southeasterly to a point on the Southerly line of said Block 43 lying 25.00 feet from the Point of Beginning; run thence Westerly along said Southerly line 25.00 feet to the Point of Beginning.

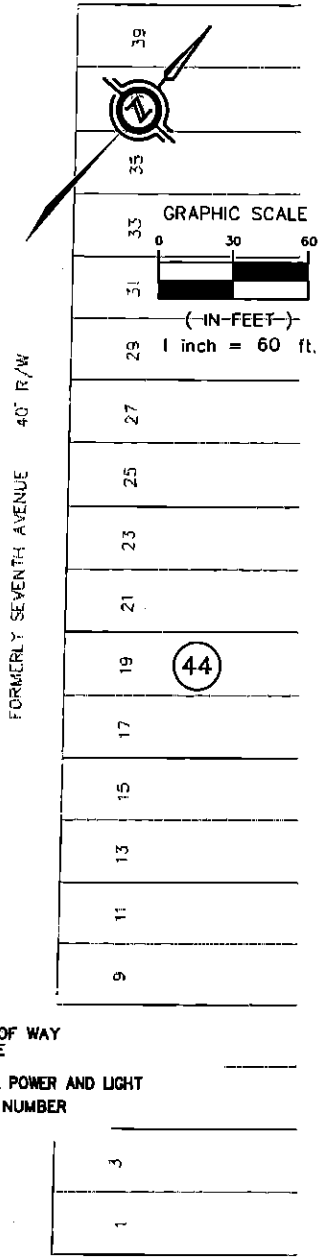
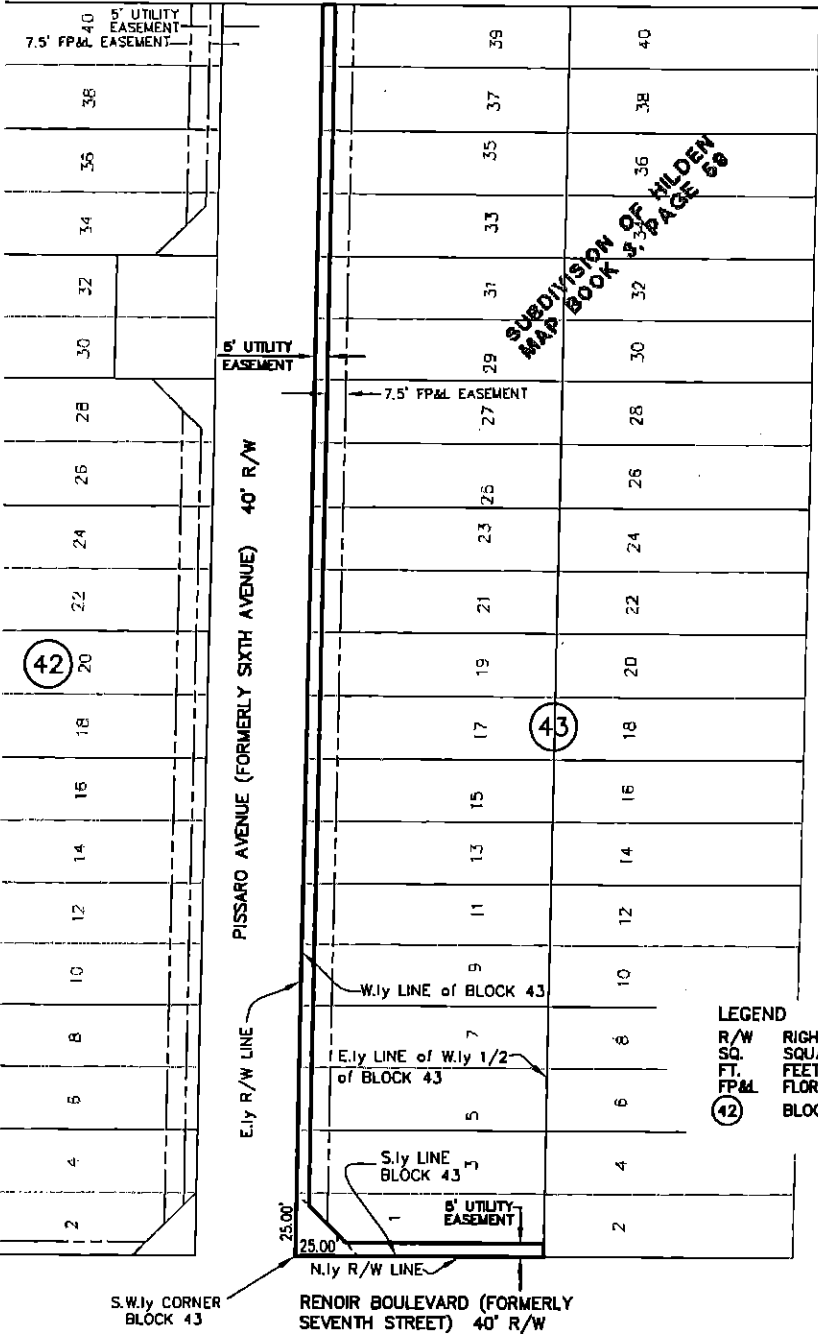


SKETCH TO ACCOMPANY DESCRIPTION

A PORTION OF BLOCK 43, SUBDIVISION OF HILDEN, AS RECORDED IN MAP BOOK 3, PAGE 59 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT

EIGHTH STREET 40' R/W



LEGEND
 R/W RIGHT OF WAY
 SQ. SQUARE
 FEET FEET
 FP&L FLORIDA POWER AND LIGHT
 BLOCK NUMBER

NOTES
 1) THIS IS NOT A SURVEY.



Robert M. Angas Associates, inc.
 LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

14775 St. Augustine Road, Jacksonville, FL. 32258 Tel: (904) 642-8550
 Certificate of Authorization No.: LB 3624

SCALE: 1" = 60' DATE: OCT. 17, 2003

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

David L. Lamb
 DAVID L. LAMB
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA No. 3535



G C Land Development, Inc.

BILL OF SALE

G C Land Development, Inc., by its President, Gary Garrison, in consideration of the sum of Ten and no/100 dollars (\$10.00) received from the St. Johns County Utility Department, a Body Politic and Corporate Grantee, hereby on this 22 day of OCTOBER, 2003 sells to the Grantee the personal property described as:

All wafer and sewer improvements located in the platted rights-of way and/or dedicated easements of Florentine Sub-division (AKA Hilden Sub-division), constructed to serve said sub-division:

And warrants that the property is free of all encumbrances; that good title and right to sell that property are vested in the Grantor; and that the Grantor will defend the title against the lawful claims of all persons.

Grantee, by the acceptance of the Bill of Sale, hereby assumes all responsibility for the maintenance and repair of the above-described lines, facilities and equipment and to hold grantor harmless in connection therewith.

WITNESS its hand and seal this 22 day of OCTOBER, 2003.

Signed and sealed in our presence:

G C Land Development, Inc.
By: Its President - Gary Garrison

Witness: G.A. Garrison

By: [Signature]

Witness: Pam Zwick

PAMELA M. ZWICK
Notary Public, State of Florida
My comm. exp. Oct. 27, 2006
Comm. No. DD 161199

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing Bill of Sale was acknowledged before me this 22 day of Oct, 2003 by:

Pamela M. Zwick
Notary Public, State of Florida
Commission Expires: Oct. 27, 2006

512 S. 3rd Street
 P.O. Box 50977
 Jacksonville Beach, FL 32250



Beaches (904)-247-0559
 Phone (904) 721-4224
 Fax (904) 241-3001

**SITWORK & UNDERGROUND
 UTILITIES CONTRACTORS**
CUC1223738 & CUC12233740

October 23, 2003

St. Johns County Utility Authority
 2175 Mizell Road
 P.O. Drawer 3006
 St. Augustine, FL 32085-3006

Re: Florentine Subdivision

Dear Sir and/or Madam:

In order to facilitate distribution of asset value to St. Johns County Utility Authority's records on County water and sewer dedication projects, we are submitting the information below. This should greatly expedite your processing of as-built drawings and the final acceptance of the facilities being dedicated to your system.

WATER DISTRIBUTION SYSTEM:

Mains (Size and Quantity)

a) 10" PVC DR-25, 1600 LF	\$25,800.00
b) 8" PVC DR-25, 5999 LF	\$83,986.00
c) 6" PVC DR-25, 260 LF	\$ 3,120.00
d) 4" PVC DR-25, 70 LF	\$ 560.00
e) 2" PVC DR-25, 50 LF	\$ 300.00

Valves (Size and Quantity)

a) 10" Gate Valve, Box, 3 EA	\$ 3,750.00
b) 8" Gate Valve, Box, 21 EA	\$15,435.00
c) 6" Gate Valve, Box, 10 EA	\$ 4,650.00
d) 4" Gate Valve, Box, 1 EA	\$ 80.00
e) 2" Gate Valve, Box, 1 EA	\$ 80.00

Hydrants, (Quantity)

a) Fire Hydrant, 9 EA	\$12,375.00
b) Flushing Hydrant, 2", 1 EA	\$ 250.00

Services (Type and Quantity)

a) Short Services, 71 EA	\$12,425.00
b) Long Services, 47 EA	\$10,575.00

WATER TOTAL VALUE: \$173,266.00

SANITARY SEWER COLLECTION SYSTEM

Mains (Length and Size)

a) 8" DR 35/26/18, 5917 LF	\$94,712.00
b) 6" DR 35/26/18, 2570 LF	\$34,920.00

Manholes (Quantity)

a)	MH 14'-16', 48"DIAMETER, 3 EA	\$17,845.47
b)	Junction Drop MH 48", 4 EA	\$46,500.48
c)	MH 12-14', 48"DIAMETER, 4 EA	\$13,161.06
d)	MH 8-10', 48"DIAMETER, 1 EA	\$ 7,296.75
e)	MH 6-8', 48"DIAMETER, 3 EA	\$ 5,980.23
f)	MH 4-6', 48"DIAMETER, 5 EA	\$ 8,313.12

Services (Quantity)

a)	6"DR 35, 1,090 LF	\$13,080.00
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SEWER TOTAL VALUE:

\$241,809.11

PUMPING STATION STRUCTURES AND IMPROVEMENTS

a)	Pumps	\$25,000.00
b)	Improvements	\$ 3,000.00
c)	Electrical	\$15,000.00
d)	Fence	\$ 3,000.00
e)	Pump Out Assembly	\$41,000.00
f)	Wetwell	\$35,500.00

SEWAGE PUMP STATION TOTAL VALUE:

\$122,500.00

FORCEMAIN DISTRIBUTION SYSTEM:

Mains (Size and Quantity)

a)	6"DR25, 1,410 LF	\$17,794.06
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FORCEMAIN TOTAL VALUE:

\$17,794.06

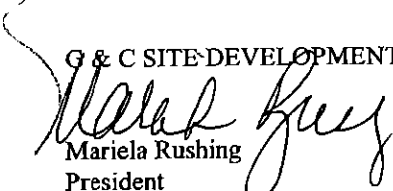
GRAND TOTAL VALUE:

\$555,369.17

This certification is made to St. Johns County Utility Authority to induce the Authority to accept for operation and maintenance and is not to be used for any other purpose nor relied upon any other than the Authority.

Sincerely,

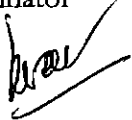
G & C SITE DEVELOPMENT, INC.


Mariela Rushing
President



ST. JOHNS COUNTY
UTILITY DEPARTMENT
2175 Mizell Road
P.O. Drawer 3006
St. Augustine, Florida 32085-3006

I N T E R O F F I C E M E M O R A N D U M

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Herbert A. Van Der Mark
Construction Manager of Utilities 
SUBJECT: Subdivision of Hilden, A.K.A. Florentine Subdivision, A Partial Development
within the Hilden Subdivision with added easements for Utilities.
DATE: December 19, 2003

Please find attached the previously recorded easements for utilities. These easements were needed to facilitate the installation of water and sewer infrastructure within an existing platted subdivision with inadequate Right of Ways.

Included is a schedule of asset values for the water and sewer infrastructure that was dedicated to St. Johns County (Utility Department) and a Bill of Sale.

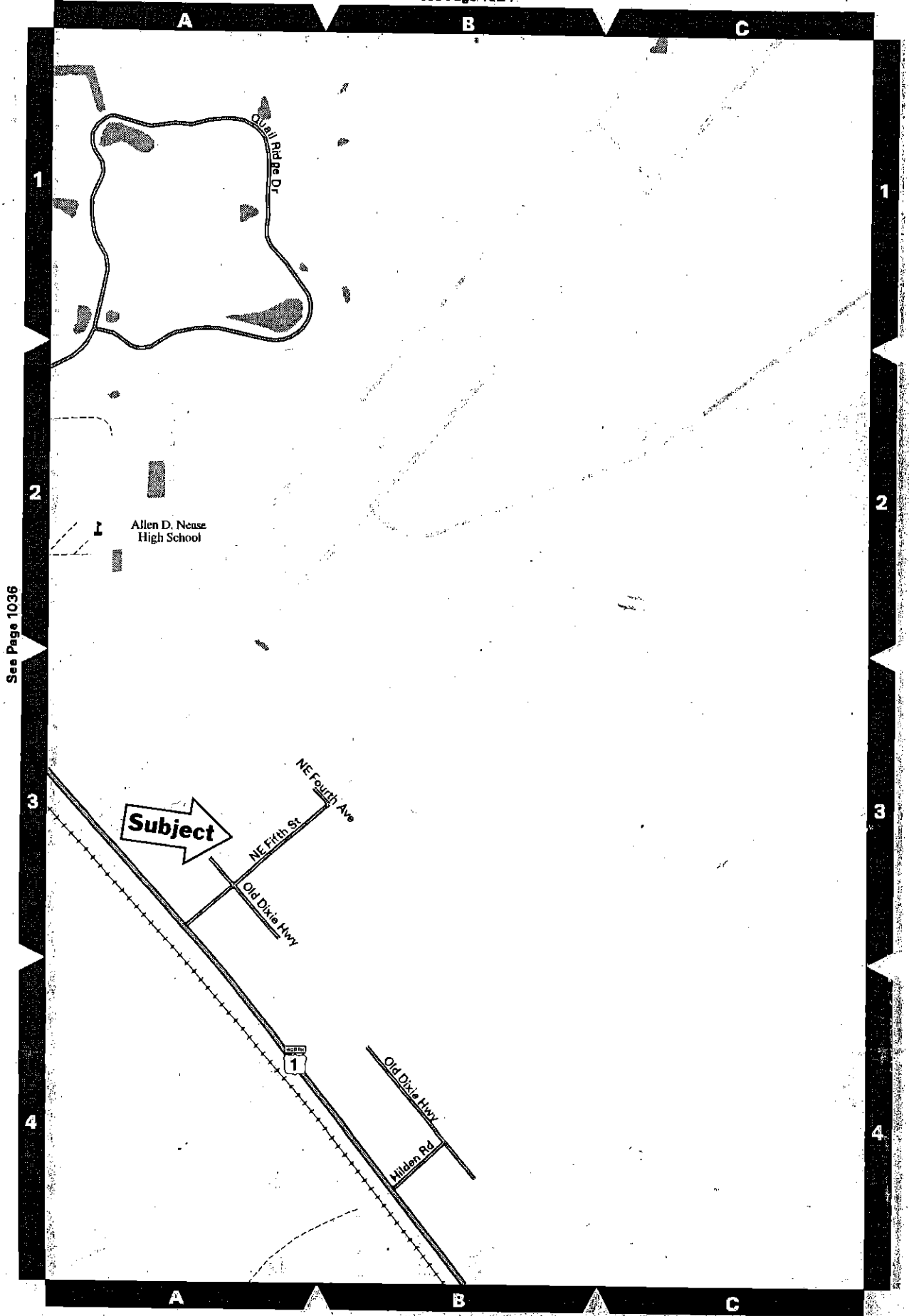
An appraisal summary report has not been provided.

Please present the easement documents to the Board of County Commissioners for their final approval and acceptance.

Your support as always is greatly appreciated.

This map is to indicate the general area of the County of the subject property

See Page.1024.



See Page 1036