

RESOLUTION NO. 2016- 26

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND BILL OF SALE FOR WATER AND SEWER SERVICE TO PALENCIA NORTH PHASE 3/RIO DEL NORTE SUBDIVISION OFF US#1 NORTH.

RECITALS

WHEREAS, D.R. Horton, Inc. – Jacksonville, 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 and sewer service to serve Palencia North Phase 3/Rio Del Norte subdivision; and

WHEREAS, D.R. Horton, Inc. - Jacksonville has also executed a Bill of Sale and Schedule of Values, attached hereto as Exhibit “B,” incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer system; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the document 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 the Easement for the health, safety and welfare of the citizens.

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.

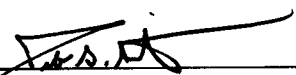
Section 2. The above described Easement for Utilities and Bill of Sale attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are scrivener, typographical 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 and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 2nd day of February, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 2/4/2016

Exhibit "A" to Resolution

Prepared and record
And return to:
Mark C. Dearing, Esquire
4220 Race Track Road
St. Johns, FL 32259

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 30 day of July, 2015 by **D.R. Horton, Inc. – Jacksonville**, with an address of 4220 Race Track Road, St. Johns, FL 32259, 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 distribution system, gravity sewer collection system, and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water 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. 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 all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(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.

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.

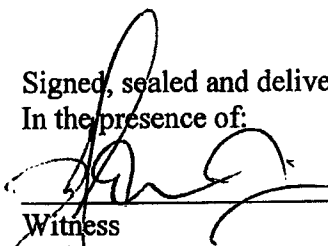
4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

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.

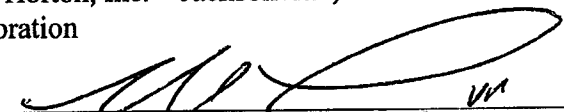
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered
In the presence of:

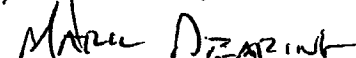
D.R. Horton, Inc. – Jacksonville, a Delaware corporation



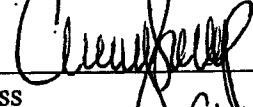
Witness

By: 

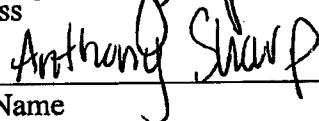
Philip A. Fremento, Vice President



Print Name



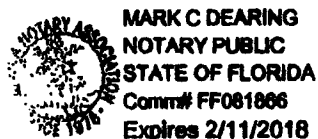
Witness

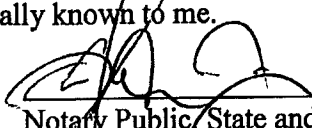


Print Name

State of Florida
County of St. Johns

The foregoing instrument was acknowledged before me this 30th day of July, 2015, by Philip A. Fremento, Vice President of D.R. Horton, Inc. – Jacksonville, a Delaware corporation, on behalf of the corporation, who is personally known to me.





Notary Public, State and County Aforesaid
Print Name: Mark C. Dearing
Commission No.: _____
My Commission Expires: _____

MAP SHOWING

EASEMENT PARCEL NO. 1

PANTANO VISTA WAY (A 60 FOOT PRIVATE RIGHT OF WAY) AND RIO DEL NORTE ROAD (A 60 FOOT PRIVATE RIGHT OF WAY), AS SHOWN ON THE PLAT OF RIO DEL NORTE, AS RECORDED IN MAP BOOK 73, PAGES 62 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHEASTERLY CORNER OF TRACT "L", PALENCIA NORTH PHASE IIA, AS RECORDED IN MAP BOOK 65, PAGES 10 THROUGH 18, INCLUSIVE OF SAID PUBLIC RECORDS; THENCE NORTH 04°00'00" EAST, ALONG THE EASTERLY LINE OF SAID PALENCIA NORTH PHASE IIA, A DISTANCE OF 60.00 FEET, TO A POINT LYING ON THE SOUTHERLY LINE OF PARCEL 3 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3274, PAGE 1150, SAID PUBLIC RECORDS; THENCE SOUTH 88°00'00" EAST, ALONG SAID SOUTHERLY LINE, 88.99 FEET; THENCE CONTINUE SOUTH 88°00'00" EAST, 117.35 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 62.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°05'49" EAST, 61.91 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 68°11'38" EAST, 24.42 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 75.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 89°50'15" EAST, 73.77 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°31'09" EAST, 173.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 130.00 FEET, AN ARC DISTANCE OF 45.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°31'39" EAST, 45.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°32'08" EAST, 8.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 50°36'37" EAST, 30.73 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 55.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°41'16" EAST, 55.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 28°41'28" EAST, 113.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 81.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°02'24" EAST, 80.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 05°23'20" EAST, 152.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 74.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°58'52" WEST, 72.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 37°21'05" WEST, 128.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 108.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 29°34'03" WEST, 108.35 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°47'00" WEST, 34.26 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 92.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°18'47" WEST, 92.14 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 02°50'33" WEST, 25.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 44.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°39'22" WEST, 44.57 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 54.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°17'07" WEST, 50.15 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 278.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°30'09" EAST, 96.90 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 12.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°49'25" EAST, 12.42 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 146.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°47'51" EAST, 144.52 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 02°50'33" EAST, 25.90 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 220.00 FEET, AN ARC DISTANCE OF 72.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°18'47" EAST, 72.40 FEET, TO THE POINT OF TANGENCY OF SAID CURVE;

SHEET 9 OF 11

JOB NO. 2015-444
 DRAFTER SPB
 DATE 8-13-15
 SCALE 1"=100'
 CHECKED BY *RS*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 Lic. No. 5731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA, 32217
 (904) 289-3703
 WWW.CLARYASSOC.COM

MAP SHOWING

THENCE SOUTH 21°47'00" EAST, 34.26 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 340.00 FEET, AN ARC DISTANCE OF 92.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°34'03" EAST, 92.10 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 37°21'05" EAST, 128.84 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 119.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°58'52" EAST, 116.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 05°23'20" WEST, 152.01 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 105.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°02'24" WEST, 105.01 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 28°41'28" WEST, 113.79 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 162.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°31'38" EAST, 153.39 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 37°44'43" EAST, 61.04 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 321.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 25°37'35" EAST, 319.11 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 155.17 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°09'34" EAST, 153.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 444.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12°23'37" EAST, 432.07 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 170.00 FEET, AN ARC DISTANCE OF 60.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°14'21" EAST, 60.58 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 56°30'11" EAST, 53.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 225.84 FEET, AN ARC DISTANCE OF 222.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°13'46" EAST, 213.95 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°02'40" WEST, 93.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 870.00 FEET, AN ARC DISTANCE OF 452.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19°17'25" EAST, 443.65 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 38°37'30" EAST, 434.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 318.00 FEET, AN ARC DISTANCE OF 85.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30°55'28" EAST, 85.22 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 23°13'27" EAST, 116.03 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 62.00 FEET, AN ARC DISTANCE OF 103.96 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 24°48'50" WEST, 92.21 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 72°51'07" WEST, 18.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 65.00 FEET, AN ARC DISTANCE OF 131.49 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 49°11'36" WEST, 110.19 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 08°45'40" EAST, 127.44 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 20.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°55'55" WEST, 20.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38°37'30" WEST, 452.11 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 730.00 FEET, AN ARC DISTANCE OF 492.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19°17'25" WEST, 483.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°02'40" EAST, 93.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 163.84 FEET, AN ARC DISTANCE OF 163.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°13'46" WEST, 157.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 56°30'11" WEST, 53.81 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 230.00 FEET, AN ARC DISTANCE OF 82.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 46°14'21" WEST, 81.96 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 178.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°26'20" WEST, 178.13 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY;

SHEET 10 OF 11

JOB NO. 2015-444
 DRAFTER SPB
 DATE 8-13-15
 SCALE 1"=100'
 CHECKED BY *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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[Signature]
 GREGORY B. CLARY, P.S.M. CERT. NO. 9377



MAP SHOWING

THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 56°58'15" WEST, 30.83 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 175.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°07'48" WEST, 119.32 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°42'39" EAST, 30.83 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 152.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°54'55" EAST, 151.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 129.31 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°09'34" WEST, 128.31 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 296.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE NORTH 25°37'35" WEST, 293.92 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 37°44'43" WEST, 61.04 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 77.26 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°40'46" WEST, 76.78 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 33.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 53°32'20" WEST, 30.73 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°32'08" WEST, 8.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 70.00 FEET, AN ARC DISTANCE OF 24.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°31'39" WEST, 24.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°31'09" WEST, 173.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 160.00 FEET, AN ARC DISTANCE OF 120.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°50'15" WEST, 118.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 68°11'38" WEST, 24.42 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 140.00 FEET, AN ARC DISTANCE OF 43.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°05'49" WEST, 43.33 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 88°00'00" WEST, 206.34 FEET, TO THE POINT OF BEGINNING.

CONTAINING 6.84 ACRES, MORE OR LESS.

EASEMENT PARCEL NO. 2

A PORTION OF LOTS 1 AND 2, AS SHOWN ON THE PLAT OF RIO DEL NORTE, AS RECORDED IN MAP BOOK 73, PAGES 62 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID LOT 2, SAID POINT ALSO LYING ON THE EASTERLY RIGHT OF WAY LINE OF RIO DEL NORTE ROAD (A 60 FOOT PRIVATE RIGHT OF WAY), AS SHOWN ON SAID PLAT AND THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 70.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°00'48" WEST, 70.03 FEET, TO THE NORTHERLY LINE OF SAID LOT 1, ALSO BEING THE SOUTHERLY LINE OF TRACT "M", AS SHOWN ON SAID PLAT; THENCE NORTH 67°34'10" EAST, ALONG LAST SAID LINE, 123.37 FEET; THENCE NORTH 90°00'00" EAST, CONTINUING ALONG LAST SAID LINE, 85.48 FEET, TO THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE WESTERLY LINE OF SAID TRACT "M"; THENCE NORTH 00°05'19" EAST, ALONG LAST SAID LINE, 151.48 FEET; THENCE NORTH 90°00'00" EAST, 35.00 FEET, TO THE EASTERLY LINE OF SAID LOT 1, ALSO BEING THE WESTERLY LINE OF SAID LOT 2; THENCE SOUTH 00°05'19" WEST, ALONG LAST SAID LINE, AND THE SOUTHERLY PROLONGATION THEREOF, 221.48 FEET, TO THE SOUTHERLY LINE OF SAID LOT 2, ALSO BEING THE NORTHERLY LINE OF LOT 3, AS SHOWN ON SAID PLAT; THENCE NORTH 90°00'00" WEST, ALONG LAST SAID LINE, 106.49 FEET; THENCE SOUTH 67°34'10" WEST, CONTINUING ALONG LAST SAID LINE, 107.56 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.49 ACRES, MORE OR LESS.

SHEET 11 OF 11

JOB NO. 2015-444
 DRAFTER SPB
 DATE 8-13-15
 SCALE 1"=100'
 CHECKED BY *VS*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING (SKETCH) PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

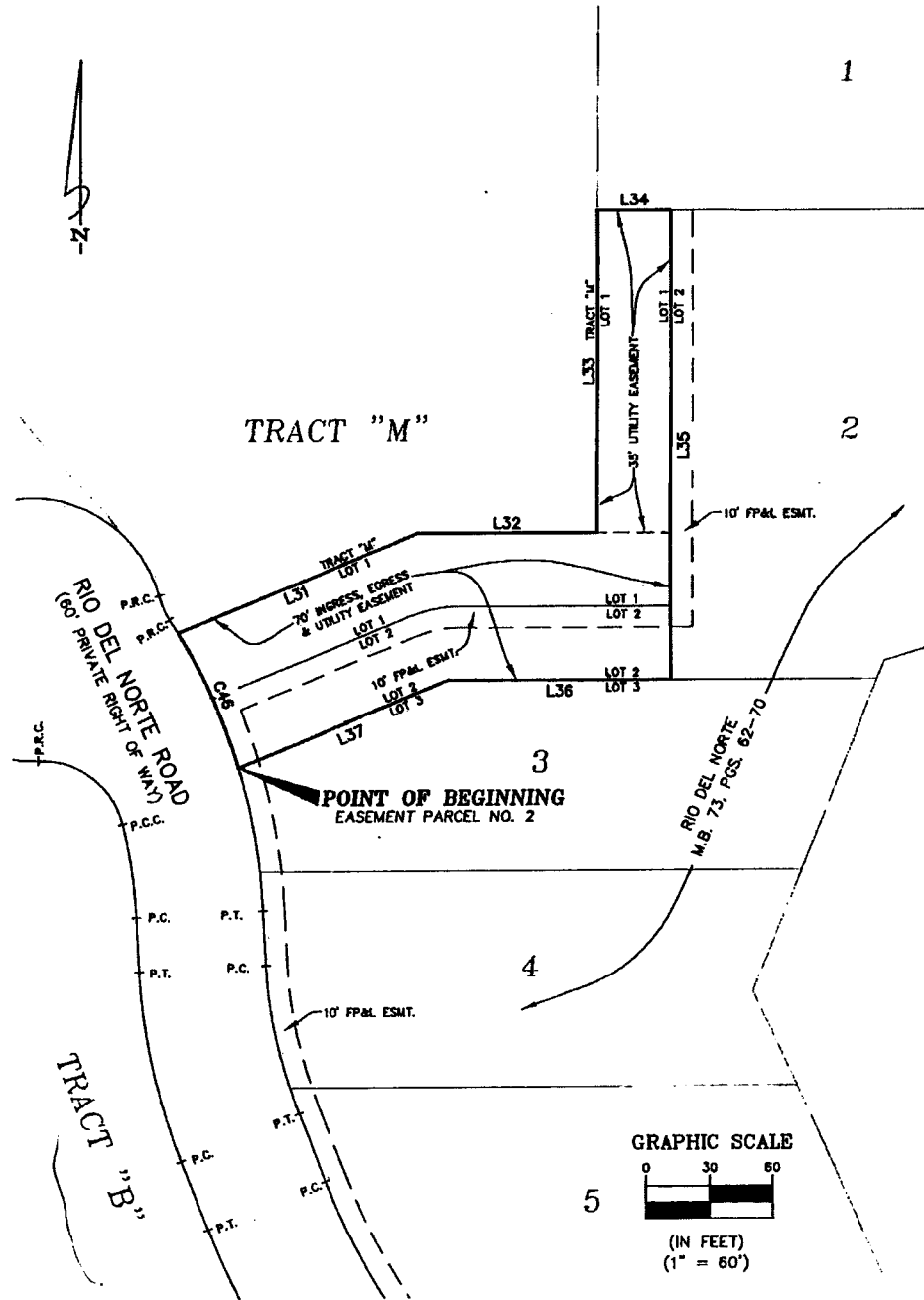
Gregory B. Clary
 GREGORY B. CLARY, P.S.M., CERT. NO. 3377



Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3630 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32237
 (904) 280-2763
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF RIO DEL NORTE, AS RECORDED IN MAP BOOK 73, PAGES 62 THROUGH 70, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



SHEET 7 OF 11

JOB NO. 2015-444
 DRAFTER SPB
 DATE 8-13-15
 SCALE 1"=60'
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 9A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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BILL OF SALE
UTILITY IMPROVEMENTS
for
RIO DEL NORTE

D.R. Horton, Inc. – Jacksonville, 4220 Race Track Road, St. Johns, FL 32259,
(the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

See Attached Exhibit "A" – Schedule of Values for Palencia North Ph III/Rio del Norte.

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 21 of July, 2015.

WITNESS:

Witness Signature

Print Witness Name

[Handwritten Signature]
Anthony Sharp

OWNER:

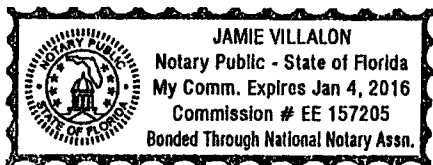
Owner's Signature

Philip A. Fremento, Vice President of
D.R. Horton, Inc. – Jacksonville
Print Owner's Name

[Handwritten Signature]

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this 21 day of July, 2015, by Philip A. Fremento
Who is ~~personally known to~~ me or has produced _____ as identification.



[Handwritten Signature]
Notary Public



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Rio Del Norte
 Contractor: Walding Contracting, Inc.
 Developer: D.R. Horton

	UNIT	QUANTITY	UNIT COST	TOTAL COST
2" DR-9 HDPE	LF	400	\$ 9.00	\$ 3,600.00
4" DR-11 HDPE	LF	240	\$ 13.00	\$ 3,120.00
4" DR-18 PVC	LF	200	\$ 12.00	\$ 2,400.00
6" DR-18 PVC	LF	1280	\$ 15.00	\$ 19,200.00
8" DR-18 PVC	LF	1960	\$ 19.61	\$ 38,435.60
10" DR-18 PVC	LF	920	\$ 23.90	\$ 21,988.00
12" DR-11 HDPE	LF	80	\$ 58.00	\$ 4,640.00
10" Gate Valve	Ea	1	\$ 2,763.00	\$ 2,763.00
8" Gate Valve	Ea	3	\$ 1,229.00	\$ 3,687.00
6" Gate Valve	Ea	10	\$ 923.00	\$ 9,230.00
4" Gate Valve	Ea	1	\$ 627.91	\$ 627.91
2" Gate Valve	Ea	1	\$ 521.00	\$ 521.00
6" Fire	Ea	8	\$ 4,336.00	\$ 34,688.00
2" Flush	Ea	3	\$ 898.00	\$ 2,694.00
			\$ -	\$ -
1" Double	Ea	21	\$ 1,105.00	\$ 23,205.00
1" Single	Ea	8	\$ 965.00	\$ 7,720.00
			\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 178,519.51



St. Johns County Utility Department
Asset Management
Schedule of Values

Project Name: Rio Del Norte
 Contractor: Walding Contracting, Inc.
 Developer: D.R. Horton

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
3" DR-11 HDPE	LF	1454	\$ 20.40	\$ 29,661.60
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
3" Gate Valve	Ea	1	\$ 483.43	\$ 483.43
Air Release Valve	Ea	1	\$ 4,271.15	\$ 4,271.15
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR-26 PVC	LF	3949	\$ 39.87	\$ 157,446.63
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Lateral (Size and Type)				
6" DR-35	EA	2156	\$ 19.14	\$ 41,265.84
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA	6	\$ 3,350.00	\$ 20,100.00
6-8 foot deep	EA	3	\$ 3,800.00	\$ 11,400.00
8-10 foot deep	EA	2	\$ 4,214.38	\$ 8,428.76
10-12 foot deep	EA	2	\$ 5,000.00	\$ 10,000.00
> 12 foot deep	EA	9	\$ 7,435.00	\$ 66,915.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Installation				
Mechanical Equipment	Lump Sum	1	\$ 102,914.00	\$ 102,914.00
Process Piping	Lump Sum	1	\$ 31,268.00	\$ 31,268.00
Process Structure	Lump Sum	1	\$ 30,761.00	\$ 30,761.00
Process Electrical Equipment	Lump Sum	1	\$ 21,275.00	\$ 21,275.00
Other Improvements	Lump Sum	1	\$ 18,476.59	\$ 18,476.59
Total Sewer System Cost				\$ 554,667.00



St. Johns County Board of County Commissioners

Utility Department

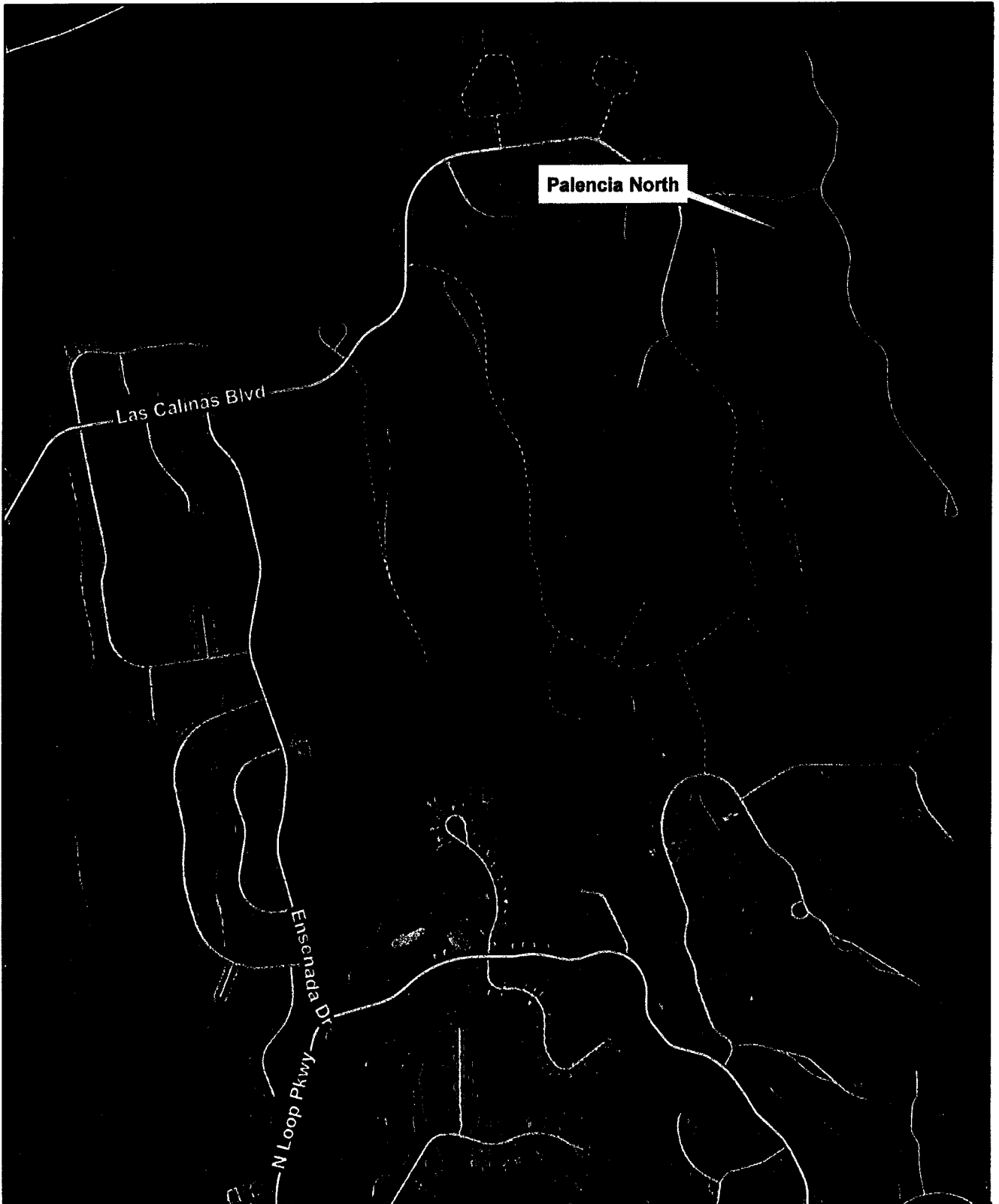
INTEROFFICE MEMORANDUM

TO: Nanette Bradbury, Real Estate Coordinator
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Palencia North Ph III/Rio Del Norte
DATE: December 8, 2015

Please present the Easement, Bill of Sale, and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia North Ph III/Rio Del Norte.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

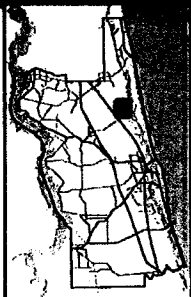
Your support and cooperation as always are greatly appreciated.



Palencia North

Las Calinas Blvd

Enseñada Dr
N Loop Pkwy



2013 Aerial Imagery
010200
Feet
December 28, 2015

Palencia North
Phase 3
Rio Del Norte
subdivision

Land Management
Systems
Real Estate
Division
(904) 209-0762

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 hereon.

