

RESOLUTION NO. 2017- 10

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES TO PROVIDE WATER AND SEWER SERVICE TO GRAN LAKE PHASE 1B AND 1C LOCATED OFF PACETTI ROAD, AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.

RECITALS

WHEREAS, Gran Lake, Inc., a Florida corporation, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to provide water and sewer service to Gran Lake Phase 1B and 1C located off Pacetti Road; and

WHEREAS, Gran Lake, Inc., has executed a Bill of Sale and schedule of values conveying all personal property associated with the water and sewer system servicing Gran Lake Phase 1B and 1C, attached hereto as Exhibits "B" and "C", incorporated by reference and made a part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "D," incorporated by reference and made a part hereof.

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

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

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 17th day of January, 2017.

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

By: _____

James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halterman

Deputy Clerk

RENDITION DATE 1/20/17

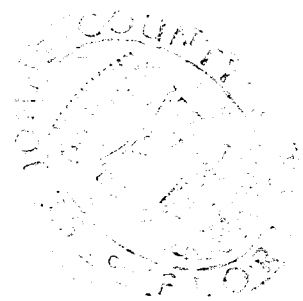


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 12 day of September, 2016 by **GRAN LAKE, INC.**, a Florida corporation with an address of 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, 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, sewer force mains 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. 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) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **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:


Witness Signature

HERBERT F. BOYETT
Print Name


Witness Signature

Sandra Spencer
Print Name

GRAN LAKE, INC., a Florida corporation

By: 

Print Name: James Ricky Wood

Its: President

State of Florida
County of St Johns

The foregoing instrument was acknowledged before me this 12 day of September, 2016, by James Ricky Wood who is personally known to me or has produced _____ as identification.


Notary Public

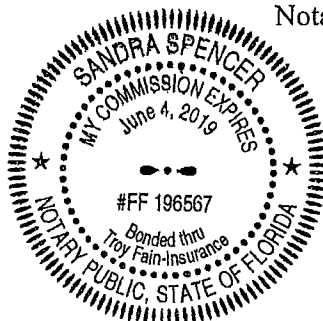


EXHIBIT "A"
EASEMENT AREA

Exhibit "A" (cont)



Bartram Trail Surveying, Inc.

1501 County Road 315, Suite 106
Green Cove Springs, FL 32043
Bartramtrail@bartramtrail.net

Office 904-284-2224
Fax 904-284-2258

DESCRIPTION:

A 30-foot wide easement for access and utilities covering a portion of Tract "O", GRAN LAKE PHASE 1C, according to Map Book 80, pages 21 through 28, of the Public Records of St. Johns County, Florida; said easement being more particularly described as follows:

BEGIN at the Northeasterly corner of said Tract "O"; thence along the Northerly line of said Tract, and then along the Westerly prolongation thereof, S82°25'53"W, 126.24 feet to a point on the Westerly line of said Tract "O", said point lying on a curve concave to the East; thence Southerly along the arc of said curve, having a radius of 187.00 feet, a central angle of 09°12'06", an arc length of 30.03 feet, and a chord bearing and distance of S07°34'07"E, 30.00 feet to the Southerly line of said Tract "O"; thence along said line, N82°25'53"E, 126.24 feet to a point on the Easterly line of said Tract, said point lying on a curve concave to the East; thence Northerly along said Easterly line and the arc of said curve, having a radius of 62.00 feet, a central angle of 28°00'06", an arc length of 30.30 feet, and a chord bearing and distance of N07°34'07"W, 30.00 feet to the POINT OF BEGINNING of easement herein described.

Containing 3,762 square feet or 0.09 acres, more or less.

Said lands situated, lying and being in St. Johns County, Florida.

EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for
GRAN LAKE

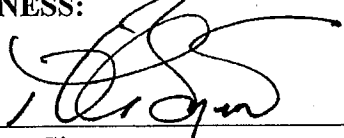
GRAN LAKE, INC., a Florida corporation whose address is 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, 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 Gran Lake Phase 1B**

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 12 of September, 2016.

WITNESS:



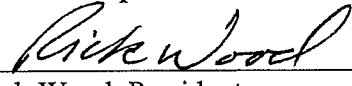
Witness Signature
HERBERT F. BOYETT

Print Witness Name
Sandra Spencer

Witness Signature
Sandra Spencer

Print Witness Name

OWNER: GRAN LAKE, INC., a Florida corporation



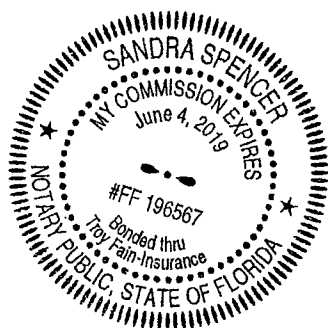
Rick Wood, President

STATE OF FLORIDA
COUNT OF ST JOHNS

The foregoing instrument was acknowledged before me this 12 day of September, 2016, by Rick Wood, President of Gran Lake, Inc., a Florida corporation, who is personally known to me.



Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

EXHIBIT A

Project Name:	<u>Gran Lakes 1B</u>
Contractor:	<u>A. J. Johns, Inc.</u>
Developer:	<u>Woods Development Company of Jacksonville</u>

UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)			
8" DR 18 PVC Water Main	LF	500	\$ 18.13
			\$ 9,065.00
			\$ -
			\$ -
			\$ -
Water Valves (Size and Type)			
6" Gate Valve	Ea	1	\$ 1,026.25
8" Gate Valve	Ea	2	\$ 1,168.20
			\$ 2,336.40
			\$ -
			\$ -
			\$ -
Hydrants Assembly (Size and Type)			
2" Flushing Hydrant	Ea	1	\$ 938.16
6" Fire Hydrant	Ea	1	\$ 3,725.20
			\$ 3,725.20
			\$ -
Sevices (Size and Type)			
Double Sevices	Ea	4	\$ 687.94
Single Sevices	Ea	8	\$ 577.28
			\$ 2,751.76
			\$ 4,618.24
			\$ -
			\$ -
Total Water System Cost			\$ 24,461.01



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Gran Lakes 1B
 Contractor: A. J. Johns, Inc.
 Developer: Woods Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Sewer Valves (Size and Type)				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC Sewer Main	LF	500	\$ 34.87	\$ 17,435.00
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC Sewer Services	EA	16	\$ 1,129.42	\$ 18,070.72
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Manholes (Size and Type)				
6-8 foot deep	EA	2	\$ 6,861.76	\$ 13,723.52
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
			Total Sewer System Cost	\$ 49,229.24

EXHIBIT "C" TO RESOLUTION

BILL OF SALE
UTILITY IMPROVEMENTS
for
GRAN LAKE




GRAN LAKE, INC., a Florida corporation whose address is 414 Old Hard Road, Suite 502, Fleming Island, Florida 32003, (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 Gran Lake Phase 1C**

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 12 of September, 2016.

WITNESS:



Witness Signature

HERBERT F. BOYETT

Print Witness Name

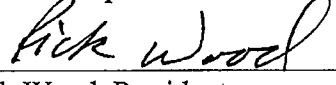


Witness Signature

Sandra Spencer

Print Witness Name

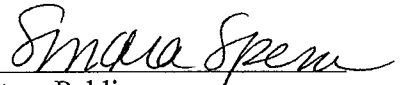
OWNER: GRAN LAKE, INC., a Florida corporation



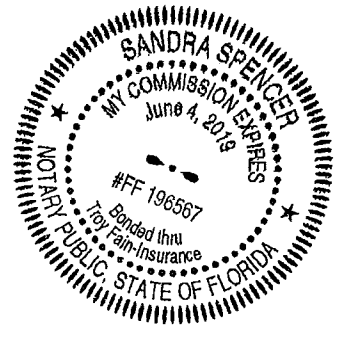
Rick Wood, President

STATE OF FLORIDA
COUNT OF ST JOHNS

The foregoing instrument was acknowledged before me this 12 day of September, 2016, by Rick Wood, President of Gran Lake, Inc., a Florida corporation, who is personally known to me.



Notary Public





St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Gran Lakes 1C
Contractor:	A. J. Johns, Inc.
Developer:	Woods Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
2" Poly Water Main	LF	360	\$ 7.31	\$ 2,631.60
4" DR 18 PVC Water Main	LF	320	\$ 9.27	\$ 2,966.40
6" DR 18 PVC Water Main	LF	240	\$ 14.18	\$ 3,403.20
8" DR 18 PVC Water Main	LF	3160	\$ 18.13	\$ 57,290.80
	LF			\$ -
10" HDPE Water Main Road Crossings	LF	30	\$ 115.12	\$ 3,453.60
	LF			\$ -
Water Valves (Size and Type)				
6" Gate Valve	Ea	5	\$ 1,026.30	\$ 5,131.50
8" Gate Valve	Ea	5	\$ 1,172.20	\$ 5,861.00
	Ea			\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
2" Flushing Hydrant	Ea	3	\$ 938.36	\$ 2,815.08
6" Fire Hydrant	Ea	6	\$ 3,725.22	\$ 22,351.32
			\$ -	\$ -
Sevices (Size and Type)				
Double Services	Ea	17	\$ 687.94	\$ 11,694.98
Single Services	Ea	45	\$ 577.28	\$ 25,977.60
	Ea		\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 143,577.08



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Gran Lakes 1C
Contractor:	A. J. Johns, Inc.
Developer:	Woods Development Company of Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
	LF			\$ -
Sewer Valves (Size and Type)				
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
	Ea			\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" SDR 26 PVC Sewer Main	LF	3160	\$ 34.87	\$ 110,189.20
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR 26 PVC Sewer Services	EA	79	\$ 1,092.39	\$ 86,298.81
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
Type A	EA	22	\$ 3,461.76	\$ 76,158.72
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Lift Station				
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
	Lump Sum			\$ -
Total Sewer System Cost				\$ 272,646.73



EXHIBIT "D" TO RESOLUTION

St. Johns County Board of County Commissioners

Utility Department

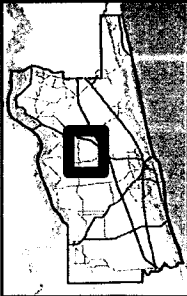
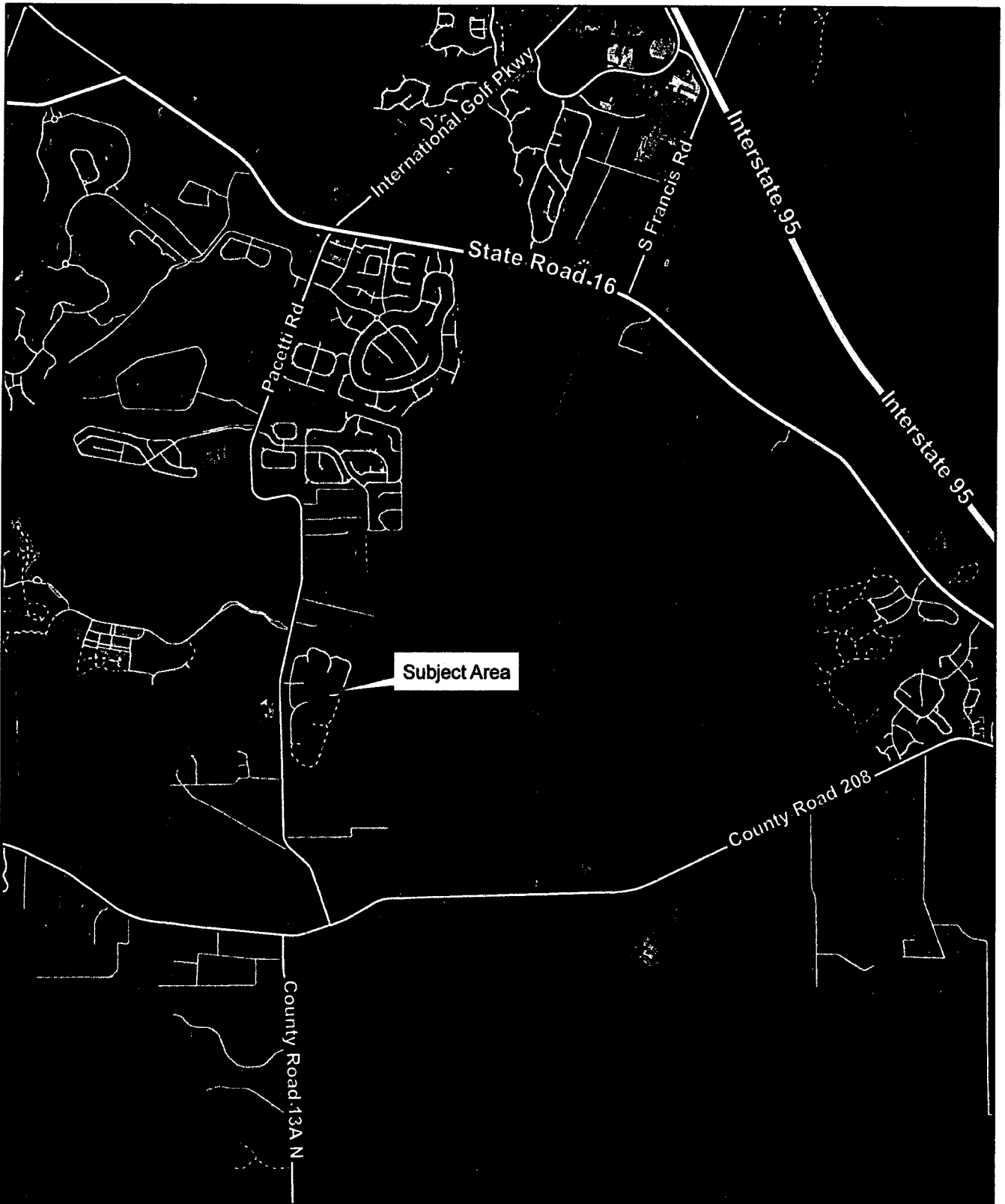
INTEROFFICE MEMORANDUM


TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Gran Lake Phase 1A, 1B, 1C, & 1D
DATE: December 5, 2016

Please present the Easement, Warranty Deed, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Gran Lake Phase 1A, 1B, 1C, & 1D.

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.




 2013 Aerial Imagery
 0 1,000,000
 Feet
 December 8, 2016

**Easement for Utilities
and Bill of Sale**

*Gran Lake
Phase 1B & 1C*

**Land Management
Systems
Real Estate
Division
(904) 209-0764**

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.

