

RESOLUTION NO. 2017- 376

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT FROM SOUTHAVEN LAND ASSOCIATES, LLC TO ST. JOHNS COUNTY IN CONNECTION WITH THE SOUTHAVEN PUD.

RECITALS

WHEREAS, Southaven Land Associates, LLC, a Delaware limited liability company, has executed and presented to St. Johns County a Non-Exclusive Grant of Drainage Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of its property located within the Southaven PUD; and

WHEREAS, the easement allows the County to perform routine maintenance when necessary to an existing drainage area that provides drainage for International Golf Parkway and other surrounding lands; and

WHEREAS, it is in the best interest of the County to accept the Non-Exclusive Grant of Drainage Easement for the health, safety and welfare of its 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 into the body of this Resolution and such Recitals are adopted as findings of fact.


Section 2. The Board of County Commissioners hereby accepts the Non-Exclusive Grant of Drainage Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Non-Exclusive Grant of Drainage Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners this 21st day of November, 2017.

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

By: 
Henry Dean, Chairman

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 11/22/17



Prepared by:

Kathryn F. Whittington, Esq.
236 San Marco Avenue
St. Augustine, FL 32084

NON-EXCLUSIVE GRANT OF DRAINAGE EASEMENT

THIS INDENTURE, made this 20th day of October, 2017, between **SOUTHAVEN LAND ASSOCIATES, LLC**, a Delaware limited liability company, whose address is 605 Palencia Club Drive, St. Augustine, Florida 32095, hereinafter called **GRANTOR**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **GRANTEE**.

WITNESSETH: That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a permanent, non-exclusive ingress, egress, drainage and maintenance easement for drainage purposes in connection with the construction and maintenance of public roads or highways, said drainage to be over, through and across the following described land situate in St. Johns County, Florida to wit:

Property 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, the said Grantor has hereunto set hand and seal the day and year first above written.

[THIS SPACE INTENTIONALLY LEFT BLANK]

IN WITNESS WHEREOF, Grantor has executed this Drainage Easement on the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]
Print Name: TRISHA J. LOBACK

[Signature]
Print Name: Leslie Joven

SOUTHAVEN LAND ASSOCIATES LLC, a Delaware limited liability company

By: Hines Interests Limited Partnership, a Delaware limited liability partnership, its managing Member

By: Hines Holdings, Inc., a Texas corporation, Its general partner

[Signature]
By: Michael T. Harrison
Name Printed: Michael T. Harrison
Title: Senior Managing Director

STATE OF GEORGIA }
 }SS
COUNTY OF DEKALB }

The foregoing instrument was acknowledged before me this 20 day of OCT. 2017, by Michael T. Harrison, as Senior Managing Director of HINES HOLDINGS, INC., a Texas corporation, as the general partner of HINES INTERESTS LIMITED PARTNERSHIP, a Delaware limited liability partnership, the managing member of SOUTHAVEN LAND ASSOCIATES LLC, a Delaware limited liability company, on behalf of the company.



[Signature]
(Print Name TRISHA J. LOBACK)
NOTARY PUBLIC
State of GA at Large
Commission #
My Commission Expires:
Personally Known
or Produced I.D.
[check one of the above]
Type of Identification Produced

Grant of Drainage Easement #2

EXHIBIT "A"



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
Since 1924

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

Revised October 20, 2017
September 10, 2014
Southaven
Page 1 of 2

Work Order No. 14-155.00
File No. 123E-34.00B

Drainage Easement No. 2

A portion of Sections 13 and 14, Township 6 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3898, page 409 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwesterly corner of said Section 14; thence North 89°19'05" East, along the Southerly line of said Section 14 and along the Southerly line of said Section 13, a distance of 3146.00 feet to a point lying on the Easterly line of the West Half of the West Half of said Section 13; thence North 00°10'32" East, departing said Southerly line and along said Easterly line, a distance of 1511.44 feet; thence North 89°50'24" West, departing said Easterly line, 448.56 feet to the Point of Beginning.

From said Point of Beginning, thence South 50°00'00" West, 40.90 feet; thence Due East, 26.37 feet; thence South 88°28'50" East, 30.15 feet; thence South 33°26'45" West, 160.99 feet; thence North 56°00'00" West, 11.00 feet; thence South 20°00'00" West, 109.52 feet; thence South 34°00'00" West, 73.92 feet; thence South 43°00'00" West, 34.69 feet; thence South 13°30'00" West, 135.00 feet; thence South 17°00'00" West, 82.81 feet; thence North 49°00'00" West, 12.00 feet; thence South 11°00'00" West, 90.00 feet; thence South 36°00'00" West, 88.45 feet; thence South 85°00'00" East, 12.76 feet; thence South 26°00'00" West, 46.74 feet; thence South 34°00'00" West, 47.58 feet; thence North 27°00'00" West, 13.48 feet; thence South 21°00'00" West, 52.40 feet; thence South 63°00'00" West, 84.45 feet; thence South 78°18'32" West, 72.51 feet; thence South 70°00'00" West, 30.50 feet; thence South 28°00'00" West, 20.00 feet; thence South 22°19'54" East, 15.46 feet; thence South 46°00'00" West, 17.83 feet; thence Due West, 3.52 feet; thence North 19°00'00" West, 8.37 feet; thence Due West, 122.57 feet; thence North 46°00'00" West, 85.00 feet; thence North 88°00'00" West, 45.00 feet; thence Due South, 10.48 feet; thence North 74°00'00" West, 53.62 feet; thence North 87°00'00" West, 56.81 feet; thence North 01°51'06" West, 12.00 feet; thence North 89°45'00" West, 30.00 feet; thence South 74°00'00" West, 30.00 feet; thence South 56°00'00" West, 160.92 feet; thence South 47°00'00" West, 59.46 feet; thence North 42°00'00" West, 48.07 feet; thence North 50°09'31" East, 242.13 feet to a point on a curve concave Southerly having a radius of 240.00 feet; thence Easterly along the arc of said curve, through a central angle of 15°00'00", an arc length of 62.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 82°30'00" East, 62.65 feet; thence Due East, 92.63 feet; thence Due South, 20.73 feet; thence South 82°15'00" East, 74.30 feet to the point of curvature of a curve concave Southerly having a radius of 147.00 feet; thence Easterly along the arc of said curve, through a central angle of

Drainage Easement No. 2

16°15'00", an arc length of 41.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 74°07'30" East, 41.55 feet; thence South 66°00'00" East, 17.40 feet to the point of curvature of a curve concave Northerly having a radius of 204.00 feet; thence Easterly along the arc of said curve, through a central angle of 44°00'00", an arc length of 156.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 88°00'00" East, 152.84 feet; thence North 70°00'00" East, 58.91 feet; thence North 44°00'00" West, 33.81 feet to a point on a curve concave Northwesterly having a radius of 62.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 18°59'24", an arc length of 20.55 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 35°04'08" East, 20.46 feet; thence South 63°00'00" East, 53.01 feet to a point on a curve concave Northwesterly having a radius of 250.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 35°57'21", an arc length of 156.89 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 41°58'40" East, 154.32 feet; thence North 24°00'00" East, 120.73 feet; thence North 18°47'07" East, 106.48 feet; thence North 14°00'00" East, 172.45 feet to the point of curvature of a curve concave Southeasterly having a radius of 100.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 19°15'00", an arc length of 33.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°37'30" East, 33.44 feet; thence North 33°15'00" East, 160.03 feet to the point of curvature of a curve concave Westerly having a radius of 100.00 feet; thence Northerly along the arc of said curve, through a central angle of 23°15'00", an arc length of 40.58 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 21°37'30" East, 40.30 feet; thence North 10°00'00" East, 66.30 feet; thence North 52°38'57" East, 71.28 feet; thence North 89°43'02" East, 44.84 feet to the Point of Beginning.

Containing 2.54 acres, more or less.

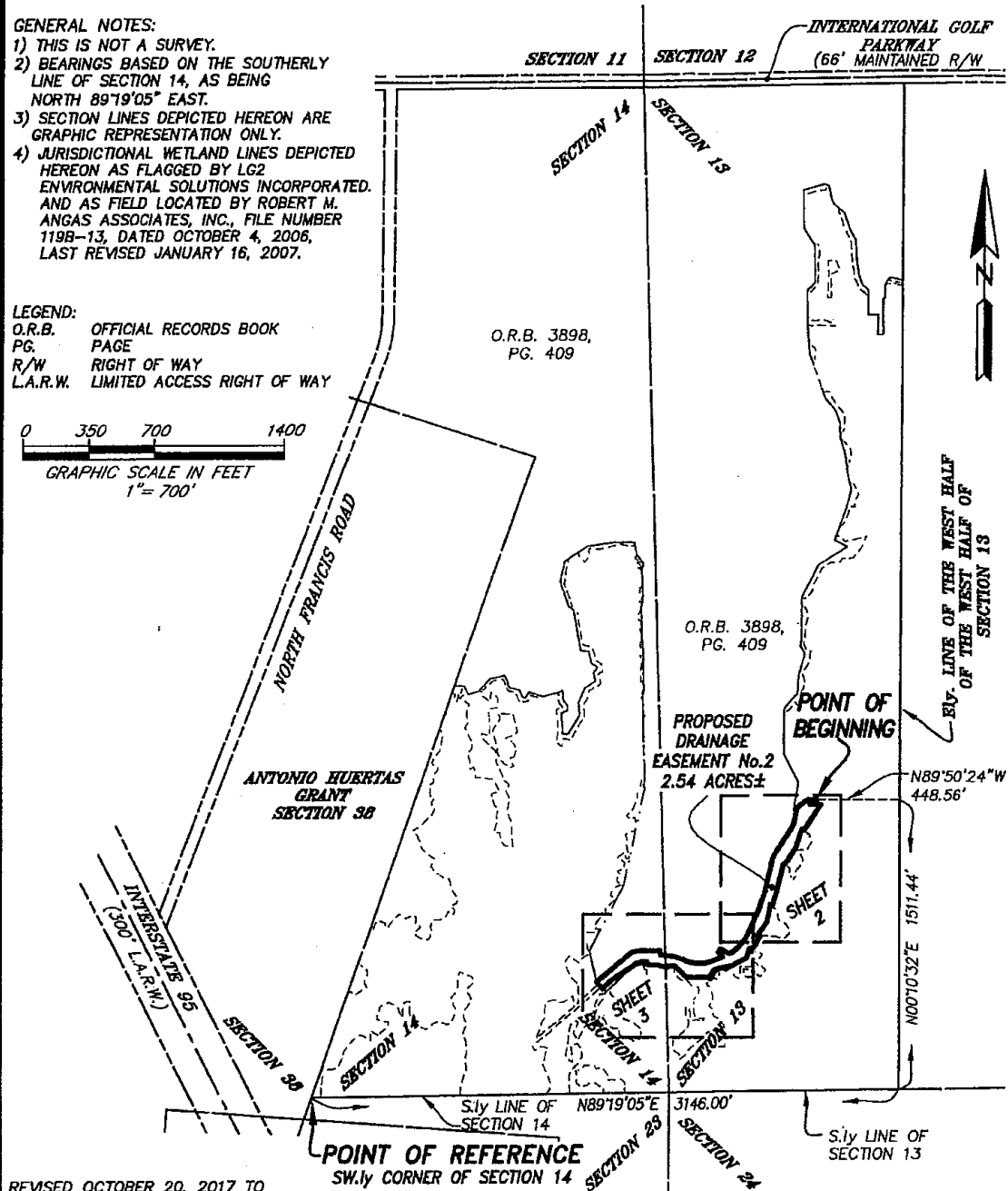
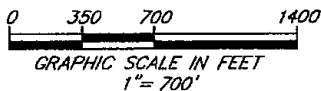
**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3898, PAGE 409,
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 14, AS BEING NORTH 89°19'05" EAST.
- 3) SECTION LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATION ONLY.
- 4) JURISDICTIONAL WETLAND LINES DEPICTED HEREON AS FLAGGED BY LG2 ENVIRONMENTAL SOLUTIONS INCORPORATED. AND AS FIELD LOCATED BY ROBERT M. ANGAS ASSOCIATES, INC., FILE NUMBER 119B-13, DATED OCTOBER 4, 2006, LAST REVISED JANUARY 16, 2007.

LEGEND:

O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
L.A.R.W. LIMITED ACCESS RIGHT OF WAY



REVISED OCTOBER 20, 2017 TO
AMEND MAP AND DESCRIPTION
SHEET 1 OF 3

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



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

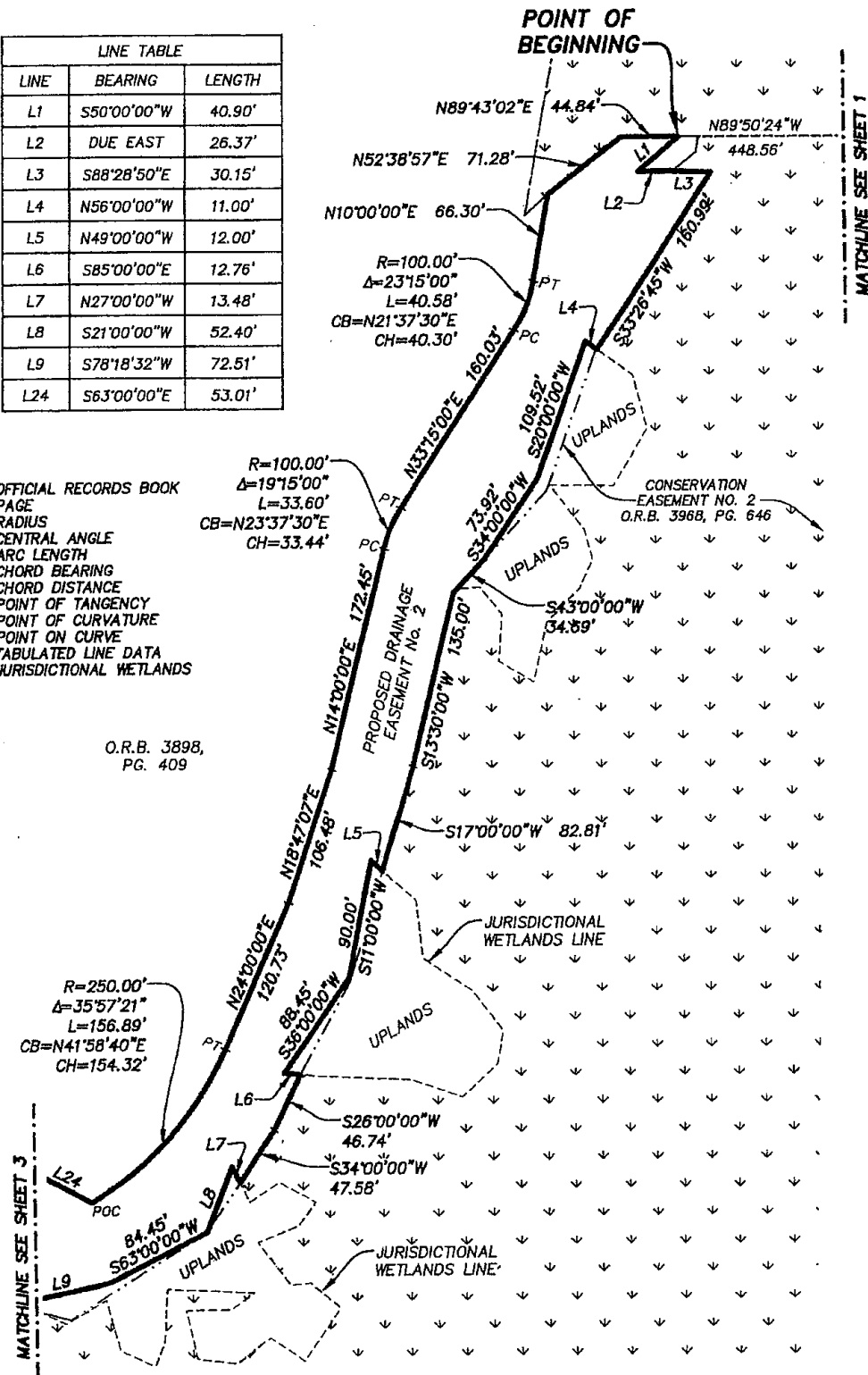
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

DATE: SEPTEMBER 10, 2014 SCALE: 1"=700'

A PORTION OF SECTIONS 13 AND 14, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3898, PAGE 409, OF THE PUBLIC RECORDS OF SAID COUNTY.

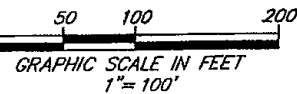
LINE TABLE		
LINE	BEARING	LENGTH
L1	S50°00'00"W	40.90'
L2	DUE EAST	26.37'
L3	S88°28'50"E	30.15'
L4	N56°00'00"W	11.00'
L5	N49°00'00"W	12.00'
L6	S85°00'00"E	12.76'
L7	N27°00'00"W	13.48'
L8	S21°00'00"W	52.40'
L9	S78°18'32"W	72.51'
L24	S63°00'00"E	53.01'

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R. RADIUS
 Δ. CENTRAL ANGLE
 L. ARC LENGTH
 CB. CHORD BEARING
 CH. CHORD DISTANCE
 PT. POINT OF TANGENCY
 PC. POINT OF CURVATURE
 POC. POINT ON CURVE
 L1. TABULATED LINE DATA
 ↓. JURISDICTIONAL WETLANDS



O.R.B. 3898,
 PG. 409

R=250.00'
 Δ=35°57'21"
 L=156.89'
 CB=N41°58'40"E
 CH=154.32'



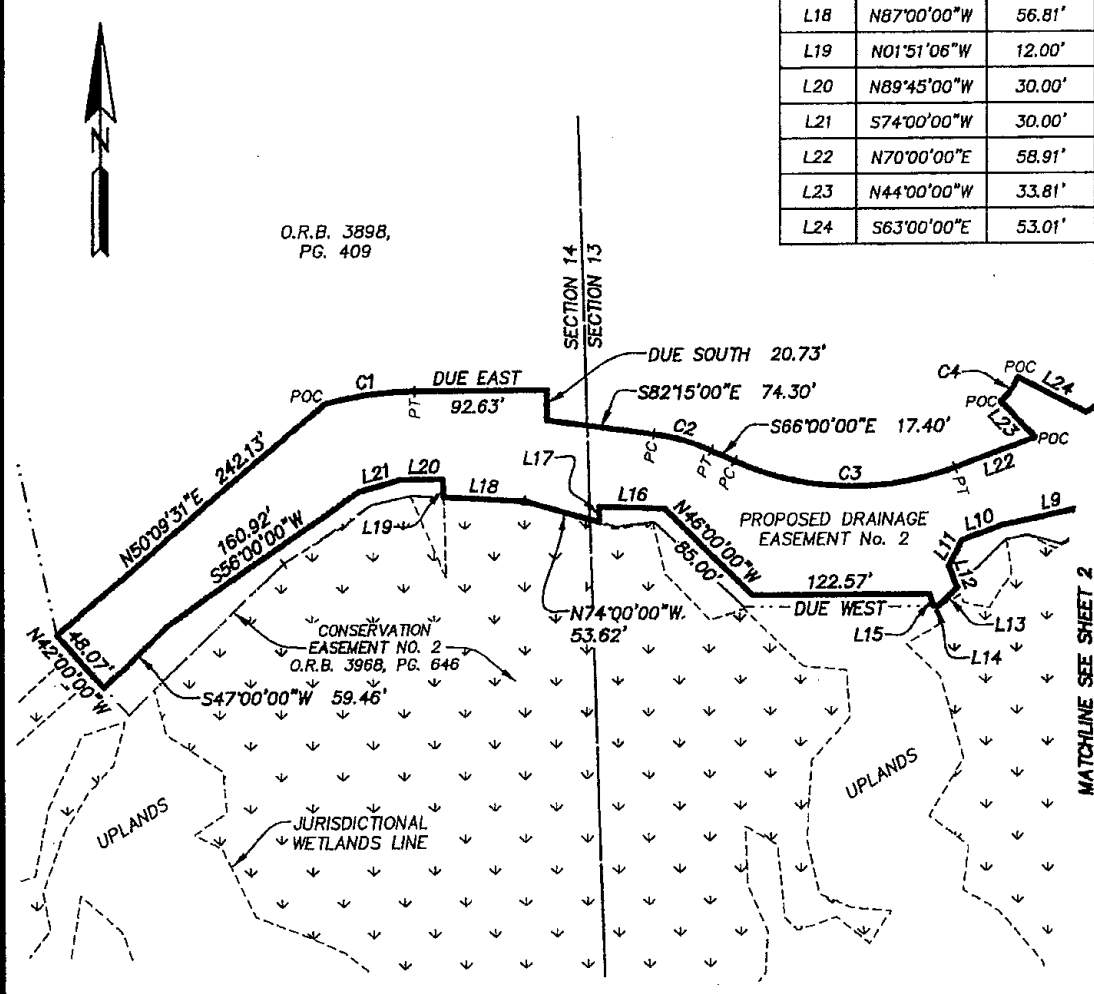
SHEET 2 OF 3
 SEE SHEET 1 FOR NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 842-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

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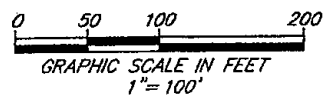
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	240.00'	15°00'00"	62.83'	N82°30'00"E	62.65'
C2	147.00'	16°15'00"	41.69'	S74°07'30"E	41.55'
C3	204.00'	44°00'00"	156.66'	S88°00'00"E	152.84'
C4	62.00'	18°59'24"	20.55'	N35°04'08"E	20.46'

LINE TABLE		
LINE	BEARING	LENGTH
L9	S78°18'32"W	72.51'
L10	S70°00'00"W	30.50'
L11	S28°00'00"W	20.00'
L12	S22°19'54"E	15.46'
L13	N46°00'00"E	17.83'
L14	DUE WEST	3.52'
L15	N19°00'00"W	8.37'
L16	N88°00'00"W	45.00'
L17	DUE SOUTH	10.48'
L18	N87°00'00"W	56.81'
L19	N01°51'06"W	12.00'
L20	N89°45'00"W	30.00'
L21	S74°00'00"W	30.00'
L22	N70°00'00"E	58.91'
L23	N44°00'00"W	33.81'
L24	S63°00'00"E	53.01'



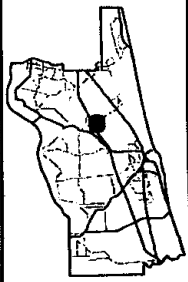
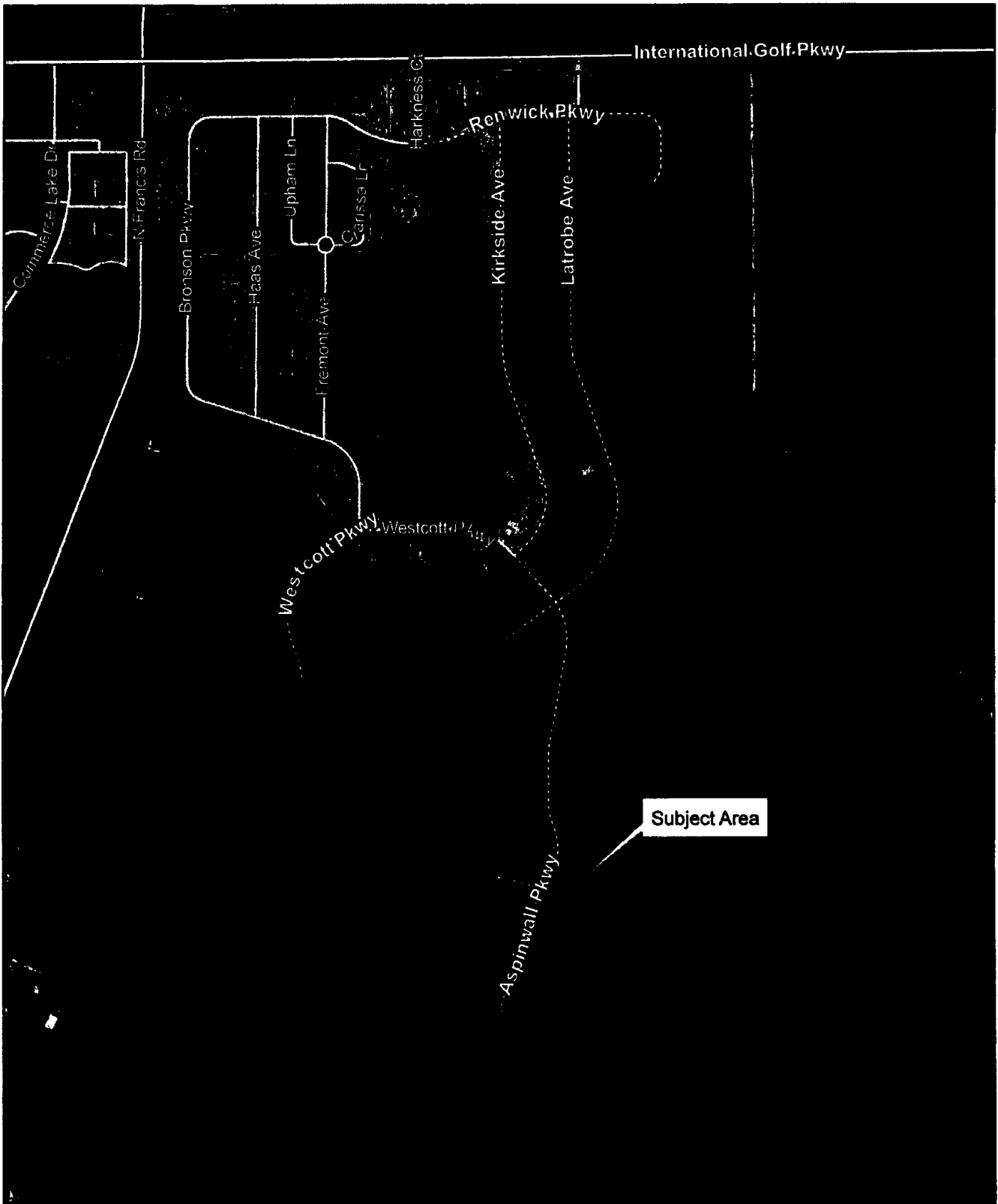
O.R.B. 3898,
PG. 409

- LEGEND:
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 - C1 TABULATED CURVE DATA
 - L1 TABULATED LINE DATA
 - ↓ JURISDICTIONAL WETLANDS



SHEET 3 OF 3
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624



2016 Aerial Imagery
 0 100200
 Feet
 Map Date

**Non-Exclusive Grant of
 Drainage Easement**

*Southaven
 PUD*

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0790

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.

