

RESOLUTION NO. 2018- 31

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FROM HYDRY COMPANY, LLC TO ST. JOHNS COUNTY FOR OFFSITE DRAINAGE IN CONNECTION WITH TWENTY MILE AT NOCATEE PHASE 5A SUBDIVISION.

RECITALS

WHEREAS, Hydry Company, LLC, a Delaware limited liability company (“Hydry”), has executed and presented to St. Johns County (“County”) a Grant of Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, across a portion of its property located in Nocatee off 20 Mile Road; and

WHEREAS, the easement is for offsite drainage in connection with the Twenty Mile at Nocatee Phase 5A Subdivision, and

WHEREAS, the easement is temporary and will no longer be necessary once the adjacent land owned by Hydry is platted into the next planned phase of Twenty Mile at Nocatee.

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 Grant of Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Grant of 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 6 day of February, 2018.

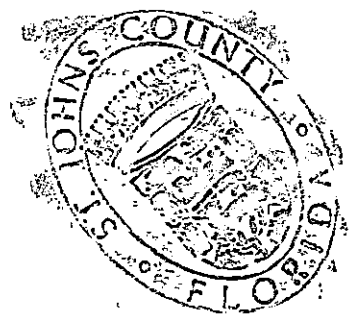
**BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA**

By: Henry Dean
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Ram Halterman
Deputy Clerk

RENDITION DATE 2/7/18



Prepared by:
Nicholas A. Dyal
Gunster, Yoakley & Stewart, P.A.
225 Water Street, Suite 1750
Jacksonville, Florida 32202

GRANT OF DRAINAGE EASEMENT

THIS EASEMENT this 7th day of November, 2017, by and between **HYDRY COMPANY, LLC**, a Delaware limited liability company, whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, grantee.

WITNESSTEH, that for and in consideration of the sum of One Dollar' (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground drainage facilities 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 (the "Easement Property").

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

This Easement and the easements granted herein shall automatically terminate upon the recordation of a future plat in the public records of St. Johns County, Florida which provides a drainage easement over the Easement Property. Grantor may relocate the easements granted herein in accordance with engineering plans approved by grantee. Upon request by Grantor or its successors and assigns, Grantee shall execute a recordable termination document to evidence such termination.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed and Sealed in Our
Presence as Witnesses:

GRANTOR:

HYDRY COMPANY, LLC
a Delaware limited liability company

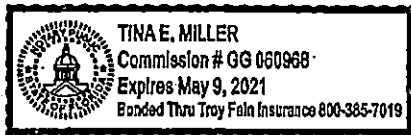
(sign) *Jill Whalen*
(print) Jill Whalen

(sign) *Jed V. Davis*
Jed V. Davis
Vice President

(sign) *A. Tomczyk*
(print) A. TOMCZYK

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 7th day of November, 2017, by Jed V. Davis the Vice President of HYDRY COMPANY, LLC, a Delaware limited liability company on behalf of the company. He is (check one) personally known to me or has _____ as identification.



Tina E. Miller
print Tina E. Miller
NOTARY PUBLIC
My commission expires:

JOINDER, CONSENT AND SUBORDINATION OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS: That U.S. Bank National Association ("Mortgagee") whose address is 225 E. Robinson Street, Suite 250, Orlando, Florida 32801, is the owner and holder of the Mortgage recorded in Official Records Book 3608, page 3, of the public records of St. Johns County, Florida.

MORTGAGEE does hereby consent to the execution, delivery, and recording of the Grant of Easement from HYDRY Company, LLC to St. Johns County, Florida to which this Joinder, Consent and Subordination is attached ("the Easement") and agrees that Mortgagee's interest under the foregoing mortgage(s) shall be subject and subordinate to the terms and conditions of the Easement; provided however, nothing contained herein shall release Mortgagee's interest under the foregoing mortgage(s) except as set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination of Mortgagee this 7th day of November, 2017.

Signed, sealed and delivered
in the presence of:

MORTGAGEE

U.S. BANK NATIONAL ASSOCIATION

By: Tolomato Community Development
District, as Authorized Agent

By: Richard T. Ray
Richard T. Ray
Chairman

(sign) Jill Whalen
(print) Jill Whalen

(sign) A. D. Miller
(print) A. D. MILLER

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 7th day of November, 2017, by Richard T. Ray, as Chairman of the Tolomato Community Development District, as authorized agent, on behalf of the Mortgagee, who is personally known to me.



Tina E. Miller
Notary Public, State of Florida at Large
My Commission Expires: _____

EXHIBIT A

August 8, 2017
Twenty Mile at Nocatee Phase 5A
Page 1 of 3

Work Order No. 17-005.00
File No. I23Q-18.00N

Temporary Offsite Drainage Easement

A portion of Section 20, together with a portion of Section 66 of the Paul Sabate Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3321, page 603, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwestern corner of Tract "J", as depicted on Twenty Mile at Nocatee Phase 4B, a plat recorded in Map Book 82, pages 8 through 13, of said Public Records; thence South $21^{\circ}04'36''$ West, along the Westerly line of said Tract "J", 127.58 feet to a point lying on the Northerly right of way line of 20 Mile Road, an 80 foot right of way as presently established; thence North $67^{\circ}00'36''$ West, departing said Westerly line and along said Northerly right of way line, 40.00 feet; thence North $22^{\circ}59'24''$ East, departing said Northerly right of way line, 127.65 feet to the point of curvature of a curve concave Westerly having a radius of 700.00 feet; thence Northerly along the arc of said curve, through a central angle of $27^{\circ}04'10''$, an arc length of 330.72 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $09^{\circ}27'19''$ East, 327.65 feet; thence North $04^{\circ}04'46''$ West, 196.89 feet to a point on a curve concave Westerly having a radius of 78.50 feet; thence Northerly along the arc of said curve, through a central angle of $167^{\circ}56'48''$, an arc length of 230.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $01^{\circ}56'50''$ East, 156.13 feet; thence North $07^{\circ}58'26''$ East, 195.23 feet to the point of curvature of a curve concave Westerly having a radius of 600.00 feet; thence Northerly along the arc of said curve, through a central angle of $13^{\circ}33'21''$, an arc length of 141.96 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $01^{\circ}11'46''$ East, 141.63 feet; thence North $67^{\circ}51'07''$ East, 31.23 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $67^{\circ}51'07''$ East, 142.01 feet; thence North $22^{\circ}08'53''$ West, 4.54 feet to the point of curvature of a curve concave Easterly having a radius of 56.00 feet; thence Northerly along the arc of said curve, through a central angle of $85^{\circ}26'13''$, an arc length of 83.50 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $20^{\circ}34'14''$ East, 75.98 feet; thence North $63^{\circ}17'20''$ East, 70.81 feet to the point of curvature of a curve concave Southeasterly having a radius of 826.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $04^{\circ}02'58''$, an arc length of 58.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of

Temporary Offsite Drainage Easement (continued)

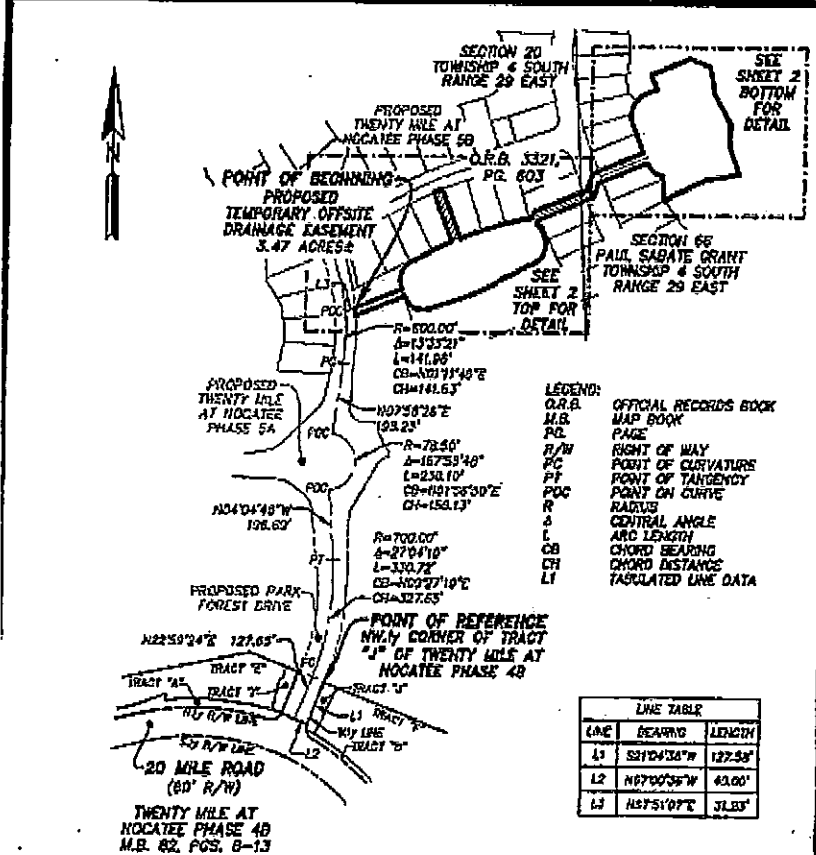
North 65°18'49" East, 58.36 feet; thence North 21°47'41" West, 144.01 feet to a point on a curve concave Southerly having a radius of 970.00 feet; thence Easterly along the arc of said curve, through a central angle of 01°28'36", an arc length of 25.00 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 68°12'19" East, 25.00 feet; thence South 21°47'41" East, 144.01 feet to a point on a curve concave Southerly having a radius of 826.00 feet; thence Easterly along the arc of said curve, through a central angle of 03°14'24", an arc length of 46.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 70°41'33" East, 46.70 feet; thence North 72°18'44" East, 98.54 feet; thence North 79°50'55" East, 30.50 feet to a point on a curve concave Southerly having a radius of 52.00 feet; thence Easterly along the arc of said curve, through a central angle of 32°08'26", an arc length of 29.17 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 88°22'58" East, 28.79 feet; thence North 28°45'00" East, 25.85 feet; thence North 67°51'07" East, 159.03 feet; thence North 18°29'47" East, 46.79 feet; thence North 67°51'07" East, 156.43 feet; thence North 21°42'36" West, 85.57 feet to a point on a curve concave Southeasterly having a radius of 68.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 89°41'34", an arc length of 106.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 25°18'11" East, 95.91 feet; thence North 70°08'58" East, 28.17 feet; thence North 22°48'42" West, 44.58 feet; thence North 67°11'18" East, 117.44 feet; thence South 68°51'45" East, 62.98 feet; thence South 10°30'34" East, 72.86 feet; thence South 28°35'02" East, 98.13 feet; thence South 01°12'21" West, 64.14 feet; thence South 19°43'23" East, 77.78 feet; thence South 77°11'56" West, 40.39 feet; thence South 81°36'43" West, 54.02 feet; thence South 64°41'05" West, 104.63 feet; thence South 53°24'47" West, 25.00 feet; thence North 36°35'13" West, 7.69 feet; thence North 02°24'20" West, 61.11 feet to a point on a curve concave Northeasterly having a radius of 68.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 50°27'14", an arc length of 59.88 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 50°23'00" West, 57.96 feet; thence South 67°51'07" West, 149.33 feet; thence South 18°29'47" West, 40.20 feet; thence South 67°51'07" West, 161.64 feet; thence South 28°45'00" West, 16.80 feet to a point on a curve concave Southwesterly having a radius of 52.00 feet; thence Southeasterly along the arc of said curve, through a central angle of 25°34'48", an arc length of 23.22 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 34°56'16" East, 23.02 feet; thence South 22°19'06" East, 20.40 feet to the point of curvature of a curve concave Westerly having a radius of 52.00 feet; thence Southerly along the arc of said curve, through a central angle of 85°50'45", an arc length of 77.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 20°36'17" West, 70.83 feet; thence South 63°31'39" West, 102.51 feet; thence South 54°13'42" West, 24.94 feet to a point on a curve concave Northerly having a radius of 800.00 feet; thence Westerly along the arc of said curve, through a central angle of 09°15'51", an arc length of 129.35

Temporary Offsite Drainage Easement (continued)

feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 67°46'08" West, 129.21 feet; thence South 72°24'03" West, 73.10 feet to the point of curvature of a curve concave Northeasterly having a radius of 56.00 feet; thence Northwesterly along the arc of said curve, through a central angle of 85°27'04", an arc length of 83.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 64°52'25" West, 75.99 feet; thence North 22°08'53" West, 4.32 feet; thence South 67°51'07" West, 148.01 feet to a point on a curve concave Westerly having a radius of 630.00 feet; thence Northerly along the arc of said curve, through a central angle of 01°53'57", an arc length of 20.88 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 05°26'32" West, 20.88 feet.

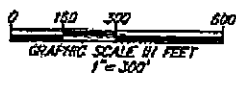
Containing 3.47 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION
68 OF THE PAUL SABATE GRANT, TOWNSHIP 4 SOUTH, RANGE 29
EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF
THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS
BOOK 3321, PAGE 603, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**




LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
M.B. MAP BOOK
P.G. PAGE
R/W RIGHT OF WAY
P.C. POINT OF CURVATURE
P.T. POINT OF TANGENCY
P.O.C. POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CD CHORD DISTANCE
LI TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°43'36"W	127.58'
L2	N87°00'36"W	40.00'
L3	N87°51'07"E	31.83'




SHEET 1 OF 2

- GENERAL NOTES:**
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE NORTHERLY RIGHT OF WAY LINE OF 20 MILE ROAD AS BEING NORTH 87°00'36" WEST.
3) SECTION AND/OR LOT LINES DEPICTED HEREON ARE GRAPHIC REPRESENTATIONS ONLY UNLESS OTHERWISE DENOTED.



CRMA
ROBERT M. AMAN ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14725 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 842-8550 Fax: (904) 842-4100
Certificate of Authorization No.: LB 3624

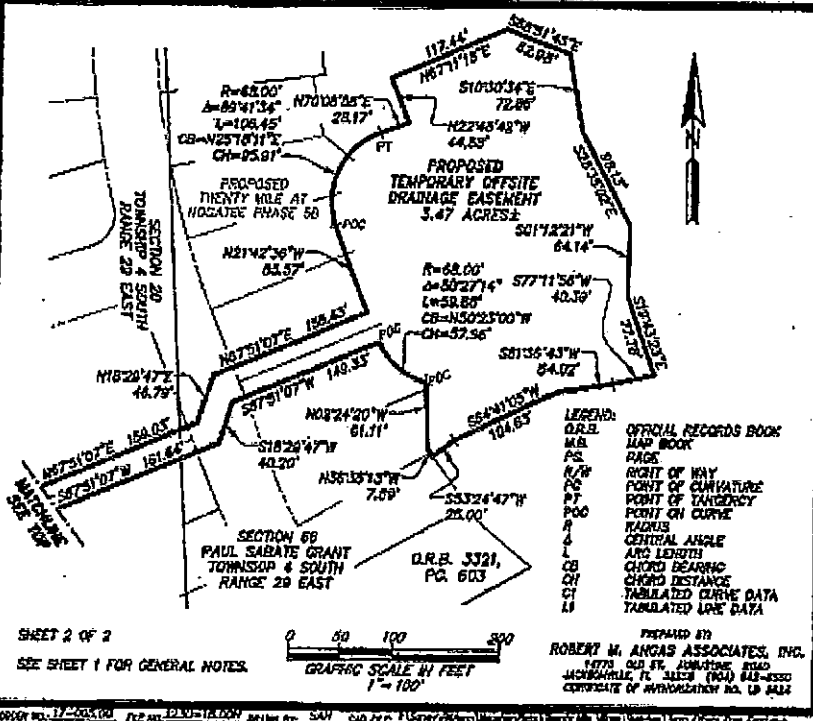
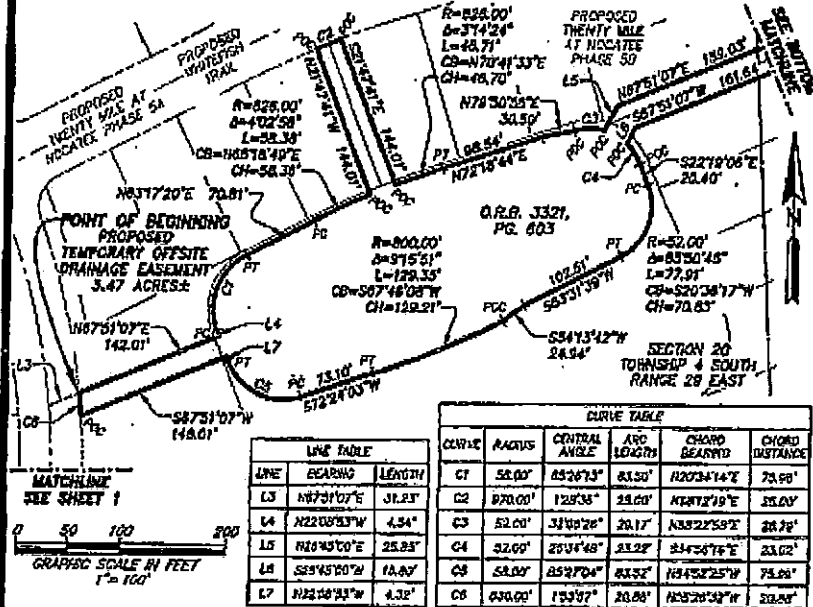
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

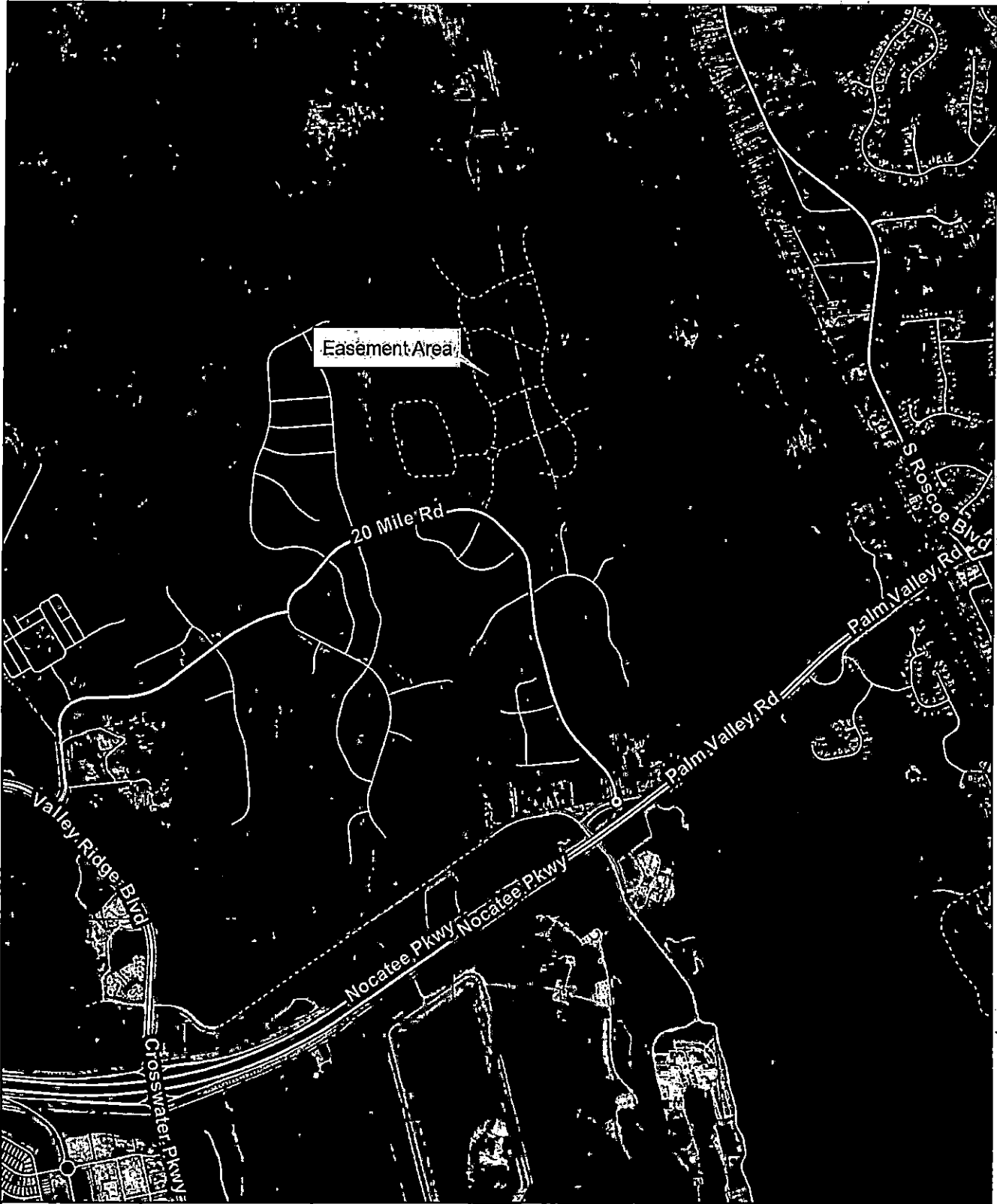


DAMON L. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=200'
DATE: AUGUST 8, 2017

A PORTION OF SECTION 20, TOGETHER WITH A PORTION OF SECTION 66 OF THE PAUL SABATE GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3321, PAGE 603, OF THE PUBLIC RECORDS OF SAID COUNTY.





Easement Area

20 Mile Rd

Nocatee Pkwy Nocatee Pkwy

Palm Valley Rd

S Roscoe Blvd

Valley Ridge Blvd

Crosswater Pkwy



2013 Aerial Imagery
 0.5000'
 Feet
 December 27, 2017

**Grant of Easement
 Offsite Drainage**

*Twenty Mile at Nocatee
 Phase 5A*

**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.

