

RESOLUTION NO. 2020- 445

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES ASSOCIATED WITH A FUTURE SCHOOL SITE NEAR TURNBULL CREEK ROAD AND STATE ROAD 16.

RECITALS

WHEREAS, The School Board of St. Johns County, Florida has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A," incorporated by reference and made a part hereof; and

WHEREAS, The Grand Oaks Community Development District has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "B," incorporated by reference and made a part hereof; and

WHEREAS, these Easements were provided in connection with a future school site near Turnbull Creek Road and State Road 16; and

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

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.

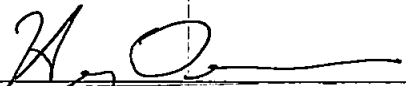
Section 2. The above-described Easements for Utilities, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

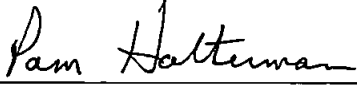
Section 3. To the extent that there are typographical, scriveners or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Court of St. Johns County is instructed to record the original Easements for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 17th day of November, 2020.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Vice Chairman

ATTEST:
Brandon J. Patty
Clerk of the Circuit Court & Comptroller
By: 
Deputy Clerk

RENDITION DATE 11/19/20



EXHIBIT "A" TO RESOLUTION

Prepared By:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, Florida 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 13th day of October, 2020 by **THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 40 Orange Street, St. Augustine, Florida 32084, 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, alienate, remise, release, convey and confirm unto Grantee a non-exclusive twenty foot (20') unobstructed permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove control wires constituting the underground control wiring system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground control wire utility services (hereinafter referred to as "Control Wire 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 control wire 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 Control Wires 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 control wires and associated equipment 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.

(e) Grantee, by acceptance of this Easement, hereby agrees to maintain the control wire and associated equipment located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any control wire or associated 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 control wire or associated 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, the undersigned have caused this Agreement to be executed on the day and year first above written.

WITNESSES

Signed in the Presence Of:

Signature: Gina Fallica

Print Name: Gina Fallica

Signature: Sarah Wilcox

Print Name: Sarah Wilcox

Signature: B. Joyce Hunter

Print Name: B. JOYCE HUNTER

signature: Stephanie Novak

print name: Stephanie Novak

GRANTOR:

THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA

By: Beverly Slough
Beverly Slough

As its: Board Chair

ATTEST:

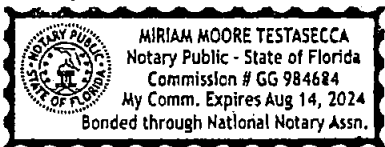
By: James Forson
James Forson

As its: Superintendent

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 13th day of October, 2020 by **Beverly Slough and James Forson, as Board Chair and Superintendent, respectively, of THE SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA,** on behalf of the board. They are personally known to me; or have produced _____, as identification.

Notary Seal:



Miriam M. Testasecca
Notary Public

EXHIBIT "A"

EASEMENT AREA

20' UTILITY EASEMENT:

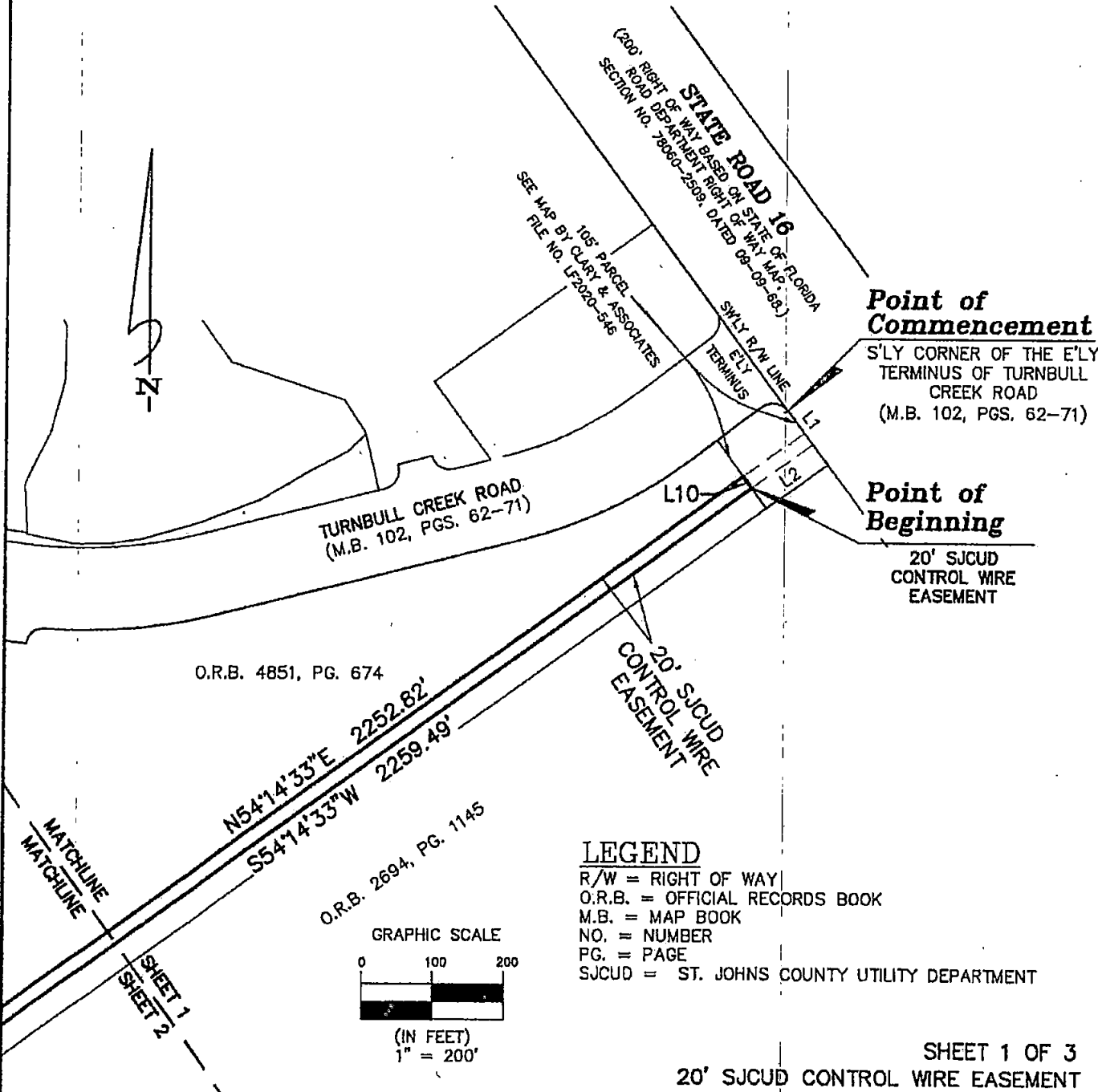
A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF THE EASTERLY TERMINUS OF TURNBULL CREEK ROAD, AS SHOWN ON THE PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, AS RECORDED IN MAP BOOK 102, PAGES 62 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 36°40'23" EAST, ALONG LAST SAID LINE, 59.35 FEET; THENCE SOUTH 54°14'33" WEST, 105.01 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 54°14'33" WEST, 2259.49 FEET; THENCE SOUTH 89°27'02" WEST, 213.93 FEET; THENCE NORTH 56°56'46" WEST, 50.42 FEET; THENCE NORTH 24°46'00" WEST, 5.33 FEET, TO THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4851, PAGE 674, OF SAID PUBLIC RECORDS; THENCE NORTH 10°22'57" EAST, ALONG LAST SAID LINE, 34.74 FEET; THENCE SOUTH 24°46'00" EAST, 27.97 FEET; THENCE SOUTH 56°56'46" EAST, 38.61 FEET; THENCE NORTH 89°27'02" EAST, 201.55 FEET; THENCE NORTH 54°14'33" EAST, 2252.82 FEET; THENCE SOUTH 36°40'23" EAST, 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA



Point of Commencement

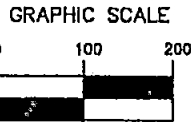
S'LY CORNER OF THE E'LY TERMINUS OF TURNBULL CREEK ROAD (M.B. 102, PGS. 62-71)

Point of Beginning

20' SJUCD CONTROL WIRE EASEMENT

LEGEND

- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- NO. = NUMBER
- PG. = PAGE
- SJUCD = ST. JOHNS COUNTY UTILITY DEPARTMENT



(IN FEET)
1" = 200'

SHEET 1 OF 3

20' SJUCD CONTROL WIRE EASEMENT

JOB NO. 2020-585-2
 DRAFTER SPB
 DATE 10/20/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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 VAID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

Michael J. Coligan

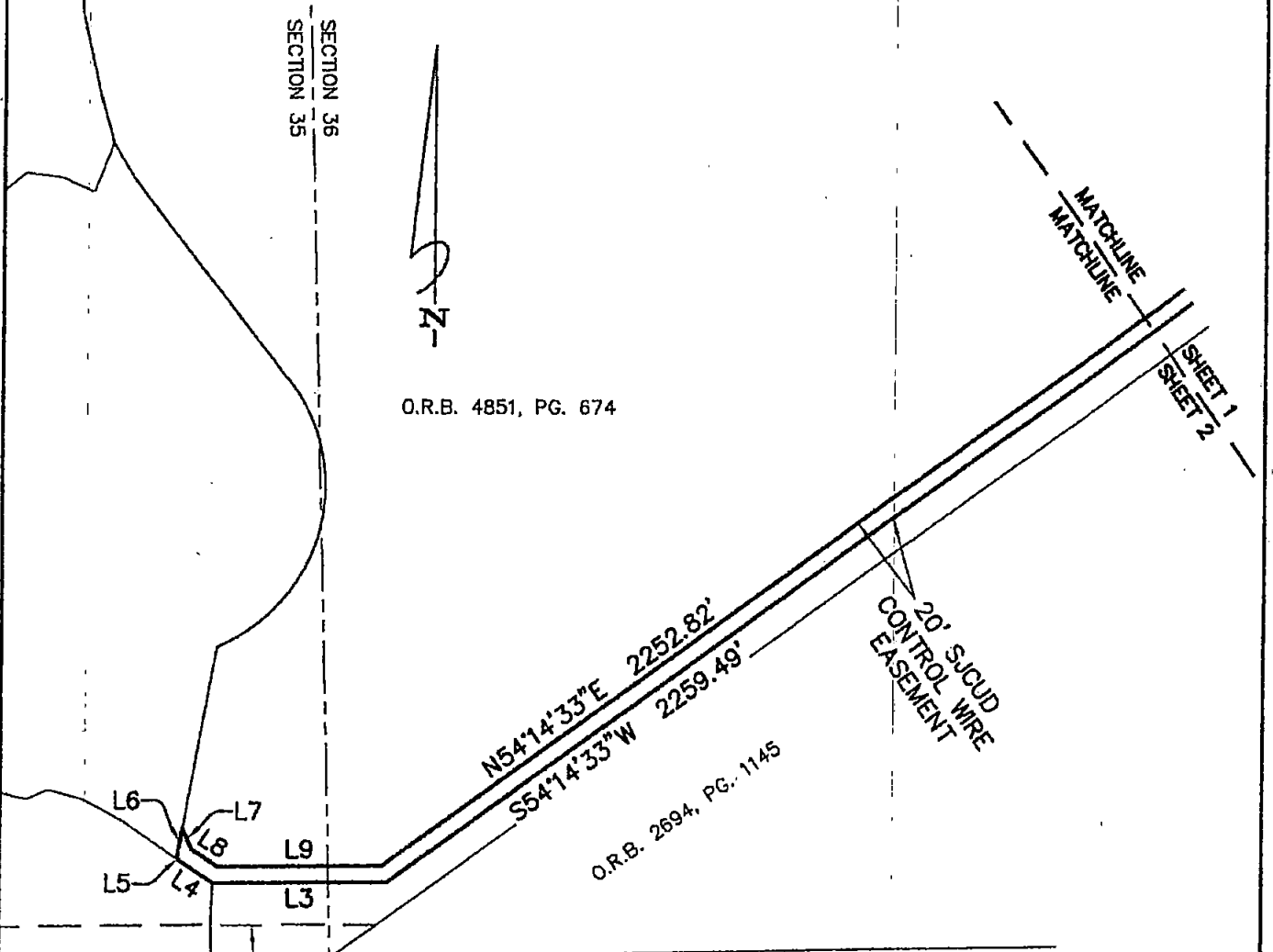
CHECKED BY:

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA

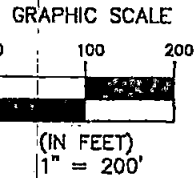


O.R.B. 4851, PG. 674

O.R.B. 2694, PG. 1145

O.R.B. 1742,
PG. 1399

40' DRAINAGE EASEMENT
O.R. 834, PG. 149,
O.R. 2694, PG. 1145



SHEET 2 OF 3
20' SJCUD CONTROL WIRE EASEMENT

JOB NO. 2020-585-2
DRAFTER SPB
DATE 10/20/2020
SCALE 1"=200'

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CHECKED BY:

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

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MAP SHOWING

20' SJCUD CONTROL WIRE EASEMENT:

A PORTION OF SECTIONS 35 AND 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF THE EASTERLY TERMINUS OF TURNBULL CREEK ROAD, AS SHOWN ON THE PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, AS RECORDED IN MAP BOOK 102, PAGES 62 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 36°40'23" EAST, ALONG LAST SAID LINE, 59.35 FEET; THENCE SOUTH 54°14'33" WEST, 105.01 FEET, TO THE POINT OF BEGINNING; THENCE SOUTH 54°14'33" WEST, 2259.49 FEET; THENCE SOUTH 89°27'02" WEST, 213.93 FEET; THENCE NORTH 56°56'46" WEST, 50.42 FEET; THENCE NORTH 24°46'00" WEST, 5.33 FEET, TO THE WESTERLY LINE OF THE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS 4851, PAGE 674, OF SAID PUBLIC RECORDS; THENCE NORTH 10°22'57" EAST, ALONG LAST SAID LINE, 34.74 FEET; THENCE SOUTH 24°46'00" EAST, 27.97 FEET; THENCE SOUTH 56°56'46" EAST, 38.61 FEET; THENCE NORTH 89°27'02" EAST, 201.55 FEET; THENCE NORTH 54°14'33" EAST, 2252.82 FEET; THENCE SOUTH 36°40'23" EAST, 20.00 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.16 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°40'23"E	59.35'
L2	S54°14'33"W	105.01'
L3	S89°27'02"W	213.93'
L4	N56°56'46"W	50.42'
L5	N24°46'00"W	5.33'

LINE TABLE		
LINE	BEARING	DISTANCE
L6	N10°22'57"E	34.74'
L7	S24°46'00"E	27.97'
L8	S56°56'46"E	38.61'
L9	N89°27'02"E	201.55'
L10	S36°40'23"E	20.00'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHWESTERLY R/W LINE OF STATE ROAD 16, AS S36°40'23"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T6S-540, T6S-1017, AND T5S-870, T6S-1295.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.

SHEET 3 OF 3
20' SJCUD CONTROL WIRE EASEMENT

JOB NO. 2020-585-2
 DRAFTER SPB
 DATE 10/20/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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.

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Michael J. Colgan



CHECKED BY:

MICHAEL J. COLGAN, P.S.M. CERT. NO. 6788

Prepared By:
St. Johns County
Land Management Systems
500 San Sebastian View
St. Augustine, Florida 32084

EXHIBIT "B" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this _____ day of _____, 2020 by **THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government created pursuant to and existing under the provision of Chapter 190, Florida Statutes, whose post office address is 2005 Pan Am Circle, Suite 300 Tampa, Florida 33607, 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, alienate, remise, release, convey and confirm unto Grantee a non-exclusive twenty foot (20') unobstructed permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove control wires constituting the underground control wiring system and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground control wire utility services (hereinafter referred to as "Control Wire 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 control wire 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 Control Wires 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 control wires and associated equipment 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.

(e) Grantee, by acceptance of this Easement, hereby agrees to maintain the control wire and associated equipment located within the Easement Area.

3. After any installation, construction, repair, replacement or removal of any control wire or associated 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 control wire or associated 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, the undersigned have caused this Agreement to be executed on the day and year first above written.

WITNESSES

Signed in the Presence Of:

Signature: Jacqueline Vilson

Print Name: Jacqueline Vilson

Signature: Sharon Ayer

Print Name: Sharon Ayer

Signature: Barbara Dupler

Signature: Cheryl Freedland

Print name: Cheryl Freedland

Signature: Cheryl Freedland

GRANTOR:

THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT

By: Keith G. Hyatt
As its: Chairman

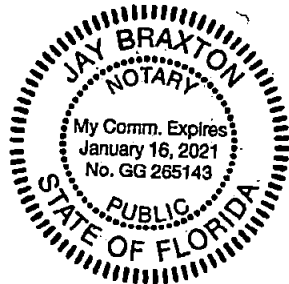
ATTEST:

By: Brian K. Lamb
As its: Secretary

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 22 day of OCTOBER, 2020 by **Keith G. Hyatt as Chairman of THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the district. He is personally known to me; or has produced FL DRIVER LICENSE as identification.

Notary Seal:

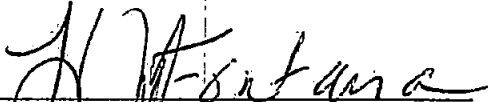


[Signature]
Notary Public

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 21st day of October, 2020 by **Brian K. Lamb** as Secretary of **THE GRAND OAKS COMMUNITY DEVELOPMENT DISTRICT**, on behalf of the district. He is personally known to me: or has produced _____ as identification.

Notary Seal:


Notary Public

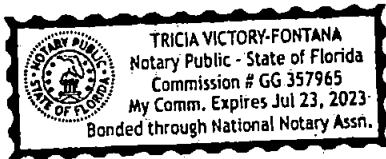


EXHIBIT "A"
EASEMENT AREA

20' UTILITY EASEMENT:

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF THE EASTERLY TERMINUS OF TURNBULL CREEK ROAD, AS SHOWN ON THE PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, AS RECORDED IN MAP BOOK 102, PAGES 62 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 36°40'23" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 39.35 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°40'23" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 54°14'33" WEST, 105.01 FEET; THENCE NORTH 36°40'23" WEST, 20.00 FEET; THENCE NORTH 54°14'33" EAST, 105.01 FEET, TO THE POINT OF BEGINNING.

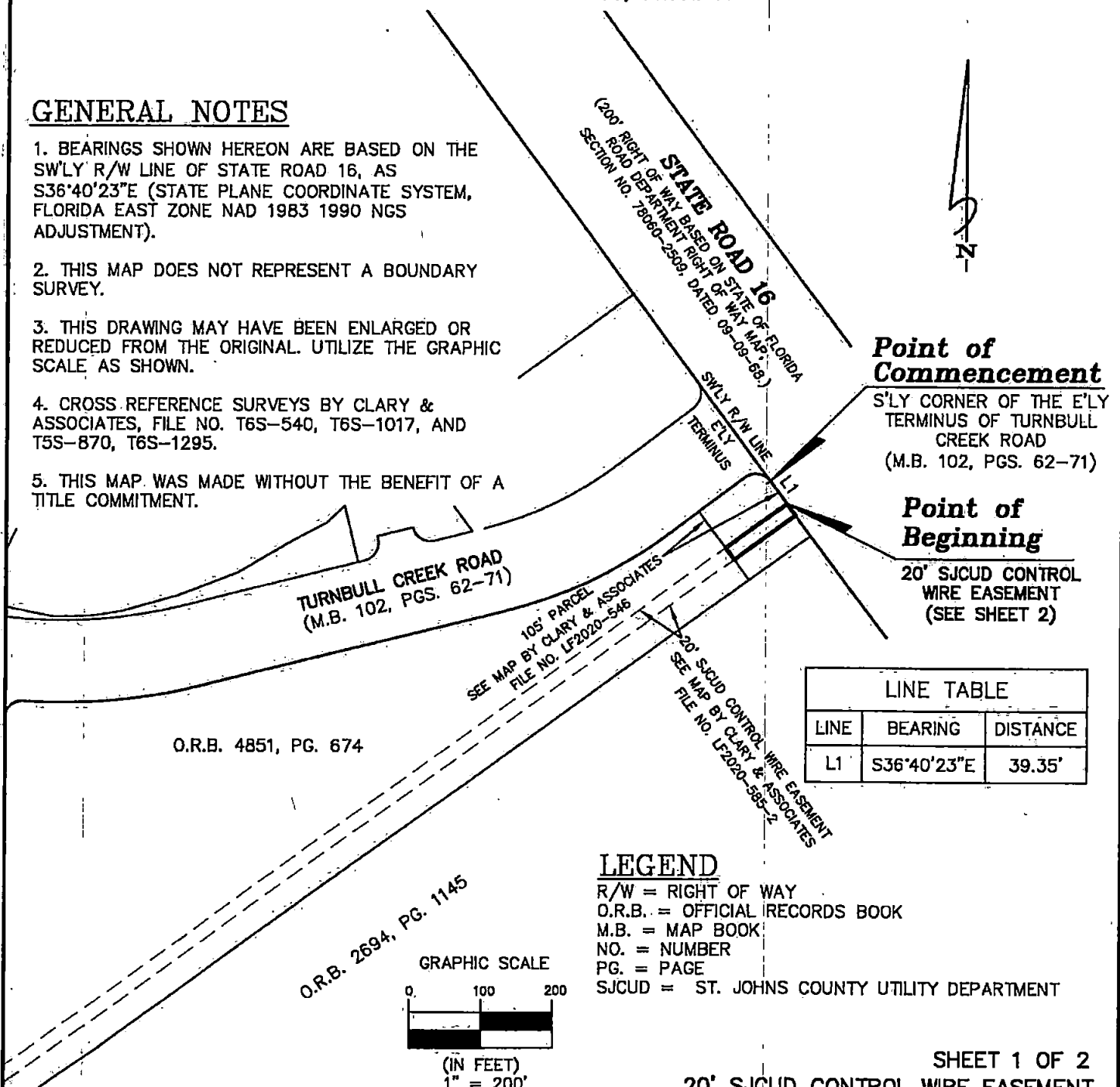
CONTAINING 0.05 ACRES, MORE OR LESS.

MAP SHOWING

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SW'LY R/W LINE OF STATE ROAD 16, AS S36°40'23"E (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE NAD 1983 1990 NGS ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE SURVEYS BY CLARY & ASSOCIATES, FILE NO. T6S-540, T6S-1017, AND T5S-870, T6S-1295.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.



Point of Commencement

S'LY CORNER OF THE E'LY TERMINUS OF TURNBULL CREEK ROAD (M.B. 102, PGS. 62-71)

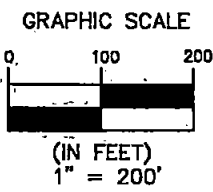
Point of Beginning

20' SJCUD CONTROL WIRE EASEMENT (SEE SHEET 2)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S36°40'23"E	39.35'

LEGEND

- R/W = RIGHT OF WAY
- O.R.B. = OFFICIAL RECORDS BOOK
- M.B. = MAP BOOK
- NO. = NUMBER
- PG. = PAGE
- SJCUD = ST. JOHNS COUNTY UTILITY DEPARTMENT



SHEET 1 OF 2

20' SJCUD CONTROL WIRE EASEMENT

JOB NO. 2020-585-3
 DRAFTER SPB
 DATE 10/20/2020
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE STANDARDS OF PRACTICE 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).

THIS MAP OR SURVEY IS FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTY.

CHECKED BY:

MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

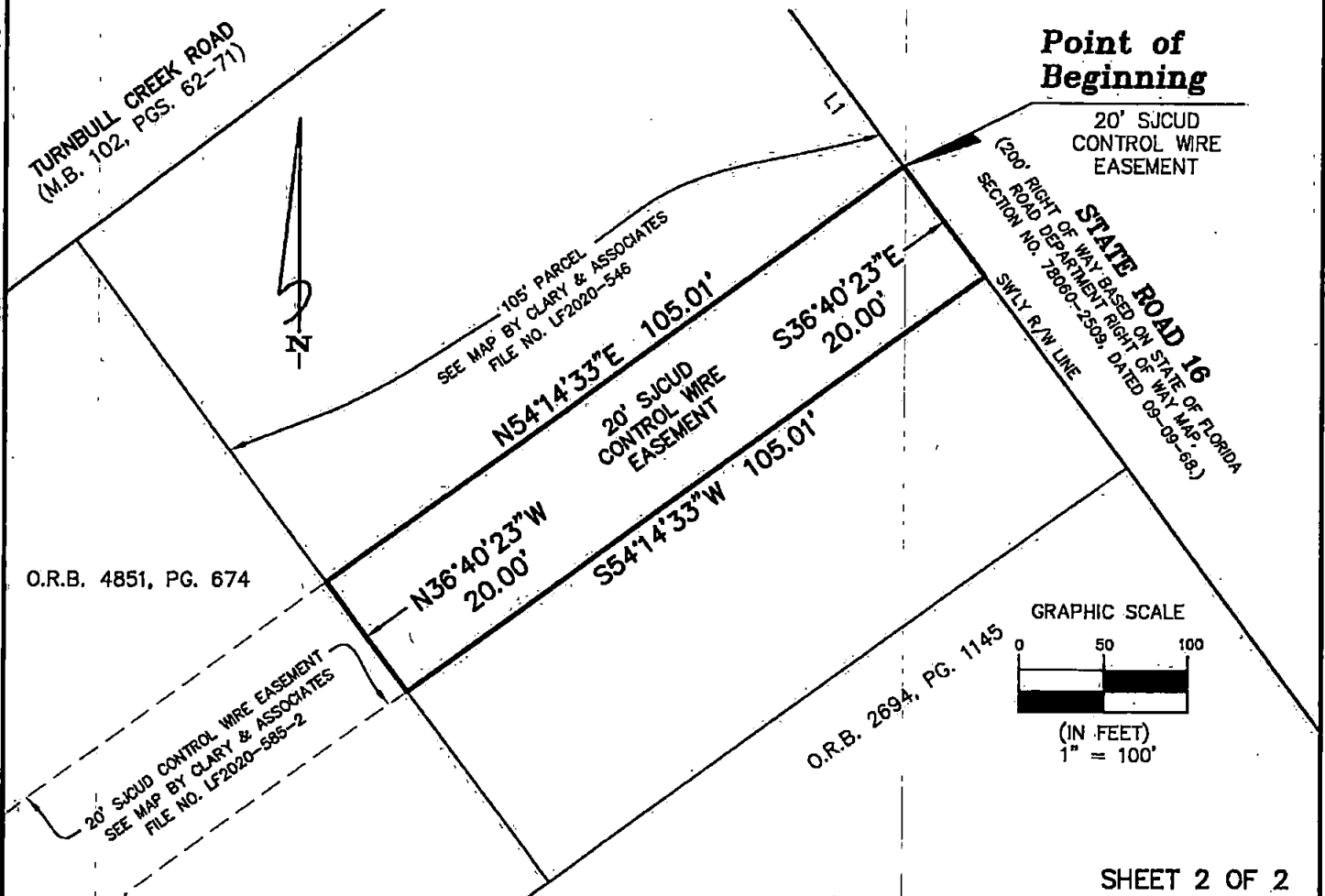
MAP SHOWING

20' SJCUD CONTROL WIRE EASEMENT:

A PORTION OF SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHERLY CORNER OF THE EASTERLY TERMINUS OF TURNBULL CREEK ROAD, AS SHOWN ON THE PLAT OF TURNBULL CREEK ROAD AT GRAND OAKS, AS RECORDED IN MAP BOOK 102, PAGES 62 THROUGH 71, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID CORNER BEING ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 16, (A 200 FOOT RIGHT-OF-WAY, AS SHOWN ON THE STATE OF FLORIDA ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68); THENCE SOUTH 36°40'23" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 39.35 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 36°40'23" EAST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, 20.00 FEET; THENCE SOUTH 54°14'33" WEST, 105.01 FEET; THENCE NORTH 36°40'23" WEST, 20.00 FEET; THENCE NORTH 54°14'33" EAST, 105.01 FEET; TO THE POINT OF BEGINNING.

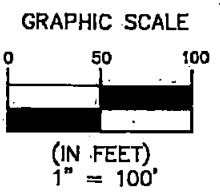
CONTAINING 0.05 ACRES, MORE OR LESS.



Point of Beginning

20' SJCUD CONTROL WIRE EASEMENT

STATE ROAD 16
 (200' ROAD DEPARTMENT RIGHT OF WAY MAP, SECTION NO. 78060-2509, DATED 09-09-68.)
 SWLY R/W LINE



SHEET 2 OF 2
 20' SJCUD CONTROL WIRE EASEMENT

JOB NO. 2020-585-3
 DRAFTER SPB
 DATE 10/20/2020
 SCALE 1"=200'

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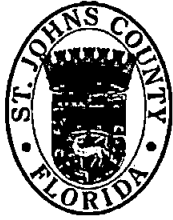
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CHECKED BY: MICHAEL J. COLIGAN, P.S.M. CERT. NO. 6788

EXHIBIT "C" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

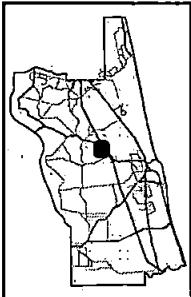
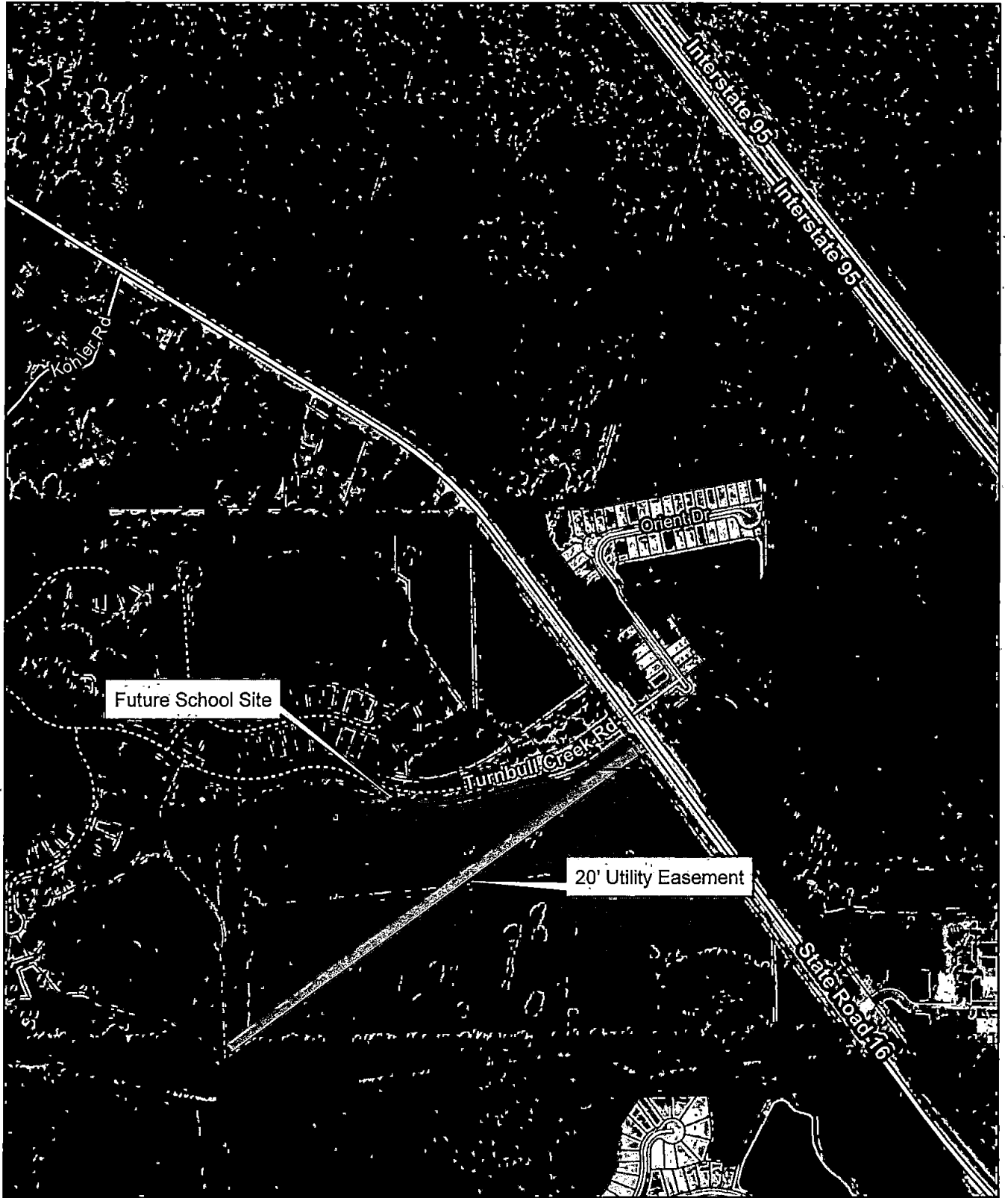
INTEROFFICE MEMORANDUM


TO: Sheri Lewis, Real Estate Coordinator
FROM: Sam Schlesinger, Utilities Engineer
SUBJECT: Grand Oaks Future School Site
DATE: October 23, 2020

Please present the two (2) Easements for Utilities to the Board of County Commissioners (BCC) for final approval and acceptance.

After acceptance by the 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.




 2016 Aerial Imagery
 0 250 500
 Feet
 October 23, 2020

Easement for Utilities

Future School Site

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.

