

RESOLUTION NO. 2024-275

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE GRAVITY SEWER PIPE AND BILL OF SALE WITH SCHEDULE OF VALUES ASSOCIATED WITH THE SEWER FORCE MAIN THAT SERVES SUNSET LANDING SUBDIVISION.

RECITALS

WHEREAS, a certain Property Owner has executed and presented to St. Johns County an Easement for Utilities associated with the gravity sewer pipe that serves Sunset Landing Subdivision, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, Sunset Landing Homeowners Association II, Inc. has executed and presented to St. Johns County a Bill of Sale with Schedule of Values conveying all personal property associated with the sewer force main that serves Sunset Landing Subdivision, attached hereto as Exhibit “B”, 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 “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 recital is incorporated by reference into the body of this Resolution and such recital is adopted as finding of fact.

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

Section 3. 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.

Section 4. 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.

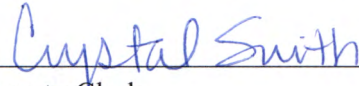
PASSED AND ADOPTED this 16th day of July, 2024.

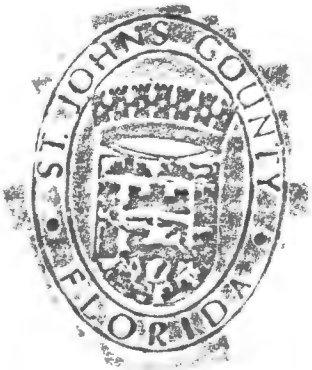
Rendition Date 1111 16 2024

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

By: 
Sarah Arnold, Chair

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


Deputy Clerk



EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 22 day of May, 2024, by JAMES G. CATENIS and CRYSTAL PLOTT CATENIS, husband and wife, with an address of 5520 Sunset Landing Circle, St. Augustine, Florida 32080, 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, Florida 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 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. 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) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

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:

Kelly McTegart
Witness
Kelly McTegart
Print Name

500 San Sebastian Vw
Witness Address
St. Augustine FL 32084

Laurie Ford
Witness
Laurie Ford
Print Name

500 San Sebastian View
Witness Address
St. Augustine, FL 32084

[Signature]
James G. Catenis

[Signature]
Crystal Plott Catenis

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 May, 2024, by James G. Catenis and Crystal Plott Catenis.

[Signature]
Notary Public
My Commission Expires: 4-17-2028

Personally Known or Produced Identification
Type of Identification Produced FL Drivers Lic.



Exhibit "A" to the Easement

(Easement Area)

SUNSET LANDING – UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF LOT 6 AS SHOWN ON PLAT OF SUNSET LANDING AS RECORDED IN MAP BOOK 20, PAGES 30-31 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWESTERLY CORNER OF SAID LOT 6, SAID POINT ALSO LYING ON A CURVE ON THE SOUTHERLY RIGHT OF WAY LINE OF SUNSET LANDING CIRCLE AS SHOWN ON SAID PLAT OF SUNSET LANDING; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY RIGHT OF WAY LINE AND NORTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 07°38'43", AN ARC DISTANCE OF 10.01 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 74°15'41" EAST, 10.00 FEET; THENCE SOUTH 15°29'25" EAST, DEPARTING SAID SOUTHERLY RIGHT OF WAY LINE AND ALONG A LINE THAT IS 10.00 FEET OFFSET AND PARALLEL TO THE WESTERLY LINE OF LOT 6, OF AFOREMENTIONED PLAT, A DISTANCE OF 95.56 FEET; THENCE SOUTH 87°11'23" WEST, A DISTANCE OF 1.81 FEET; THENCE SOUTH 02°16'35" EAST, A DISTANCE OF 2.97 FEET; THENCE SOUTH 89°26'51" WEST, A DISTANCE OF 7.82 FEET TO THE INTERSECTION WITH AFOREMENTIONED WESTERLY LINE OF LOT 6; THENCE NORTH 15°29'25" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 96.00 FEET TO THE INTERSECTION WITH AFOREMENTIONED SOUTHERLY RIGHT OF WAY LINE OF SUNSET LANDING CIRCLE AND THE POINT OF BEGINNING.
CONTAINING 966 SQUARE FEET MORE OR LESS.

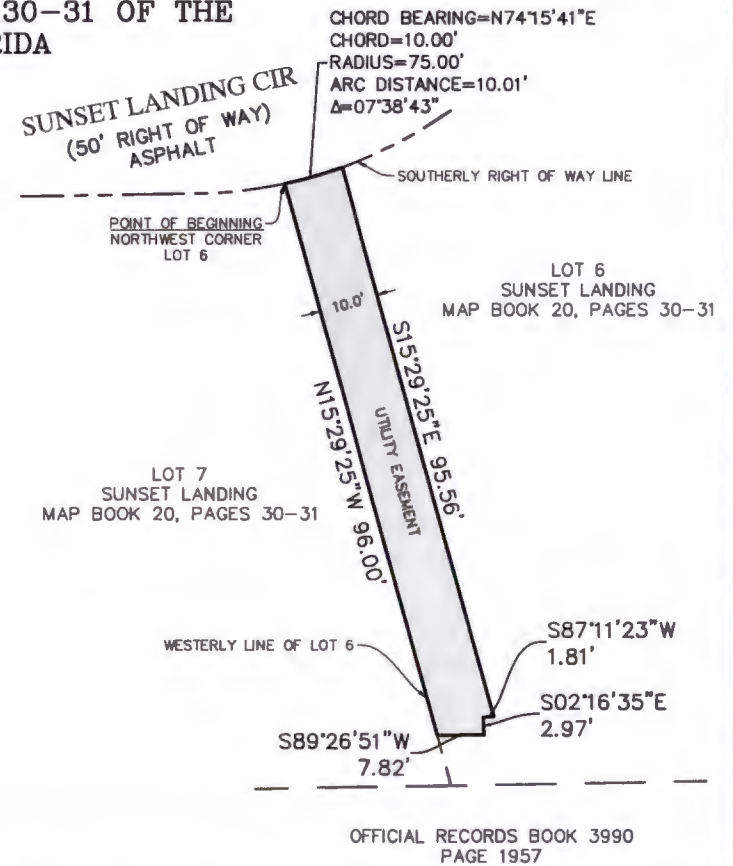
MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF LOT 6, AS SHOWN ON
 PLAT OF SUNSET LANDING AS RECORDED IN MAP BOOK 20, PAGES 30-31 OF THE
 CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA
 FOR: ST. JOHNS COUNTY UTILITY DEPARTMENT

SURVEYORS NOTES:

1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-12 AND 13-13, S 44°13'00" E.
6. DESCRIPTION FURNISHED SEPARATELY.

LEGEND:

Δ CENTRAL ANGLE



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 63-17, F.A.C.; PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

SUNSET LANDING
 UTILITY EASEMENT

SKETCH OF DESCRIPTION
 SKETCH DATE: APRIL 15, 2024



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS
 SURVEYING AND MAPPING DIVISION

500 SAN SEBASTIAN VIEW
 ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513
 Phone (904) 209-0770
 Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1327
SHEET NO. 1
OF 1

ST. JOHNS COUNTY UTILITY DEPARTMENT
3F - CLOSEOUT - BILL OF SALE

PROJECT: Sunset Landing Force Main
The Sunset Landing Homeowners Association II, Inc; 5516 Sunset Landing Cir.
St. Augustine, FL 32080
Owners Name and Address, (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 "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

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 10th of May, 2024.

WITNESS:

[Signature]
Witness Signature

Chad J. Smith
Witness Print Name

OWNER:

[Signature]
Owner Signature

Carol Durrant
Owner Print Name

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 10th day of May, 2024, by Carol Durrant as authorized agent for Sunset Landing HOA.

[Signature]
Notary Public
My Commission Expires: 2-6-28

Personally Known or Produced Identification
Type of Identification Produced
FLDL 0653-101-49-957-0
exp 12/17/26



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - SEWER**

Project Name: Sunset Landing
 Contractor: _____
 Developer: Sunset Landing HOA

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class) (Includes Fittings and Labor)				
4" PVC	LF	427	\$ 125.00	\$ 53,375.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR18 PVC	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Laterals (Size and Type)				
6" SDR26 PVC	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
TOTAL				
Total Force Main Cost				\$ 53,375.00
Depreciation Factor (Percentage of Remaining Pipe Lifespan)			0.28	\$ 14,945.00
			Total Force Main Cost	\$ 14,945.00

Exhibit "C" to the Resolution



ST. JOHNS COUNTY UTILITIES

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: May 13, 2024
SUBJECT: Sunset Landing Subdivision Gravity Sewer Pipe and Sewer Force Main

Please present the Easement, Bill of Sale and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Sunset Landing Subdivision Gravity Sewer Pipe and Sewer Force Main.

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.



2023 Aerial Imagery

Date: 6/13/2024

**Sunset Landing
Easement for Utilities,
Bill of Sale with
Schedule of Values**



**Land Management
Systems
(904) 209-1276**

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.