

RESOLUTION NO. 2024- 502

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES FOR THE LIFT STATION IMPROVEMENTS TO SERVE TRADEWINDS CONDOMINIUM LOCATED OFF A1A SOUTH.

RECITALS

WHEREAS, St. Johns County Utility Department has an existing Easement for Utilities for the lift station located at Tradewinds Condominium; and

WHEREAS, St. Johns County Utility Department needs an additional easement to construct and install upgrades to improve the resiliency of the lift station that serves Tradewinds Condominium located off A1A South; and

WHEREAS, Crescent Beach Properties, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement for Utilities for the lift station to serve Tradewinds Condominium, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

WHEREAS, accepting the Easement for Utilities and completing the lift station improvements serves the public interest.

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, attached and incorporated hereto, is 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 in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 19th day of November, 2024.

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

Rendition Date NOV 19 2024

By: 
Krista Joseph, Chairman

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

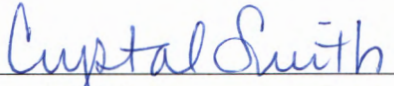

Deputy Clerk



Exhibit "A" to Resolution

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 17th day of October, 2024 by, Crescent Beach Properties, Inc., a Florida not for profit corporation, whose address is c/o Vesta Property Services, 200 Business Park Cir., Suite 101, St. Augustine, FL 32095, 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, lift stations & 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

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) PUMP STATION & 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 sewer force mains and 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.

6. This Grant of Easement is given to replace that certain Easement for Utilities dated October 29, 2007 and recorded in Official Records Book 3118, page 395 of the public records of St. Johns County, Florida.

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:

**GRANTOR: Crescent Beach
Properties, Inc.**

Kelly McTaggart
Print Name: Kelly McTaggart
Address: 500 San Sebastian View
St Augustine FL 32084

By: Michael P Thomas
Print Name: Michael P. Thomas
Title: Vice President

Jessica Getchius
Print Name: Jessica Getchius
Address: 500 San Sebastian View
St Augustine FL 32084

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of October, 2024, by Michael P. Thomas as vice-president for Crescent Beach Properties, Inc. who is personally known to me or has produced Florida DL as identification.

Jessica Nicole Getchius
Notary Public
My commission expires: _____



MAP SHOWING TOPOGRAPHY SURVEY OF:

TRADEWINDS CONDO-7750 SR A1A S

LEGAL DESCRIPTION: LIFT STATION EASEMENT

A PART OF LOT 47 OF BOYS WORK INCORPORATED SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 239, PAGE 599 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHERLY LINE OF SAID LOT 47 INTERSECTS WITH EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A-1-A; THENCE NORTH 71°17'18" EAST, A DISTANCE OF 13.72 FEET; THENCE SOUTH 18°14'53" EAST, A DISTANCE OF 21.23 FEET TO THE POINT OF BEGINNING.

THENCE CONTINUING SOUTH 16°14'53" EAST, A DISTANCE OF 5.00 FEET; THENCE SOUTH 74°36'46" WEST, A DISTANCE OF 13.71 FEET; THENCE NORTH 16°14'53" WEST, A DISTANCE OF 5.00 FEET; THENCE NORTH 74°36'46" EAST, A DISTANCE OF 13.71 FEET; TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND CONTAINING 68.55 SQUARE FEET MORE OR LESS

LEGAL DESCRIPTION: ST. JOHNS COUNTY EASEMENT FOR UTILITIES OFFICIAL RECORDS BOOK 3118, PAGE 395

LEGAL DESCRIPTION FOR UTILITIES EASEMENT

PARCEL "B"

A PART OF LOT 47 OF BOYS WORK INCORPORATED SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 239, PAGE 599 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT WHERE THE NORTH LINE OF LOT 47 MEETS THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A1A; THENCE NORTH 72°58'06" EAST, ALONG SAID NORTH LINE OF LOT 47, A DISTANCE OF 13.72 FEET; THENCE SOUTH 14°31'00" EAST, A DISTANCE OF 21.24 FEET; THENCE SOUTH 76°20'39" WEST, A DISTANCE OF 13.71 FEET; THENCE NORTH 14°31'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 286 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 239, PAGE 599

LOT 47 AND 48 EXCEPT THAT PORTION OF LOT 48 DESCRIBED AS: FROM THE SOUTH LINE OF SECTION 2, TOWNSHIP 9 SOUTH, RANGE 30 EAST RUN NORTHERLY ALONG THE ATLANTIC OCEAN 200.00 FEET; THENCE RUN WESTERLY TO A POINT 200.00 FEET NORTHERLY ALONG THE MATANZAS RIVER OF THE SAID SECTION LINE; THENCE ALONG THE SECTION LINE TO THE POINT OF BEGINNING, OF BOYS WORK INCORPORATED, A SUBDIVISION ON ANASTASIA ISLAND, AS PER PLAT RECORDED IN MAP BOOK 3, PAGE 13, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA - AND ALSO EXCEPTING PROPERTY CONVEYED TO FRANK PIETRO BY DEED RECORDED IN DEED BOOK 241, PAGE 481, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED IN DEED BOOK 169, PAGE 575, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THENCE RUN NORTHERLY ALONG THE HIGH WATER MARK OF THE ATLANTIC OCEAN A DISTANCE OF FIVE HUNDRED (500.0) FEET TO A POINT; THENCE RUN WESTERLY TO A POINT LOCATED FOUR HUNDRED (400.0) FEET NORTH OF THE NORTHWEST CORNER OF THE LAND DESCRIBED IN DEED BOOK 169, PAGE 575 AS AFORESAID, SAID POINT BEING LOCATED ON THE EASTERN BOUNDARY OF THE MATANZAS RIVER AND BEING THE NORTHWEST CORNER OF THE LAND HEREBY BEING CONVEYED; THENCE RUN SOUTHERLY ALONG THE EASTERN BOUNDARY OF THE MATANZAS RIVER AFORESAID, A DISTANCE OF FOUR HUNDRED (400.0) FEET TO A POINT, SAID POINT BEING A NORTHWEST CORNER OF THE LANDS DESCRIBED IN DEED BOOK 169, PAGE 575, THENCE RUN EASTERLY ALONG THE NORTH LINE OF THE PROPERTY DESCRIBED IN DEED BOOK 169, PAGE 575, AS AFORESAID TO THE HIGH WATER MARK OF THE ATLANTIC OCEAN AND THE POINT OF BEGINNING, EXCEPTING THEREFROM AND PART THEREOF LYING IN RIGHT-OF-WAY OF U.S. A1A AS NOW ESTABLISHED.

ALSO DESCRIBED AS:

BEGIN AT THE POINT WHERE THE NORTH LINE OF LOT 47 MEETS THE EAST RIGHT OF WAY LINE OF U.S. HIGHWAY A1A AND RUN NORTH 70°40'00" EAST 488 FEET MORE OR LESS TO THE MEAN HIGH WATER LINE OF THE ATLANTIC OCEAN, THENCE RUN SOUTHERLY ALONG SAID MEAN HIGH WATER LINE 372 FEET MORE OR LESS, THENCE RUN SOUTH 78°48'57" WEST 633 FEET MORE OR LESS TO THE EAST MEAN HIGH WATER LINE OF THE MATANZAS RIVER, THENCE RUN NORTHERLY ALONG SAID MEAN HIGH WATER LINE 282 FEET MORE OR LESS TO THE NORTH LINE OF LOT 47, THENCE RUN NORTH 70°40'00" EAST 194 FEET MORE OR LESS TO THE POINT OF BEGINNING, SAID PARCEL LESS A 100 FOOT RIGHT-OF-WAY OF U.S. HIGHWAY A1A.

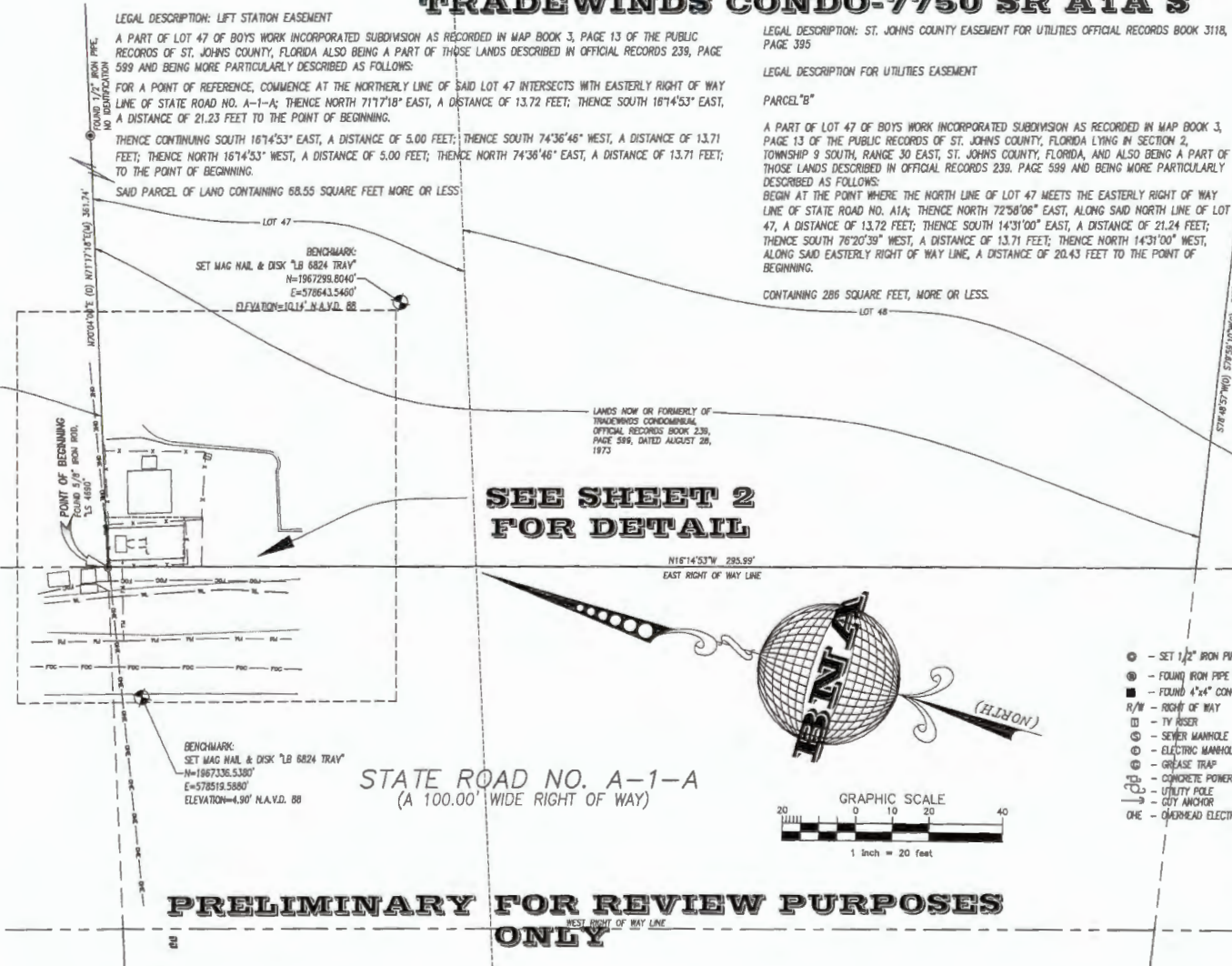


Exhibit "A"

SEE SHEET 2 FOR DETAIL

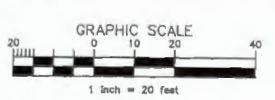


TABLE OF ABBREVIATIONS

● - SET 1 1/2" IRON PIPE, LB 6824	○ - SEWER CLEAN OUT
○ - FOUND IRON PIPE OR ROD AS NOTED	-X- - FENCE AS NOTED
■ - FOUND 4"x4" CONCRETE MONUMENT, LB 6888, UNLESS OTHERWISE NOTED	□ - LIGHT POLE
R/W - RIGHT OF WAY	● - SOLLARD
⊕ - TV RISER	⊕ - SEWER VALVE
⊕ - SEWER MANHOLE	⊕ - WATER METER
⊕ - ELECTRIC MANHOLE	⊕ - WATER VALVE
⊕ - GREASE TRAP	⊕ - SIGN
⊕ - CONCRETE POWER POLE	(27.0) - SPOT ELEVATION
⊕ - UTILITY POLE	— FOC — UNDERGROUND FIBER OPTIC CABLE
⊕ - CUT ANCHOR	— WL — UNDERGROUND WATERLINE
⊕ - OVERHEAD ELECTRIC	— SAN — UNDERGROUND SANITARY LINE
	— FM — UNDERGROUND FORCE MAIN
	D - DEED
	C - CALC

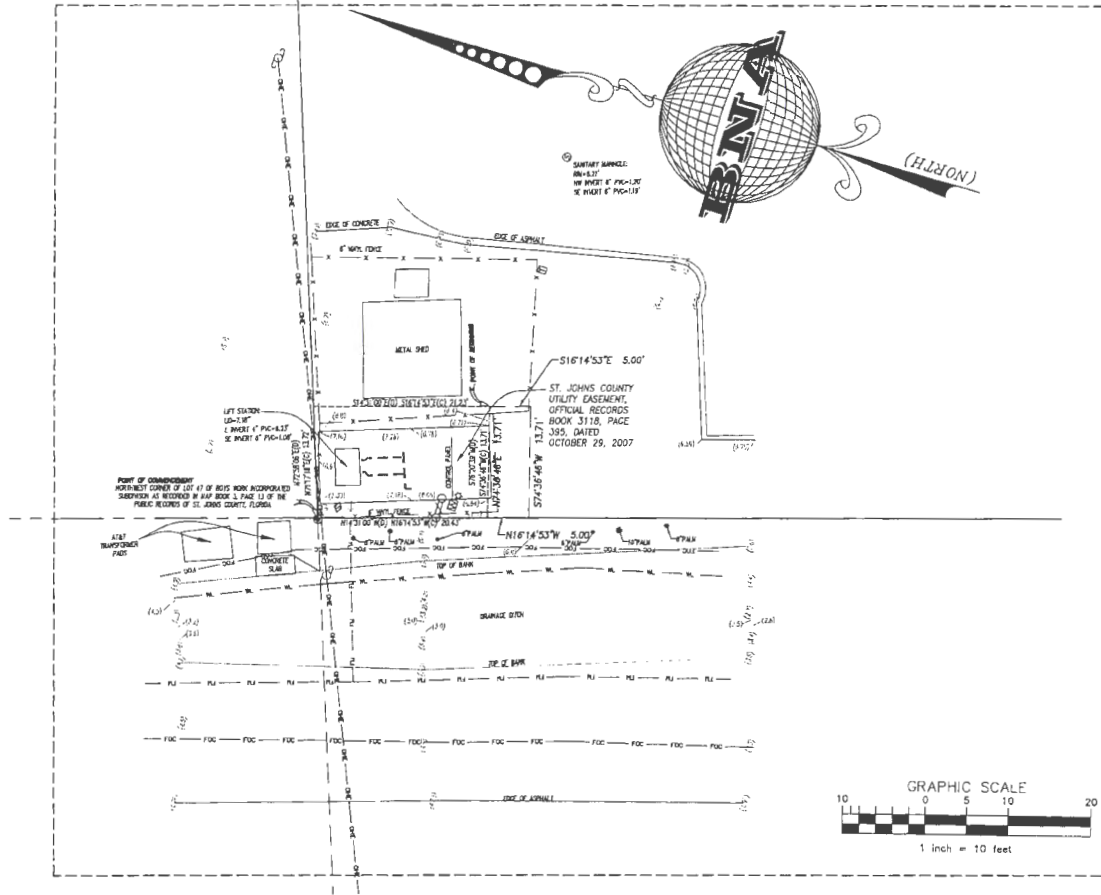
PRELIMINARY FOR REVIEW PURPOSES ONLY

STATE ROAD NO. A-1-A
(A 100.00' WIDE RIGHT OF WAY)

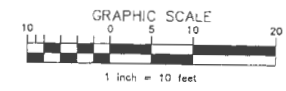
PROJECT NUMBER 101-142-06	GENERAL NOTES: 1.) ALL COORDINATES AND BEARINGS SHOWN HEREON ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADAPTED (NAD 83) FOR THE EAST ZONE OF THE STATE OF FLORIDA. TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: "NORVILLE CROSS APT" # 302701815 # 302701815 # 302701815 SCALE FACTOR CONVERSION=0.9999971 (THIS IS A SPICE CONTIGUOUSLY OPERATING REFERENCE STATION) 2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY. 3.) ELEVATIONS ARE IN FEET BASED ON SEA LEVEL. THE PRIMARY BENCHMARK COLORED GLASS BENCHMARK "5291" ELEVATION=140 FEET N.A.V.D. IS USED IN THIS SURVEY ONLY AND DOES NOT SUPPORT ANY ADJUNCTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. CONSEQUENTLY, THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS. 4.) ALL BENCHMARKS AND DISTANCES SHOWN HEREON ARE RECORDED. 5.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.	THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C. 02/12/2024 FIELD WORK COMPLETED	2/16/2024 DATE OF SIGNATURE	CERTIFIED TO: ST. JOHNS COUNTY UTILITY DEPARTMENT	<p>BRADSHAW-NILES & ASSOCIATES, INC. IN SURVEYING AND MAPPING CONCRETE BUSINESS NO. 6824 100 BUSINESS PARK CIRCLE, SUITE 410 ST. AUGUSTINE, FLORIDA 32099 (904) 824-1591 FAX: (904) 824-9070</p> <p>THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.</p>
DATE: 02/01/2024					
SCALE: 1"=10'					
DRAWING No.: TOPO					
SHEET No. 1/2					

MAP SHOWING TOPOGRAPHY SURVEY OF: TRADEWINDS CONDO-7750 SR A1A S

PRELIMINARY: FOR REVIEW PURPOSES ONLY



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 - ⊕ - CONCRETE POWER POLE
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 - SAH - UNDERGROUND SANITARY LINE
 - FM - UNDERGROUND FORCE MAIN
 - D - DEED
 - C - CALC



DRAWN BY: A.D.B. & T.C.H.				
CHECKED BY: A.D.B.				
FIELD BOOK/PAGE(S): 419/59-61, 455/70				
REV	DATE	BY	CKD	DESCRIPTION

PROJECT NUMBER
101-142-06

DATE: 02/01/2024

SCALE: 1"=10'

DRAWING No.: TOPO

SHEET No. 2/2

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 54-17.051 & 54-17.052 F.A.C.

02/12/2024
FIELD WORK COMPLETED

2/16/2024
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

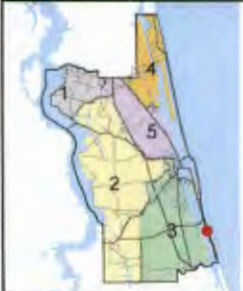
CERTIFIED TO:
**ST. JOHN'S COUNTY
UTILITY DEPARTMENT**

BRADSHAW-NILES & ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS
100 BUSINESS PARK CIRCLE, SUITE 100
ST. AUGUSTINE, FLORIDA 32080
(904) 828-2221 FAX (904) 828-2220

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREIN.



Easement area



2023 Aerial Imagery

Date: 10/17/2024

Tradewinds Condominium

**Easement for Utilities -
Lift Station Improvements**



**Land Management
Systems**

(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 herein.

MAP SHOWING TOPOGRAPHY SURVEY OF: TRADEWINDS CONDO-7750 SR A1A S

PRELIMINARY: FOR REVIEW PURPOSES ONLY

LEGAL DESCRIPTION: ST. JOHNS COUNTY EASEMENT FOR UTILITIES OFFICIAL RECORDS BOOK 3118, PAGE 395

LEGAL DESCRIPTION FOR UTILITIES EASEMENT

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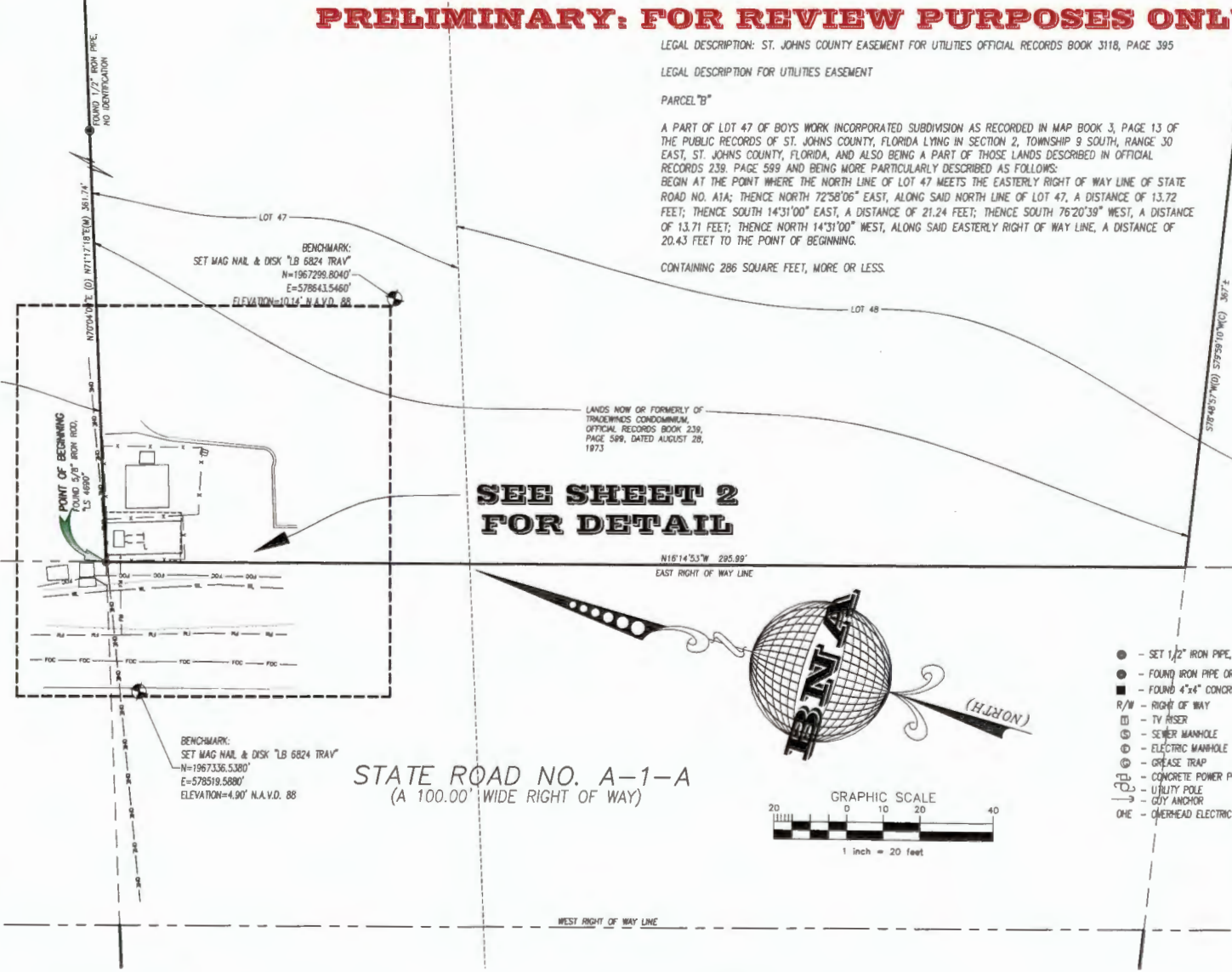
CONTAINING 286 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION: OFFICIAL RECORDS BOOK 239, PAGE 599

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ALSO DESCRIBED AS:

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**SEE SHEET 2
FOR DETAIL**

N16°14'53"W 285.99'
EAST RIGHT OF WAY LINE

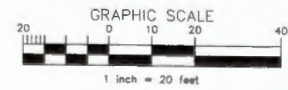


TABLE OF ABBREVIATIONS

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- SAN - UNDERGROUND SANITARY LINE
- FM - UNDERGROUND FORCE MAIN
- D - DEED
- C - CALC

BENCHMARK:
SET MAG NAIL & DISK "LB 6824 TRAV"
N=1967336.5300'
E=578519.5800'
ELEVATION=4.90' N.A.V.D. 88

STATE ROAD NO. A-1-A
(A 100.00' WIDE RIGHT OF WAY)

GENERAL NOTES

- ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (LALD, 83,90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:
"DAKESVILLE CORS APP"
3829782545
0819761830
SCALE FACTOR CONVERGENCE=-0.00000711
(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
- THE BEARINGS ARE BASED ON THE HORIZONTAL RIGHT OF WAY LINE OF STATE ROAD A1A, AS BEING IN 1614°53' W
- NO UNDERGROUND FORMALIONS, SPRINGS OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
- ELEVATIONS ARE IN FEET BASED ON N.A.V.D. 88. PRIMARY BENCHMARK UTILIZED N.C.S. BENCHMARK "3321", ELEVATION=3.88 FEET N.A.V.D. 88
- THIS IS A TOPOGRAPHY SURVEY ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY HAS PROVIDED MERELY THE BEST COPY OF THE ORIGINAL. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLASH MADE BY SUCH INSTRUMENTS.
- ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED.
- THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 54-17.051 & 54-17.052 F.A.C.

02/12/2024 FIELD WORK COMPLETED

2/16/2024 DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

CERTIFIED TO:
**ST. JOHNS COUNTY
UTILITY DEPARTMENT**

DRAWN BY: A.D.B. & T.C.H.				
CHECKED BY: A.D.B.				
FIELD BOOK/PAGE(S): 419/59-61, 455/70				
REV	DATE	BY	CKD	DESCRIPTION

BRADSHAW-NILES & ASSOCIATES, INC.
SURVEYING AND MAPPING CONSULTANTS

LICENSED BUSINESS NO. 6824
280 BUSINESS PARK CIRCLE, SUITE 410
ST. AUGUSTINE, FLORIDA 32099
(904) 829-2591 FAX: (904) 829-5070

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

PROJECT NUMBER
101-142-06

DATE: 02/01/2024

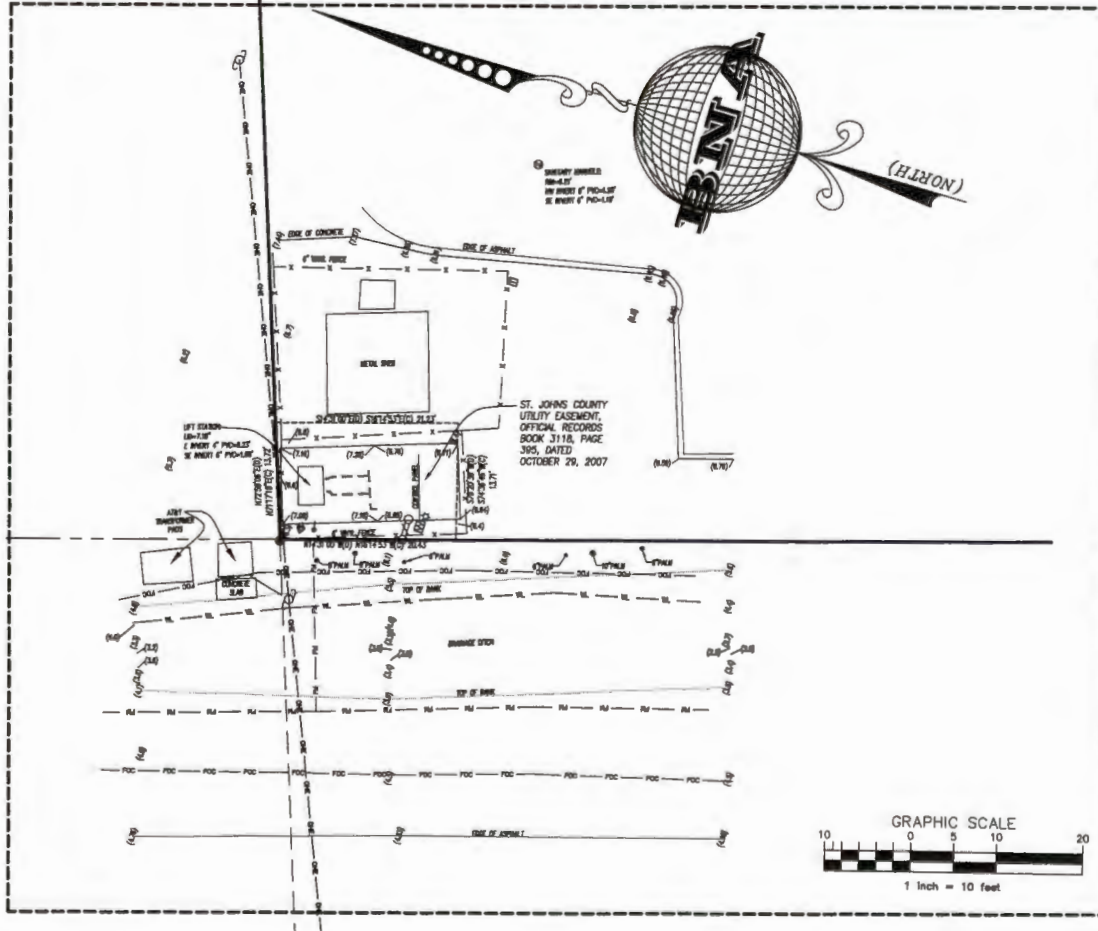
SCALE: 1"=10'

DRAWING No.: TOPO

SHEET No. 1/2

MAP SHOWING TOPOGRAPHY SURVEY OF: TRADEWINDS CONDO-7750 SR A1A S

PRELIMINARY: FOR REVIEW PURPOSES ONLY



- - SET 1/2" IRON PIPE, LB 6824
- - FOUND IRON PIPE OR ROD AS NOTED
- - FOUND 4"x4" CONCRETE MONUMENT, LB 6888, UNLESS OTHERWISE NOTED
- R/W - RIGHT OF WAY
- ⊕ - TV RISER
- ⊙ - SEWER MANHOLE
- ⊖ - ELECTRIC MANHOLE
- ⊙ - GREASE TRAP
- ⊕ - CONCRETE POWER POLE
- ⊕ - UTILITY POLE
- - GUY ANCHOR
- OHE - OVERHEAD ELECTRIC

TABLE OF ABBREVIATIONS

- ⊕ - SEWER CLEAN OUT
- X- - FENCE AS NOTED
- ★ - LIGHT POLE
- - BOLLARD
- ⊕ - SEWER VALVE
- ⊕ - WATER METER
- ⊕ - WATER VALVE
- ⊕ - SIGN
- (27.0) - SPOT ELEVATION
- FOC - UNDERGROUND FIBER OPTIC CABLE
- WL - UNDERGROUND WATERLINE
- SAN - UNDERGROUND SANITARY LINE
- FM - UNDERGROUND FORCE MAIN
- D - DEED
- C - CALC

DRAWN BY: A.D.B. & T.C.H.
 CHECKED BY: A.D.B.
 FIELD BOOK/PAGE(S): 419/59-61, 455/70

REV	DATE	BY	CKD	DESCRIPTION

PROJECT NUMBER
101-142-06

DATE: 02/01/2024

SCALE: 1"=10'

DRAWING No.: TOPO

SHEET No. 2/2

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

02/12/2024
FIELD WORK COMPLETED


2/18/2024
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

CERTIFIED TO:
**ST. JOHNS COUNTY
UTILITY DEPARTMENT**

BRADSHAW-NILES & ASSOCIATES, INC.
 SURVEYING AND MAPPING CONSULTANTS

LICENSED BUSINESS NO. 6824
 280 BUSINESS PARK CIRCLE, SUITE 410
 ST. AUGUSTINE, FLORIDA 32095
 (904) 829-2591 FAX: (904) 829-5070



THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

4
④

Prepared by:
St. Johns County Real Estate Division
4020 Lewis Speedway
St. Augustine FL 32084

Re 2008-220
EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 29th day of October, 2007, by **CRESCENT BEACH PROPERTIES, INC.**, with an address of 7750 A1A South, Trade-Winds Condo A1A South Unit #121, St. Augustine, Florida, 32080, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 and sewer collection system, (including lift stations if applicable) 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 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. Grantee, by acceptance of this Easement, hereby agrees to maintain sewer force mains and 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. 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.

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:

Kathy Edwards
Witness (Signature)

Kathy Edwards
Print Name (Witness)

J.D. Hensley
Witness (Signature)

J.D. Hensley
Print Name (Witness)

For Crescent Beach Properties, Inc.:
By: [Signature]
(Signature)

Lester Wright Vice President
Print Name and Title

COPY

~~State of Florida~~ State of Georgia
~~County of St. Johns~~ County of Wayne

The foregoing instrument was acknowledged before me this 29th day of October, 2007, by Lester Wright, as _____ of Crescent Beach Properties, Inc., who is personally known to me or has produced _____ as identification.

[Signature]
Notary Public

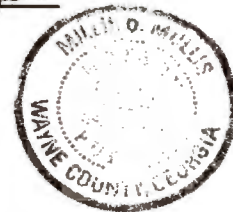


EXHIBIT "A"

LEGAL DESCRIPTION FOR UTILITIES EASEMENT

PARCEL "B"

A PART OF LOT 47 OF BOYS WORK INCORPORATED SUBDIVISION AS RECORDED IN MAP BOOK 3, PAGE 13 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA LYING IN SECTION 2, TOWNSHIP 9 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA, AND ALSO BEING A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS 239, PAGE 599 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE POINT WHERE THE NORTH LINE OF LOT 47 MEETS THE EASTERLY RIGHT OF WAY LINE OF STATE ROAD NO. A1A; THENCE NORTH 72°58'06" EAST, ALONG SAID NORTH LINE OF LOT 47, A DISTANCE OF 13.72 FEET; THENCE SOUTH 14°31'00" EAST, A DISTANCE OF 21.24 FEET; THENCE SOUTH 76°20'39" WEST, A DISTANCE OF 13.71 FEET; THENCE NORTH 14°31'00" WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 286 SQUARE FEET, MORE OR LESS.

COPY