

BARTRAM PARK
Community Development District

July 14, 2022

AGENDA

Bartram Park

Community Development District

475 West Town Place, Suite 114, St. Augustine, FL 32092

Phone: 904-940-5850 - Fax: 904-940-5899

July 7, 2022

Board of Supervisors
Bartram Park Community Development District
Staff Call In#: 1-800-264-8432: Code: 768004

Dear Board Members:

The Bartram Park Community Development District Board of Supervisors Special Meeting is scheduled for **Thursday, July 14, 2022, at 11:30 a.m.** at the Bartram Springs Amenity Center, 14530 East Cherry Lake Dr., Jacksonville, FL 32258.

Following is the advance agenda for this meeting:

- I. Roll Call
- II. Public Comment
- III. Consideration of Easement Agreement with JEA for Utilities Located on Race Track Road
- IV. Audience Comments
- V. Supervisor's Requests
- VI. Next Scheduled Meeting – July 27, 2022 @ 11:00 a.m. at The Bartram Springs Amenity Center, 14530 East Cherry Lake Dr., Jacksonville, FL 32258
- VII. Adjournment

THIRD ORDER OF BUSINESS

Prepared by and return to:
JEA Real Estate
21 W. Church Street
Jacksonville, FL 32202

Project: **Linden House**
RE Parcel #: 168139 0410

NON-EXCLUSIVE GRANT OF EASEMENT

THIS NON-EXCLUSIVE GRANT OF EASEMENT, made this ____ day of _____, 2022, by and between **BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes, The Uniform Community Development District Act of 1980, as amended, and established by Ordinance Number 2000-451-E of the City Council of the City of Jacksonville, Florida, the mailing address of which is c/o Government Management Services, LLC, Attention: James Perry, 475 West Town Place, Suite 114, Jacksonville, Florida 32092 (the “Grantor”), and **JE A**, a body politic and corporate, whose address is 21 West Church Street, Jacksonville, Florida, 32202 (the “Grantee”).

WITNESSETH: that Grantor, for and in consideration of the sum of Ten and 00/100 dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successors and assigns forever, an unobstructed right of way and easement with the right, privilege, and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve, and/or repair, either above or below the surface of the ground, facilities and associated equipment for water, sewer, and reuse utilities, either or all, on, along over, through, across, or under the following described land situate in St. Johns County, Florida, to wit (the “Easement Property”):

See Exhibit A attached hereto and incorporated herein.

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

GRANTOR represents and warrants that it is the true owner of record of the Easement Property and that it has full power and authority to grant to Grantee the rights granted hereunder.

IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

WITNESSES:

GRANTOR:

BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT

(Sign on this line.)

(Print name legibly on this line.)

By: _____

Name: _____

Title: _____

(Sign on this line.)

(Print name legibly on this line.)

STATE OF FLORIDA)
COUNTY OF _____)

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2022, by _____, as _____ of **BARTRAM PARK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190 of the Florida Statutes, The Uniform Community Development District Act of 1980, as amended, and established by Ordinance Number 2000-451-E of the City Council of the City of Jacksonville, Florida, on behalf of the local unit of special-purpose government, who is personally known to me or has produced _____ as identification.

(Sign on this line.)

(Print name legibly on this line.)

NOTARY PUBLIC, State of Florida
COMMISSION NO.: _____
EXPIRATION DATE: _____

(SEAL)

JEA REPRESENTATIVE

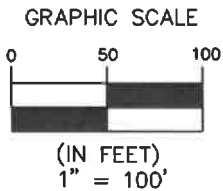
Sign _____

Print _____

Title _____

EXHIBIT A

MAP SHOWING

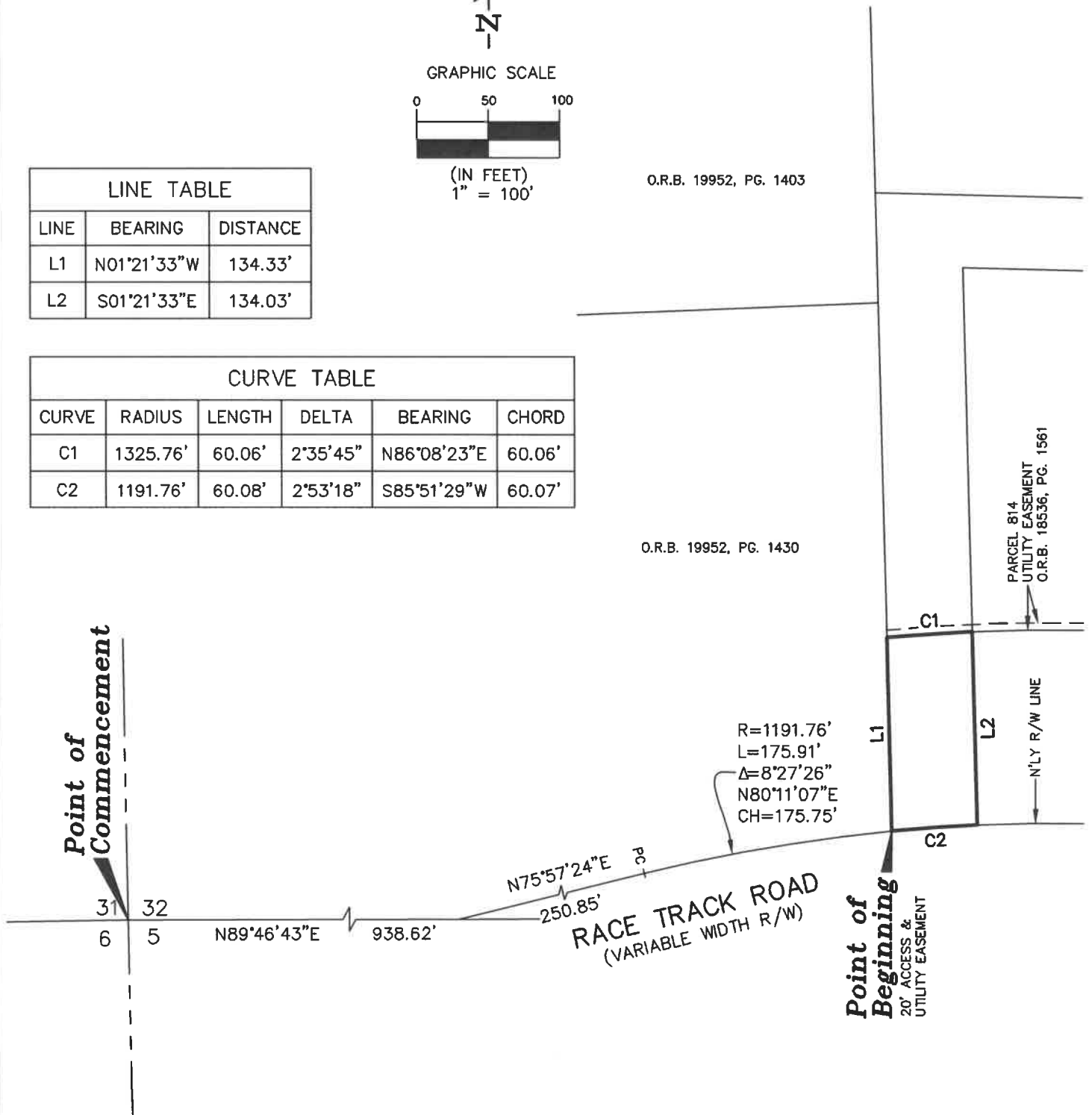


LINE TABLE		
LINE	BEARING	DISTANCE
L1	N01°21'33"W	134.33'
L2	S01°21'33"E	134.03'

O.R.B. 19952, PG. 1403

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	1325.76'	60.06'	2°35'45"	N86°08'23"E	60.06'
C2	1191.76'	60.08'	2°53'18"	S85°51'29"W	60.07'

O.R.B. 19952, PG. 1430

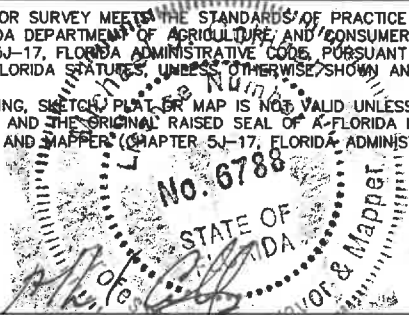


SHEET 1 OF 2

JOB NO. 2022-438A
 DRAFTER MJC
 DATE 5-23-22
 SCALE 1"=100'

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, PLAN, 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).



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

CHECKED BY:

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

MAP SHOWING

A PORTION OF SECTION 32, TOWNSHIP 4 SOUTH, RANGE 28 EAST, DUVAL COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 32; THENCE NORTH 89°46'43" EAST, ALONG THE SOUTHERLY LINE OF SAID SECTION 32, A DISTANCE OF 938.62 FEET, TO THE NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD (A VARIABLE WIDTH RIGHT OF WAY, AS NOW ESTABLISHED); THENCE NORTH 75°57'24" EAST, ALONG LAST SAID LINE, 250.85 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, CONTINUING ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 175.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 80°11'07" EAST, 175.75 FEET, TO THE EASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 19952, PAGE 1430 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE NORTH 01°21'33" WEST, ALONG LAST SAID LINE, 134.33 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1325.76 FEET, AN ARC DISTANCE OF 60.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°08'23" EAST, 60.06 FEET; THENCE SOUTH 01°21'33" EAST, 134.03 FEET TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF RACE TRACK ROAD AND THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1191.76 FEET, AN ARC DISTANCE OF 60.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°51'29" WEST, 60.07 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,049 SQUARE FEET, MORE OR LESS.

LEGEND

R/W = RIGHT OF WAY
O.R.B. = OFFICIAL RECORDS BOOK
L/A = LIMITED ACCESS
PG(S). = PAGE(S)
PC = POINT OF CURVATURE
NT = NON TANGENT
PT = POINT OF TANGENCY
R = RADIUS
L = LENGTH
Δ = DELTA
CH = CHORD DISTANCE

GENERAL NOTES

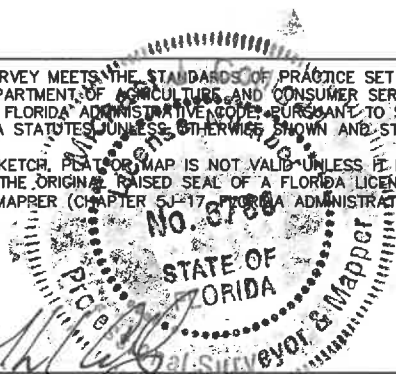
1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY LINE OF SECTION 32, AS N89°46'43"E, PER STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (NAD 1983 1990 NGS ADJUSTMENT).
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
4. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.

SHEET 2 OF 2

JOB NO. 2022-438A
DRAFTER MJC
DATE 5-23-22
SCALE 1"=100'

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