

**FOLLOW ALL PROCEDURES ON BACK OF THIS FORM**

Contract # **230118**  
 Number Assigned by Purchasing Dept.



**CONTRACT REVIEW**

BOARD MEETING DATE:  
 WHEN BOARD APPROVAL IS REQUIRED DO NOT PLACE ITEM ON AGENDA UNTIL REVIEW IS COMPLETED  
 Must Have Board Approval over \$100,000.00

Date Submitted: 20 March 2023

Name of Contract Initiator: David Kramer Telephone #: 66849

School/Dept Submitting Contract: Operations Cost Center # 9023

Vendor Name: Clay County Utility Authority

Contract Title: Grant Permanent Easement to Clay County Utility Authority for Spring Park Elementary Utilities

Contract Type: New  Renewal  Amendment  Extension  Previous Year Contract #

Contract Term: Perpetuity Renewal Option(s):

Contract Cost: \$0

**BUDGETED FUNDS – SEND CONTRACT PACKAGE DIRECTLY TO PURCHASING DEPT**  
 Funding Source: Budget Line # \_\_\_\_\_  
 Funding Source: Budget Line # \_\_\_\_\_

**NO COST MASTER (COUNTY WIDE) CONTRACT - SEND CONTRACT PACKAGE DIRECTLY TO PURCHASING DEPT**

**INTERNAL ACCOUNT - IF FUNDED FROM SCHOOL IA FUNDS – SEND CONTRACT PACKAGE DIRECTLY TO SBAO**

REQUIRED DOCUMENTS FOR CONTRACT REVIEW PACKAGE (when applicable):

\_\_\_\_ Completed Contract Review Form

\_\_\_\_ SBAO Template Contract or other Contract (NOT SIGNED by District / School)

\_\_\_\_ SIGNED Addendum A (if not an SBAO Template Contract)\*

*\*This Statement MUST BE included in the body of the Contract:  
 "The terms and conditions of Addendum A are hereby incorporated into this Agreement and the same shall govern and prevail over any conflicting terms and/or conditions herein stated."*

\_\_\_\_ Certificate of Insurance (COI) for General Liability & Workers' Compensation that meet these requirements:  
 COI must list the School Board of Clay County, Florida as an Additional Insured and Certificate Holder. Insurer must be rated as A- or better.  
 General Liability = \$1,000,000 Each Occurrence & \$2,000,000 General Aggregate.  
 Auto Liability = \$1,000,000 Combined Single Limit (\$5,000,000 for Charter Buses).  
 Workers' Compensation = \$100,000 Minimum  
 [If exempt from Workers' Compensation Insurance, vendor/contractor must sign a Release and Hold Harmless Form. If not exempt, vendor/contractor must provide Workers' Compensation coverage].

\_\_\_\_ State of Florida Workers Comp Exemption (<https://apps.fldfs.com/bocexempt/>) (If Applicable)

\_\_\_\_ COVID-19 Waiver (If Applicable)

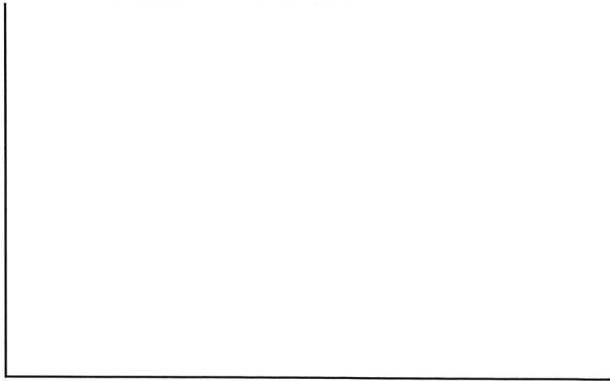
\_\_\_\_ Release and Hold Harmless (If Applicable)

**RECEIVED**  
 SBAO  
 3/17/2023

**\*\* AREA BELOW FOR DISTRICT PERSONNEL ONLY \*\***

CONTRACT REVIEWED BY:	COMMENTS BELOW BY REVIEWING DEPARTMENT
Purchasing Department <b>B78</b>	
Review Date <b>3/17/2023</b>	
School Board Attorney <b>CVB</b>	<i>See changes to "Grant of Easement"</i>
Review Date <b>3/20/23</b>	<i>Please Label 4-1 And 4-2</i>
Other Dept. as Necessary	
Review Date	
PENDING STATUS: <input type="checkbox"/> YES <input type="checkbox"/> NO	<b>IF YES, HIGHLIGHTED COMMENTS ABOVE MUST BE CORRECTED BY INITIATOR</b>
FINAL STATUS	<input checked="" type="checkbox"/> <b>APPROVED</b>  DATE: <b>3.23.23</b>

Prepared under the direction of,  
Record and return to:  
Grady H. Williams, Jr., Esq.  
c/o Clay County Utility Authority  
3176 Old Jennings Road  
Middleburg, Florida 32068-3907



## GRANT OF EASEMENT

Parcel No.: 06-06-26-014455-004-00  
Project Name: Spring Park Elementary  
3530 County Road 315

THIS INDENTURE made this \_\_\_\_\_ day of \_\_\_\_\_, A.D. **2023**, between **SCHOOL BOARD OF CLAY COUNTY**, a political subdivision of the State of Florida, whose mailing address is 900 Walnut Street, Green Cove Springs, Florida 32043, hereinafter called **GRANTOR**, and **CLAY COUNTY UTILITY AUTHORITY**, an independent special district and political subdivision of the State of Florida, existing and created under Chapter 94-491, Laws of Florida, Special Acts of 1994, whose business address is 3176 Old Jennings Road, Middleburg, Florida 32068-3907, hereinafter called **GRANTEE**.

WITNESSETH: That GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by GRANTEE, the receipt whereof is hereby acknowledged, has granted, bargained, sold, and conveyed to the GRANTEE, its successors and assigns forever a non-exclusive right-of-way and easement with the right, privilege, and authority to said GRANTEE, its successors and assigns, to construct, operate, lay, remove, maintain, improve and/or repair associated equipment for existing and future water, wastewater, and/or reclaimed water utilities, any or all, on, along, over, through, across or under the following described land, situate in Clay County, Florida, to-wit:

See Exhibits "A-1 and A-2" attached hereto and by reference made a part hereof.

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 the said improvements upon, over, under or in said lands, 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 does hereby fully warrant the title to the grant of an easement described herein and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, the said GRANTOR has caused this instrument to be executed in its name by its authorized officer(s) the day and year first above written.

[Signatures Begin Next Page]



Signed and Sealed in our Presence:  
GRANTOR:  
SCHOOL BOARD OF CLAY COUNTY,  
a political subdivision of the State of Florida

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_ (Seal)  
Printed Name: \_\_\_\_\_  
Date: \_\_\_\_\_

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

This instrument was acknowledged before me by means of  physical presence or  online notarization this \_\_\_\_\_ day of \_\_\_\_\_ **2023**, \_\_\_\_\_ by, as \_\_\_\_\_ of **ASHLEY GILHOUSEN**, as **CHAIRWOMAN** of the **SCHOOL BOARD OF CLAY COUNTY**, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_, as identification.

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
My Notary Public in and for the  
County and State Aforesaid  
My Commission Expires:

Accepted on behalf of the Clay County Utility Authority.

By: \_\_\_\_\_  
Jeremy D. Johnston, P.E., M.B.A.  
Executive Director

**LEGAL DESCRIPTION  
EXHIBIT A-1  
CCUA EASEMENT**

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
CLAY COUNTY, FLORIDA



VICINITY MAP  
(NOT TO SCALE)

LEGAL DESCRIPTION

A PORTION OF PARCEL NO: 31-05-26-014455-000-00, LYING IN SECTION 6, TOWNSHIP 6 SOUTH, RANGE 26 EAST, CLAY COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF PARCEL ID 06-06-26-014455-004-00 THEREOF, AS RECORDED IN OFFICIAL RECORD BOOK 3729, PAGE 53 OF THE PUBLIC RECORDS OF CLAY COUNTY; THENCE ALONG A CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,534.16 FEET, BEING THE EAST PROPERTY LINE OF SAID PARCEL AND ALONG THE ARC OF SAID CURVE THROUGH AN ANGLE OF 00°40'06", AN ARC DISTANCE OF 134.57 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00°25'41" WEST, 134.57 FEET TO A NON-TANGENT LINE AND THE **POINT OF BEGINNING**; THENCE DEPARTING SAID EAST PARCEL LINE NORTH 90°00'00" EAST A DISTANCE OF 35.00 FEET TO THE WESTERLY EXISTING RIGHT OF WAY OF COUNTY ROAD 315 (AN 80 FOOT RIGHT OF WAY PER FDOT SECTION MAP 71507-2601) AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11,499.16 FEET; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD 315 AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°14'45", AN ARC DISTANCE OF 49.34 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 00°01'44" EAST, 49.34 FEET TO A NON-TANGENT LINE; THENCE DEPARTING THE WESTERLY EXISTING RIGHT OF WAY OF SAID COUNTY ROAD 315 NORTH 90°00'00" WEST A DISTANCE OF 35.00 FEET TO EAST LINE OF SAID PARCEL AND NON-TANGENT CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 11534.16 FEET; THENCE ALONG THE SAID EAST LINE AND ALONG THE ARC OF SAID CURVE, THROUGH AN ANGLE OF 00°14'42", AN ARC DISTANCE OF 49.34 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 00°01'43" EAST, 49.34 FEET TO THE **POINT OF BEGINNING**.

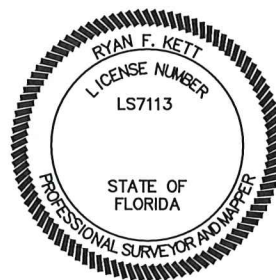
PARCEL CONTAINING 1,726 SQUARE FEET, MORE OR LESS.

SURVEYOR'S NOTES:

1. THIS SKETCH WAS PREPARED IN ACCORDANCE WITH THE "STANDARDS OF PRACTICE", AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN RULE 5J-17.050 THROUGH 5J-17.053, OF THE FLORIDA ADMINISTRATIVE CODE.
2. ADDITIONS OR DELETIONS TO SKETCH BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
3. COPYRIGHT © 2022 BY WGI, INC.
4. THIS SKETCH DOES NOT HAVE THE BENEFIT OF A CURRENT TITLE COMMITMENT, OPINION, OR ABSTRACT. DURING THE COURSE OF THE LEGAL DESCRIPTION AND SKETCH SOME SEARCHES OF THE PUBLIC RECORDS WERE MADE, BUT THESE SEARCHES WERE NOT EXHAUSTIVE AND SHOULD NOT BE CONSIDERED A SUBSTITUTE FOR A PROPER TITLE COMMITMENT, OPINION, OR ABSTRACT OBTAINED FROM A TITLE AGENCY OR OTHER TITLE PROFESSIONAL.
5. THE FOLLOWING DOCUMENTS WERE UTILIZED IN THE PREPARATION OF THIS SKETCH:
  - 5.1. OFFICIAL RECORDS BOOK 3729, PAGE 53
  - 5.2. OFFICIAL RECORDS BOOK 4088, PAGE 1182
  - 5.3. FDOT SECTION NO. 71507-2601
 ALL OF THE PUBLIC RECORDS CLAY COUNTY, FLORIDA.
6. THIS SKETCH DELINEATES THE LOCATIONS OF THE LEGAL DESCRIPTIONS ON THE GROUND, BUT DOES NOT DETERMINE OWNERSHIP OR PROPERTY RIGHTS.
7. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM THE CLAY COUNTY PROPERTY APPRAISERS OFFICE.
8. ALL COORDINATES AND BEARINGS SHOWN HEREON ARE GRID, BASED ON THE STATE PLANE COORDINATES, FLORIDA EAST ZONE, LAMBERT PROJECTION, NORTH AMERICAN DATUM 1983/2011, U.S. SURVEY FOOT. DERIVED BY UTILIZING GLOBAL POSITIONING SYSTEM (RSGPS) SESSIONS WHILE UTILIZING THE FLORIDA DEPARTMENT OF TRANSPORTATION (FDOT) FLORIDA PERMANENT REFERENCE NETWORK (FPRN) AS BASE STATIONS. BEARINGS ARE REFERENCED TO A GRID BEARING OF SOUTH 00°24'28" EAST ON THE EAST LINE OF OFFICIAL RECORD BOOK 3729 PAGE 53.

**PREPARED FOR/  
CERTIFIED TO:**

CLAY COUNTY



FOR THE FIRM  
WGI, INC.  
CERTIFICATE OF AUTHORIZATION NO. LB 7055

**Ryan Kett** Date: 2023.03.20  
BY: RYAN KETT, 16:24:18 -04'00'  
PROFESSIONAL SURVEYOR AND MAPPER FLORIDA LICENSE NO. LS 7113

THIS IS NOT A SURVEY

 4371 U.S. Hwy 17 South, Suite 203, Fleming Island, FL 32003 Phone No. 866.909.2220 www.wginc.com Cert No. 6091 - LB No. 7055	LEGAL DESCRIPTION AND SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.	DATE:	REVISION:	BY:	
		OFFICE	JO	DATE: 03/15/2023	JOB: CLAY CO. SCHOOL
		CHECKED	RK	DWG 692300-CCUAEasement	SHEET 1 OF 2

LEGAL DESCRIPTION  
EXHIBIT A-1  
CCUA EASEMENT

A PORTION OF LAND LYING IN PARCEL ID: 31-05-26-014455-000-00  
CLAY COUNTY, FLORIDA



SECTION 31  
TOWNSHIP 5 SOUTH  
RANGE 26 EAST

PARCEL ID:  
31-05-26-014455-000-00  
OWNER:  
PETERS CREEK INVESTMENT, LLP

POINT OF COMMENCEMENT  
NE CORNER OF  
PARCEL ID: 06-06-26-014455-004-00  
OFFICIAL RECORD BOOK 3729 PAGE 53

NORTHERLY PROPERTY LINE

SECTION 32  
TOWNSHIP 5 SOUTH  
RANGE 26 EAST

SECTION LINE

SECTION 05  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

CCUA EASEMENT  
± 1,726 SQ. FEET

C1

POINT OF BEGINNING

L1

PARCEL ID:  
06-06-26-014455-004-00  
OWNER:  
CLAY COUNTY SCHOOL BOARD

C3

C2

L2

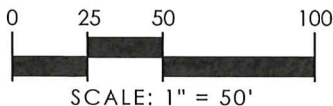
WESTERLY RIGHT OF WAY LINE OF CR-315

CR-315  
A 80' RIGHT OF WAY

SECTION 06  
TOWNSHIP 6 SOUTH  
RANGE 26 EAST

PARCEL LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	35.00'	N90°00'00"E
L2	35.00'	N90°00'00"W

PARCEL CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	134.57'	11534.16'	0°40'06"	S00°44'39"W	134.57'
C2	49.34'	11499.16'	0°14'45"	S00°01'44"E	49.34'
C3	49.34'	11534.16'	0°14'42"	N00°01'43"W	49.34'



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CHECKED	RK	DWG:	692300-CCUAEasement	SHEET 2 OF 2



LEGAL DESCRIPTION

EXHIBIT A-2

CCUA EASEMENT

A PORTION OF LAND LYING IN PARCEL ID: 06-06-26-014455-004-00  
CLAY COUNTY, FLORIDA



VICINITY MAP

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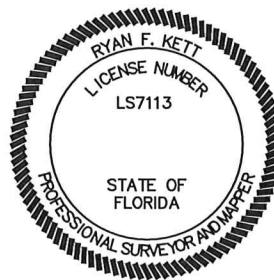
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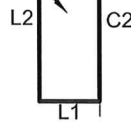
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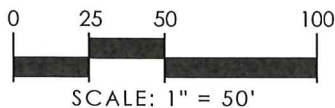
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