



Department of Public Works
SANTA ROSA COUNTY, FLORIDA
Milton, Florida 32583

Glenn Bailey
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6075 Old Bagdad Hwy.

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6075 Old Bagdad Hwy.
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MEMORANDUM

TO: Tony Gomillion, County Administrator
FROM: Stephen Furman, Public Works Director 
DATE: Sept. 9, 2016
SUBJECT: Access Easement on County Property (29-2N-27-0000-00100-0000)

RECOMMENDATION

Discussion of request from the King Living Trust for a 20 foot wide access easement across the county owned parcel north of East Milton Road.

BACKGROUND

The members of the King Living Trust have requested that the county grant them a 20 foot wide ingress and egress easement, from the northern end of Transition Road, to and along the southern and eastern boundaries of county owned property that is north of the prison on East Milton Road.

This matter was discussed at the December 10th, 2015 BCC Meeting, where conceptual approval was approved.

BOCC Minutes from the 12/10/2015:

"Recommend conceptual approval of request from the King living trust, Gene Fleming and Diann Gillis for easement across the county owned parcel that is north of the State Prison on East Milton Road to Access landlocked parcel. Salter moved approval without objection."

The King property is approximately 100 acres in size and is landlocked. The easement document submitted for consideration stipulates that all costs associated with the permitting, construction and maintenance of the roadway would be theirs. The Public Works Department offers no objection to the granting of this easement; but does advise that portions of the easement traverse fairly steep terrain, and that erosion control, both during and after construction of a roadway, will need to be addressed. It has been expressed to the Public Works Dept. that the construction of a roadway is not anticipated by the current owners, but the granting of the easement will present advantages with the marketing of the property.



The GPR was performed in accordance with the North Carolina Department of Transportation's Supplement to the Standard Specifications for Road and Bridge Construction, Section 100.00, and the Supplement to the Standard Specifications for Road and Bridge Construction, Section 100.00, and the Supplement to the Standard Specifications for Road and Bridge Construction, Section 100.00, and the Supplement to the Standard Specifications for Road and Bridge Construction, Section 100.00.

Legend
 Proposed Easement

EAST MILTON RD

INSTITUTIONAL CT

JEFFATES RD

Parcel #1 - SRC

Parcel #2 - King

King Family Access Easement



.....Reserved for Recording Information

STATE OF FLORIDA
COUNTY OF SANTA ROSA

AGREEMENT FOR EASEMENT

WHEREAS, Santa Rosa County, a political subdivision of the State of Florida, Grantor holds fee simple title in and to the following described real property located in Santa Rosa County, Florida, to-wit:

Parcel 1

AN EASEMENT 20.00 FEET IN WIDTH FOR THE PURPOSES OF INGRESS AND EGRESS LYING 10.00 FEET PERPENDICULARLY TO THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA; THENCE RUN NORTH 88 DEGREES 24 MINUTES 50 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION, A DISTANCE OF 263.78 FEET TO THE POINT OF BEGINNING;
THENCE RUN SOUTH 09 DEGREES 24 MINUTES 20 SECONDS WEST, A DISTANCE OF 279.67 FEET;
THENCE RUN SOUTH 33 DEGREES 38 MINUTES 15 SECONDS EAST, A DISTANCE OF 80.76 FEET;
THENCE RUN SOUTH 00 DEGREES 58 MINUTES 00 SECONDS WEST, A DISTANCE OF 120.43 FEET;
THENCE RUN SOUTH 21 DEGREES 16 MINUTES 31 SECONDS WEST, A DISTANCE OF 115.93 FEET;
THENCE RUN SOUTH 15 DEGREES 50 MINUTES 08 SECONDS EAST, A DISTANCE OF 139.27 FEET;
THENCE RUN SOUTH 30 DEGREES 14 MINUTES 46 SECONDS WEST, A DISTANCE OF 78.54 FEET;
THENCE RUN SOUTH 10 DEGREES 52 MINUTES 07 SECONDS EAST, A DISTANCE OF 160.55 FEET;
THENCE RUN SOUTH 25 DEGREES 05 MINUTES 39 SECONDS EAST, A DISTANCE OF 300.48 FEET;
THENCE RUN SOUTH 28 DEGREES 06 MINUTES 08 SECONDS EAST, A DISTANCE OF 215.42 FEET;
THENCE RUN SOUTH 01 DEGREES 58 MINUTES 26 SECONDS WEST, A DISTANCE OF 175.57 FEET;
THENCE RUN SOUTH 19 DEGREES 08 MINUTES 20 SECONDS WEST, A DISTANCE OF 81.44 FEET;
THENCE RUN SOUTH 02 DEGREES 10 MINUTES 53 SECONDS EAST, A DISTANCE OF 340.69 FEET;
THENCE RUN SOUTH 10 DEGREES 37 MINUTES 11 SECONDS WEST, A DISTANCE OF 295.13 FEET TO AN INTERSECTION WITH THE CENTERLINE OF SURVEY OF A 150.00 FOOT WIDE GULF POWER COMPANY EASEMENT;
THENCE RUN SOUTH 83 DEGREES 15 MINUTES 10 SECONDS WEST, A DISTANCE OF 2629.61 FEET TO A POINT LYING 10.00 FEET NORTH OF AND PERPENDICULAR TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 29;
THENCE RUN NORTH 87 DEGREES 59 MINUTES 34 SECONDS WEST PARALLEL TO THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 29, A DISTANCE OF 1305.69 FEET;
THENCE RUN SOUTH 19 DEGREES 28 MINUTES 55 SECONDS EAST, A DISTANCE OF 1863.47 FEET;
THENCE RUN SOUTH 70 DEGREES 31 MINUTES 05 SECONDS WEST, A DISTANCE OF 135.13 FEET TO AN INTERSECTION WITH THE EDGE OF PAVEMENT OF TRANSITION ROAD AND THE POINT OF TERMINUS. ALL LYING AND BEING IN SECTION 29, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA.

As more particularly described in the attached survey labeled "exhibit A" dated April 26, 2016 prepared by Jehle-Halstead, Inc.

AND WHEREAS,

Orelia F. King, Trustee of the King Living Trust, dated March 03, 2008, as to her 1/2 interest;

Gene G. Fleming, as to his undivided 1/4 interest;

Greg Gillis, as to his undivided 1/8 interest; and

Roger K. Fleming, as to his undivided 1/8 interest;

holds fee simple title in and to the following described real property located in Santa Rosa, County, Florida, to-wit:

Parcel 2

The Southeast Quarter of the Southwest Quarter (SE 1/4 of the SW 1/4) and the South Half of the Southeast Quarter (S 1/2 of the SE 1/4) of Section 20, Township 2 North, Range 27 west, Santa Rosa County, Florida.

NOW THEREFORE, SANTA ROSA COUNTY, a political subdivision of State of Florida, does hereby grant unto **Orelia F. King, Trustee of the King Living Trust, dated March 03, 2008, as to her undivided 1/2 interest, Gene G. Fleming, as to his undivided 1/4 interest; Greg Gillis, as to his 1/8 interest; and Roger K. Fleming, as to his 1/8 interest, their heirs, successors and assigns forever, an easement over the property described as Parcel 1 for the purpose of ingress, egress and utilities in and to the parcel described above as Parcel 2. This dedication is for the benefit of and is an easement appurtenant to the property described above as Parcel 2 or any portion thereof and shall run with the land described above as Parcel 2 and shall be binding on and inure to the benefit of Orelia F. King, Trustee of the King Living Trust, dated March 03, 2008, as to here undivided 1/2 interest, Gene G. Fleming, as to his undivided 1/4 interest; Greg Gillis, as to his undivided 1/8 interest and Roger K. Fleming, as to this undivided 1/8 interest; their heirs, successors and assigns.**

Orelia F. King, Trustee of the King Living Trust, dated March 03, 2008, as to here undivided 1/2 interest, Gene G. Fleming, as to his undivided 1/4 interest; Greg Gillis, as to his undivided 1/8 interest and Roger K. Fleming, as to this undivided 1/8 interest; and their heirs, successors and assigns shall be fully and completely responsible for all expense associated with building, repairing, maintain and replacing all roadway and drainage infrastructure, as well as all expenses incurred in securing all necessary environmental permitting for such infrastructure.

IN WITNESS WHEREOF the said party of Parcel 1, has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chair or Vice-Chair of said Board, the day and year aforesaid.

OFFICIAL SEAL

By Its Board of Commissioners

By _____
Its (Vice) Chairman

Attest: _____
By: _____
(Deputy) Clerk of the Circuit Court
Santa Rosa County, Florida

IN WITNESS WHEREOF, the undersigned has set his hand and seal this ____ day of _____, 2016.

Signed sealed and delivered
in the presence of:

Witness:

Orelia F. King, as Trustee of the
King Living Trust, dated March 3, 2008

Witness

Witness:

Gene G. Fleming

Witness

Witness:

Greg Gillis

Witness

Witness:

Roger K. Fleming

Witness

State of Florida
County of _ Santa Rosa

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Orelia F. King, as Trustee of the King Living Trust, dated March 3, 2008, who (____) is personally known to me or (____) has produced _____ as identification.

Notary Public: _____

State of Florida
County of _ Santa Rosa

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Gene G. Fleming, who (____) is personally known to me or (____) has produced _____ as identification.

Notary Public: _____

State of Florida
County of _ Santa Rosa

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Greg Gillis, who (____) is personally known to me or (____) has produced _____ as identification.

Notary Public: _____

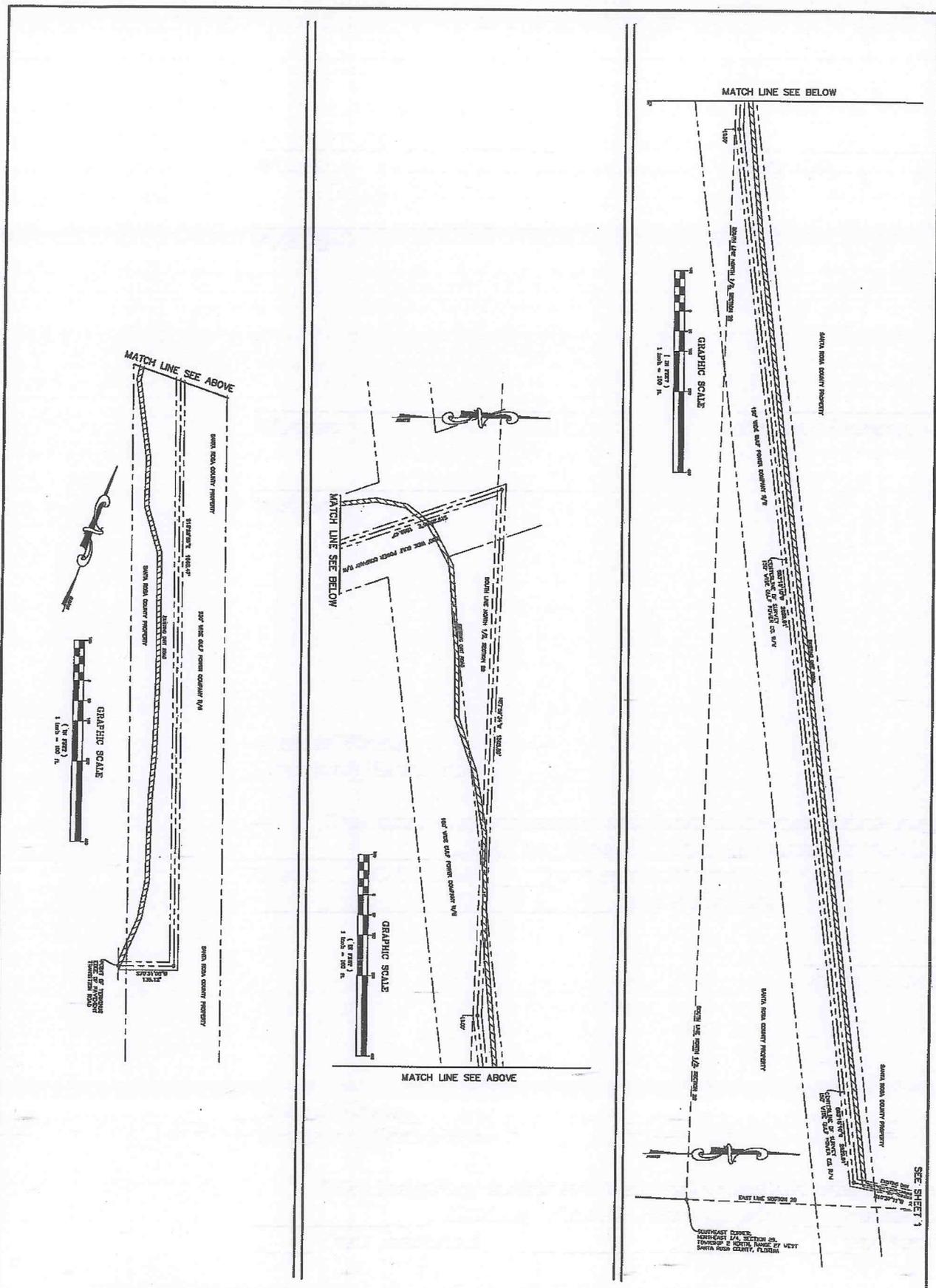
State of Florida
County of _ Santa Rosa

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by Roger K. Fleming, who (____) is personally known to me or (____) has produced _____ as identification.

Notary Public: _____

This instrument was prepared by:
Locklin, Saba, Locklin, Jones, P.A.
4557 Chumuckla Hwy
Pace, FL 32571

File No. : 8434



NOTE: UNLESS STATED OTHERWISE, NO TITLE SEARCH HAS BEEN PROVIDED FOR PURPOSES OF ESTABLISHING ANY RIGHTS OR INTERESTS IN TITLE. THIS SURVEY DOES NOT REFLECT OR REPRESENT OWNERSHIP, UNDERSUBDIVISION, PROVISIONS OF EASEMENTS AND THE SAME GOVERNING INSTRUMENTS. THIS SURVEY IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND ORIGINAL, DATED SEAL OF A FLORIDA LICENSED SURVEYOR AND CARRIES THE SIGNATURE SECTION PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

Surveyor	Jehle-Halstead, Inc.
Field Date	4/25/16
Field Book	721 1017
Drawn By	SGK
Checked By	
Date of Completion	
Revisions	
Scale	1" = 100'
Project	BOUNDARY SURVEY OF A PORTION OF SECTION 29, TOWNSHIP 2 NORTH, RANGE 27 WEST, SANTA ROSA COUNTY, FLORIDA

SURVEYOR CERTIFICATION
 I, ORELIA KING, LICENSED SURVEYOR, LICENSE NO. 4208, DO HEREBY CERTIFY THAT THE SURVEY SHOWN HEREIN TO BE CORRECT AND ACCURATE IN ACCORDANCE WITH THE FLORIDA SURVEYING STATUTES AND RULES. I HAVE PERSONALLY CONDUCTED THIS SURVEY AND I HAVE BEEN ASSISTED BY THE LICENSED SURVEYORS OF PROFESSIONAL SERVICES AND AM NOT PROVIDING TO ANY OTHER PARTY ANY INFORMATION THAT IS NOT PUBLIC INFORMATION.

BOUNDARY SURVEY
A PORTION OF SECTION 29,
TOWNSHIP 2 NORTH, RANGE 27 WEST,
SANTA ROSA COUNTY, FLORIDA
FOR
ORELIA KING

jhi **jehle-halstead, inc.**
 Civil Engineering and Surveying
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 1300 504-0004 - Fax 1300 504-0001
 www.jehle-halstead.com
 2014 Florida Professional Surveyor License
 Surveyor License Number 4208