

RESOLUTION NO. 2022-241

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO GRANT OF EASEMENTS FOR INGRESS AND EGRESS OVER MARKETPLACE DRIVE AND RESORT WAY LOCATED OFF STATE ROAD 207.

RECITALS

WHEREAS, St. Augustine Marketplace Association, Inc., a Florida corporation, has executed and presented to the County a Grant of Easement for ingress and egress over Marketplace Drive located off State Road 207, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, St. Augustine Marketplace Association, Inc., a Florida corporation, has executed and presented to the County a Grant of Easement for ingress and egress over Resort Way located off State Road 207, 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 recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

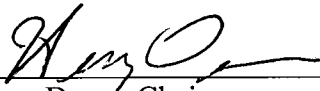
Section 2. The above described two Grant of Easements, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 two Grant of Easements in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 19 day of July, 2022.

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

By: 
Henry Dean, Chair

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


Deputy Clerk

Rendition Date 7/21/22



Exhibit "A" to Resolution

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

**GRANT OF EASEMENT
(Marketplace Drive)**

THIS INDENTURE, is made this 30 day of June, 2021, between **ST. AUGUSTINE MARKETPLACE ASSOCIATION, INC**, a Florida not-for-profit corporation, whose address is 2493 State Road 207, St. Augustine, Florida 32084 (hereinafter called **GRANTOR**) and **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**).

WHEREAS, this is to certify that Grantor is the lawful owner in fee simple of the lands known as Marketplace Drive Extension within the St. Augustine Marketplace development and described in **Exhibit "A"**, incorporated by reference and made a part hereof. All utilities for water, sewer, and reuse shall remain privately owned and the sole and exclusive property of Grantor, its successors and assigns, and no part of said utilities is dedicated to St. Johns County or the public. The Grantor, its successors and assigns, and future individual property owners shall each provide separate written instruments to the utility provider for installation and maintenance (including ingress and egress) of utility improvements that are necessary or beneficial to the future owner of any lots described herein.

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) 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, a non-exclusive ingress and egress easement over the land situate in St. Johns County, Florida to wit:

Property as described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

TO HAVE AND TO HOLD, unto Grantee, its 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

ST. AUGUSTINE MARKETPLACE ASSOCIATION, INC, a Florida not-for-profit corporation

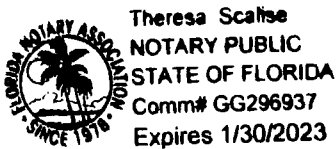
Name: Alex Seidel

By: John Alexon
Name: John Alexon
Its: President

Name: Emerson Campbell

STATE OF FLORIDA
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 30 day of June, 2021, by John Alexon, the President of St. Augustine Marketplace Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He (check one) is personally known to me or has produced a valid Florida driver's license as identification.



Theresa Scalise
Notary Public, State and County aforesaid
Name: Theresa Scalise
Commission Expires: 1/30/2023
My Commission Number is: GG296937

Exhibit "A"

MAP SHOWING SKETCH OF

AHK - ROAD PARCEL

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTIONS 3, 4, 9 AND 10, ALL LYING WITHIN TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4, THENCE NORTH 89°17'17" ALONG THE AFORESAID SECTION LINE DIVIDING SECTION 3 AND SECTION 10, A DISTANCE OF 90.13 FEET TO A POINT SITUATE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207 (VARIABLE WIDTH RIGHT OF WAY), SAID POINT ALSO BEING THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE SOUTH 36°29'45" WEST ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 199.02 FEET; THENCE NORTH 0°04'16" WEST, ALONG THE EASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 3295, PAGE 1743 OF THE PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 61.60 FEET; THENCE NORTH 53°25'01" WEST, A DISTANCE OF 357.44 FEET; TO THE POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 440.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 212.21 FEET, THROUGH A CENTRAL ANGLE OF 27°38'01", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 8°47'50" WEST, 210.16 FEET THENCE SOUTH 84°18'00" WEST, A DISTANCE OF 41.46 FEET; THENCE SOUTH 09°32'56" EAST, A DISTANCE OF 462.13 FEET; THENCE SOUTH 80°27'04" WEST, A DISTANCE OF 50.00 FEET; THENCE NORTH 09°32'56" WEST, A DISTANCE OF 465.49 FEET; THENCE SOUTH 84°18'00" WEST, A DISTANCE OF 291.45 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 255.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 320.85 FEET, THROUGH A CENTRAL ANGLE OF 72°05'32", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 59°39'13" WEST, 300.10 FEET TO A POINT SITUATE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (STATE ROAD NO. 9, A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 23°07'35" WEST ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 1854.62 FEET; THENCE NORTH 89°27'12" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 108.30 FEET; THENCE SOUTH 23°07'35" EAST, A DISTANCE OF 1680.42 FEET; THENCE SOUTH 39°17'09" EAST, A DISTANCE OF 72.83 FEET; THENCE SOUTH 23°07'35" EAST, A DISTANCE OF 57.72 FEET; THENCE SOUTH 66°52'25" WEST, A DISTANCE OF 10.31 FEET; THENCE SOUTH 23°07'35" EAST, A DISTANCE OF 2.81 FEET; TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 145.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 183.66 FEET, THROUGH A CENTRAL ANGLE OF 72°34'25", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 59°24'48" EAST, 171.63 FEET THENCE NORTH 84°18'00" EAST, A DISTANCE OF 383.03 FEET; TO THE POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 550.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 329.35 FEET, THROUGH A CENTRAL ANGLE OF 34°18'35", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 78°28'34" EAST, 324.45 FEET THENCE NORTH 28°40'43" EAST, A DISTANCE OF 25.00 FEET; TO THE POINT OF NON-TANGENT CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 575.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 80.54 FEET, THROUGH A CENTRAL ANGLE OF 08°01'30", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 57°18'31" EAST, 80.47 FEET; THENCE SOUTH 53°17'46" EAST, A DISTANCE OF 93.51 FEET; THENCE SOUTH 53°48'49" EAST, A DISTANCE OF 143.65 FEET; THENCE SOUTH 00°31'50" WEST, A DISTANCE OF 27.58 FEET TO A POINT SITUATE ON THE LINE DIVIDING SECTION 3 AND SECTION 10; THENCE NORTH 89°17'17" EAST ALONG SECTION LINE, A DISTANCE OF 22.03 FEET TO A POINT SITUATE ON THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD NO. 207 ALSO BEING THE POINT OF BEGINNING.

CONTAINING 8.38 ACRES AND/OR 364,986 SQUARE FEET MORE OR LESS.

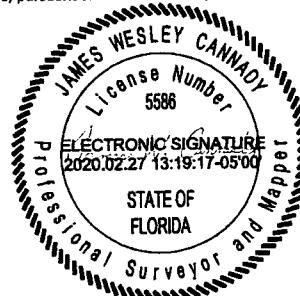
CERTIFIED TO:
 AHK, LLLP
 St Augustine Marketplace Association, Inc

General Notes

1. This is a Map showing Sketch.
2. Bearings are based on the North Line of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 4, being the State Plane Grid Bearing of S 89° 27' 12" W, as per survey by Clarkson and Associates, Inc., Dated June 30, 2019.
3. There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
4. This Sketch was performed without the benefit of a Title Commitment.
5. The Property shown hereon embraced by heavy lines is based on a Legal Description prepared by Undersigning surveyor.
6. This sketch does not reflect or determine Ownership.
7. This sketch does not show any Improvements.
8. This sketch was created by utilized surveys and information provided by client. The resource surveys are as follows: 1) Boundary Survey by Clarkson and Associates, Inc., Dated: June 18, 2010, Drawing #B-2263-10 2) Boundary & Topographic Survey by Clarkson and Associates, Inc., Dated: June 30, 2019, Project #17-005. 3) Survey by Crossdell Company, Dated: April 26, 2019, Job #65284. 4) Sketch by Crossdell Company, Dated: August 30, 2019, Declaration-Map.

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

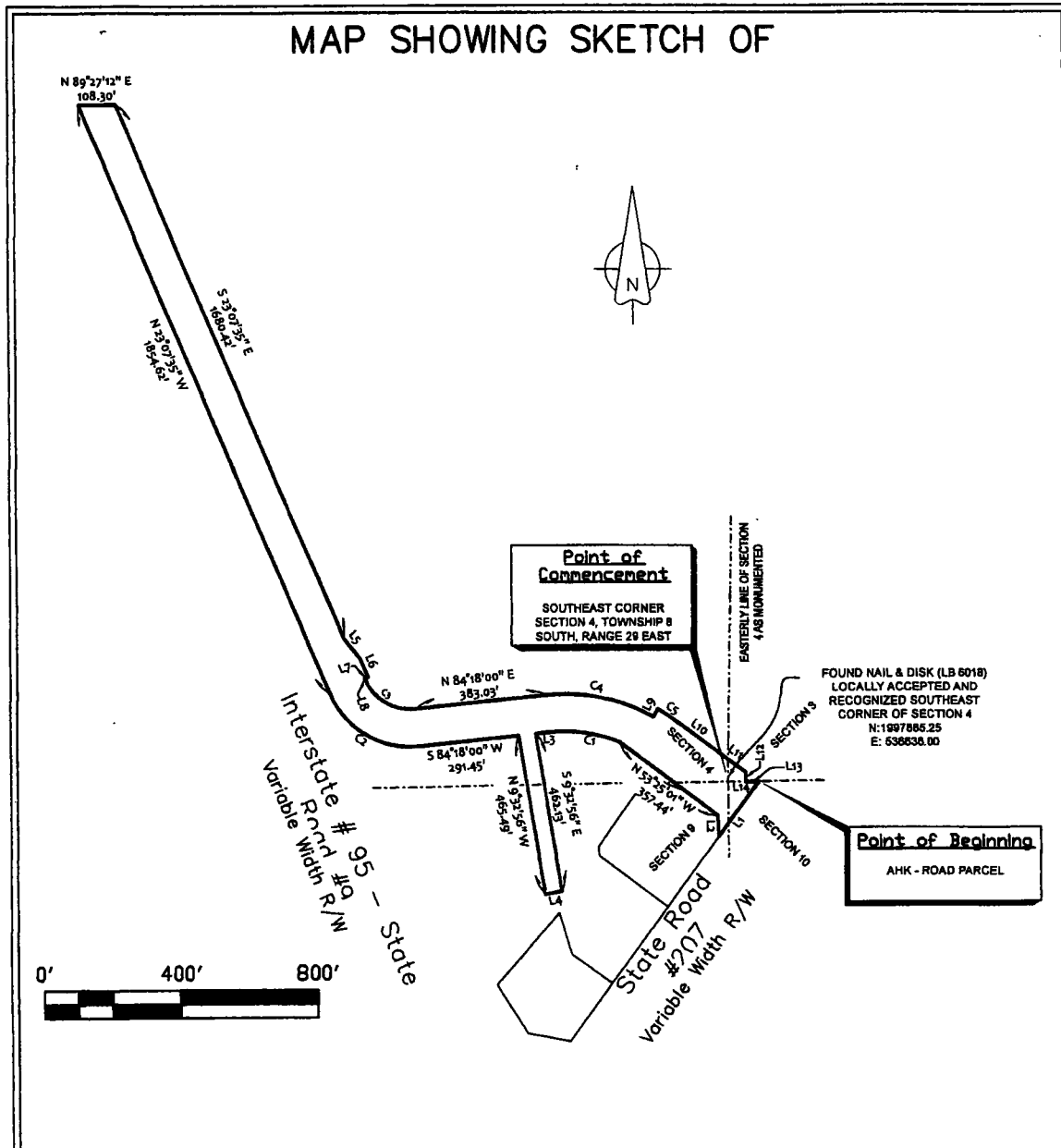


By: _____
 James W. Cannady, Professional Surveyor & Mapper,
 Certificate No. 5586, State of Florida

2988 Plummer Cove Road
 Jacksonville, Florida 32223
 Phone: (904) 647-6943
 Licensed Business No.: 7080
 EMAIL: wes@cannadysurveying.com

DWSG PATH: \\Current Projects\20-013_Flea Market\DWG	
SHEET #: 1 OF 2	SCALE: 1" = 400'
FB: PAGE:	MAP DATE: 02/27/2020
DRAWN BY: JWCJ	CHECKED BY: JWC
JOB #: 20-013	MAP FILE #: A-1645

MAP SHOWING SKETCH OF

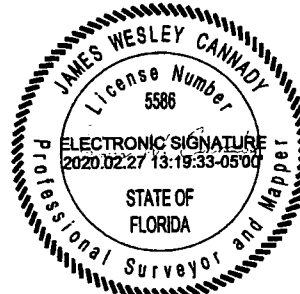


LINE	BEARING	HORIZ DIST
L1	S36°29'45"W	198.88'
L2	N1°04'16"W	61.60'
L3	S84°18'00"W	41.46'
L4	S80°27'04"W	50.80'
L5	S39°17'09"E	73.83'
L6	S23°07'35"E	57.72'
L7	S66°52'25"W	10.31'
L8	S23°07'35"E	2.81'
L9	N28°40'43"E	25.09'
L10	S53°17'46"E	93.51'
L11	S53°48'49"E	143.65'
L12	S09°31'50"W	27.58'
L13	N89°17'17"E	37.13'
L14	N89°17'17"E	90.13'

CURVE	BEARING	HORIZ DIST	RADIUS	ARC	DELTA	TANGENT
C1	N81°47'50"W	210.16'	440.00'	212.21'	27°38'01"	108.21'
C2	N59°39'13"W	300.10'	255.00'	326.65'	72°05'32"	187.21'
C3	S39°24'48"E	171.63'	145.00'	183.66'	72°34'25"	106.46'
C4	S78°28'34"E	324.45'	350.00'	329.35'	34°18'35"	169.78'
C5	S57°18'31"E	80.47'	575.00'	88.54'	8°01'30"	40.33'

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 5J-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: James W. Cannady, Professional Surveyor & Mapper, Certificate No. 5586, State of Florida

2988 Plummer Cove Road
 Jacksonville, Florida 32223
 Phone: (904) 647-6943
 Licensed Business No.: 7080
 EMAIL: wes@cannadysurvey.com

JW Cannady
 SURVEYING INC.

DWG PATH: \\Current Projects\20-013_Flea Market\DWG	
SHEET #: 2 OF 2	SCALE: 1" = 400'
FB: PAGE:	MAP DATE: 02/27/2020
DRAWN BY: JWC	CHECKED BY: JWC
JOB #: 20-013	MAP FILE #: A-1645

MAP SHOWING SKETCH OF

CERTIFIED TO:
ST. AUGUSTINE MARKETPLACE
ASSOCIATION INC.

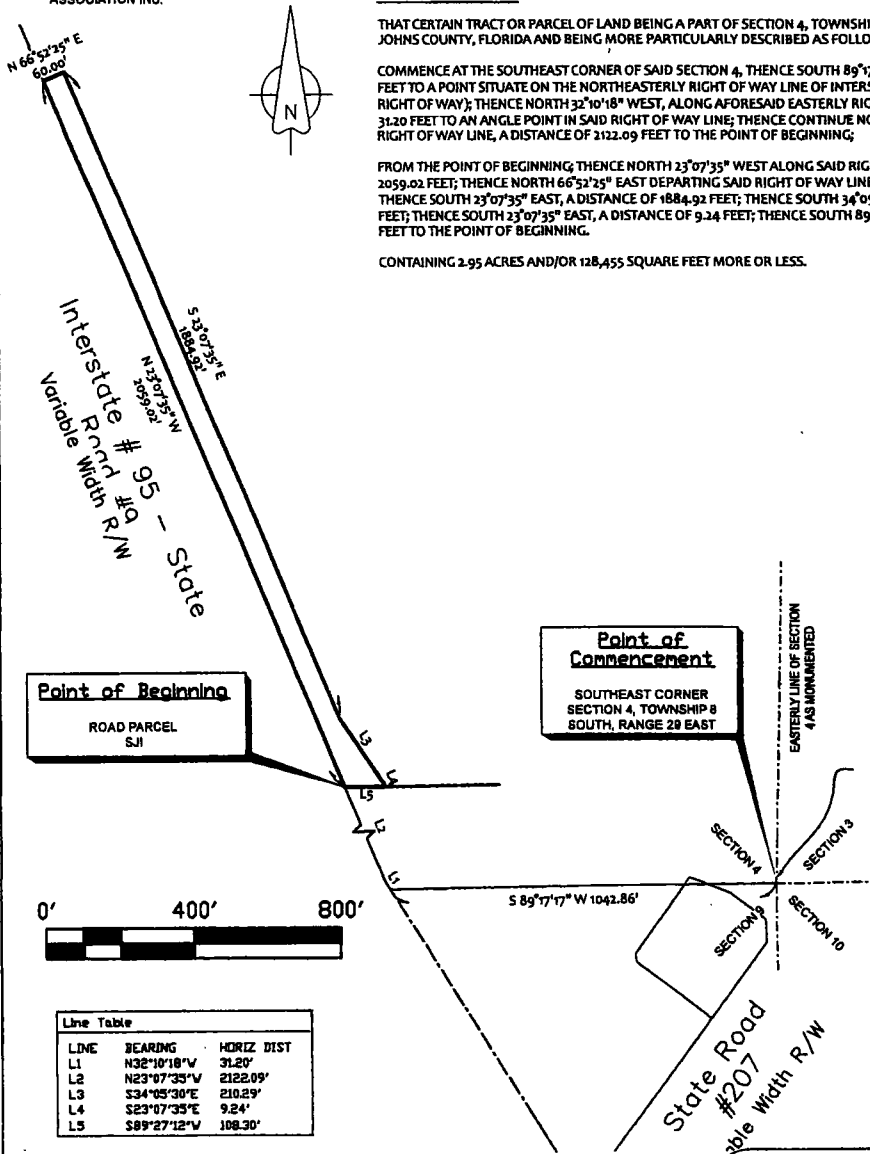
SJI - ROADWAY PARCEL

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 4, THENCE SOUTH 89°17'17" WEST, A DISTANCE OF 1042.86 FEET TO A POINT SITUATE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 32°10'18" WEST, ALONG AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 31.20 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUE NORTH 23°07'35" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2122.09 FEET TO THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING; THENCE NORTH 23°07'35" WEST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 2059.02 FEET; THENCE NORTH 66°52'25" EAST DEPARTING SAID RIGHT OF WAY LINE, A DISTANCE OF 60.00 FEET; THENCE SOUTH 23°07'35" EAST, A DISTANCE OF 1884.92 FEET; THENCE SOUTH 34°05'30" EAST, A DISTANCE OF 210.29 FEET; THENCE SOUTH 23°07'35" EAST, A DISTANCE OF 9.24 FEET; THENCE SOUTH 89°27'12" WEST, A DISTANCE OF 108.30 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.95 ACRES AND/OR 128,455 SQUARE FEET MORE OR LESS.



Point of Beginning
ROAD PARCEL
SJI

Point of Commencement
SOUTHEAST CORNER
SECTION 4, TOWNSHIP 8
SOUTH, RANGE 29 EAST

FOUND NAIL & DISK (LB 6018)
LOCALLY ACCEPTED AND
RECOGNIZED SOUTHEAST
CORNER OF SECTION 4
N: 1997885.25
E: 538638.00



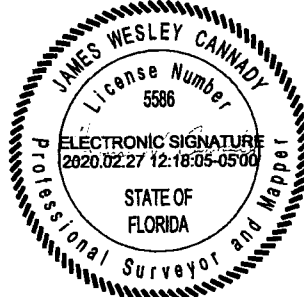
LINE	BEARING	HORIZ DIST
L1	N32°10'18" W	31.20'
L2	N23°07'35" W	2122.09'
L3	S34°05'30" E	210.29'
L4	S23°07'35" E	9.24'
L5	S89°27'12" W	108.30'

General Notes

- This is a Map showing Sketch.
- Bearings are based on the North Line of the South 1/2 of the North 1/2 of the Southeast 1/4 of Section 4, being the State Plane Grid Bearing of S 89° 27' 12" W, as per survey by Clarkson and Associates, Inc., Dated June 30, 2019.
- There may be Restrictions or Easements that are not shown on this map that may be found in the Public Records of this County or evidenced by Title examination.
- This Sketch was performed without the benefit of a Title Commitment.
- The Property shown hereon embraced by heavy lines is based on a Legal Description prepared by Undersigning surveyor.
- This sketch does not reflect or determine Ownership.
- This sketch does not show any Improvements.
- This sketch was created by utilized surveys and information provided by client. The resource surveys are as follows: 1) Boundary Survey by Clarkson and Associates, Inc., Dated: June 18, 2010, Drawing #B-2263-10 2) Boundary & Topographic Survey by Clarkson and Associates, Inc., Dated: June 30, 2019, Project #17-005. 3) Survey by Croasdeil Company, Dated: April 26, 2019, Job #65284. 4) Sketch by Croasdeil Company, Dated: August 30, 2019, Declaration-Map.

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I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter 51-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



By: _____
James W. Cannady, Professional Surveyor & Mapper,
Certificate No. 5586, State of Florida

2988 Plummer Cove Road
Jacksonville, Florida 32223
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com

DWG PATH: \\Current Projects\20-013_Flea Market\DWG	
SHEET #: 1 OF 1	SCALE: 1" = 400'
FB: PAGE:	MAP DATE: 02/27/2020
DRAWN BY: JWCJ	CHECKED BY: JWC
JOB #: 20-013	MAP FILE #: A-1646

Exhibit "B" to Resolution

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

**GRANT OF EASEMENT
(Resort Way)**

THIS INDENTURE, is made this 16 day of JULY, 2021, between **ST. AUGUSTINE MARKETPLACE ASSOCIATION, INC**, a Florida not-for-profit corporation, whose address is 2493 State Road 207, St. Augustine, Florida 32084 (hereinafter called **GRANTOR**) and **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**).

WHEREAS, this is to certify that Grantor is the lawful owner in fee simple of the lands known as Resort Way within the St. Augustine Marketplace development and described in **Exhibit "A"**, incorporated by reference and made a part hereof. All utilities for water, sewer, and reuse shall remain privately owned and the sole and exclusive property of Grantor, its successors and assigns, and no part of said utilities is dedicated to St. Johns County or the public. The Grantor, its successors and assigns, and future individual property owners shall each provide separate written instruments to the utility provider for installation and maintenance (including ingress and egress) of utility improvements that are necessary or beneficial to the future owner of any lots described herein.

WITNESSETH: That Grantor, for and in consideration of the sum of One Dollar (\$1.00) 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, a non-exclusive ingress and egress easement over the land situate in St. Johns County, Florida to wit:

Property as described on attached **EXHIBIT "A"**, incorporated by reference and made a part hereof.

TO HAVE AND TO HOLD, unto Grantee, its 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.

IN WITNESS WHEREOF, the said Grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

ST. AUGUSTINE MARKETPLACE ASSOCIATION, INC, a Florida not-for-profit corporation

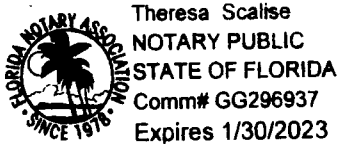
[Signature]
Name: ROBERT MENEZES

By: [Signature]
Name: John Alexon
Its: President

[Signature]
Name: NANCY MENEZES

STATE OF FLORIDA
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of (check one) physical presence or online notarization, this 16th day of July, 2021, by John Alexon, the President of St. Augustine Marketplace Association, Inc., a Florida not-for-profit corporation, on behalf of the association. He (check one) is personally known to me or has produced a valid Florida driver's license as identification.



[Signature]
Notary Public, State and County aforesaid
Name: THERESA SCALISE
Commission Expires: 1/30/2023
My Commission Number is: GG296937

Exhibit "A"

MAP SHOWING SKETCH OF

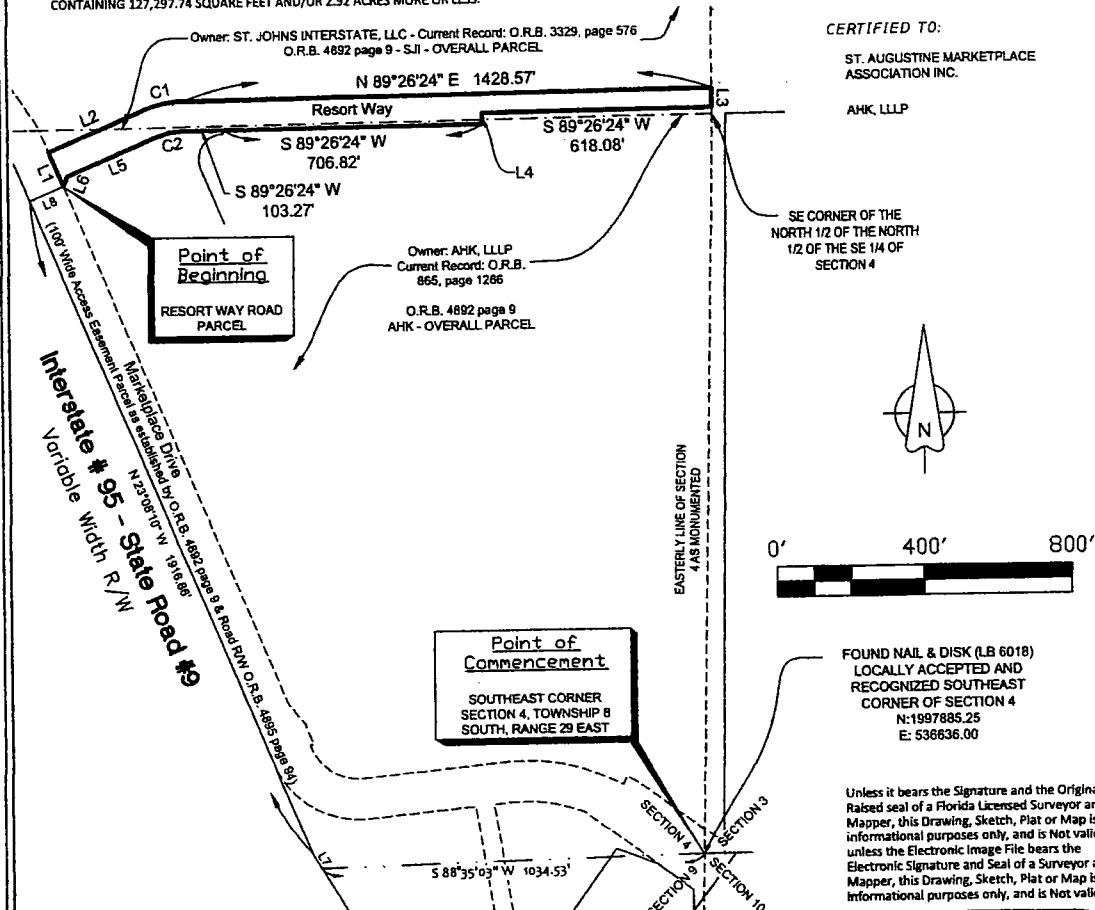
RESORT WAY ROADWAY PARCEL

THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PART OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT A POINT AT THE SOUTHEAST CORNER OF SAID SECTION 4, SAID POINT BEING LOCALLY ACCEPTED AND RECOGNIZED BY COMMON REPORT; SAID SECTION CORNER BEARS NORTH 00°32'45" WEST, A DISTANCE OF 226.10 FEET WHEN MEASURED ALONG THE EAST LINE OF SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST FROM A POINT AT STATION 1089+61.67 ON THE SURVEY BASELINE FOR STATE ROAD NUMBER 207, SAID SURVEY BASELINE ESTABLISHED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION, RIGHT OF WAY MAP SECTION NUMBER 78050-2516 WITH A REVISION DATE FEBRUARY 03, 2016; THENCE SOUTH 88°35'03" WEST, A DISTANCE OF 1034.53 FEET TO A POINT SITUATE ON THE NORTHEASTERLY RIGHT OF WAY LINE OF INTERSTATE NO. 95 (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTH 32°08'10" WEST, ALONG AFORESAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 46.46 FEET TO AN ANGLE POINT IN SAID RIGHT OF WAY LINE; THENCE CONTINUE NORTH 23°08'10" WEST, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 1916.86 FEET; THENCE DEPARTING SAID RIGHT OF WAY LINE NORTH 66°51'50" EAST, A DISTANCE OF 100.00 FEET TO A POINT SITUATE ON THE EASTERLY LINE OF AN ROAD EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4895, PAGE 94 OF SAID COUNTY, SAID POINT ALSO BEING THE POINT OF BEGINNING;

FROM THE POINT OF BEGINNING THENCE NORTH 23°08'10" WEST ALONG THE AFORESAID EASTERLY LINE, A DISTANCE OF 99.64 FEET; THENCE NORTH 66°52'16" EAST, A DISTANCE OF 273.64 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 302.00 FEET; THENCE AROUND AND ALONG THE ARC OF SAID CURVE A DISTANCE OF 118.96 FEET, THROUGH A CENTRAL ANGLE OF 22°34'08", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF NORTH 78°09'29" EAST, 118.19 FEET THENCE NORTH 89°26'24" EAST, A DISTANCE OF 1428.57 FEET TO A POINT SITUATE ON THE EASTERLY LINE OF SAID SECTION 4 AS ESTABLISHED BY COMMON REPORT; THENCE SOUTH 00°07'43" EAST ALONG THE SAID EASTERLY LINE, A DISTANCE OF 52.00 FEET; THENCE SOUTH 89°26'24" WEST, A DISTANCE OF 618.08 FEET; THENCE SOUTH 00°33'36" EAST, A DISTANCE OF 28.00 FEET; THENCE SOUTH 89°26'24" WEST, A DISTANCE OF 706.82 FEET TO THE MOST NORTHEASTERLY CORNER OF THOSE CERTAIN LANDS AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5076, PAGE 1535 OF SAID COUNTY; THENCE SOUTHWESTERLY ALONG THE NORTHERLY LINE OF THE AFORESAID LANDS THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: SOUTH 89°26'24" WEST, A DISTANCE OF 103.27 FEET TO A FOUND 5/8" IRON ROD STAMPED "LB 3624", SAID POINT ALSO BEING THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHERLY; COURSE NO. 2: THENCE AROUND AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 222.00 FEET; A DISTANCE OF 87.44 FEET, THROUGH A CENTRAL ANGLE OF 22°34'08", SAID ARC BEING SUBTENDED BY CHORD BEARING AND DISTANCE OF SOUTH 78°09'20" WEST, 86.88 FEET TO A FOUND 5/8" IRON ROD STAMPED "LB 3624"; COURSE NO. 3: THENCE SOUTH 66°52'16" WEST, A DISTANCE OF 253.99 FEET; COURSE NO. 4: THENCE SOUTH 21°52'16" WEST, A DISTANCE OF 27.77 FEET TO THE POINT OF BEGINNING.

CONTAINING 127,297.74 SQUARE FEET AND/OR 2.92 ACRES MORE OR LESS.



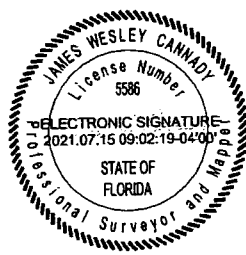
CERTIFIED TO:
ST. AUGUSTINE MARKETPLACE ASSOCIATION INC.
AHK, LLLP

SE CORNER OF THE NORTH 1/2 OF THE NORTH 1/2 OF THE SE 1/4 OF SECTION 4

FOUND NAIL & DISK (LB 6018) LOCALLY ACCEPTED AND RECOGNIZED SOUTHEAST CORNER OF SECTION 4
N:1997885.25
E: 536636.00

Unless it bears the Signature and the Original Raised seal of a Florida Licensed Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid or unless the Electronic Image File bears the Electronic Signature and Seal of a Surveyor and Mapper, this Drawing, Sketch, Plat or Map is for informational purposes only, and is Not valid.

I hereby certify that this survey was made to the best of my knowledge and belief and meets the Standards of Practice as set forth by the Florida Board of Professional Land Surveyors in Chapter SJ-17, Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.



LINE	BEARING	DISTANCE
L1	N 23°08'10" W	99.64'
L2	N 66°52'16" E	273.64'
L3	S 00°07'43" E	52.00'
L4	S 00°33'36" E	28.00'
L5	S 89°26'24" W	253.99'
L6	S 21°52'16" W	27.77'
L7	N 32°08'10" W	46.46'
L8	N 66°51'50" E	100.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	302.00'	118.96'	118.19'	N 78°09'29" E	22°34'08"
C2	222.00'	87.44'	86.88'	S 78°09'20" W	22°34'08"

2988 Plummer Cove Road
Jacksonville, Florida 32223
Phone: (904) 647-6943
Licensed Business No.: 7080
EMAIL: wes@cannadysurvey.com

JW Cannady
SURVEYING INC.

DWG PATH: \\Current Projects\20-013_Flea Market\DWG

SHEET #: 1 OF 1	SCALE: 1" = 400'
FB: PAGE:	FIELD DATE:
DRAWN BY: JWCI	CHECKED BY: JWC
JOB #: 20-013	MAP FILE #: A-1672

By: _____
James W. Cannady, Professional Surveyor & Mapper,
Certificate No. 5586, State of Florida



St. Johns County Board of County Commissioners

Utility Department

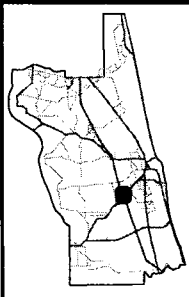
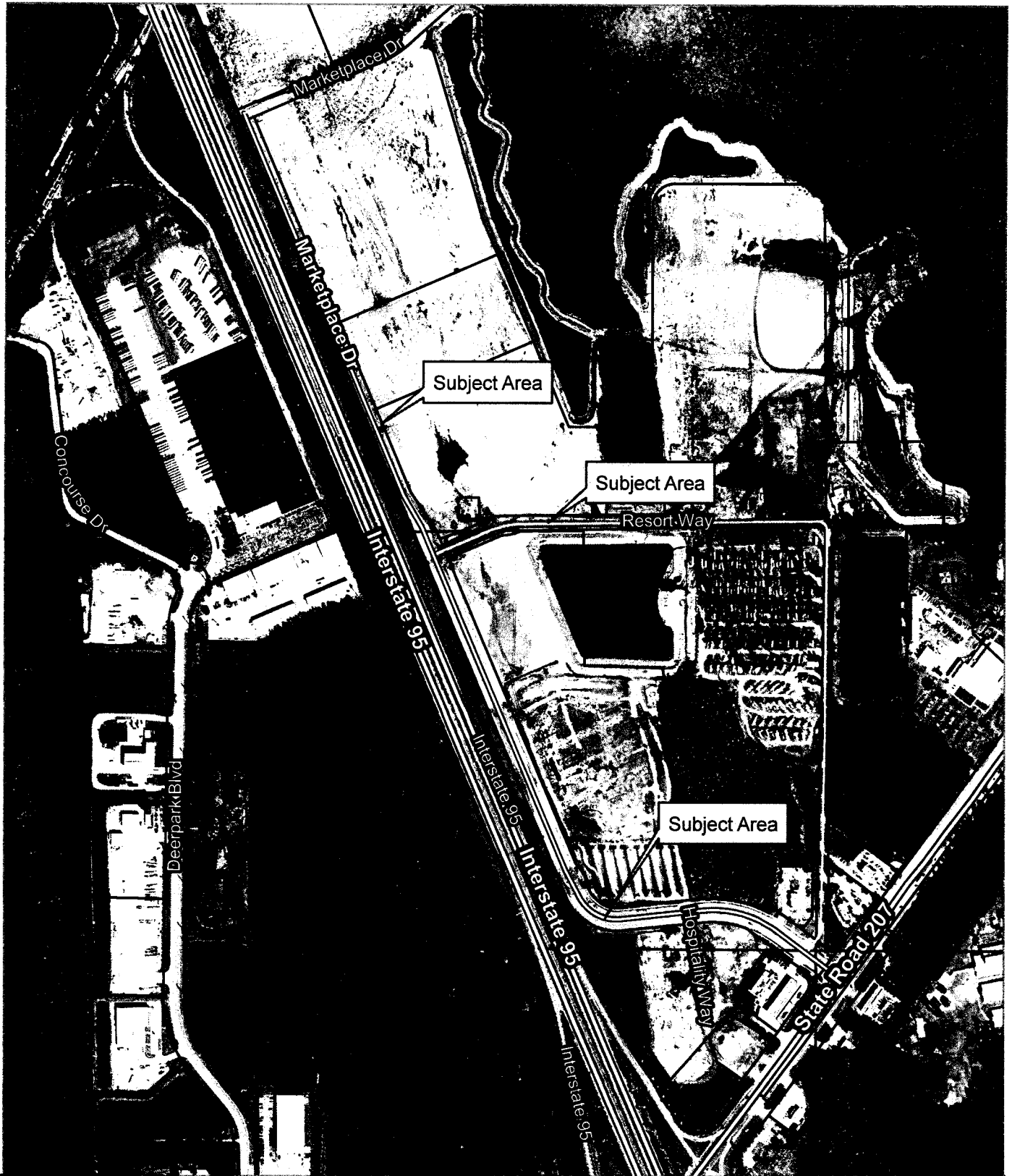
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: St. Johns Marketplace New Park Expansion
DATE: June 8, 2022

Please present the Easements to the Board of County Commissioners (BCC) for final approval and acceptance of St. Johns Marketplace New Park Expansion.

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.



Aerial Photography 2021

0 33,750 67,500 135,000
Feet

Date: 6/16/2022

Grant of Easements

St. Johns Marketplace
New Park Expansion

Land Management
Systems
Real Estate
Division
(904) 209-0782

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.

