

RESOLUTION NO. 2023- 293

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING FOUR TEMPORARY CONSTRUCTION EASEMENTS AND A GRANT OF EASEMENT TO ST. JOHNS COUNTY REQUIRED FOR THE COUNTY ROAD 210/GREENBRIAR ROAD WIDENING PROJECT.

RECITALS

WHEREAS, certain property owners have executed and presented to St. Johns County Temporary Construction Easements, attached hereto as Exhibit "A" and a Grant of Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, for roadway improvements along CR210/Greenbriar Road; and

WHEREAS, the project will begin at the current 4-laning at Cimarrone Boulevard and extend west to the intersection of Greenbriar Road for a distance of approximately 2.3 miles. The roadway will be rebuilt to a minimum of 150 feet of right-of-way with intersection improvements to Greenbriar Road; and

WHEREAS, it is in the best interest of the County to accept the Temporary Construction Easements and a Grant of Easement for the health, safety and welfare of the citizens of this area.

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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the Four Temporary Construction Easements and a Grant of Easement for the purposes mentioned above.

Section 3. The Clerk is instructed to record the original Four Temporary Construction Easements and the Grant of Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of August, 2023.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

By: *Christian Whitehurst*
Christian Whitehurst, Chair

Rendition Date AUG 15 2023

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

By: *Crystal Smith*
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this ____ day of _____, 2023, by and between SASH BUSINESS GROUP, LLC, a Florida limited liability company, whose address is 4041 CR210 W, Saint Johns, Florida 32259, and SASH PROPERTIES, LLC a Florida limited liability company, whose address is 1274 Garrison Drive, St. Augustine, Florida 32092 grantors and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as CR210, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will when the project is completed.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR.
SASH BUSINESS GROUP, LLC
SASH PROPERTIES, LLC

(sign) [Signature]
Mature Arnold

By [Signature]
Title: Owner

(print) _____

(sign) [Signature]

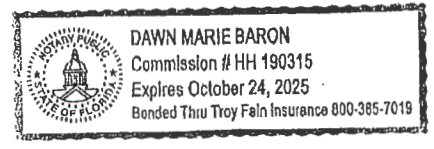
(print) David G. [Signature]

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 9th day of June, 2023, by Suamala Bao Palli Title Owner of SASH BUSINESS GROUP, LLC. and SASH PROPERTIES, LLC.

[Signature]
Notary Public
My Commission Expires: October 24, 2025

Personally Known or Produced Identification
Type of Identification Produced



STATE ROAD 210

ST. JOHNS COUNTY

DESCRIPTION

PARCEL No. 706

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Lot 9, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64-65, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4" x 4" Concrete Monument With Metal Plate Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Final Date April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence South 85°56'09" West, Along Said Baseline, A Distance Of 1629.88 Feet; Thence South 01°57'13" East, A Distance Of 50.03 Feet To The Intersection With The Southerly Existing Right Of Way Line Of Said County Road No. 210 With The Easterly Lot Line Of Lot 9 (Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64-65, Of The Public Records Of St. Johns County, Florida) For The Point Of Beginning; Thence South 01°57'13" East, A Distance Of 10.01 Feet; Thence South 85°56'09" West, A Distance Of 65.04 Feet; Thence North 01°59'20" West, A Distance Of 10.01 Feet To The Southerly Existing Right Of Way Line Of County Road No. 210; Thence North 85°56'09" East, Along Said Southerly Existing Right Of Way Line Of County Road No. 210, A Distance Of 65.04 Feet To The Point Of Beginning.

Containing 650 Square Feet, More Or Less.

NOT A SURVEY

LEGAL DESCRIPTION

		SKETCH OF DESCRIPTION			
		TEMPORARY CONSTRUCTION EASEMENT PARCEL 706 & 715			
		C.R. No. 210		ST. JOHNS COUNTY	
		BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
		DRAWN	H.KNOEPFEL 04/26/2023		
REVISION	BY	DATE	CHECKED	T.DESMOND 04/27/2023	

STATE ROAD 210

ST. JOHNS COUNTY

DESCRIPTION

PARCEL No. 715

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Lot 9, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64-65, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x 4" Concrete Monument With Metal Plate Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Final Date April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence South 85°56'09" West, Along Said Baseline, A Distance Of 1629.88 Feet; Thence South 01°57'13" East, A Distance Of 50.03 Feet To The Intersection With The Southerly Existing Right Of Way Line Of Said County Road No. 210 With The Easterly Lot Line Of Lot 9 (Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64-65, Of The Current Public Records Of St. Johns County, Florida); Thence South 85°56'09" West Along The Southerly Existing Right Of Way Line Of Said County Road No. 210, A Distance Of 65.04 Feet To The Point Of Beginning; Thence South 01°59'20" East, A Distance Of 10.01 Feet; Thence South 85°56'09" West, A Distance Of 21.39 Feet; Thence North 04°03'51" West, A Distance Of 10.00 Feet To The Southerly Existing Right Of Way Line Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Southerly Existing Right Of Way Line Of County Road No. 210, A Distance Of 21.75 Feet To The Point Of Beginning

Containing 216 Square Feet, More Or Less

I Hereby Certify That To The Best Of My Knowledge And Belief This Sketch Of Description Consisting Of Sheets 1 Through 5 Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Said Sketch Of Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers In Chapter 5J-17 Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

Brandon M Robbins

Digitally signed by Brandon M Robbins
 Contact Info: DRMP Inc.(904) 641-0123
 Date: 2023.05.12 09:35:37-04'00'

Brandon M. Robbins

Date

Florida Professional Surveyor And Mapper No. 6741
 DRMP Inc.
 8001 Belfort Parkway, Suite 200
 Jacksonville, Florida, 32256
 (904) 641-0123



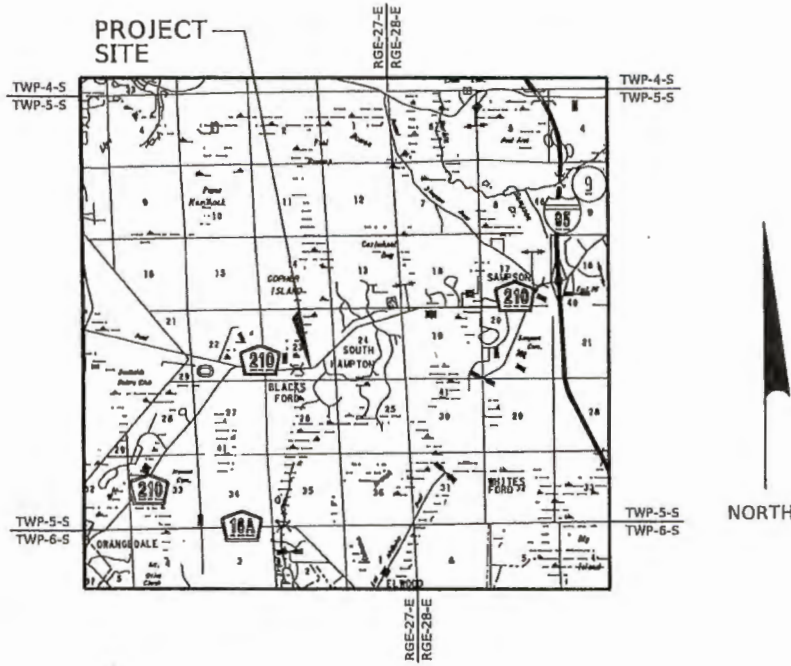
This Sketch Of Description And Copies Thereof Are Not Valid Without The Surveyor's Signature And Original Seal.

NOT A SURVEY

LEGAL DESCRIPTION

		SKETCH OF DESCRIPTION				
		TEMPORARY CONSTRUCTION EASEMENT PARCEL 706 & 715				
		C.R. No. 210			ST. JOHNS COUNTY	
		BY	DATE	PREPARED BY:	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
		DRAWN	H.KNOEPFEL	04/26/2023		
REVISION	BY	DATE	CHECKED	T.DESMOND	04/27/2023	

**SKETCH OF DESCRIPTION FOR PARCEL 706 & 715
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA**



LINE LEGEND

- = TEMPORARY EASEMENT
- = PERPETUAL EASEMENT
- = EXISTING R/W
- = BASELINE OF SURVEY

ABBREVIATIONS

- B = BASELINE
- (C) = CALCULATED
- CMON = CONCRETE MONUMENT
- CONC. = CONCRETE
- COR. = CORNER
- C.R. = COUNTY ROAD
- E: = EASTING
- EXIST. = EXISTING
- INC. = INCORPORATED
- LT. = LEFT
- LB = LICENSED (SURVEY) BUSINESS

- M.B. = MAP BOOK
- N: = NORTHING
- N.T.S. = NOT TO SCALE
- No. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- PG./PGS. = PAGE/PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- RGE = RANGE
- R/W = RIGHT OF WAY
- TWP = TOWNSHIP

**VICINITY MAP
(N.T.S.)**

SHEET INDEX	
1	COVER SHEET
2	KEY SHEET
3	DETAIL SHEETS
4-5	DESCRIPTION AND CERTIFICATION

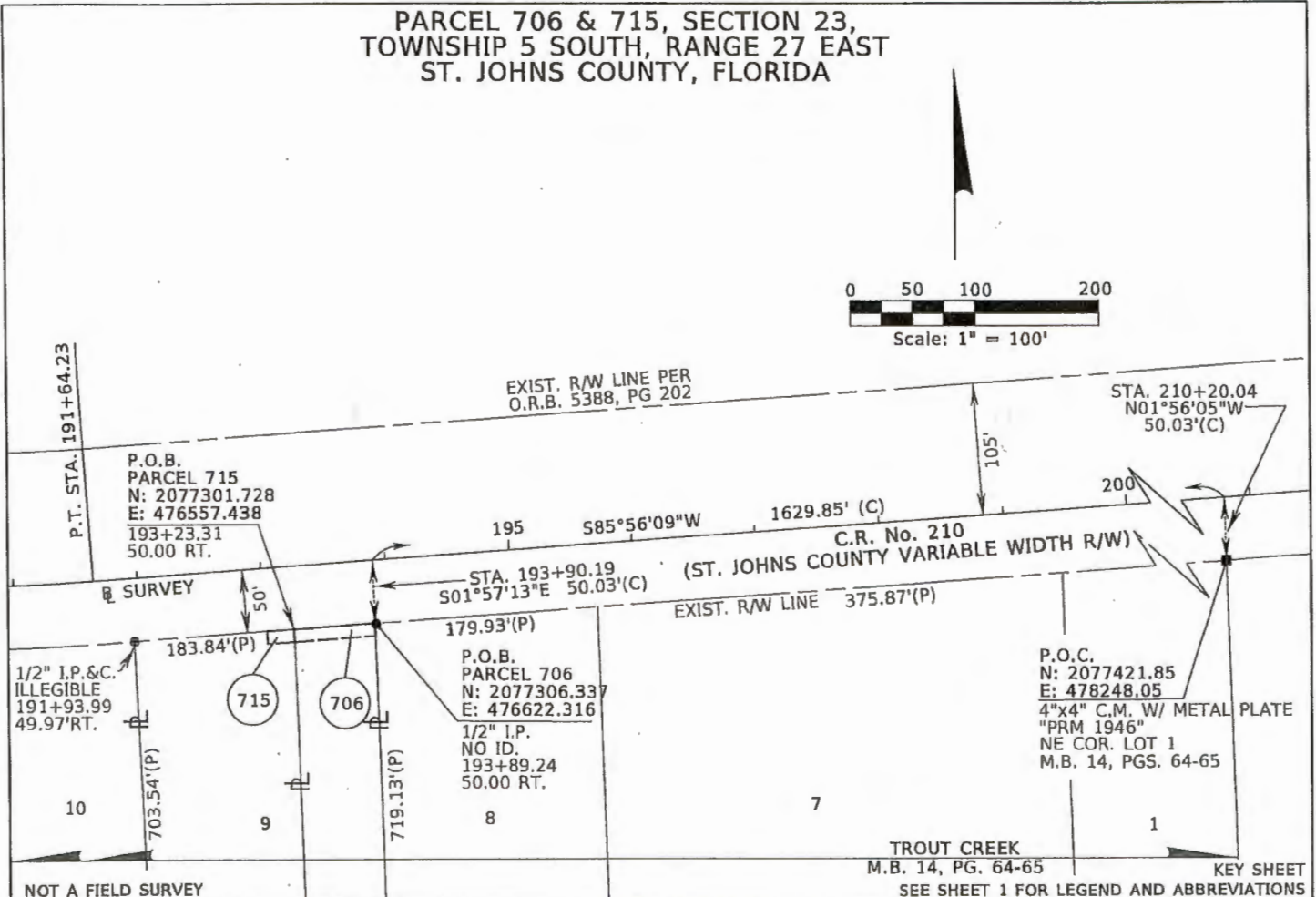
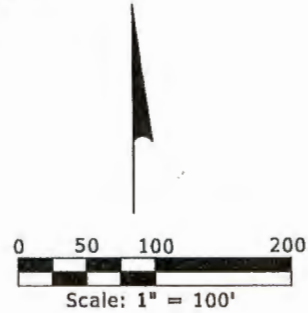
GENERAL NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE SUBJECT PARCEL.
3. THIS SKETCH IS SUPPORTED BY ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT. SKETCH ALSO SUPPORTED BY DEEDS OF RECORD, AND RECORD PLATS, AS RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THIS SKETCH IS ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY OF C.R. No. 210, AS REFERENCED FROM ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT, DERIVING A BEARING OF NORTH 85°56'09" EAST ON THE BASELINE OF SURVEY OF C.R. No. 210 BETWEEN P.T. STATION 191+64.23 (N:2077340.33 E:476395.22) AND P.C. STATION 226+67.65 (N:2077588.63 E:479889.82).

COVER SHEET

		SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT PARCEL 706 & 715			
		C.R. No. 210		ST. JOHNS COUNTY	
		BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORD PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
		DRAWN	H.KNOEPFEL 04/26/2023		
REVISION	BY	DATE	CHECKED	T.DESMOND 04/27/2023	

PARCEL 706 & 715, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

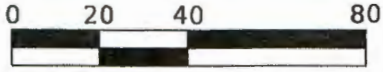


SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT PARCEL 706 & 715				C.R. No. 210		ST. JOHNS COUNTY	
	REVISION	BY	DATE	DRAWN	DATE	PREPARED BY:	DATA SOURCE:
				H.KNOEFFEL	04/26/2023	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-841-0173 LB#2848	DATABASE No. 15-0523.000
				T.DESMOND	04/27/2023		

PARCEL 706 & 715 SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



EXIST. R/W LINE PER
O.R.B. 5388, PG 202

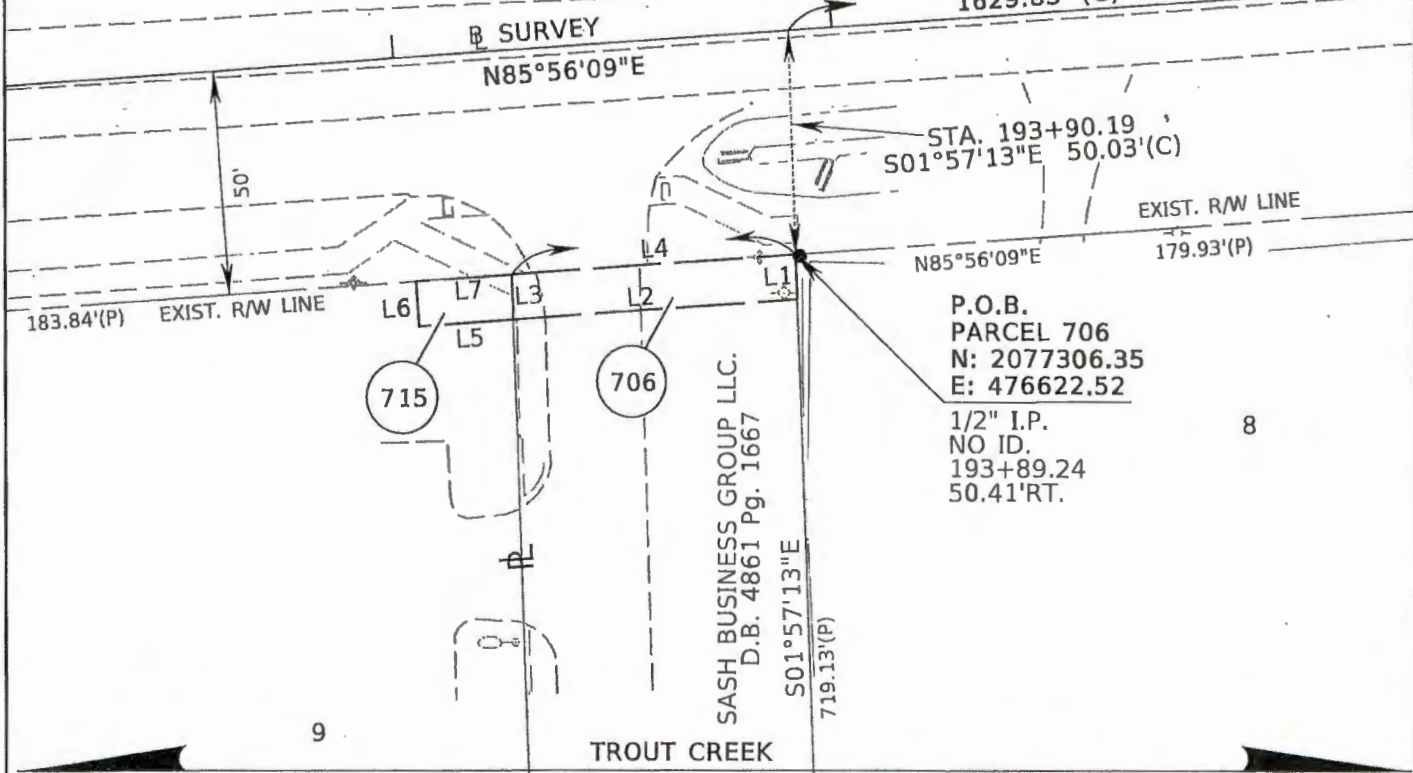


Scale: 1" = 40'

LINE	Direction	Distance
L1	S01°57'13"E	10.01'(C)
L2	S85°56'09"W	65.04'(C)
L3	N01°59'20"W	10.01'(C)
L4	N85°56'09"E	65.04'(C)
L5	S85°56'09"W	21.39'(C)
L6	N04°03'51"W	10.00'(C)
L7	N85°56'09"E	21.75'(C)

105'

C.R. No. 210
(ST. JOHNS COUNTY VARIABLE WIDTH R/W)



P.O.B.
PARCEL 706
N: 2077306.35
E: 476622.52
1/2" I.P.
NO ID.
193+89.24
50.41'RT.

SASH BUSINESS GROUP LLC.
D.B. 4861 Pg. 1667

TROUT CREEK
M.B. 14, PG. 64-65

NOT A SURVEY

DETAIL SHEET
SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL 706 & 715

C.R. No. 210 ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	T.DESMOND	04/27/2023	PREPARED BY:	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK:	DATABASE No. 15-0523.000
			DRAWN	H.KNOEPFEL	04/26/2023				

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 19 day of June, 2023, by and between **FAITH COMMUNITY CHURCH**, a North Florida Church of the Nazarene, Inc., a Florida Corporation not for profit, whose address is 3450 CR210 W, Saint Johns, Florida 32259-2017, 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, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as CR210, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate when the project is completed.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR: FAITH COMMUNITY CHURCH.
a North Florida Church of the Nazarene Inc.,
a Florida corporation

(sign) Heather Price
(print) Heather Price

By: Dustin Phillips
Print Name: Dustin Phillips
Title: Lead Pastor

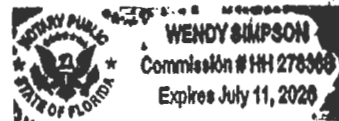
(sign) Madeleine Morgan
(print) Madeleine Morgan

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 19 day of June, 2023, by **FAITH COMMUNITY CHURCH**, a North Florida Church of the Nazarene Inc., a Florida corporation

Wendy Simpson
Notary Public
My Commission Expires July 11, 2026

Personally Known Produced Identification
Type of Identification Produced



DESCRIPTION

PARCEL No. 714

TEMPORARY CONSTRUCTION EASEMENT

A Part Of, Section 24, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At A 1/2" Iron Pipe With Cap Stamped "Bassett LB 6628", Marking The Southwesterly Corner Of Tract "G" Per Plat Of South Hampton Unit Five, As Recorded In Map Book 59, Pages 8-12 Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A Variable Width Right Of Way, Per St. Johns Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 42°32'12" West, A Distance Of 100.00 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 47°27'48" East, Along Said Baseline Of Survey, A Distance Of 1,340.75 Feet; Thence North 42°32'12" West, A Distance Of 50.00 Feet To The Northerly Existing Right Of Way Line Of Said County Road No. 210 And To The Point Of Beginning; Thence South 47°27'48" West, Along Said Northerly Existing Right Of Way Line, A Distance Of 70.23 Feet; Thence North 42°32'12" West, A Distance Of 50.00 Feet; Thence North 47°27'48" East, A Distance Of 70.23 Feet; Thence South 42°32'12" East, A Distance Of 50.00 Feet To The Point Of Beginning.

Containing 3,511 Square Feet, More Or Less.

I Hereby Certify That To The Best Of My Knowledge And Belief This Sketch Of Description Consisting Of Sheets 1 Through 4 Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Said Sketch Of Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers In Chapter 5J-17 Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

Brandon M Robbins

Digitally signed by Brandon M Robbins
 Contact Info: DRMP Inc-(904) 641-0123
 Date: 2023.05.08 16:47:47-04'00'

Brandon M. Robbins

Date

Florida Professional Surveyor And Mapper No. 6741
 8001 Belfort Parkway, Suite 200
 Jacksonville, Florida, 32256
 (904) 641-0123



This Sketch Of Description And Copies Thereof Are Not Valid Without The Surveyor's Signature And Original Seal.

NOT A SURVEY

LEGAL DESCRIPTION
 SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS




		SKETCH OF DESCRIPTION			
		TEMPORARY CONSTRUCTION EASEMENT PARCEL 714			
		C.R. No. 210		ST. JOHNS COUNTY	
		BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
		DRAWN	H.KNOEPFEL 04/26/2023		
REVISION	BY	DATE	CHECKED	T.DESMOND 04/27/2023	

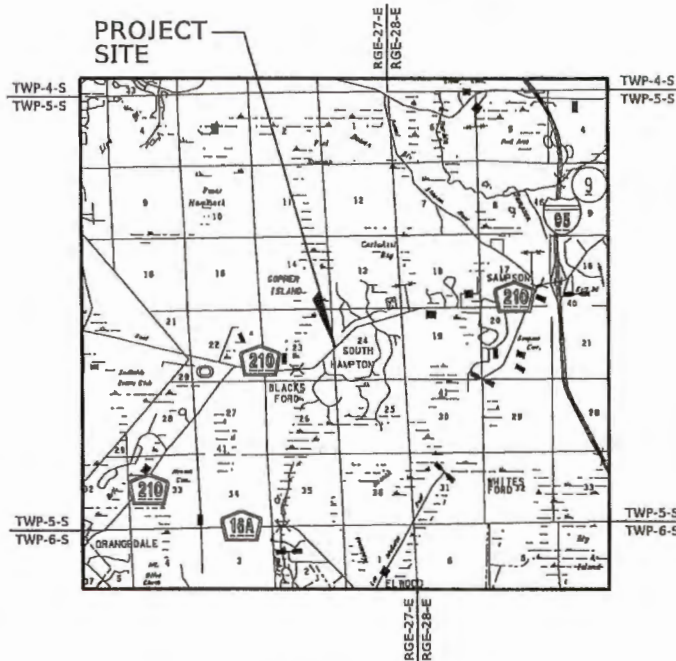
**SKETCH OF DESCRIPTION
FOR TEMPORARY CONSTRUCTION EASEMENT PARCEL 714
SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA**

SYMBOL LEGEND

-  = LUMINAIRE
-  = GUY ANCHOR
-  = DELINEATOR POST
-  = POWER POLE
-  = SINGLE SUPPORT SIGN
-  = FLOOD LIGHT

LINE LEGEND

-  = PERPETUAL EASEMENT
-  = EXISTING R/W
-  = BASELINE OF SURVEY



**VICINITY MAP
(N.T.S.)**

ABBREVIATIONS

- | | | |
|--|---|--|
| <ul style="list-style-type: none"> B = BASELINE (C) = CALCULATED COR. = CORNER C.R. = COUNTY ROAD E. = EASTING EXIST. = EXISTING INC. = INCORPORATED LT. = LEFT LB = LICENSED (SURVEY)
BUSINESS I.P.&C. = IRON PIPE WITH CAP N: = NOTHING | <ul style="list-style-type: none"> N.T.S. = NOT TO SCALE No. = NUMBER O.R.B. = OFFICIAL RECORDS BOOK P.C. = POINT OF COMMENCEMENT PG./PGS. = PAGE/PAGES P.O.B. = POINT OF BEGINNING P.O.C. = POINT OF COMMENCEMENT P.T. = POINT OF TANGENCY RGE = RANGE R/W = RIGHT OF WAY TCE = TEMPORARY CONSTRUCTION EASEMENT TWP = TOWNSHIP | |
|--|---|--|

SHEET INDEX

1	COVER SHEET
2	KEY SHEET
3	DETAIL SHEET
4	DESCRIPTION AND CERTIFICATION

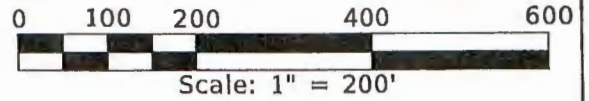
GENERAL NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE SUBJECT EASEMENT.
3. THIS SKETCH IS SUPPORTED BY ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT. SKETCH ALSO SUPPORTED BY DEEDS OF RECORD, AND RECORD PLATS, AS RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THIS SKETCH IS ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY OF C.R. No. 210, AS REFERENCED FROM ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT DERIVING A BEARING OF NORTH 47°27'48" EAST ON THE BASELINE OF SURVEY OF C.R. No. 210 BETWEEN P.T. STA. 229+88.24 (N:2077713.07 E:480178.77) AND P.C. STA.271+01.11 (N:2080493.63 E:483209.31).

COVER SHEET

SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT PARCEL 714				
C.R. No. 210				
ST. JOHNS COUNTY				
	BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
DRAWN	H.KNOEPFEL	04/26/2023		
CHECKED	T.DESMOND	04/27/2023		
REVISION	BY	DATE		

PARCEL 714
SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.B.
N: 2079408.88
E: 481953.09
254+42.11
50.00'LT.

714

SHEET 3

UNPLATTED
CHURCH OF NAZARENE INC.
O.R.B. 3055
PG. 248

STA. 254+42.11

SECTION 24
(GRAPHICAL ONLY)
SECTION 23

EXIST. R/W LINE PER O.R.B. 5036, PG. 1515

C.R. No. 210

B SURVEY

N47°27'48"E 1340.75'(C)

(ST. JOHNS COUNTY VARIABLE WIDTH R/W)

EXIST. R/W LINE O.R.B. 4269, PG. 1693

SOUTH HAMPTON,
UNIT FIVE
M.B. 59, PG. 8-12

SOUTH HAMPTON,
UNIT FOUR-A
M.B. 48, PG. 63-69

P.O.C.
N: 2078391.92
E: 481066.57
1/2" I.P.&C.
"BASSETT LB 6628"
SW COR. TRACT "G"
M.B. 59, PG. 8-12

STA. 241+01.36

TRACT "F" (NATURAL
AREA/OPEN SPACE)

KEY SHEET

L1	N42°32'12"W	100.00'(C)
L2	N42°32'12"W	50.00'(C)

NOT A FIELD SURVEY

SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

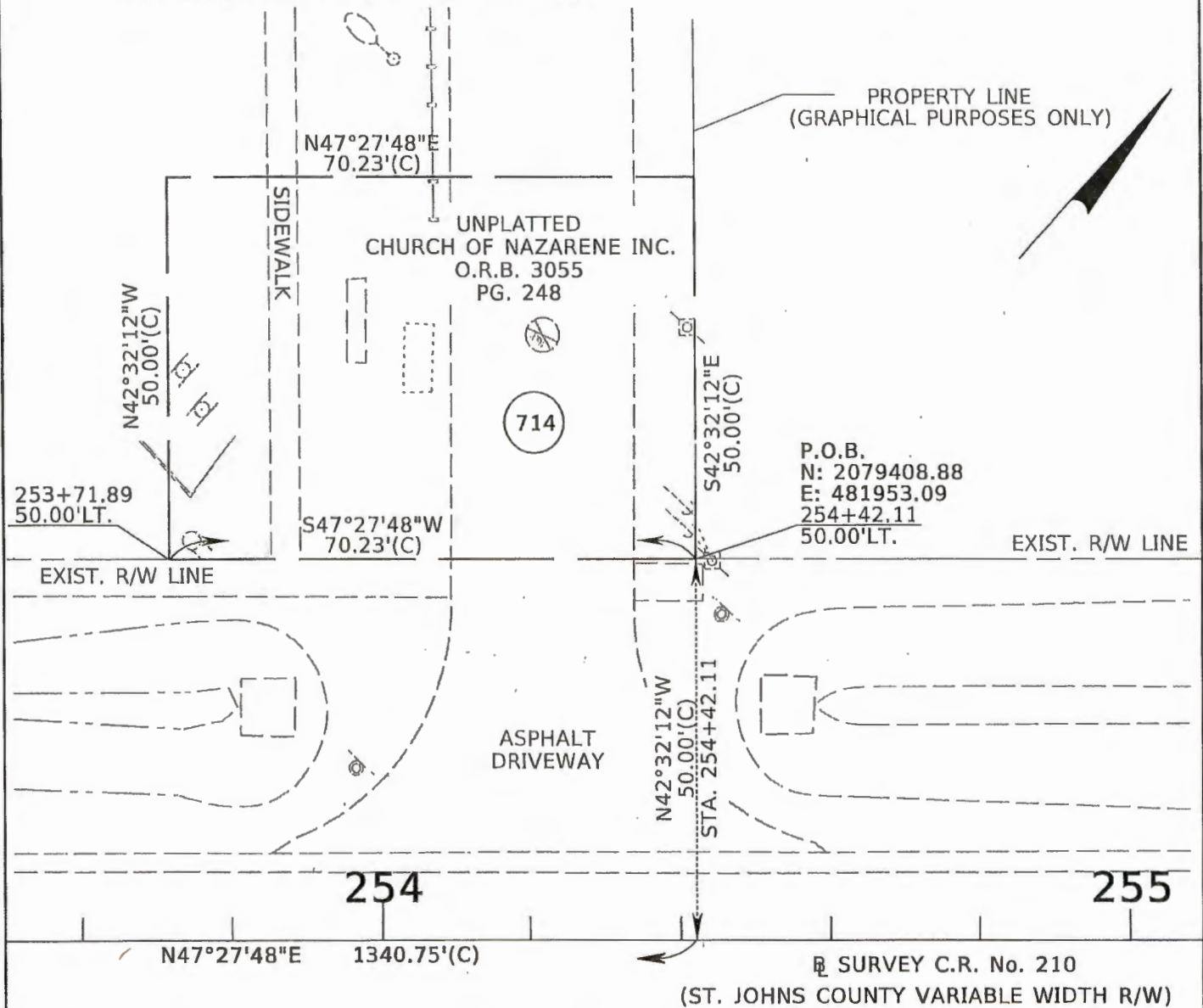
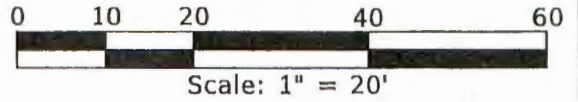
SKETCH OF DESCRIPTION
TEMPORARY CONSTRUCTION EASEMENT PARCEL 714

C.R. No. 210

ST. JOHNS COUNTY

				PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
	DRAWN	H.KNOEPFEL	04/26/2023		
	CHECKED	T.DESMOND	04/27/2023		
REVISION	BY	DATE			

PARCEL 714
SECTION 24,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



NOT A SURVEY DETAIL SHEET
SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

		SKETCH OF DESCRIPTION					
		TEMPORARY CONSTRUCTION EASEMENT PARCEL 714					
		C.R. No. 210		ST. JOHNS COUNTY			
		BY	DATE	PREPARED BY:		FIELD BOOK:	
DRAWN	H.KNOEPFEL	04/26/2023	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648		DATABASE No. 15-0523.000		
REVISION	BY	DATE	CHECKED	T.DESMOND	04/27/2023		

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 28th day of June, 2023, by and between STONE CREEK LANDING HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit whose address is 786 Blanding Blvd, Ste 118, Orange Park, Florida 32065, 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, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as CR210, including tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

See Exhibit "A", attached hereto and incorporated by reference and made a part hereof.

It is understood and agreed by the parties hereto that the rights granted herein will terminate when the project has been completed.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:
STONE CREEK LANDING HOMEOWNERS
ASSOCIATION, INC.

[Signature]
Witness
James Peck
Print Witness Name

By: [Signature]
Print Name and Title Alan Perry
Managing Agent

[Signature]
Witness
Benee Bach
Print Witness Name

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of June, 2023, by Alan Perry, title of Managing Agent STONE CREEK LANDING HOMEOWNERS ASSOCIATION, INC.

[Signature]
Notary Public
My Commission Expires: 1-21-27

Personally Known or Produced Identification
Type of Identification Produced



STACY L. SPOONER
Commission # HH 332926
Expires January 21, 2027

STATE ROAD 210

ST. JOHNS COUNTY

PARCEL No. 708

DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Stone Creek Circle, Per Plat Of Stone Creek Landing, As Recorded In Map Book 78, Pages 22-27, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4" x 4" Coricrete Monument With Metal Plate Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Final Date April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline, A Distance Of 1116.23 Feet; Thence North 04°03'51" West, A Distance Of 122.10 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road No. 210 And The Easterly Existing Right Of Way Line Of Stone Creek Circle (A Variable Width Private Right Of Way Per Plat Of Stone Creek Landing, As Recorded In Map Book 78, Pages 22-27, Of The Public Records Of St. Johns County, Florida); Thence North 04°03'51" West, Along Said Easterly Existing Right Of Way Line Of Stone Creek Circle, A Distance Of 17.10 Feet To The Point Of Beginning; Thence South 85°56'09" West, A Distance Of 80.00 Feet To The Westerly Existing Right Of Way Line Of Said Stone Creek Circle; Thence Along Said Westerly Existing Right Of Way Line Of Stone Creek Circle The Following Three courses: (1) North 04°03'51" West, 75.38 Feet, (2) North 12°51'23" East, 51.54 Feet, (3) North 04°03'51" West, 28.21 Feet; Thence North 85°56'09" East, A Distance Of 65.00 Feet; Thence South 04°03'51" East, A Distance Of 35.00 Feet To The Easterly Existing Right Of Way Line Of Said Stone Creek Circle; Thence South 04°03'51" East, Continuing Along Said Easterly Existing Right Of Way Line Of Stone Creek Circle, A Distance Of 117.90 Feet To The Point Of Beginning.

Containing 11,439 Square Feet, More Or Less.

I Hereby Certify That To The Best Of My Knowledge And Belief This Sketch Of Description Consisting Of Sheets 1 Through 8 Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Said Sketch Of Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers In Chapter 5J-17 Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

Brandon M Robbins
Digitally signed by Brandon M Robbins
Contact Info: DRMP Inc-(904) 641-0123
Date: 2023.05.08 15:27:31-04'00'

Brandon M. Robbins

Date

Florida Professional Surveyor And Mapper No. 6741
8001 Belfort Parkway, Suite 200
Jacksonville, Florida, 32256
(904) 641-0123



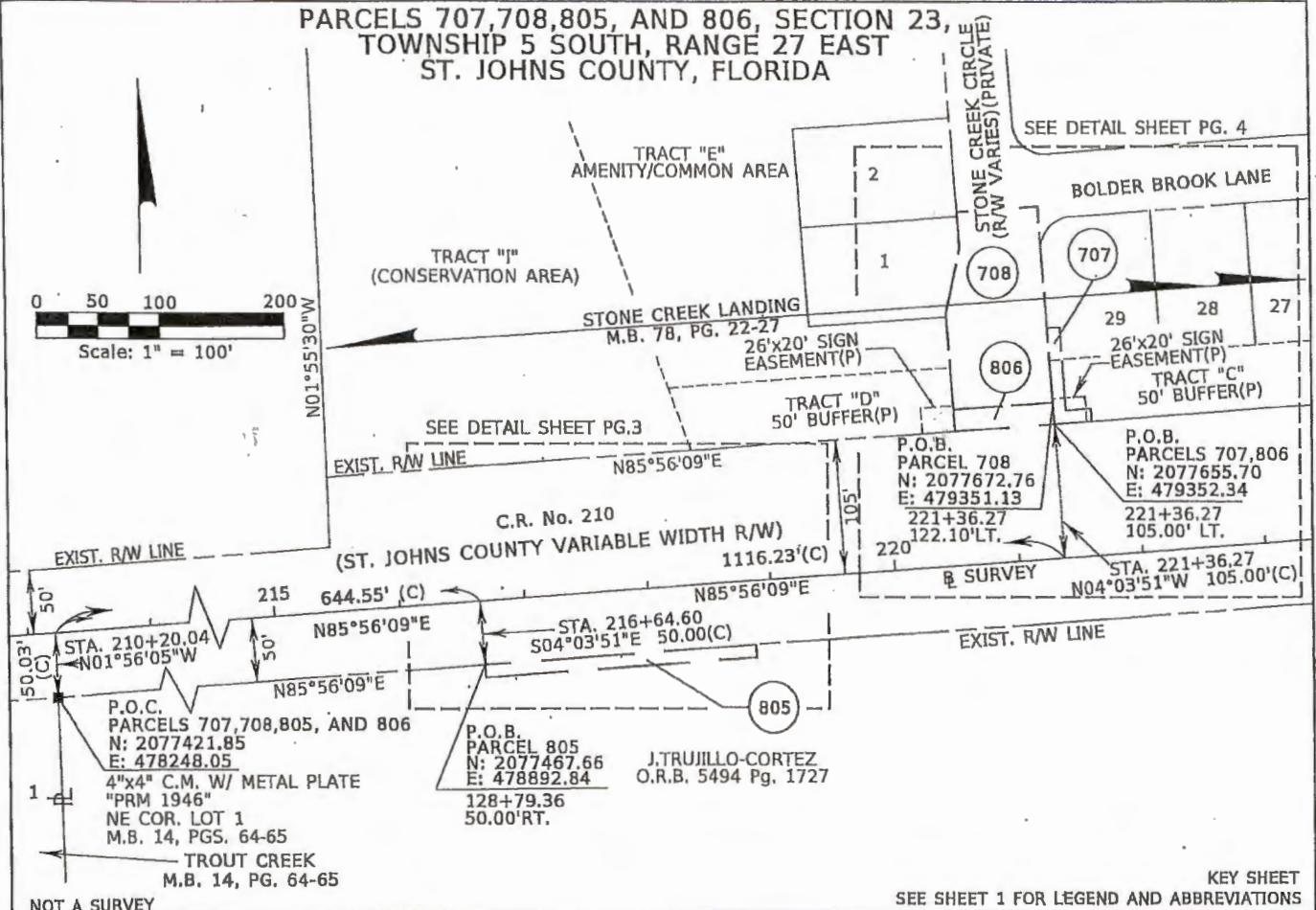
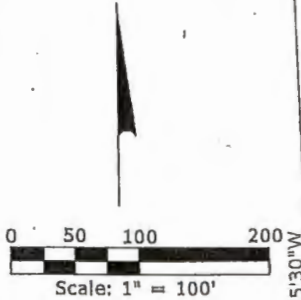
This Sketch Of Description And Copies Thereof Are Not Valid Without The Surveyor's Signature And Original Seal.

NOT A SURVEY

LEGAL DESCRIPTION & CERTIFICATION

				SKETCH OF DESCRIPTION PARCELS 707, 708, 805 AND 806	
		C.R. No. 210		ST. JOHNS COUNTY	
		BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
		DRAWN	H.KNOEPFEL	04/26/2023	
REVISION	BY	DATE	CHECKED	T. DESMOND	04/27/2023

PARCELS 707, 708, 805, AND 806, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



NOT A SURVEY

KEY SHEET
SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

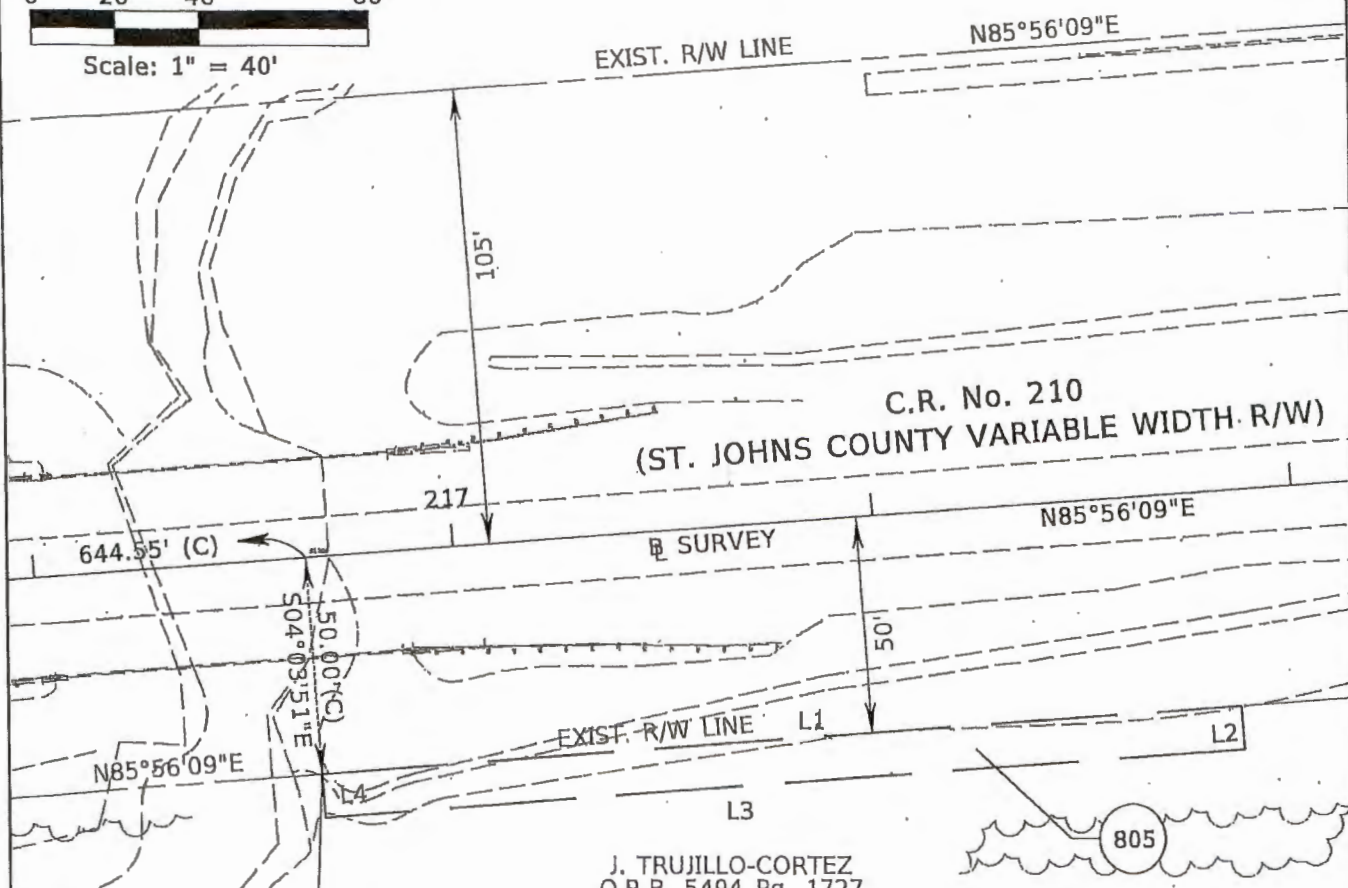
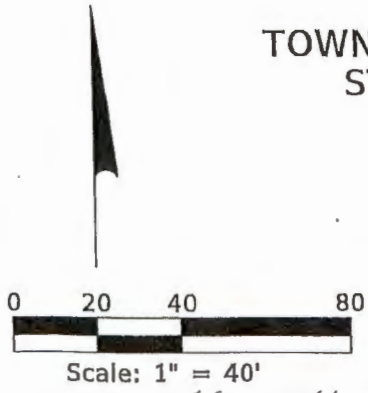
SKETCH OF DESCRIPTION
FOR PARCELS 707, 708,
805 AND 806

C.R. NO. 210				ST. JOHNS COUNTY	
REVISION	BY	DATE	CHECKED	DATE	DATE
			T. DESMOND	04/27/2023	

PREPARED BY: DRMP, INC.
8001 BELFORT PARKWAY, SUITE 200
JACKSONVILLE, FL 32256
1-804-841-3173 1-888-284-8

DATA SOURCE:
DATABASE No. 15-0523,000

PARCEL 805, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



J. TRUJILLO-CORTEZ
O.R.B. 5494 Pg. 1727

LINE	Direction	Distance
L1	N85°56'09"E	219.96'(C)
L2	S04°03'51"E	10.00'(C)
L3	S85°56'09"W	219.96'(C)
L4	N04°03'51"W	10.00'(C)

P.O.B.
PARCEL 805
N: 2077467.66
E: 478892.84
216+64.60
50.00'RT.

NOT A SURVEY

DETAIL SHEET
SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION
PARCELS 707, 708, 805 AND 806

C.R. No. 210

ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	BY	DATE	PREPARED BY:	FIELD BOOK:
						DAMP, INC. 8003 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATABASE No. 15-0523.000
			DRAWN	H.KNOEPFEL	04/26/2023		
			CHECKED	T. DESMOND	04/27/2023		

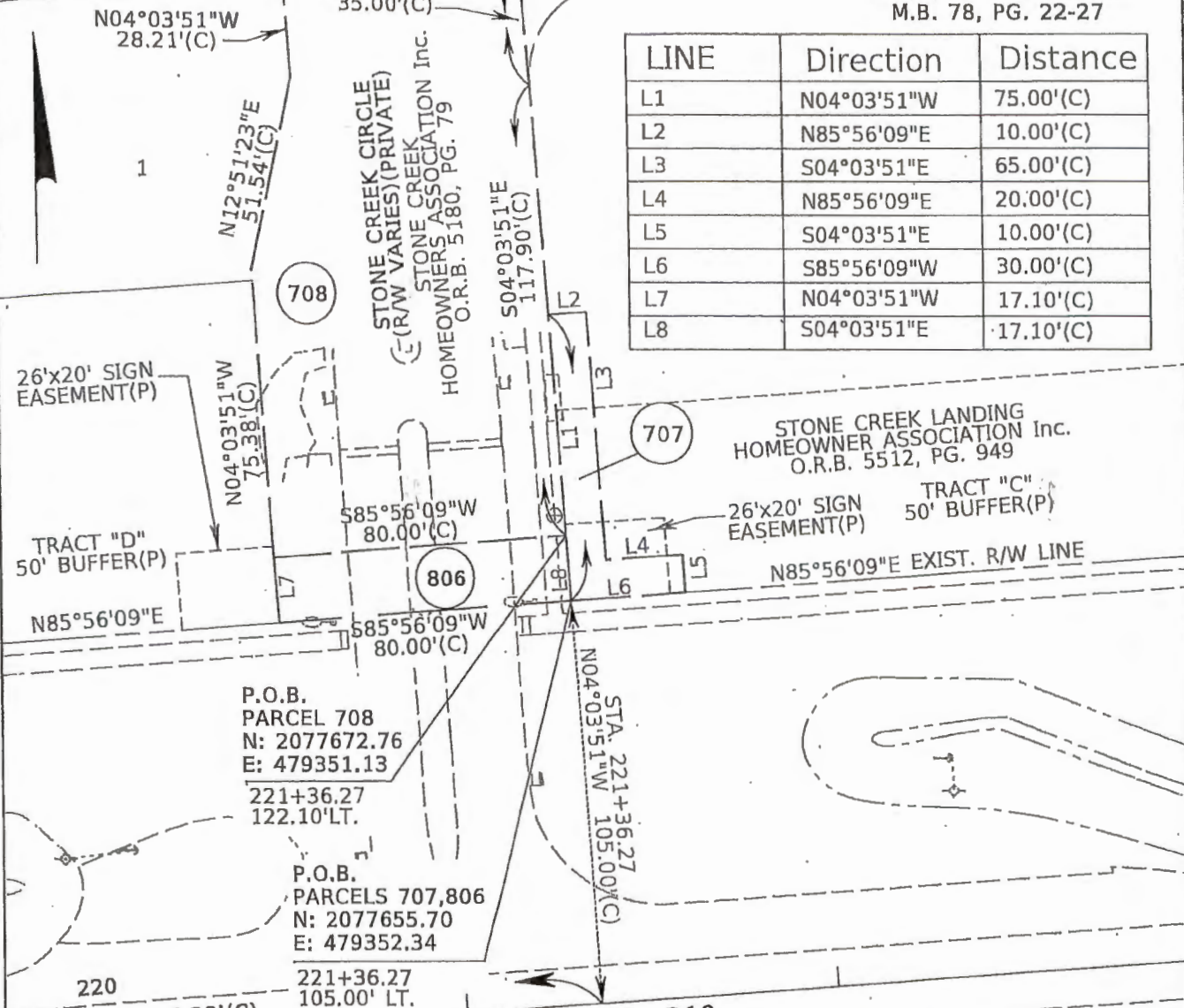
**PARCELS 707, 708, AND 806, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA**

2
STONE CREEK LANDING
M.B. 78, PG. 22-27

BOLDER BROOK LANE
EXIST. R/W LINE

STONE CREEK LANDING
M.B. 78, PG. 22-27

LINE	Direction	Distance
L1	N04°03'51"W	75.00'(C)
L2	N85°56'09"E	10.00'(C)
L3	S04°03'51"E	65.00'(C)
L4	N85°56'09"E	20.00'(C)
L5	S04°03'51"E	10.00'(C)
L6	S85°56'09"W	30.00'(C)
L7	N04°03'51"W	17.10'(C)
L8	S04°03'51"E	17.10'(C)

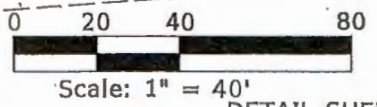


P.O.B.
PARCEL 708
N: 2077672.76
E: 479351.13
221+36.27
122.10' LT.

P.O.B.
PARCELS 707, 806
N: 2077655.70
E: 479352.34
221+36.27
105.00' LT.

220
1116.23'(C)
SURVEY

N85°56'09"E
C.R. No. 210
(ST. JOHNS COUNTY
VARIABLE WIDTH R/W)



NOT A SURVEY

DETAIL SHEET
SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION PARCELS 707, 708, 805 AND 806

C.R. No. 210

ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	DATE	PREPARED BY:	FIELD BOOK:
					DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATABASE No. 15-0523.000
	DRAWN	H.KNOEPFEL	04/26/2023			
	CHECKED	T. DESMOND	04/27/2023			

DESCRIPTION

PARCEL No. 707

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Tract "C" Per Plat Of Stone Creek Landing, As Recorded In Map Book 78, Pages 22-27, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4" x 4" Concrete Monument With Metal Plate Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline, A Distance Of 1116.23 Feet; Thence North 04°03'51" West, A Distance Of 105.00 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road No. 210 And The Easterly Existing Right Of Way Line Of Stone Creek Circle (A Variable Width Right Of Way Per Plat Of Stone Creek Landing, As Recorded In Map Book 78, Pages 22-27, Of The Public Records Of St. Johns County, Florida) For The Point Of Beginning; Thence North 04°03'51" West, Along Said Easterly Existing Right Of Way Line Of Stone Creek Circle, A Distance Of 75.00 Feet; Thence Along The Following Four Courses: (1) North 85°56'09" East, 10.00 Feet, (2) South 04°03'51" East, 65.00 Feet, (3) North 85°56'09" East, 20.00 Feet, (4) South 04°03'51" East, A Distance Of 10.00 Feet To The Northerly Existing Right Of Way Line Of Said County Road No. 210; Thence South 85°56'09" West, Along Said Northerly Existing Right Of Way Line Of Said County Road No. 210, A Distance Of 30.00 Feet To The Point Of Beginning.

Containing 950 Square Feet, More Or Less.

NOT A SURVEY

LEGAL DESCRIPTION

SKETCH OF DESCRIPTION
PARCELS 707, 708, 805 AND 806

C.R. No. 210

ST. JOHNS COUNTY

		BY		DATE		PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-3123 1.8#2648		FIELD BOOK: DATABASE No. 15-0523.000	
DRAWN		H.KNOEPFEL		04/23/2023					
CHECKED		T. DESMOND		04/21/2023					
REVISION	BY	DATE							

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this ____ day of _____, 2023, by and between **SOUTH HAMPTON ASSOCIATION, INC**, whose address is 11555 Central Parkway, Ste 801, Jacksonville, Florida 32224 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, grantee.

WITNESSETH, that for and in consideration of the sum of \$10.00 and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains and releases to the grantee, a Temporary Construction Easement to enter upon and use the grantor's property for the purpose of reconstruction of a roadway known as CR210, including the median, tying-in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the real property located in St. Johns County, Florida, described as follows:

See Exhibit "A", attached hereto and incorporated by reference and made a part hereof.

It is understood and agreed by the parties hereto that the rights granted herein will when the project is completed. The property will be put back to its original condition when the project is complete.

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

Signed, sealed and delivered in
Our presence as Witnesses:

GRANTOR:
SOUTH HAMPTON ASSOCIATION, INC.

Witness

By: _____

Print Witness Name

Print Name and Title _____

Witness

Print Witness Name

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2023, by _____ title _____ of **SOUTH HAMPTON ASSOCIATION, INC.**

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

DESCRIPTION

PARCEL No. 710

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Tract "O", Per Plat Of South Hampton, Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped "Bassett LB6628", Marking The Northwestern Corner Of Tract "U", Per Plat Of South Hampton Unit Three, As Recorded In Map Book 44, Pages 7-24, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 02°12'43" West, A Distance Of 54.26 Feet To The Baseline Of Survey Of Said County Road No. 210 And To A Curve To The Left Having A Radius Of 477.45 Feet; Thence Along Said Baseline Of Survey Of County Road No. 210 And Along The Arc Of Said Curve, Through An Angle Of 16°14'08", An Arc Length Of 135.29 Feet, And A Chord Bearing And Distance Of North 55°34'52" East, 134.84 Feet; Thence North 47°27'48" East, Along Said Baseline Of Survey Of County Road No. 210, A Distance Of 378.02 Feet; Thence South 42°32'12" East, A Distance Of 100.00 Feet To The Southerly Existing Right Of Way Line Of Said County Road No. 210 And The Point Of Beginning; Thence North 47°27'48" East, Along Said Southerly Existing Right Of Way Line Of County Road No. 210, A Distance Of 10.02 Feet, To The Intersection With The Westerly Existing Right Of Way Line Of South Hampton Club Way (A 100.00 Foot Right Of Way Per Plat Of South Hampton, Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida) And A Curve To The Right Having A Radius Of 330.00 Feet; Thence Along Said Westerly Existing Right Of Way Line Of South Hampton Club Way And Along The Arc Of Said Curve, Through An Angle Of 08°46'20", An Arc Length Of 50.52 Feet, And A Chord Bearing And Distance Of South 34°40'25" East, A Distance Of 50.47 Feet; Thence South 47°27'48" West, A Distance Of 10.24 Feet To A Curve To The Left Having A Radius Of 320.00 Feet, Thence Along The Arc Of Said Curve Through An Angle Of 09°03'08", And Arc Length Of 50.56 Feet, And A Chord Bearing And Distance Of North 34°25'38" West, A Distance Of 50.51 Feet To The Point Of Beginning.

Containing 505 Square Feet, More Or Less.

NOT A FIELD SURVEY

LEGAL DESCRIPTION

		SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709,710,711,712, & 713	
		C.R. No. 210 ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648
	DRAWN	B.ROBBINS	04/27/2023
	CHECKED	T.DESMOND	05/01/2023
REVISION	BY	DATE	FIELD BOOK: DATABASE No. 15-0523.000

DESCRIPTION

PARCEL No. 711

TEMPORARY CONSTRUCTION EASEMENT

All Of Tract "S-1", Per Plat Of South Hampton Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped "Bassett LB6628", Marking The Northwestern Corner Of Tract "U", Per Plat Of South Hampton Unit Three, As Recorded In Map Book 44, Pages 7-24, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 02°12'43" West, A Distance Of 54.26 Feet To The Baseline Of Survey Of Said County Road No. 210 And To A Curve To The Left Having A Radius Of 477.45 Feet; Thence Along Said Baseline Of Survey Of County Road No. 210 And Along The Arc Of Said Curve, Through An Angle Of 16°14'08", An Arc Length Of 135.29 Feet, And A Chord Bearing And Distance Of North 55°34'52" East, 134.84 Feet; Thence North 47°27'48" East, Along Said Baseline Of Survey Of County Road No. 210, A Distance Of 421.02 Feet; Thence South 42°32'12" East, A Distance Of 50.00 Feet To The Northwestern Corner Of Tract "S-1" Per Plat Of South Hampton Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida And The Point Of Beginning; Thence North 47°27'48" East, A Distance Of 15.75 Feet To A Curve To The Right Having Radius Of 48.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 07°06'16", An Arc Length Of 6.01 Feet And A Chord Bearing And Distance Of South 46°02'01" East, 6.01 Feet; Thence South 42°28'49" East, A Distance Of 24.00 Feet To A Curve To The Right Having A Radius Of 378.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 18°21'53", An Arc Length 121.32 Feet, And A Chord Bearing And Distance Of South 33°17'53" East, 120.80 Feet To A Curve To The Right Having A Radius Of 3.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 147°28'47", An Arc Length Of 9.01 Feet, And A Chord Bearing And Distance Of South 49°29'24" West, 6.72 Feet To A Curve To The Right Having A Radius Of 73.50 Feet; Thence Along The Arc Of Said Curve Through An Angle Of 27°47'50", An Arc Length Of 35.66 Feet, And A Chord Bearing And Distance Of North 43°00'25" West, 35.31 Feet To A Curve To The Left Having A Radius Of 362.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 13°22'05", An Arc Length Of 84.46 Feet, And A Chord Bearing And Distance North 35°47'41" West, 84.27 Feet; Thence North 42°28'49" West, A Distance Of 24.00 Feet To A Curve To The Right Having A Radius Of 48.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 07°06'19", An Arc Length 6.01 Feet And A Chord Bearing And Distance Of North 38°49'02" West, 6.01 Feet To The Point Of Beginning.

Containing 2,381 Square Feet, More Or Less.

NOT A FIELD SURVEY

LEGAL DESCRIPTION

		SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709,710,711,712, & 713	
		C.R. No. 210	
		ST. JOHNS COUNTY	
		BY	DATE
		B.ROBBINS	04/27/2023
		CHECKED	T.DESMOND 05/01/2023
REVISION	BY	DATE	

PREPARED BY: DRIAP, INC.
8001 HELFORT PARKWAY, SUITE 200
JACKSONVILLE, FL 32256
1-904-641-0123 LB#264B

FIELD BOOK:
DATABASE No. 15-0523.000

DESCRIPTION

PARCEL No. 712

TEMPORARY CONSTRUCTION EASEMENT

A Part Of Tract "A", Per Plat Of South Hampton, Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"x4" Concrete Monument Stamped "Bassett LB6628", Marking The Northwestern Corner Of Tract "U", Per Plat Of South Hampton Unit Three, As Recorded In Map Book 44, Pages 7-24, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 02°12'43" West, A Distance Of 54.26 Feet To The Baseline Of Survey Of Said County Road No. 210 And To A Curve To The Left Having A Radius Of 477.45 Feet; Thence Along Said Baseline Of Survey Of County Road No. 210 And Along The Arc Of Said Curve, Through An Angle Of 16°14'08", An Arc Length Of 135.29 Feet, And A Chord Bearing And Distance Of North 55°34'52" East, 134.84 Feet; Thence North 47°27'48" East, Along Said Baseline Of Survey Of County Road No. 210, A Distance Of 498.19 Feet; Thence South 42°32'12" East, A Distance Of 100.00 Feet To The Southerly Existing Right Of Way Line Of Said County Road No. 210 And To A Curve To The Right Having A Radius Of 440.00 Feet, For The Point Of Beginning; Thence Along The Arc Of Said Curve, Through An Angle Of 06°32'56", An Arc Length Of 50.29 Feet And A Chord Bearing And Distance Of South 36°39'25" East, 50.26 Feet; Thence South 47°27'48" West, A Distance Of 10.13 Feet To The Easterly Existing Right Of Way Line Of South Hampton Club Way (A 100.00 Foot Right Of Way Per Plat Of South Hampton, Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida) And To A Curve To The Left Having A Radius Of 430.00 Feet; Thence Along Said Easterly Existing Right Of Way Line Of South Hampton Club Way And Along The Arc Of Said Curve, Through An Angle Of 06°42'11", And Arc Length Of 50.31 Feet And A Chord Bearing And Distance Of North 36°31'10" West, 50.28 Feet To The Intersection With The Southerly Existing Right Of Way Line Of Said County Road No. 210; Thence North 47°27'48" East, Along Said Southerly Existing Right Of Way Line Of County Road No. 210, A Distance Of 10.01 Feet To The Point Of Beginning.

Containing 503 Square Feet, More Or Less.

NOT A FIELD SURVEY

LEGAL DESCRIPTION

SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709,710,711,712, & 713

C.R. No. 210

ST. JOHNS COUNTY

DRAWN		B.ROBBINS	04/27/2023	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK:
CHECKED		T.DESMOND	05/01/2023		DATABASE No. 15-0523.000
REVISION	BY	DATE			

COUNTY ROAD No.210

ST. JOHNS COUNTY

PARCEL No. 713

DESCRIPTION

TEMPORARY CONSTRUCTION EASEMENT

All Of Tract "S-2", Per Plat Of South Hampton Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4"X4" Concrete Monument Stamped "Bassett LB6628", Marking The Northwestern Corner Of Tract "U", Per Plat Of South Hampton Unit Three, As Recorded In Map Book 44, Pages 7-24, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A Variable Width Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Dated April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 02°12'43" West, A Distance Of 54.26 Feet To The Baseline Of Survey Of Said County Road No. 210 And To A Curve To The Left Having A Radius Of 477.45 Feet; Thence Along Said Baseline Of Survey Of County Road No. 210 And Along The Arc Of Said Curve, Through An Angle Of 16°14'08", An Arc Length Of 135.29 Feet, And A Chord Bearing And Distance Of North 55°34'52" East, 134.84 Feet; Thence North 47°27'48" East, Along Said Baseline Of Survey Of County Road No. 210, A Distance Of 438.65 Feet To The Intersection With The Base Line Of Survey Of South Hampton Club Way (A 100.00 Foot Right Of Way Per Plat Of South Hampton, Unit Two-B, As Recorded In Map Book 40, Pages 89-100, Of The Public Records Of St. Johns County, Florida); Thence South 42°32'12" East, Along Said Baseline Of Survey Of South Hampton Club Way, A Distance Of 80.00 Feet To A Curve To The Right Having A Radius Of 380.00 Feet; Thence Along Said Baseline Of Survey Of South Hampton Club Way And Along The Arc Of Said Curve, Through An Angle Of 15°04'40", An Arc Length Of 285.29 Feet And A Chord Bearing And Distance Of South 21°01'45" East, 278.63 Feet; Thence South 00°28'42" West, A Distance Of 20.22 Feet To A Curve To The Left Having A Radius Of 800.00 Feet; Thence Along Said Baseline Of Survey Of South Hampton Club Way And Along The Arc Of Said Curve, Through An Angle Of 05°38'58", An Arc Length Of 78.88 Feet, And A Chord Bearing And Distance Of South 02°20'47" East, 78.85 Feet To The Point Of Beginning; Thence North 09°15'50" West, A Distance Of 160.69 Feet To A Curve To The Right Having A Radius Of 181.00 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°37'59", An Arc Length Of 2.00 Feet, And A Chord Bearing And Distance Of North 09°25'19" West, 2.00 Feet To A Curve To The Right Having A Radius Of 73.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 42°43'08", An Arc Length Of 54.80 Feet, And A Chord Bearing And Distance Of North 11°46'53" East, 53.54 Feet To A Curve To The Right Having A Radius Of 3.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 130°13'37", An Arc Length Of 7.96 Feet, And A Chord Bearing And Distance Of South 81°44'35" East, 6.35 Feet To A Curve To The Right Having A Radius Of 390.50 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 16°51'33", An Arc Length Of 114.90 Feet, And A Chord Bearing And Distance Of South 08°11'57" East, 114.49 Feet; Thence South 00°13'39" West, A Distance Of 98.20 Feet To A Curve To The Right Having A Radius Of 3.50 Feet; Thence Along The Arc Of Said Curve, Through A Central Angle Of 171°20'08", An Arc Length Of 10.47 Feet, And A Chord Bearing And Distance Of South 85°29'00" West, 6.98 Feet To The Point Of Beginning.

Containing 4,320 Square Feet, More Or Less.

NOT A FIELD SURVEY

LEGAL DESCRIPTION

SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709,710,711,712, & 713

C.R. No. 210

ST. JOHNS COUNTY

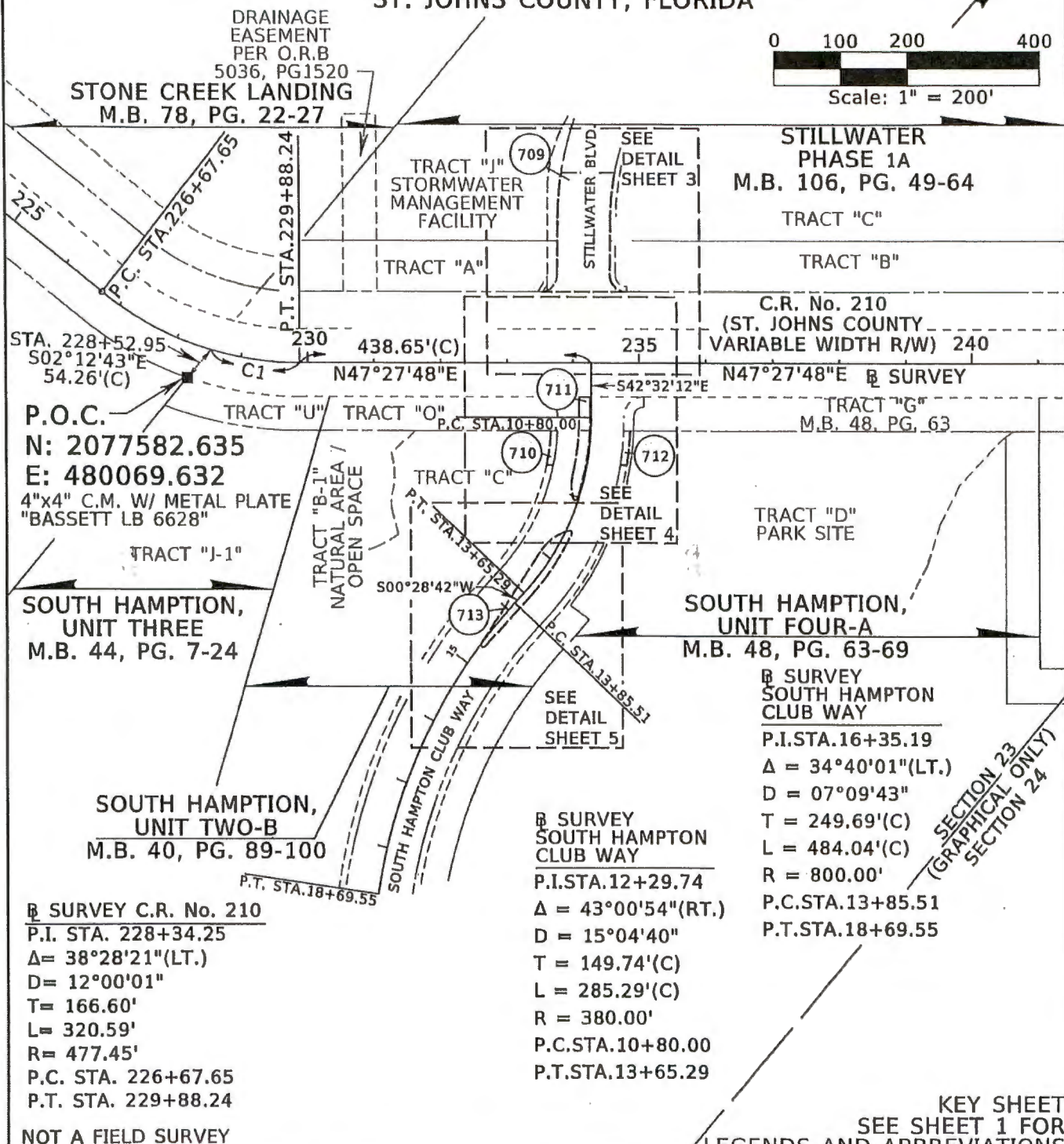
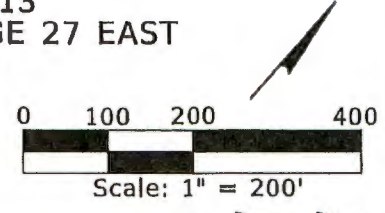
BY	DATE
B.ROBBINS	04/27/2023
T.DESMOND	05/01/2023

PREPARED BY: DRMP, INC
8001 BELFORT PARKWAY, SUITE 200
JACKSONVILLE, FL 32256
1-904-641-0123 LB#2648

FIELD BOOK:
DATABASE No. 15-0523.000

REVISION	BY	DATE	CHECKED	DATE

PARCELS 709,710,711,712, & 713
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.C.
N: 2077582.635
E: 480069.632
 4"x4" C.M. W/ METAL PLATE
 "BASSETT LB 6628"

SOUTH HAMPTON,
UNIT THREE
M.B. 44, PG. 7-24

SOUTH HAMPTON,
UNIT TWO-B
M.B. 40, PG. 89-100

SOUTH HAMPTON,
UNIT FOUR-A
M.B. 48, PG. 63-69

B SURVEY
SOUTH HAMPTON
CLUB WAY
 P.I.STA.16+35.19
 $\Delta = 34^{\circ}40'01''$ (LT.)
 $D = 07^{\circ}09'43''$
 $T = 249.69'$ (C)
 $L = 484.04'$ (C)
 $R = 800.00'$
 P.C.STA.13+85.51
 P.T.STA.18+69.55

B SURVEY
SOUTH HAMPTON
CLUB WAY
 P.I.STA.12+29.74
 $\Delta = 43^{\circ}00'54''$ (RT.)
 $D = 15^{\circ}04'40''$
 $T = 149.74'$ (C)
 $L = 285.29'$ (C)
 $R = 380.00'$
 P.C.STA.10+80.00
 P.T.STA.13+65.29

B SURVEY C.R. No. 210
 P.I. STA. 228+34.25
 $\Delta = 38^{\circ}28'21''$ (LT.)
 $D = 12^{\circ}00'01''$
 $T = 166.60'$
 $L = 320.59'$
 $R = 477.45'$
 P.C. STA. 226+67.65
 P.T. STA. 229+88.24

NOT A FIELD SURVEY

SECTION 23
(GRAPHICAL ONLY)
SECTION 24

KEY SHEET
SEE SHEET 1 FOR
LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION
EASEMENT - PARCELS 709,710,711,712, & 713

		C.R. No. 210		ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY:	DRIP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LR#2648	FIELD BOOK: DATABASE No. 15-0523.000
	DRAWN	B.ROBBINS	04/26/2023		
REVISION	BY	DATE	CHECKED	T.DESMOND	05/01/2023

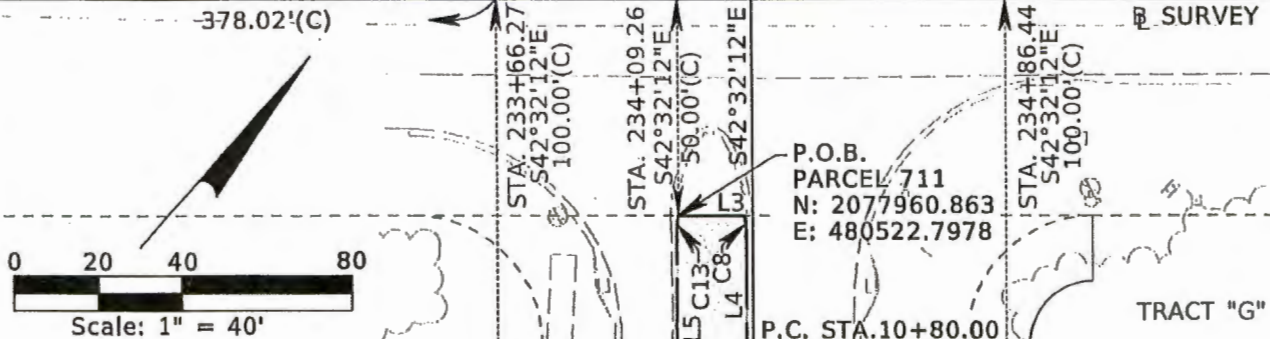
PARCELS 710, 711, 712, & 713
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

P.O.T. STA. 234+26.89
 SURVEY C.R. No. 210
 P.I. STA. 10+00.00
 SURVEY SOUTH HAMPTON CLUB WAY

SEE DETAIL SHEET 3

C.R. No. 210
 (ST. JOHNS COUNTY VARIABLE WIDTH R/W)

TO P.T. STA. 229+88.24 N47°27'48"E 498.19'(C)
 421.02'(C) 235



EXIST. R/W LINE
O.R.B. 4690, PG. 962

P.O.B. PARCEL 710
 N: 2077894.953
 E: 480524.920

P.O.B. PARCEL 711
 N: 2077960.863
 E: 480522.7978

EXIST. R/W LINE
O.R.B. 4690, PG. 962

P.O.B. PARCEL 712
 N: 2077976.196
 E: 480613.467

10' FLORIDA POWER & LIGHT EASEMENT

10' FLORIDA POWER & LIGHT EASEMENT

SOUTH HAMPTON, UNIT TWO-B

SOUTH HAMPTON, UNIT FOUR-A
 M.B. 48, PG. 63-69

SURVEY SOUTH HAMPTON CLUB WAY
 P.I. STA. 12+29.74
 $\Delta = 43^\circ 00' 54''$ (RT.)
 $D = 15^\circ 04' 40''$
 $T = 149.74'$ (C)
 $L = 285.29'$ (C)
 $R = 380.00'$
 P.C. STA. 10+80.00
 P.T. STA. 13+65.29

DETAIL SHEET SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

NOT A FIELD SURVEY

SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709, 710, 711, 712, & 713

C.R. No. 210 ST. JOHNS COUNTY

PREPARED BY:	DRIAP, INC. 801 HELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK:	DATABASE No. 15-0523.000
DRAWN	B. ROBBINS	DATE	04/26/2023
CHECKED	T. DESMOND	DATE	05/01/2023

REVISION BY DATE

PARCEL 713
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

SEE DETAIL SHEET 4

B SURVEY
 SOUTH HAMPTON CLUB WAY
 CURVE C16

P.I.STA.12+29.74
 $\Delta = 43^{\circ}00'54''$ (RT.)
 $D = 15^{\circ}04'40''$
 $T = 149.74'$ (C)
 $L = 285.29'$ (C)
 $R = 380.00'$
 P.C.STA.10+80.00
 P.T.STA.13+65.29

10' FLORIDA POWER & LIGHT EASEMENT

TRACT "C"

P.T. STA. 13+65.29

160.69'(C)

TRACT "S-2"

SOUTH HAMPTON CLUB WAY (PUBLIC, COUNTY R/W)

10' FLORIDA POWER & LIGHT EASEMENT

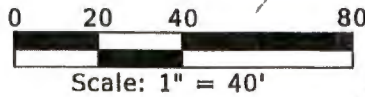
SOUTH HAMPTON, UNIT FOUR-A
 M.B. 48, PG. 63-69

TRACT "D" PARK SITE

L8
 $500^{\circ}28'42''$ W
 20.22'(C)

SOUTH HAMPTON, UNIT TWO-B
 M.B. 40, PG. 89-100

P.O.B. PARCEL 713
 N: 2077591.598
 E: 480659.116
 STA. 14+64.39
 0.00'



CURVE DATA

CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C17	$05^{\circ}38'58''$ (LT.)	800.00'	78.88'(C)	78.85'(C)	$S02^{\circ}20'47''$ E
C18	$00^{\circ}37'59''$ (RT.)	181.00'	2.00'(C)	2.00'(C)	$N09^{\circ}25'19''$ W
C19	$42^{\circ}43'08''$ (RT.)	73.50'	54.80'(C)	53.54'(C)	$N11^{\circ}46'53''$ E
C20	$130^{\circ}13'37''$ (RT.)	3.50'	7.96'(C)	6.35'(C)	$S81^{\circ}44'35''$ E
C21	$16^{\circ}51'33''$ (RT.)	390.50'	114.90'(C)	114.49'(C)	$S08^{\circ}11'57''$ E
C22	$171^{\circ}20'08''$ (RT.)	3.50'	10.47'(C)	6.98'(C)	$S85^{\circ}29'00''$ W

B SURVEY
 SOUTH HAMPTON CLUB WAY
 P.I.STA.16+35.19
 $\Delta = 34^{\circ}40'01''$ (LT.)
 $D = 07^{\circ}09'43''$
 $T = 249.69'$ (C)
 $L = 484.04'$ (C)
 $R = 800.00'$
 P.C.STA.13+85.51
 P.T.STA.18+69.55

DETAIL SHEET
 SEE SHEET 1 FOR
 LEGENDS AND ABBREVIATIONS

NOT A FIELD SURVEY

**SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION
 EASEMENT - PARCELS 709,710,711,712, & 713**

C.R. No. 210

ST. JOHNS COUNTY

DRAWN		B.ROBBINS	04/26/2023	PREPARED BY: DRIP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	FIELD BOOK: DATABASE No. 15-0523.000
CHECKED		T.DESMOND	05/01/2023		

REVISION BY DATE

SKETCH OF DESCRIPTION
FOR PARCELS 709,710,711,712, & 713
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA

LINE DATA		
LINE	BEARING	DISTANCE
L1	N47°27'48"E	10.02'(C)
L2	S47°27'48"W	10.24'(C)
L3	N47°27'48"E	15.75'(C)
L4	S42°28'49"E	24.00'(C)
L5	N42°28'49"W	24.00'(C)
L6	S47°27'48"W	10.13'(C)
L7	N47°27'48"E	10.01'(C)
L8	S00°28'42"W	20.22'(C)

CURVE DATA					
CURVE	Δ	RADIUS	LENGTH	CHORD DISTANCE	CHORD BEARING
C1	16°14'08"(LT.)	477.45'	135.29'(C)	134.84'(C)	N55°34'52"E
C2	88°58'57"(LT.)	25.00'	38.83'(C)	35.04'(C)	N02°58'19"E
C3	08°08'18"(RT.)	439.99'	62.50'(C)	62.44'(C)	N37°27'00"W
C4	10°11'48"(LT.)	360.00'	64.07'(C)	63.98'(C)	S36°25'15"E
C5	91°01'24"(LT.)	25.00'	39.72'(C)	35.67'(C)	S87°01'26"E
C6	08°46'20" (RT.)	330.00'	50.52'(C)	50.47'(C)	S34°40'25"E
C7	09°03'08"(LT.)	320.00'	50.56'(C)	50.51'(C)	N34°25'38"W
C8	07°06'16"(RT.)	48.50'	6.01'(C)	6.01'(C)	S46°02'01"E
C9	18°21'53"(RT.)	378.50'	121.32'(C)	120.80'(C)	S33°17'53"E
C10	147°28'47"(RT.)	3.50'	9.01'(C)	6.72'(C)	S49°29'24"W
C11	27°47'50"(RT.)	73.50'	35.66'(C)	35.31'(C)	N43°00'25"W
C12	13°22'05"(LT.)	362.00'	84.46'(C)	84.27'(C)	N35°47'41"W
C13	07°06'19"(LT.)	48.50'	6.01'(C)	6.01'(C)	N38°49'02"W
C14	06°32'56"(RT.)	440.00'	50.29'(C)	50.26'(C)	S36°39'25"E
C15	06°42'11"(LT.)	430.00'	50.31'(C)	50.28'(C)	N36°31'10"W

NOT A FIELD SURVEY

DATA SHEET

			SKETCH OF DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT - PARCELS 709,710,711,712, & 713		
			C.R. No. 210		
			ST. JOHNS COUNTY		
		BY	DATE	PREPARED BY:	FIELD BOOK:
		DRAWN	B.ROBBINS	04/26/2023	DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648
		CHECKED	T.DESMOND	05/01/2023	DATABASE No. 15-0523.000
REVISION	BY	DATE			

EXHIBIT "B" TO RESOLUTION

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

GRANT OF EASEMENT

THIS EASEMENT executed and given this 25th day of June, 2023, by STONE CREEK LANDING HOMEOWNERS ASSOCIATION, INC., a Florida corporation not-for-profit, whose address is 786 Blanding Blvd., Ste 118, Orange Park, Florida 32065, hereinafter called the "Grantor", to 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 the "Grantee".

WITNESSETH:

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, said Grantor hereby gives, grants, dedicates and conveys to the Grantee, its successors and assigns forever, an unobstructed right-of-way and non-exclusive permanent easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground, drainage facilities and utilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

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

TOGETHER with the right to said Grantee its successors and assigns, of ingress and egress, to and over the above described property, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officers as of the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

(sign) James Peek
(print) James Peek

(sign) Renee Bach
(print) Renee Bach

Grantor:
Stone Creek Landing Homeowners Association Inc.

By [Signature]
Print Name & Title Alan Perry
Managing Agent

STATE OF Florida
COUNTY OF Clay

The foregoing instrument was acknowledged before me means of physical presence or online notarization this 28 day of June 2023, by Stone Creek who is personally know to me or has produced a _____ as identification.

Stacy L Spooner
Notary Public
My Commission expires: 1-21-27



STACY L. SPOONER
Commission # HH 332926
Expires January 21, 2027

DESCRIPTION

PARCEL No. 806

PERPETUAL EASEMENT

A Part Of Stone Creek Circle, Per Plat Of Stone Creek Landing, As Recorded In Map Book 78, Pages 22-27, Of The Public Records Of St. Johns County, Florida, Lying In Section 23, Township 5 South, Range 27 East, St. Johns County Florida, Being More Particularly Described As Follows:

Commence At 4" x 4" Concrete Monument With Metal Plate Stamped PRM 1946, Marking The Northeast Corner Of Lot 1, Per Plat Of Trout Creek, As Recorded In Map Book 14, Pages 64 And 65, Of The Public Records Of St. Johns County, Florida, Being On The Southerly Existing Right Of Way Line Of County Road No. 210 (A 100 Foot Right Of Way, Per St. Johns County Control Survey "County Road No. 210 St. Johns County, Florida", Final Date April 13, 2020 On File In The St. Johns County Surveying And Mapping Department); Thence North 01°56'05" West, A Distance Of 50.03 Feet To The Baseline Of Survey Of Said County Road No. 210; Thence North 85°56'09" East, Along Said Baseline, A Distance Of 1116.23 Feet; Thence North 04°03'51" West, A Distance Of 105.00 Feet To The Intersection With The Northerly Existing Right Of Way Line Of Said County Road No. 210 And The Easterly Existing Right Of Way Line Of Stone Creek Circle (A Variable Width Private Right Of Way Per Said Plat Of Stone Creek Landing) For The Point Of Beginning; Thence South 85°56'09" West, A Long Said Northerly Existing Right Of Way Line Of County Road No. 210, A Distance Of 80.00 Feet To The Intersection With The Westerly Existing Right Of Way Line Of Said Stone Creek Circle; Thence North 04°03'51" West, Along Said Westerly Existing Right Of Way Line Of Stone Creek Circle, A Distance Of 17.10 Feet; Thence North 85°56'09" East, A Distance Of 80.00 Feet To The Easterly Existing Right Of Way Line Of Stone Creek Circle; Thence South 04°03'51" East, Along Said Easterly Existing Right Of Way Line Of Stone Creek Circle, A Distance Of 17.10 Feet To The Point Of Beginning.

Containing 1,368 Square Feet, More Or Less.








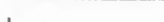

NOT A SURVEY

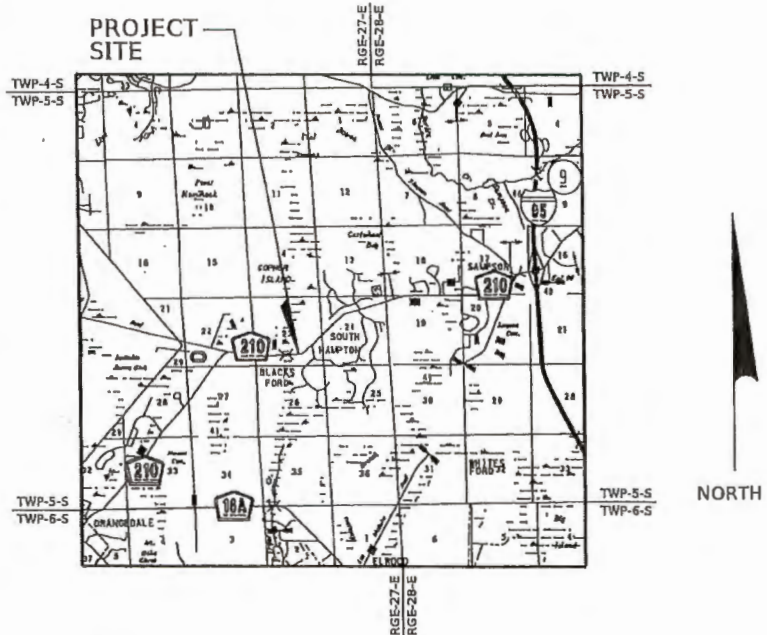
LEGAL DESCRIPTION

		SKETCH OF DESCRIPTION PARCELS 707, 708, 805 AND 806	
		C.R. No. 210 ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648
	DRAWN	H.KNOEPFEL 04/26/2023	FIELD BOOK: DATABASE No. 15-0523.000
REVISION	BY	DATE	CHECKED T. DESMOND 04/27/2023

**SKETCH OF DESCRIPTION
FOR PARCELS 707, 708, 805 AND 806
SECTION 23, TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA**

LEGEND

-  = LIGHT POST
-  = POWER POLE
-  = WIRE PULL BOX
-  = SINGLE SUPPORT SIGN
-  = GUARD RAIL
-  = TEMPORARY EASEMENT
-  = PERPETUAL EASEMENT
-  = EXISTING R/W
-  = BASELINE OF SURVEY



ABBREVIATIONS

- B = BASELINE
- (C) = CALCULATED
- CMON = CONCRETE MONUMENT
- CONC. = CONCRETE
- COR. = CORNER
- C.R. = COUNTY ROAD
- E: = EASTING
- EXIST. = EXISTING
- INC. = INCORPORATED
- LT. = LEFT
- LB = LICENSED (SURVEY) BUSINESS

- M.B. = MAP BOOK
- N: = NORTHING
- N.T.S. = NOT TO SCALE
- No. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- P.C. = POINT OF CURVATURE
- PG./PGS. = PAGE/PAGES
- P.O.B. = POINT OF BEGINNING
- P.O.C. = POINT OF COMMENCEMENT
- P.T. = POINT OF TANGENCY
- RGE = RANGE
- R/W = RIGHT OF WAY
- TWP = TOWNSHIP

**VICINITY MAP
(N.T.S.)**

SHEET INDEX	
1	COVER SHEET
2.	KEY SHEET
3-4	DETAIL SHEETS
5-8	DESCRIPTION AND CERTIFICATION

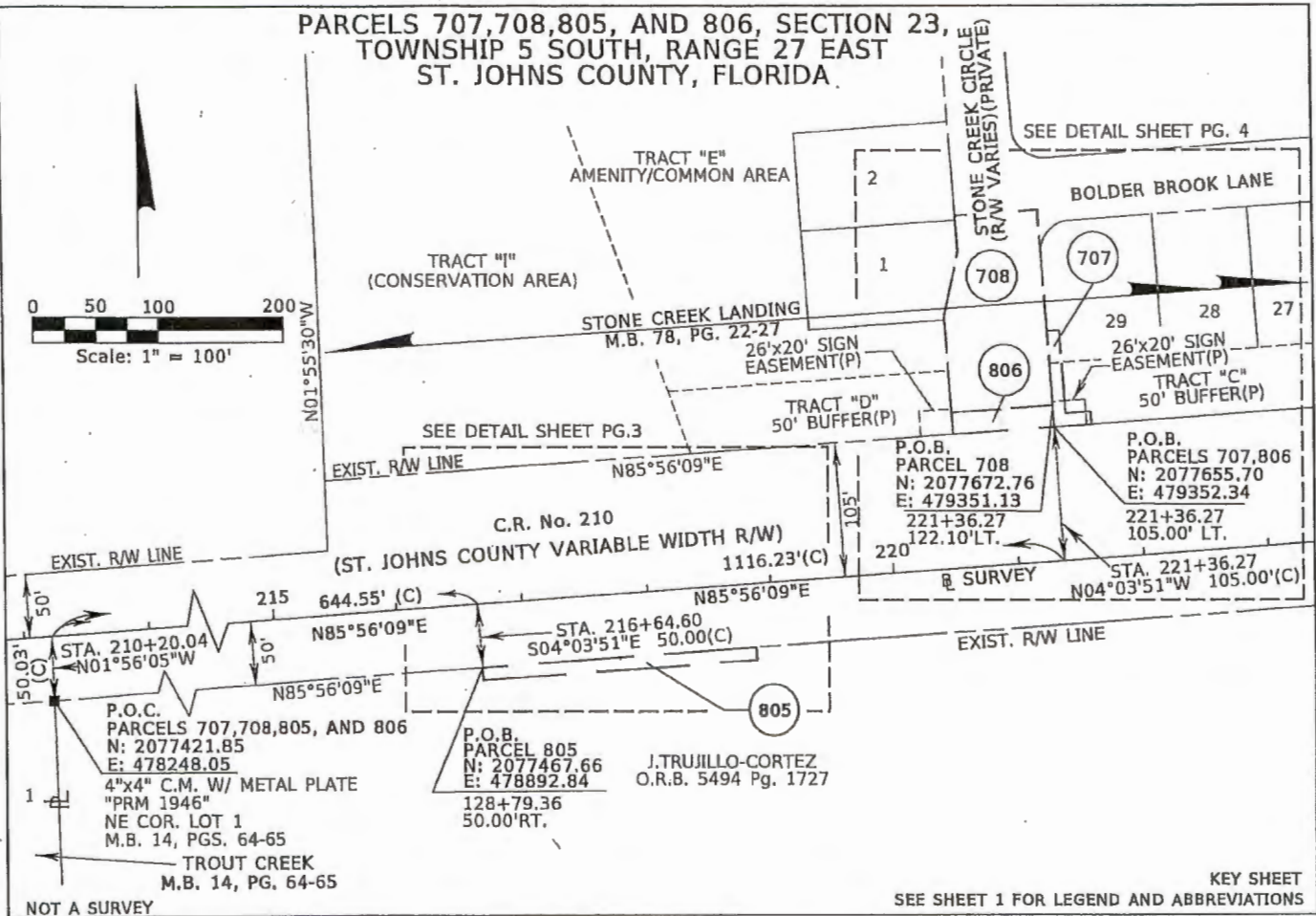
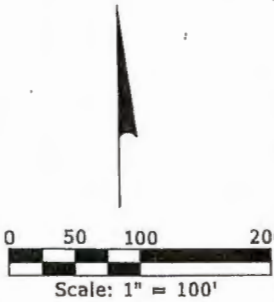
GENERAL NOTES:

1. THIS SKETCH IS NOT A SURVEY.
2. THE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE SUBJECT PARCEL.
3. THIS SKETCH IS SUPPORTED BY ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT. SKETCH ALSO SUPPORTED BY DEEDS OF RECORD, AND RECORD PLATS, AS RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. THIS SKETCH IS ON FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE (0901), NORTH AMERICAN DATUM OF 1983 (2011 ADJUSTMENT).
4. THE BEARINGS SHOWN HEREON ARE BASED ON THE BASELINE OF SURVEY OF C.R. No. 210, AS REFERENCED FROM ST. JOHNS COUNTY CONTROL SURVEY "COUNTY ROAD NO. 210 ST. JOHNS COUNTY, FLORIDA", DATED APRIL 13, 2020 ON FILE IN THE ST. JOHNS COUNTY SURVEYING AND MAPPING DEPARTMENT, DERIVING A BEARING OF NORTH 85°56'09" EAST ON THE BASELINE OF SURVEY OF C.R. No. 210 BETWEEN P.T. STATION 191+64.23 (N:2077340.33 E:476395.22) AND P.C. STATION 226+67.65 (N:2077588.63 E:479889.82).

COVER SHEET

<p>SKETCH OF DESCRIPTION PARCELS 707, 708, 805 AND 806</p>		<p>ST. JOHNS COUNTY</p>	
C.R. No. 210		ST. JOHNS COUNTY	
	BY	DATE	PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648
	DRAWN	04/26/2023	FIELD BOOK: DATABASE No. 15-0523.000
REVISION	BY	DATE	CHECKED T.DESMOND 04/27/2023

PARCELS 707, 708, 805, AND 806, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA.



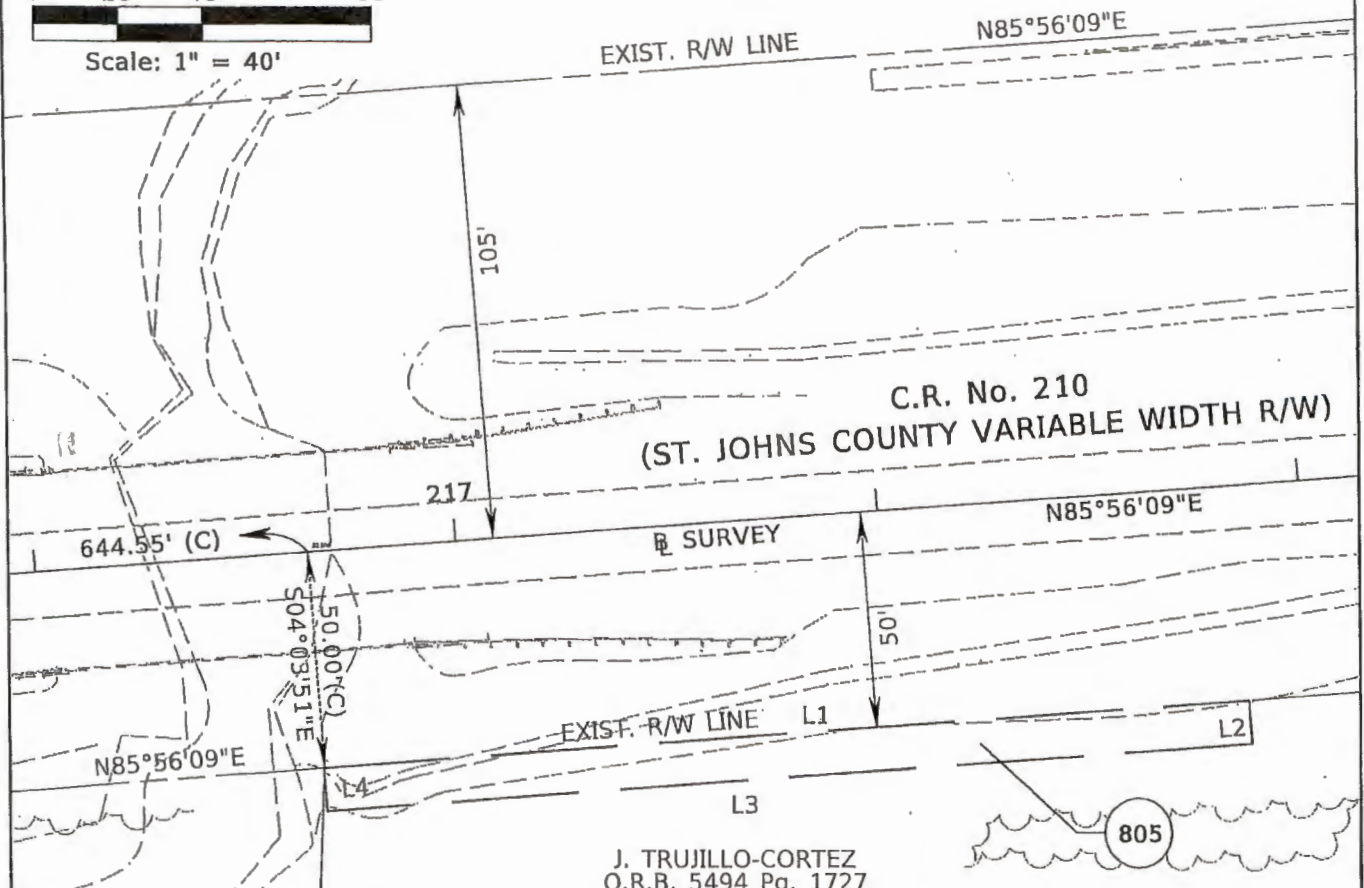
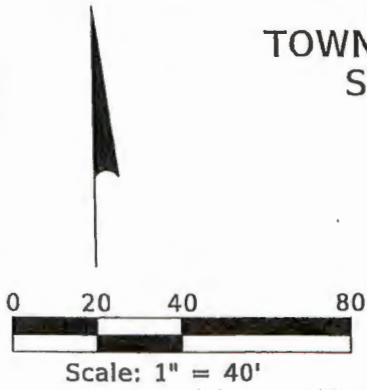
NOT A SURVEY

KEY SHEET
SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

SKETCH OF DESCRIPTION
FOR PARCELS 707, 708,
805 AND 806

C.R. NO. 210				ST. JOHNS COUNTY	
REVISION	BY	DATE	CHECKED	T. DESMOND	04/27/2023
			PREPARED BY:	FRANK LIRC 801 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-441-0123 LS42518	DATA SOURCE: DATABASE No. 15-0523.000
			DRAWN	H. KNOEPFEL	04/26/2023

PARCEL 805, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA



P.O.B.
PARCEL 805
N: 2077467.66
E: 478892.84

216+64.60
50.00'RT.

J. TRUJILLO-CORTEZ
O.R.B. 5494 Pg. 1727

LINE	Direction	Distance
L1	N85°56'09"E	219.96'(C)
L2	S04°03'51"E	10.00'(C)
L3	S85°56'09"W	219.96'(C)
L4	N04°03'51"W	10.00'(C)

NOT A SURVEY

DETAIL SHEET
SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION
PARCELS 707, 708, 805 AND 806

C.R. No. 210

ST. JOHNS COUNTY

REVISION	BY	DATE	CHECKED	DATE	PREPARED BY:	FIELD BOOK:
					DRMP, INC. 8001 BELFORT PARKWAY, SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATABASE No. 15-0523.000
			DRAWN	H.KNOEPFEL	04/26/2023	
			CHECKED	T. DESMOND	04/27/2023	

**PARCELS 707, 708, AND 806, SECTION 23,
TOWNSHIP 5 SOUTH, RANGE 27 EAST
ST. JOHNS COUNTY, FLORIDA**

2
STONE CREEK LANDING
M.B. 78, PG. 22-27

BOLDER BROOK LANE
EXIST. R/W LINE

STONE CREEK LANDING
M.B. 78, PG. 22-27

LINE	Direction	Distance
L1	N04°03'51"W	75.00'(C)
L2	N85°56'09"E	10.00'(C)
L3	S04°03'51"E	65.00'(C)
L4	N85°56'09"E	20.00'(C)
L5	S04°03'51"E	10.00'(C)
L6	S85°56'09"W	30.00'(C)
L7	N04°03'51"W	17.10'(C)
L8	S04°03'51"E	17.10'(C)

N04°03'51"W
28.21'(C)

N85°56'09"E
65.00'(C)

S04°03'51"E
35.00'(C)

N12°51'23"E
51.54'(C)

STONE CREEK CIRCLE
(R/W VARIES)(PRIVATE)
STONE CREEK
HOMEOWNERS ASSOCIATION Inc.
O.R.B. 5180, PG. 79

S04°03'51"E
117.90'(C)

26'x20' SIGN
EASEMENT(P)

N04°03'51"W
75.38'(C)

TRACT "D"
50' BUFFER(P)

S85°56'09"W
80.00'(C)

STONE CREEK LANDING
HOMEOWNER ASSOCIATION Inc.
O.R.B. 5512, PG. 949

26'x20' SIGN
EASEMENT(P)

TRACT "C"
50' BUFFER(P)

N85°56'09"E EXIST. R/W LINE

N85°56'09"E

S85°56'09"W
80.00'(C)

P.O.B.
PARCEL 708
N: 2077672.76
E: 479351.13
221+36.27
122.10' LT.

P.O.B.
PARCELS 707, 806
N: 2077655.70
E: 479352.34

STA. 221+36.27
N04°03'51"W
105.00'(C)

220

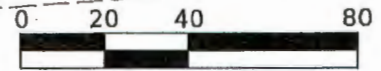
1116.23'(C)

RE SURVEY

N85°56'09"E

C.R. No. 210

(ST. JOHNS COUNTY
VARIABLE WIDTH R/W)



Scale: 1" = 40'

NOT A SURVEY

SEE SHEET 1 FOR LEGENDS AND ABBREVIATIONS

SKETCH OF DESCRIPTION PARCELS 707, 708, 805 AND 806

C.R. No. 210

ST. JOHNS COUNTY

REVISION	BY	DATE

PREPARED BY: DRMP, INC.
8001 BELFORT PARKWAY, SUITE 200
JACKSONVILLE, FL 32256
1-904-641-0123 LB#2648

FIELD BOOK:
DATABASE No. 15-0523.000

BY	DATE
H.KNOEPFEL	04/26/2023
T. DESMOND	04/27/2023

Legend

- Surrounding Parcels
- Easements



0 150 300 450 600
US Feet



2021 Aerial Imagery
July 24, 2023

CR 210 / Greenbriar Rd Project Temporary Easements Grant of Easement

Land Management
Systems
Real Estate
Division
(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.



ProjectID: J19911