

**RESOLUTION NO. 2023-432**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT FOR INGRESS AND EGRESS ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE MARKETPLACE DRIVE LOCATED OFF STATE ROAD 207.**

**RECITALS**

**WHEREAS**, St. Johns Interstate, LLC, a Florida limited liability has executed and presented to the County a Grant of Easement for ingress and egress associated with the water, sewer and reuse systems to serve Marketplace Drive located off State Road 207, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the document mentioned above, as stated in a memo attached hereto as Exhibit “B” 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 Grant of Easement is 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 Grant of Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 7th day of November, 2023.

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

Rendition Date: NOV 08 2023

By: 

Christian Whitehurst, Chair

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

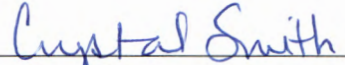
  
Deputy Clerk



Exhibit "A" to the Resolution

1363120000\_ST AUGUSTINE MARKETPLACE ASSOCIATION, INC.

Prepared by:

St. Johns County

500 San Sebastian View

St. Augustine, Florida 32084

**GRANT OF EASEMENT**

**THIS INDENTURE**, made this 2 day of October, 2023, between **ST. AUGUSTINE MARKETPLACE ASSOCIATION, INC.** whose address is 426 Resort Way, 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 know as Marketplace Drive 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 of 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 hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee, his successors and assigns, an ingress and egress easement over the following described land situate in St. Johns County, Florida to wit:

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

**TO HAVE AND TO HOLD**, unto Grantee, his 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.

**Grant of Easement**

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

**Signed and Sealed in Our Presence as Witnesses:**

*[Handwritten Signature]*  
Signature

ROBERT MENEES  
Print

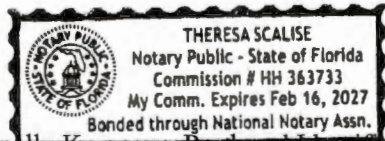
*[Handwritten Signature]*  
Grantor

*[Handwritten Signature]*  
Signature

Theresa Scalise  
Print

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 2 day of October, 2020, by St Augustine Marketplace Ass., Inc as President for



*[Handwritten Signature]*  
Notary Public  
My Commission Expires: 2/16/27

Personally Known or Produced Identification  
Type of Identification Produced \_\_\_\_\_



www.etm-inc.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

March 1, 2021

Work Order No. 21-074.00  
File No. 127F-40.00A

### Roadway Parcel 1

A portion of Section 4, Township 8 South, Range 29 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 3329, page 576, of the Public Records of said county, being more particularly described as follows:

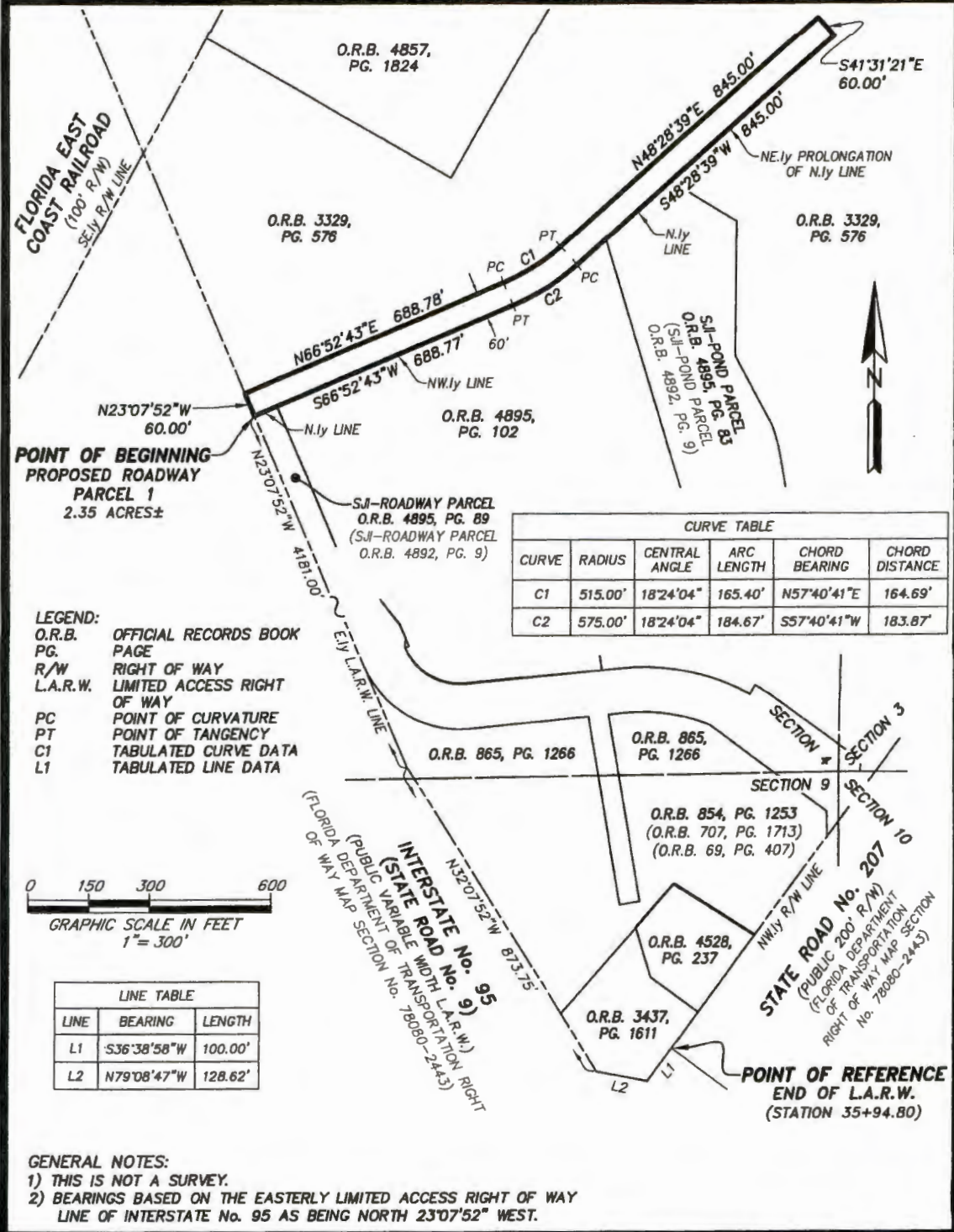
For a Point of Reference, commence at the End of Limited Access Right of Way (Station No. 35+94.80) for Interstate No. 95 (State Road No. 9), a public variable width limited access right of way as depicted on Florida Department of Transportation Right of Way Map Section No. 78080-2443; thence Northerly along the Easterly limited access right of way line of said Interstate No. 95 the following 4 courses: Course 1, thence South  $36^{\circ}38'58''$  West, 100.00 feet; Course 2, thence North  $79^{\circ}08'47''$  West, 128.62 feet; Course 3, thence North  $32^{\circ}07'52''$  West, 873.75 feet; Course 4, thence North  $23^{\circ}07'52''$  West, 4181.00 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $23^{\circ}07'52''$  West, along said Easterly limited access right of way line of Interstate No. 95, a distance of 60.00 feet; thence North  $66^{\circ}52'43''$  East, departing said Easterly limited access right of way line, along a line 60 feet Northerly of and parallel with the Northerly line of SJI-Roadway Parcel, as described and recorded in Official Records Book 4895, page 89, and along a line 60 feet Northerly of and parallel with the Northwesternly line of those lands described and recorded in Official Records Book 4895, page 102, both of said Public Records, 688.78 feet to the point of curvature of a curve concave Northwesternly having a radius of 515.00 feet; thence Northeasterly, continuing along last said parallel line and along the arc of said curve, through a central angle of  $18^{\circ}24'04''$ , an arc length of 165.40 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}40'41''$  East, 164.69 feet; thence North  $48^{\circ}28'39''$  East, continuing along said parallel line and along a line 60 feet Northerly of and parallel with the Northerly line of SJI-Pond Parcel, as described and recorded in Official Records Book 4895, page 83, of said Public Records, 845.00 feet; thence South  $41^{\circ}31'21''$  East, 60.00 feet to a point lying on the Northeasterly prolongation of said Northerly line of SJI-Pond Parcel; thence South  $48^{\circ}28'39''$  West, along said Northeasterly prolongation, along said Northerly line of SJI-Pond Parcel, and along said Northwesternly line of Official Records Book 4895, page 102, a distance of 845.00 feet to the point of curvature of a curve concave Northwesternly having a radius of 575.00 feet; thence Southwesterly, continuing along said Northwesternly line and along the arc of said curve, through a central angle of  $18^{\circ}24'04''$ , an arc length of 184.67 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $57^{\circ}40'41''$  West, 183.87 feet; thence South  $66^{\circ}52'43''$  West, continuing along said Northwesternly line and along said Northerly line of SJI-Roadway Parcel, 688.77 feet to the Point of Beginning.

Containing 2.35 acres, more or less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS  
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3329,  
PAGE 576, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



# ETM

**Surveying & Mapping, Inc.**  
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

*Bob L. Pittman*  
**BOB L. PITTMAN**  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA PSM No. 4827

SCALE: 1"=300'

DATE: MARCH 1, 2021



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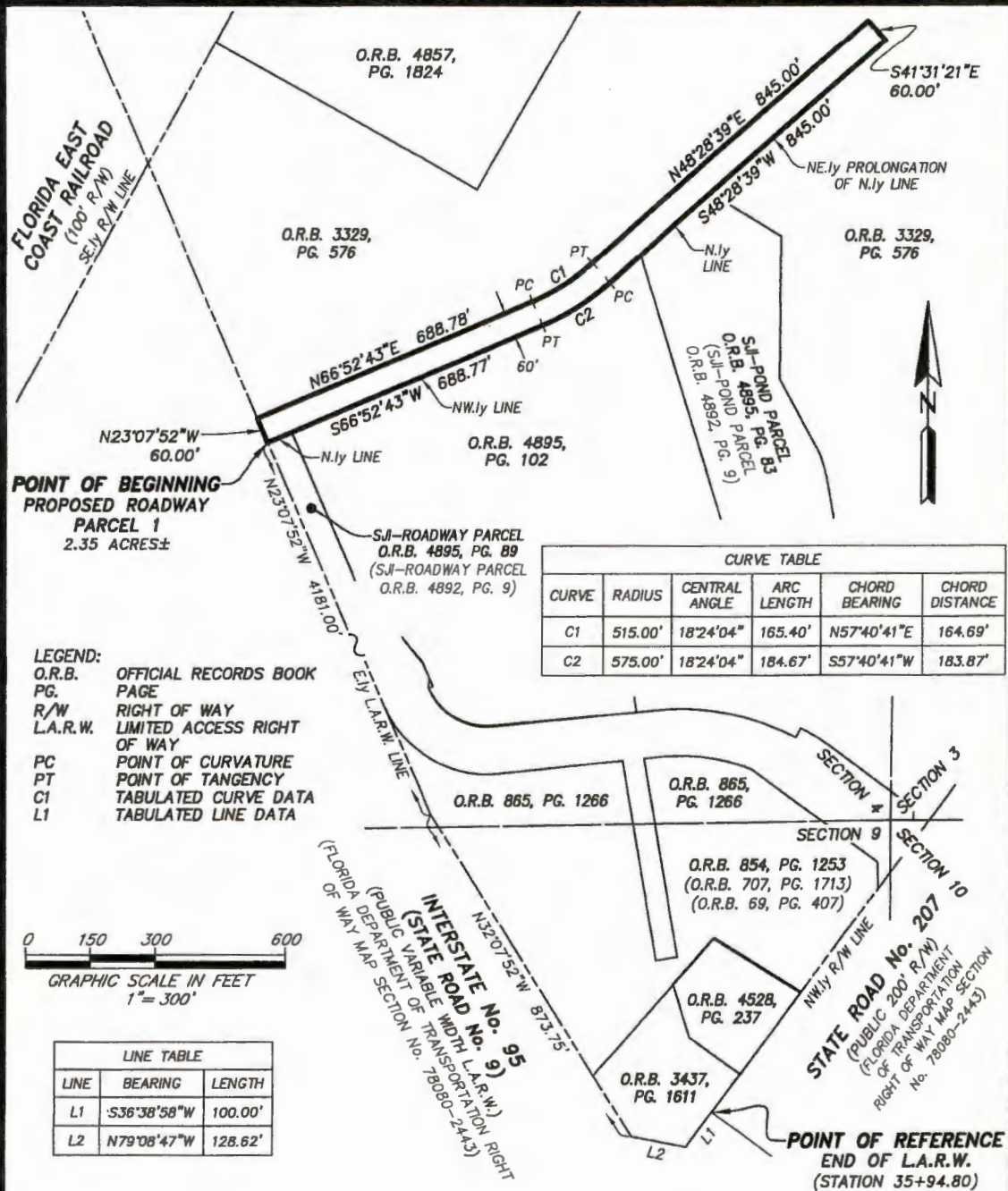
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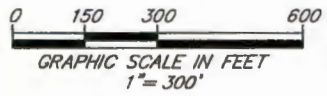
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CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	515.00'	18°24'04"	165.40'	N57°40'41"E	164.69'
C2	575.00'	18°24'04"	184.67'	S57°40'41"W	183.87'

**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°38'58"W	100.00'
L2	N79°08'47"W	128.62'

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE EASTERLY LIMITED ACCESS RIGHT OF WAY LINE OF INTERSTATE No. 95 AS BEING NORTH 23°07'52" WEST.

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**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**I N T E R O F F I C E   M E M O R A N D U M**

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**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** August 22, 2023  
**SUBJECT:** Access easement for Marketplace Drive

Please present the Access Easement to the Board of County Commissioners (BCC) for final approval and acceptance of Marketplace Dr.

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.



2023 Aerial Imagery  
Date: 10/12/2023

### Marketplace Drive Grant of Easement



Land Management  
Systems  
(904) 209-0796

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 hereon.