

**RESOLUTION NO. 2023-474**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING FOUR EASEMENTS TO ST. JOHNS COUNTY TO SERVE CONSTRUCTION OF A PORTION OF COUNTY ROAD 2209 LOCATED BETWEEN INTERNATIONAL GOLF PARKWAY AND SILVERLEAF PARKWAY.**

**RECITALS**

**WHEREAS**, certain property owners have executed and presented to St. Johns County (“County”) Temporary Construction Easements to serve construction of a portion of County Road 2209 located between International Golf Parkway and Silverleaf Parkway (“North Segment”), attached hereto as Exhibit “A”, incorporated by reference and made a part hereof; and

**WHEREAS**, certain property owners have executed and presented to St. Johns County two Grants of Easement for Stormwater for the construction and maintenance of drainage improvements in connection with the construction of the North Segment of County Road 2209, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, the easements are necessary for the County to construct right of way and associated drainage improvements; and

**WHEREAS**, it is in the best interest of the County to accept the Temporary Construction Easements and Grants of Easement for Stormwater for the health, safety and welfare of its citizens.

**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 Temporary Construction Easements and two Grants of Easement for Stormwater, 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 four easements in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 5th day of December, 2023.

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

Rendition Date: DEC 06 2023

By: \_\_\_\_\_

Sarah Arnold, Chair

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

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 31<sup>st</sup> day of October, 2023, by and between Land Planners Development II, Inc., a Florida corporation, whose address is 50 Silver Forest Dr., Ste 200, St. Augustine, FL 32092, 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 construction of a roadway known as CR 2209, 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 the earlier of the completion of construction of the segment of CR 2209 in Silverleaf, extending from International Golf Parkway to Silverleaf Parkway, or 60 months.

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: Land Planners Development II, Inc.,  
a Florida corporation

(sign) John G. Metcalf  
(print) John G. Metcalf  
(sign) Travis J. Hinton  
(print) Travis J. Hinton

Kimberly S Bryan  
Print Name: Kimberly S. Bryan  
Title: V.P.

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of October, 2023, by Kimberly S. Bryan, on behalf of Land Planners Development II, Inc. its Vice president.

John G. Metcalf  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

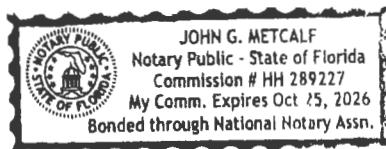


Exhibit "A" to Temporary Construction Easement



14775 Old St. Augustine Road, Jacksonville, Florida 32258  
etmnc.com | 904.642.8550

Description

TCE Parcel 714

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

For A Point Of Beginning, Commence At The Northeast Corner Of The Plat Of Silver Landing Phase 2A As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence South  $56^{\circ}45'29''$  West, Along The Northerly Line Of Said Silver Landing Phase 2A, A Distance Of 14.84 Feet To The Northeasterly Line Of Those Lands Described And Recorded In Official Records Book 4592, Page 1 Of Said Public Records; Thence North  $36^{\circ}13'04''$  West, Along Said Northeasterly Line, A Distance Of 107.38' Feet; Thence North  $36^{\circ}12'41''$  West, A Distance Of 48.14 Feet; Thence South  $54^{\circ}22'59''$  West, A Distance Of 14.60 Feet To A Curve Concave Northeasterly, Having A Radius Of 11,630.00 Feet; Thence Northwesterly, Along The Arc Of Said Curve, Through A Central Angle Of  $06^{\circ}19'39''$ , An Arc Length Of 1,284.36 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $32^{\circ}27'12''$  West, 1,283.70 Feet; Thence North  $60^{\circ}42'38''$  East, A Distance Of 30.00 Feet To The Westerly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established; Thence Southeasterly Along Said Westerly Existing Right Of Way Line And Along The Arc Of A Curve Concave Northeasterly, Having A Radius Of 11,600.00 Feet, Through A Central Angle Of  $07^{\circ}05'55''$ , An Arc Length Of 1,437.17 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $32^{\circ}50'20''$  East, 1,436.25 Feet.

Containing 0.937 Acres, More Or Less

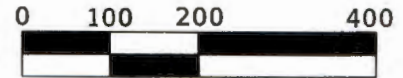
**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
 TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 56° 45' 29" W	14.84'
L2	N 36° 13' 04" W	107.38'
L3	N 36° 12' 41" W	48.14'
L4	S 54° 22' 59" W	14.60'
L5	N 60° 42' 38" E	30.00'

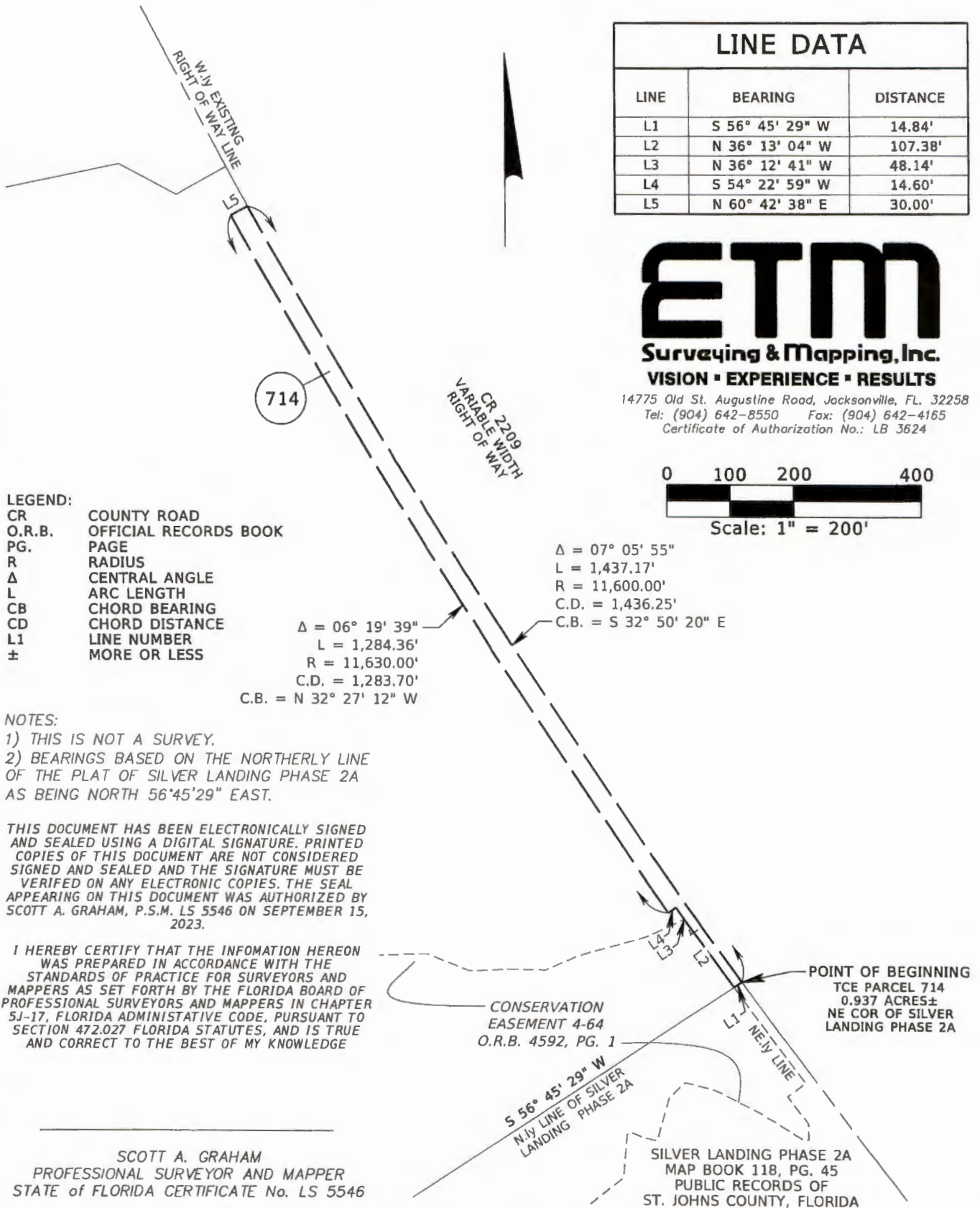
**ETM**

**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



Scale: 1" = 200'



$\Delta = 07^\circ 05' 55''$   
 $L = 1,437.17'$   
 $R = 11,600.00'$   
 $C.D. = 1,436.25'$   
 $C.B. = S 32^\circ 50' 20'' E$

$\Delta = 06^\circ 19' 39''$   
 $L = 1,284.36'$   
 $R = 11,630.00'$   
 $C.D. = 1,283.70'$   
 $C.B. = N 32^\circ 27' 12'' W$

- LEGEND:**  
 CR COUNTY ROAD  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R RADIUS  
 $\Delta$  CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CD CHORD DISTANCE  
 L1 LINE NUMBER  
 ± MORE OR LESS

- NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING NORTH 56°45'29" EAST.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 15, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

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

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** made this 31<sup>st</sup> day of October, 2023, by and between White's Ford Timber, LLC a Florida limited liability company, whose address is 50 Silver Forest Dr., Ste 200, St. Augustine, FL 32092, 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 construction of a roadway known as CR 2209, 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 the earlier of the completion of construction of the segment of CR 2209 within Silverleaf, extending from International Golf Parkway to Silverleaf Parkway, or 60 months.

**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:

(sign) Kimberly S Bryan  
(print) Kimberly S. Bryan  
(sign) Traig J. Hutson  
(print) Traig J. Hutson

GRANTOR:  
White's Ford Timber, LLC, a Florida limited liability company  
By: Hutson Management, Inc. a Florida corporation, manager  
By: John G. Metcalf  
Print Name: John G. Metcalf  
Its: Vice President

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of October, 2023, by John G. Metcalf, for Hutson Management, Inc., manager of White's Ford Timber, LLC its Vice President.

Kimberly S Bryan  
Notary Public  
My Commission Expires: 1-29-26

Personally Known or Produced Identification  
Type of Identification Produced

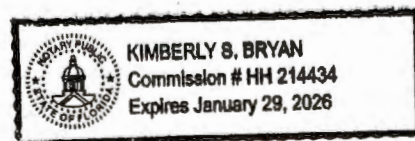
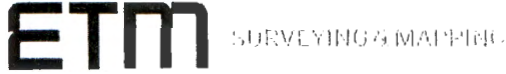


Exhibit "A" to Temporary Construction Easement



14775 Old St. Augustine Road, Jacksonville, Florida 32258  
etminc.com | 904.642.8550

Description

TCE Parcel 708

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida,  
Being More Particularly Described As Follows:

Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2A As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence Southerly Along The Westerly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And Along The Arc Of A Curve Concave Westerly, Having A Radius Of 2,900.00 Feet, Through A Central Angle Of 22°53'47", An Arc Length Of 1,158.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°00'49" East, 1,151.20 Feet; Thence South 06°26'05" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 1,340.56 Feet To The Point Of Beginning; Thence South 06°26'05" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 213.53 Feet; Thence North 72°44'25" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 51.76 Feet; Thence North 20°05'27" East, A Distance Of 30.59 Feet; Thence South 69°54'33" East, A Distance Of 29.45 Feet; Thence North 06°26'05" East, A Distance Of 181.03 Feet; Thence South 83°33'55" East, A Distance Of 15.00 Feet To The Point Of Beginning.

Containing 4,163 Square Feet, More Or Less

**SKETCH TO ACCOMPANY DESCRIPTION OF**

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SILVER LANDING PHASE 2A  
MAP BOOK 118, PG. 45  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY, FLORIDA

POINT OF REFERENCE  
SE COR. OF SILVER  
LANDING PHASE 2A

0 25 50 100



Scale: 1" = 50'

**LINE DATA**

LINE	BEARING	DISTANCE
L1	S 69° 54' 33" E	29.45'
L2	S 83° 33' 55" E	15.00'

**LEGEND:**

- CR COUNTY ROAD
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- L1 LINE NUMBER
- ± MORE OR LESS
- ↔ BREAK IN SCALE

**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

**ETM**

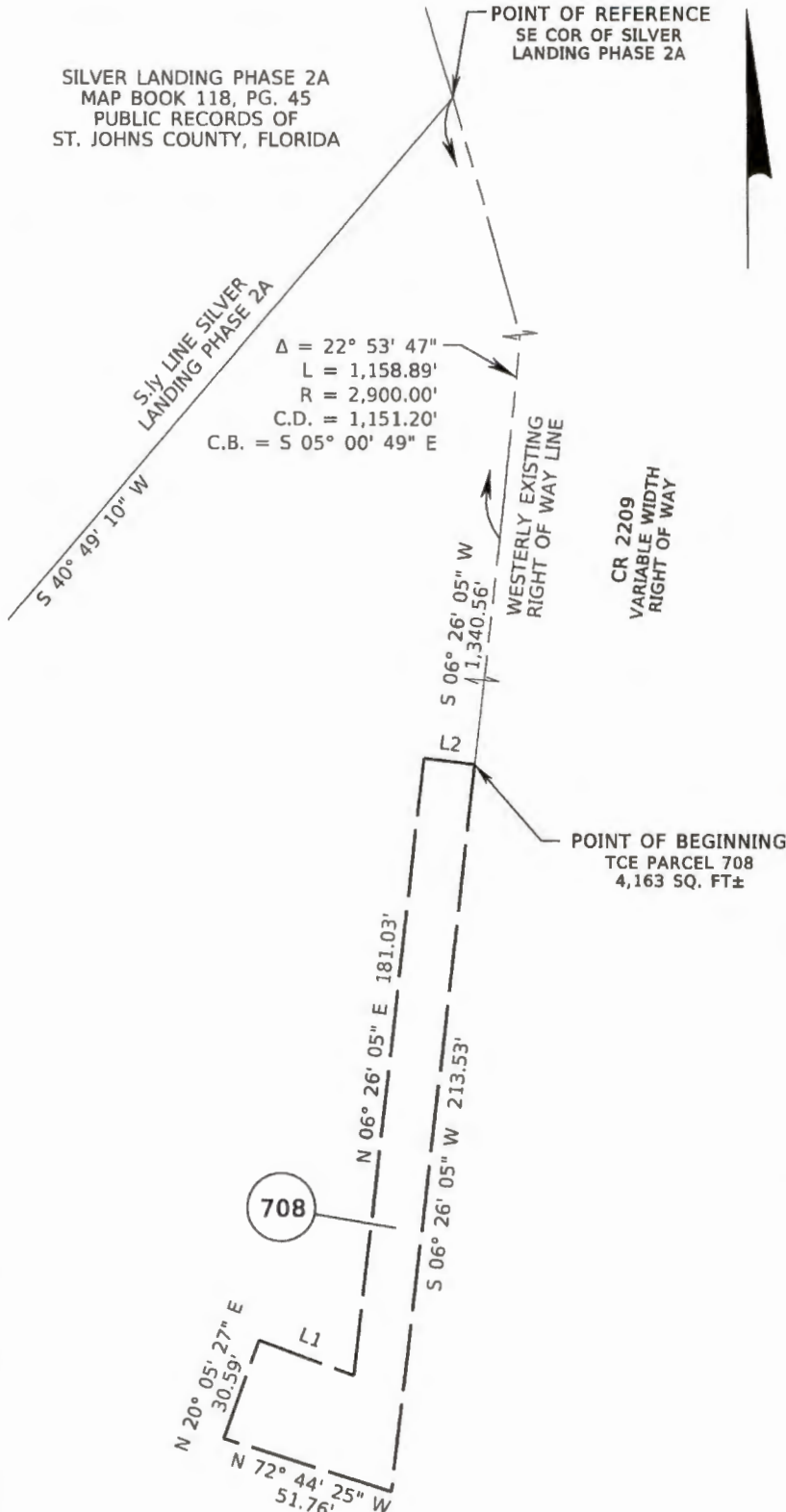
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 14, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE No. LS 5546





Description

TCE Parcel 709

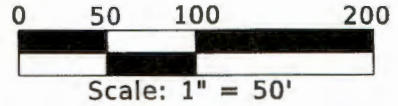
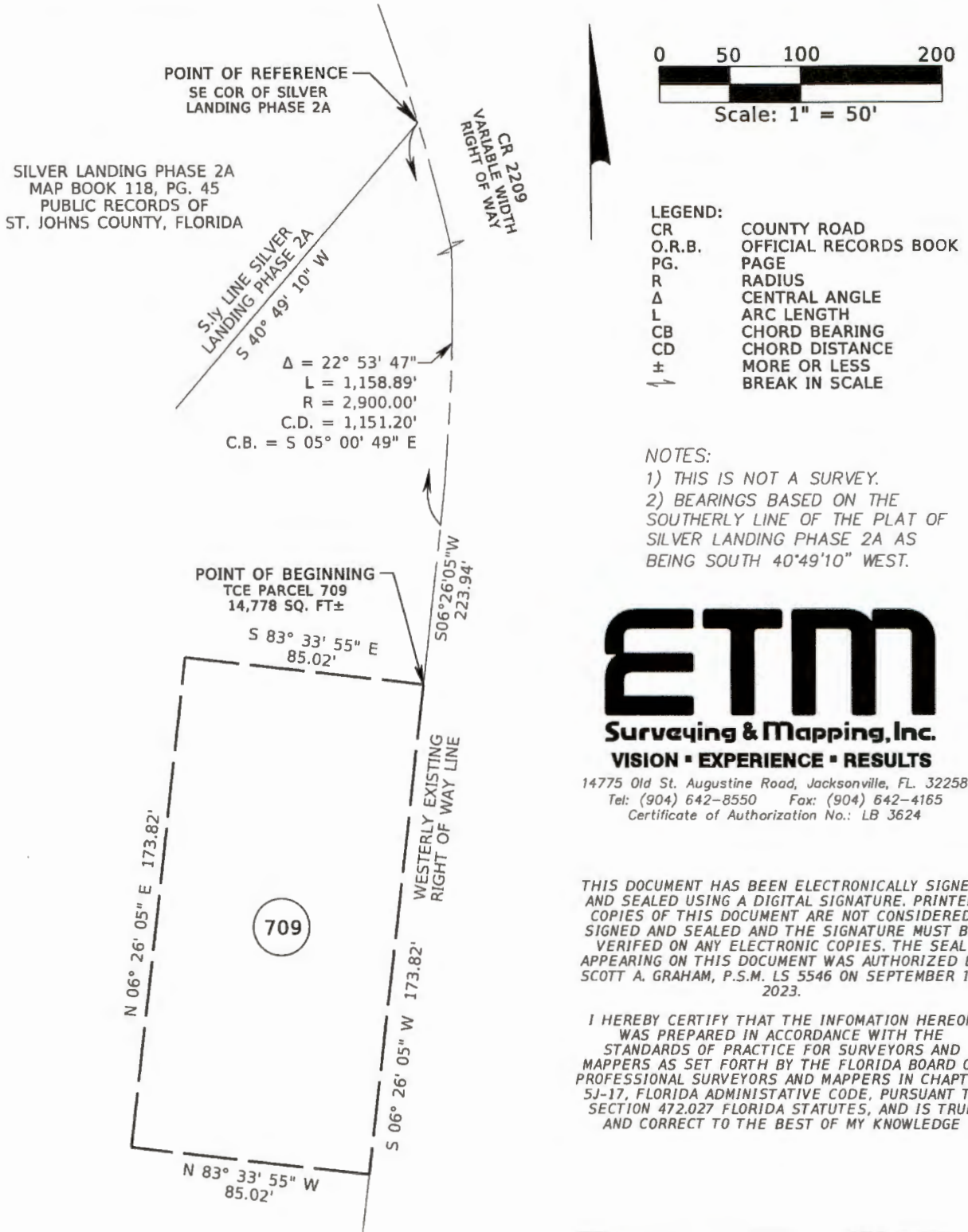
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Containing 14,778 Square Feet, More Or Less

**SKETCH TO ACCOMPANY DESCRIPTION OF**

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**LEGEND:**

CR	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
±	MORE OR LESS
— —	BREAK IN SCALE

**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

**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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 14, 2023.

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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

Description

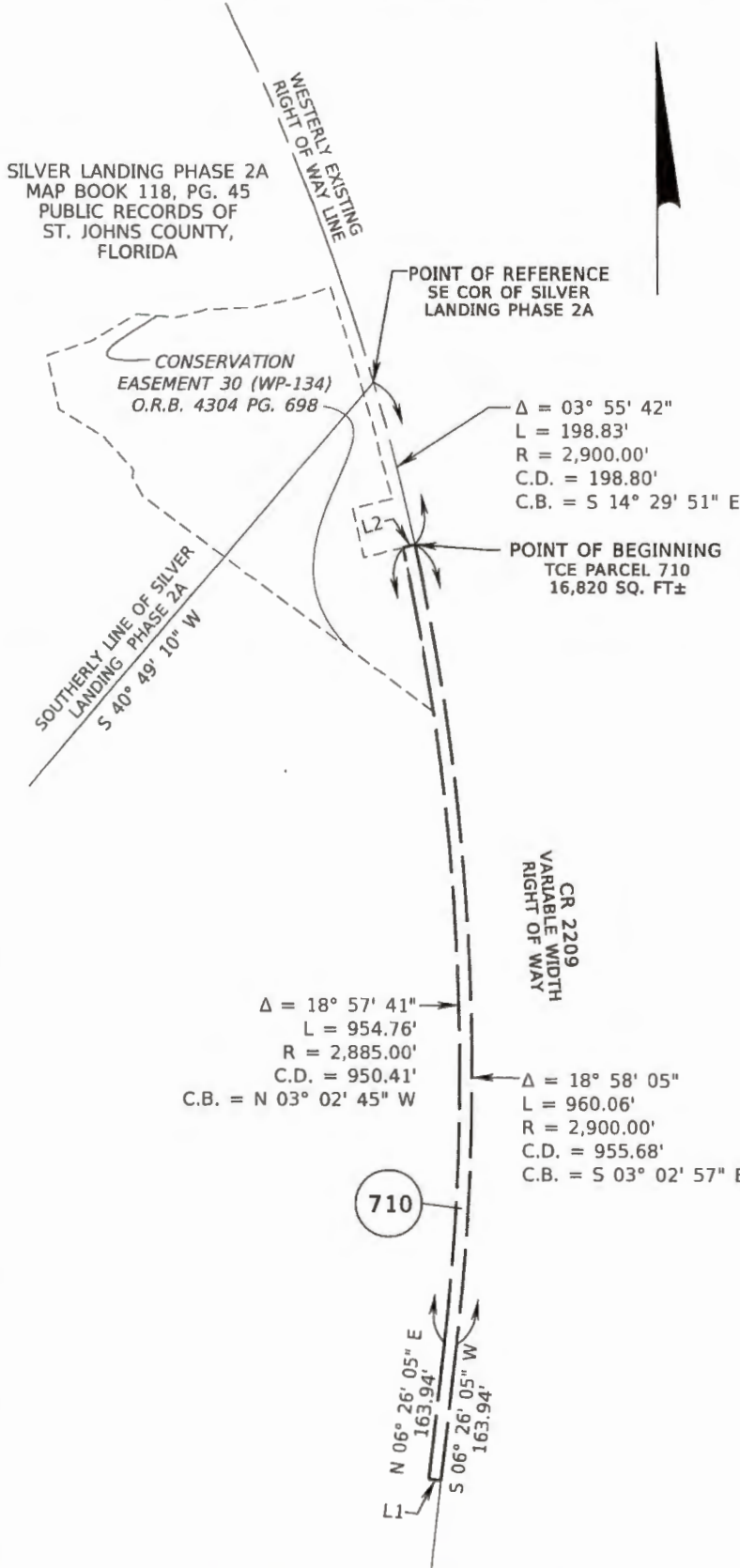
TCE Parcel 710

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

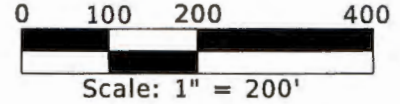
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Containing 16,820 Square Feet, More Or Less

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
 TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 83° 33' 55" W	15.00'
L2	N 76° 11' 15" E	15.00'



- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - L1 LINE NUMBER
  - ± MORE OR LESS

- NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

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

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Scott A Graham  
 Digital Signature  
 2023.09.15 09:40:33  
 -04'00'

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

Description

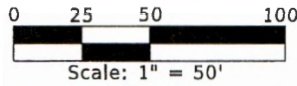
TCE Parcel 715

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Northeast Corner Of The Plat Of Silver Landing Phase 2A, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $56^{\circ}45'29''$  East, A Distance Of 200.31 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve, Concave Northeasterly, Having A Radius Of 11,400.00 Feet; Thence Along Said Easterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of  $01^{\circ}12'58''$ , An Arc Length Of 241.98 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $37^{\circ}03'05''$  East, 241.97 Feet; Thence North  $52^{\circ}20'26''$  East, A Distance Of 15.00 Feet To The Westerly Line Of Those Lands Described And Recorded In Official Records Book 4304, Page 698 Of The Public Records Of Said St. Johns County, Florida; Thence Southeasterly, Along Said Westerly Line, And Along The Arc Of A Curve Concave Northeasterly, Having A Radius Of 11,385.00 Feet, Through A Central Angle Of  $00^{\circ}44'51''$ , An Arc Length Of 148.53 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $38^{\circ}02'00''$  East, 148.53 Feet; Thence South  $51^{\circ}35'35''$  West, A Distance Of 15.00 Feet To Said Easterly Existing Right Of Way Line Of County Road Number 2209, And A Curve Concave Northeasterly Having A Radius Of 11,400.00 Feet; Thence Northwesterly Along The Arc Of Said Curve, And Along Said Easterly Existing Right Of Way Line, Through A Central Angle Of  $00^{\circ}44'51''$ , An Arc Length Of 148.72 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $38^{\circ}02'00''$  West, 148.72 Feet.

Containing 2,229 Square Feet, More Or Less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 52° 20' 26" E	15.00'
L2	S 51° 35' 35" W	15.00'

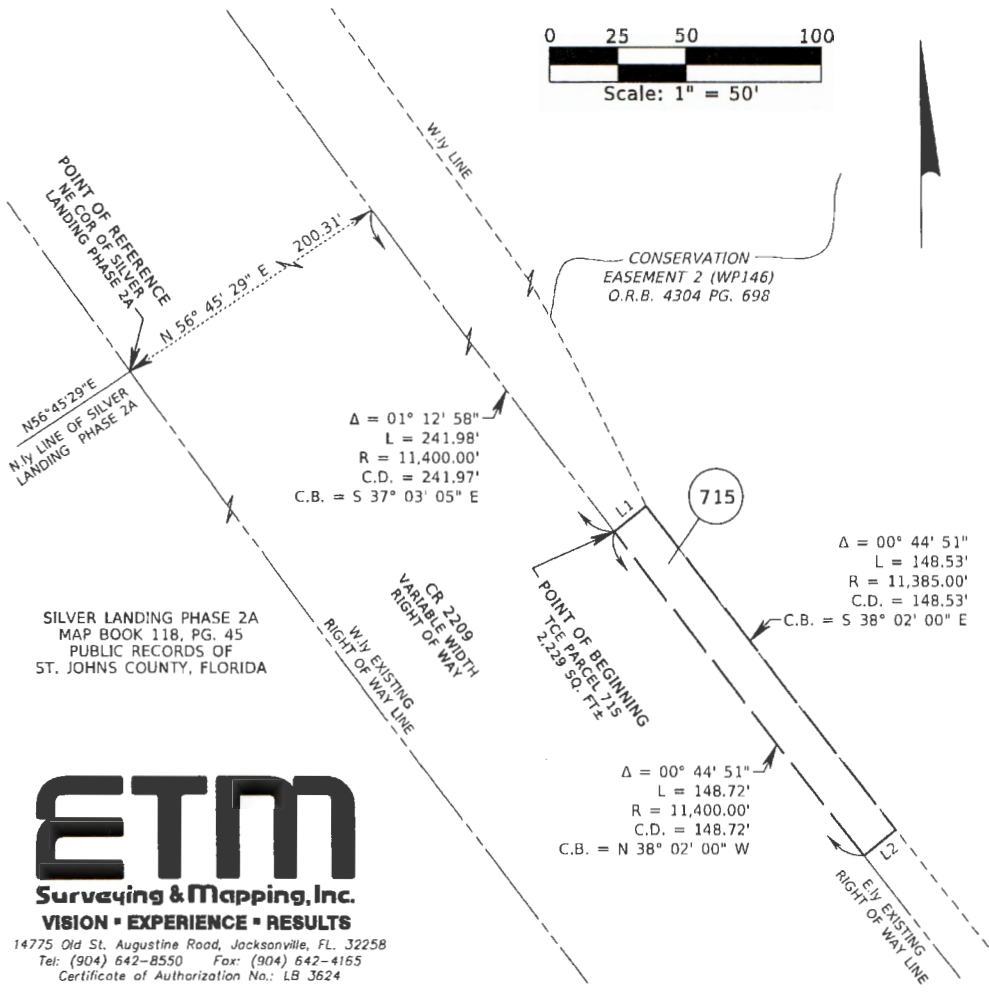
- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - L1 LINE NUMBER
  - ± MORE OR LESS
  - BREAK IN SCALE

- NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE NORTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING NORTH 56°45'29" EAST.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 15, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546



SILVER LANDING PHASE 2A  
 MAP BOOK 118, PG. 45  
 PUBLIC RECORDS OF  
 ST. JOHNS COUNTY, FLORIDA

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## Description

## TCE Parcel 716

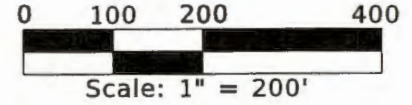
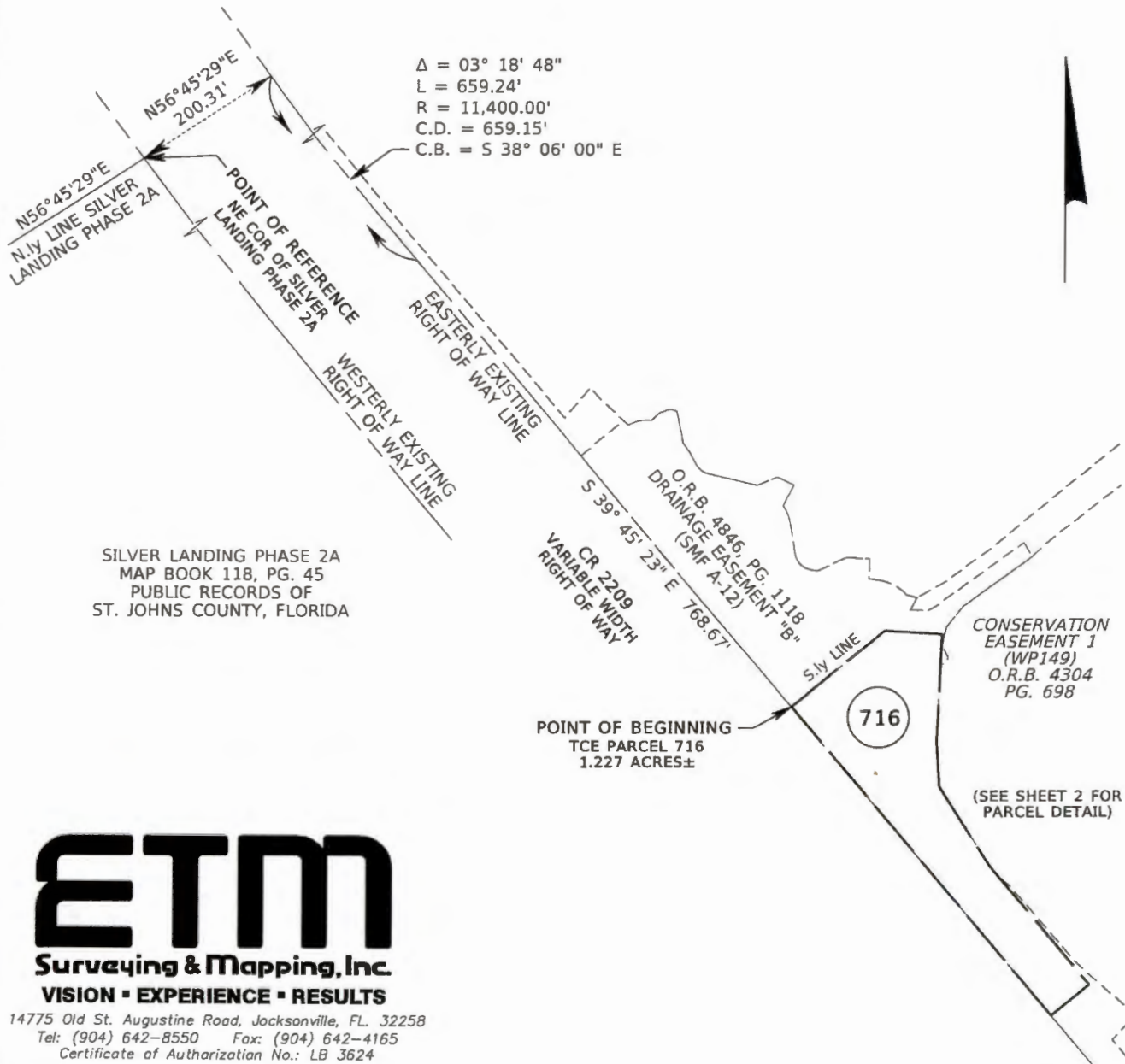
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Northeast Corner Of The Plat Of Silver Landing Phase 2A, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $56^{\circ}45'29''$  East, A Distance Of 200.31 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve, Concave Northeasterly, Having A Radius Of 11,400.00 Feet; Thence Along Said Easterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of  $03^{\circ}18'48''$ , An Arc Length Of 659.24 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $38^{\circ}06'00''$  East, 659.15 Feet; Thence South  $39^{\circ}45'23''$  East, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 768.67 Feet To The Southerly Line Of Those Lands Described And Recorded In Official Records Book 4846, Page 1118 Of The Public Records Of St. Johns County, Florida And The Point Of Beginning; Thence North  $49^{\circ}50'24''$  East, Along Said Southerly Line, A Distance Of 158.36 Feet; Thence South  $86^{\circ}38'52''$  East, Continuing Along Said Southerly Line, A Distance Of 74.68 Feet; Thence South  $02^{\circ}38'47''$  West, Along The Westerly Line Of Those Lands Described And Recorded In Official Records Book 4304, Page 698 Of Said Public Records, A Distance Of 143.48 Feet; Thence South  $03^{\circ}09'50''$  East, Continuing Along Said Westerly Line, A Distance Of 60.14 Feet; Thence South  $32^{\circ}14'47''$  East, Continuing Along Said Westerly Line, A Distance Of 123.65 Feet; Thence South  $39^{\circ}45'23''$  East, A Distance Of 203.68 Feet; Thence South  $50^{\circ}14'37''$  West, A Distance Of 64.11 Feet To Said Easterly Existing Right Of Way Line Of County Road Number 2209; Thence North  $39^{\circ}45'23''$  West, Along Said Easterly Existing Right Of Way Line, A Distance Of 530.43 Feet To The Point Of Beginning.

Containing 1.227 Acres More Or Less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:

CR	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
LI	LINE NUMBER
±	MORE OR LESS
↔	BREAK IN SCALE

NOTES:  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING NORTH 56°45'29" EAST.

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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

SILVER LANDING PHASE 2A  
 MAP BOOK 118, PG. 45  
 PUBLIC RECORDS OF  
 ST. JOHNS COUNTY, FLORIDA

POINT OF BEGINNING  
 TCE PARCEL 716  
 1.227 ACRES±

CONSERVATION  
 EASEMENT 1  
 (WP149)  
 O.R.B. 4304  
 PG. 698

(SEE SHEET 2 FOR  
 PARCEL DETAIL)

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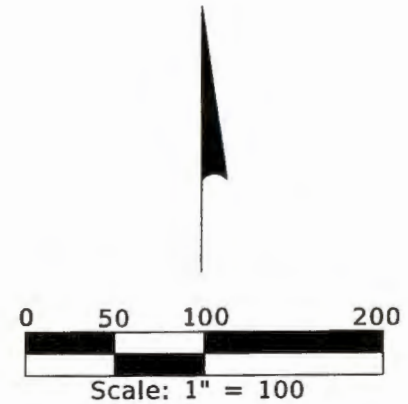
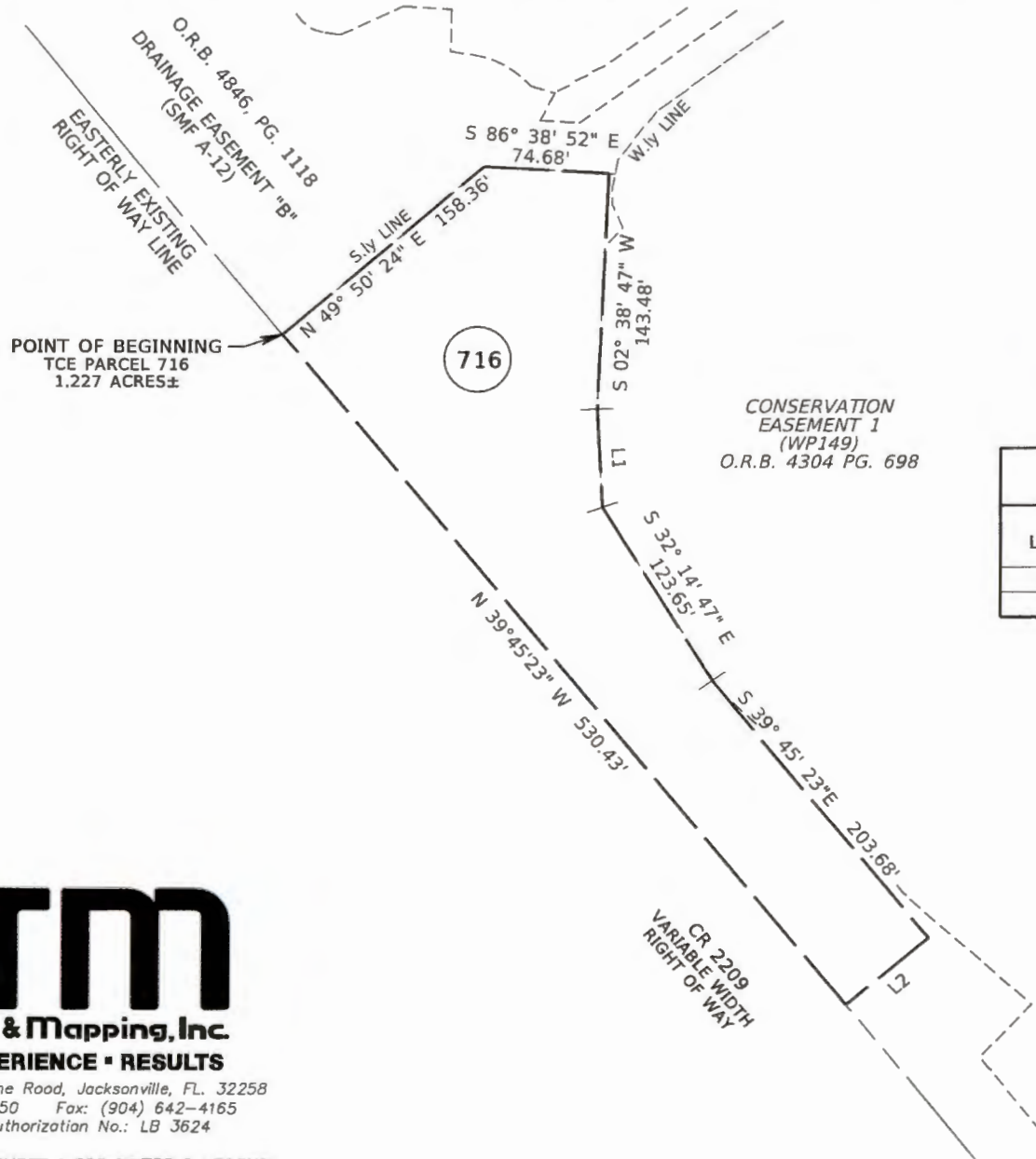
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## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 03° 09' 50" E	60.14'
L2	S 50° 14' 37" W	64.11'

Page 12 of 25

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## Description

## TCE Parcel 717

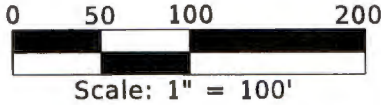
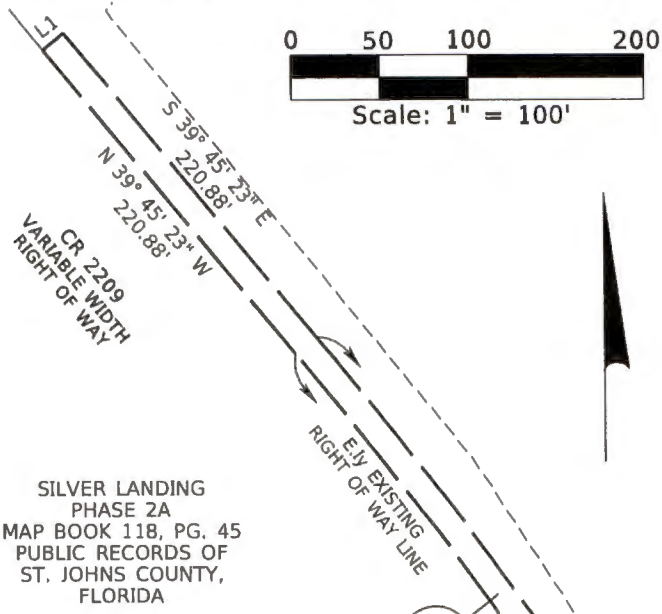
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2A, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $40^{\circ}49'10''$  East, A Distance Of 234.63 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve, Concave Southeasterly, Having A Radius Of 3,100.00 Feet; Thence Northerly Along Said Easterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of  $11^{\circ}27'46''$ , An Arc Length Of 620.20 Feet, To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $24^{\circ}32'16''$  West, 619.16 Feet; Thence Northeasterly Continuing Along Said Easterly Existing Right Of Way Line And Along The Arc Of A Curve Concave Southeasterly, Having A Radius Of 3,100.00 Feet, Through A Central Angle Of  $09^{\circ}29'14''$ , An Arc Length Of 513.31 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $35^{\circ}00'46''$  West, 512.72 Feet; Thence North  $39^{\circ}45'23''$  West, Continuing Along Said Easterly Existing Right Of Way Line, A Distance Of 220.88 Feet; Thence North  $50^{\circ}14'37''$  East, A Distance Of 15.00 Feet; Thence South  $39^{\circ}45'23''$  East, A Distance Of 220.88 Feet To A Curve, Concave Southwesterly, Having A Radius Of 3,115.00 Feet; Thence Along The Arc Of Said Curve, Through A Central Angle Of  $09^{\circ}28'59''$ , An Arc Distance Of 515.56 Feet, To The Northerly Line Of Those Lands Described And Recorded In Official Records Book 4846, Page 1118 Of Said Public Records, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $35^{\circ}00'54''$  East, 514.97 Feet; Thence South  $58^{\circ}51'10''$  West, Along Said Northerly Line, A Distance Of 15.00 Feet To The Point Of Beginning.

Containing 11,030 Square Feet, More Or Less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 50° 14' 37\" E	15.00'
L2	S 58° 51' 10\" W	15.00'

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SILVER LANDING  
PHASE 2A  
MAP BOOK 118, PG. 45  
PUBLIC RECORDS OF  
ST. JOHNS COUNTY,  
FLORIDA

**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10\" WEST.

**LEGEND:**

- CR COUNTY ROAD
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CD CHORD DISTANCE
- L1 LINE NUMBER
- ± MORE OR LESS
- BREAK IN SCALE

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SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE No. LS 5546

717

Δ = 09° 28' 59"  
L = 515.56'  
R = 3,115.00'  
C.D. = 514.97'  
C.B. = S 35° 00' 54\" E

Δ = 09° 29' 14"  
L = 513.31'  
R = 3,100.00'  
C.D. = 512.72'  
C.B. = N 35° 00' 46\" W

CONSERVATION  
EASEMENT 1  
(WP149)  
O.R.B. 4304  
PG. 698

POINT OF BEGINNING  
TCE PARCEL 717  
11,030 SQ. FT±

O.R.B. 4846,  
PG. 1118

Δ = 11° 27' 46"  
L = 620.20'  
R = 3,100.00'  
C.D. = 619.16'  
C.B. = N 24° 32' 16\" W

DRAINAGE  
EASEMENT "C"  
(SMF A-10)

POINT OF REFERENCE  
SE COR OF SILVER  
LANDING PHASE 2A

S.I.Y. LINE OF  
SILVER  
LANDING  
PHASE 2A  
N40°49'10\"E

RIGHT OF WAY EXISTING

RIGHT OF WAY EXISTING

N 40° 49' 10\" E  
234.63'

Description

TCE Parcel 718

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

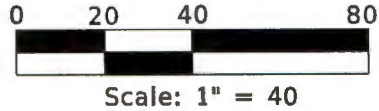
For A Point Of Beginning, Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2A As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence Southerly Along The Westerly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And Along The Arc Of A Curve Concave Westerly, Having A Radius Of 2,900.00 Feet, Through A Central Angle Of  $02^{\circ}45'40''$ , An Arc Length Of 139.75 Feet To The Southerly Prolongation Of The Easterly Line Of Those Lands Described And Recorded In Official Records Book 4304, Page 698 Of The Public Records Of Said St. Johns County, Florida, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $15^{\circ}04'52''$  East, 139.74 Feet; Thence South  $76^{\circ}11'15''$  West, Along Said Southerly Prolongation Of The Easterly Line A Distance Of 15.00 Feet To A Curve Concave Westerly Having A Radius Of 2,885.00 Feet; Thence Northerly Along Said Easterly Line And Along The Arc Of Said Curve, Through A Central Angle Of  $02^{\circ}34'12''$ , An Arc Length Of 129.41 Feet To The Easterly Line Of Said Silver Landing Phase 2A, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $14^{\circ}59'06''$  West, 129.40 Feet; Thence North  $40^{\circ}49'10''$  East, Along Said Easterly Line, A Distance Of 17.85 Feet To The Point Of Beginning.

Containing 2,019 Square Feet, More Or Less

## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

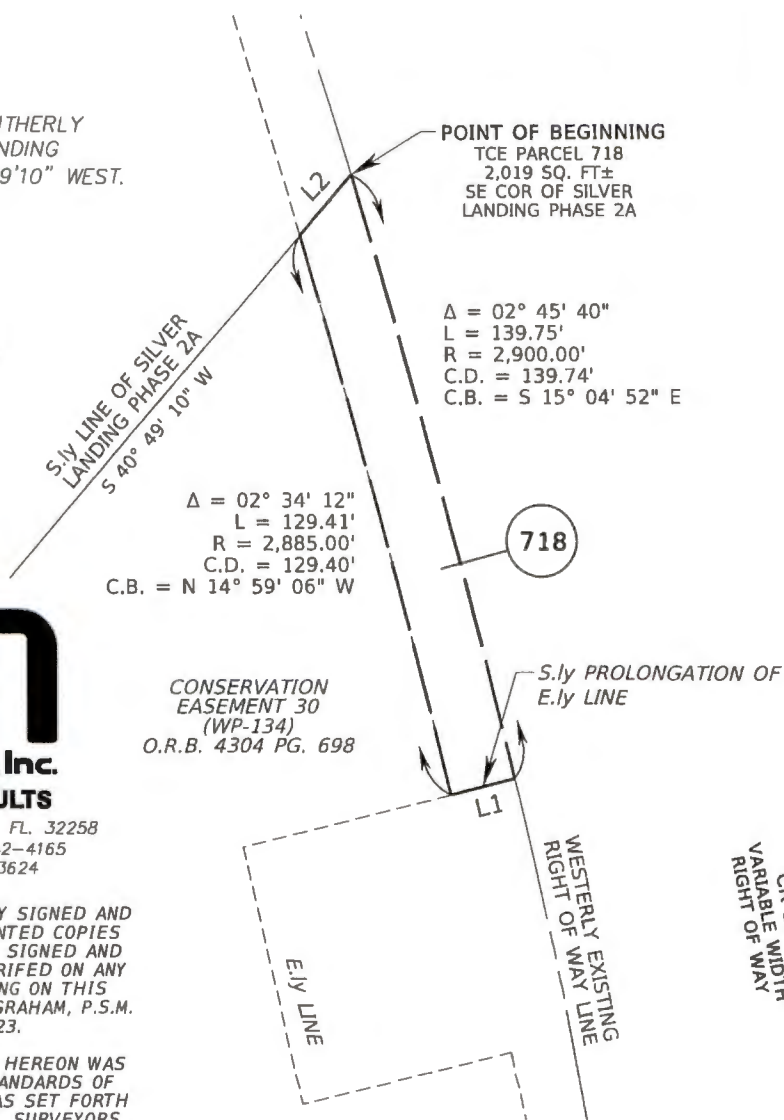
**LEGEND:**  
 CR COUNTY ROAD  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CD CHORD DISTANCE  
 L1 LINE NUMBER  
 ± MORE OR LESS



**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

SILVER LANDING  
 MAP BOOK 118 PG. 45  
 PUBLIC RECORDS OF  
 ST JOHNS COUNTY, FLORIDA



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 Certificate of Authorization No.: LB 3624

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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE of FLORIDA CERTIFICATE No. LS 5546

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 76° 11' 15" W	15.00'
L2	N 40° 49' 10" E	17.85'

## Description

## TCE Parcel 719

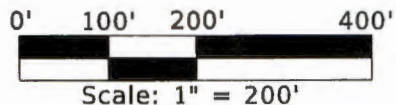
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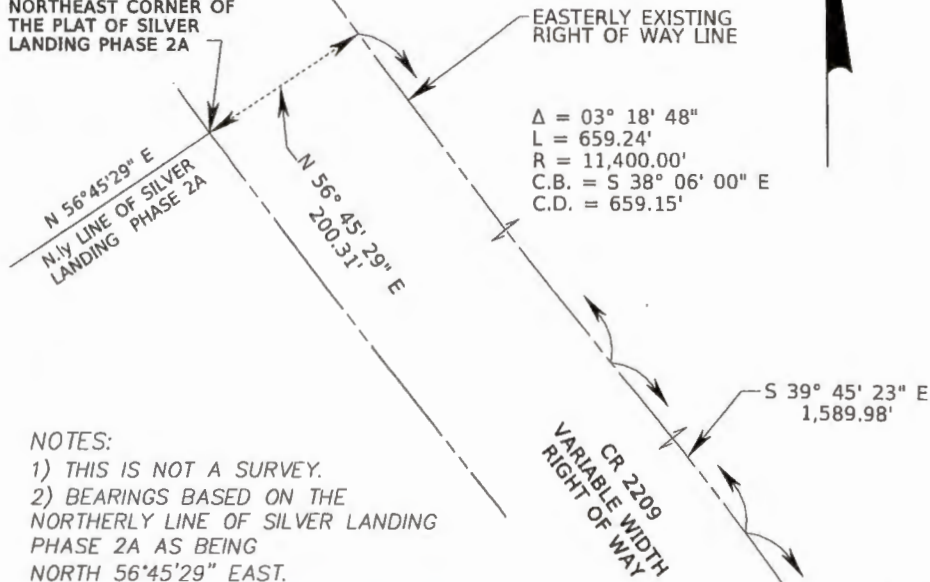
Containing 3,049 Square Feet, More Or Less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



POINT OF REFERENCE  
NORTHEAST CORNER OF THE PLAT OF SILVER LANDING PHASE 2A



$\Delta = 03^\circ 18' 48''$   
 $L = 659.24'$   
 $R = 11,400.00'$   
 $C.B. = S 38^\circ 06' 00'' E$   
 $C.D. = 659.15'$

LEGEND:

FDOT	FLORIDA DEPARTMENT OF TRANSPORTATION
CR	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R	RADIUS
$\Delta$	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
$\pm$	MORE OR LESS
$\dashv$	BREAK IN SCALE

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SILVER LANDING PHASE 2A AS BEING NORTH 56°45'29" EAST.

# ETM

**Surveying & Mapping, Inc.**

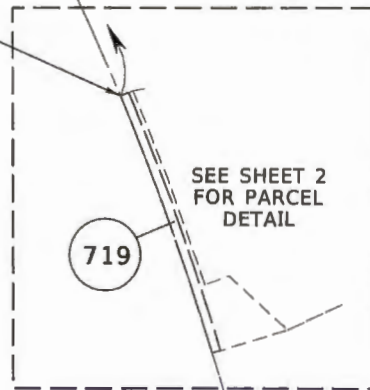
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 Certificate of Authorization No.: LB 3624

SILVER LANDING PHASE 2A  
 MAP BOOK 118, PG.45 PUBLIC  
 RECORDS OF ST JOHNS  
 COUNTY, FLORIDA

$\Delta = 17^\circ 06' 46''$   
 $L = 925.89'$   
 $R = 3,100'$   
 $C.B. = S 31^\circ 11' 59'' E$   
 $C.D. = 922.45'$

POINT OF BEGINNING  
 TCE PARCEL 719  
 3,049 SQ FT  $\pm$

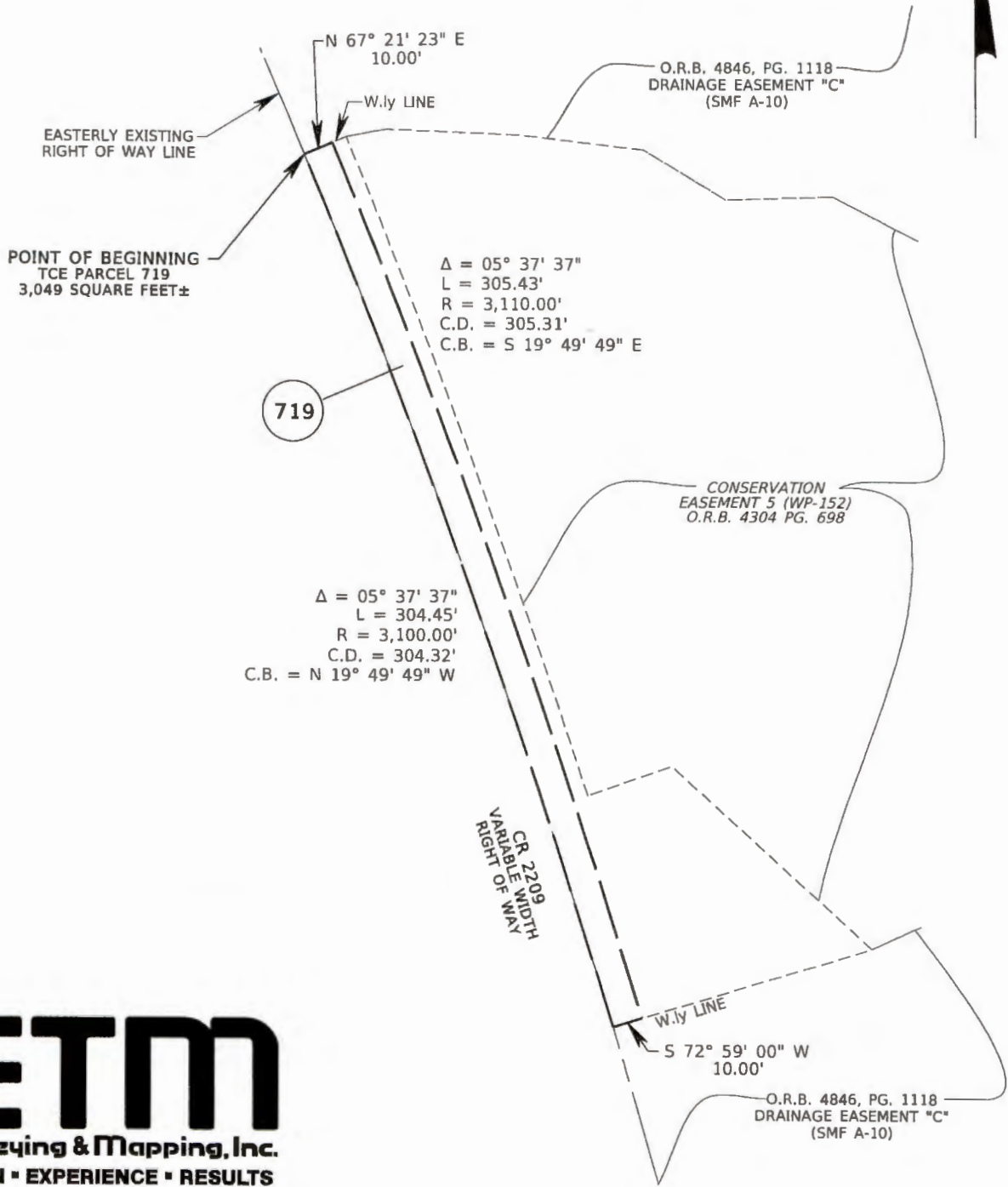
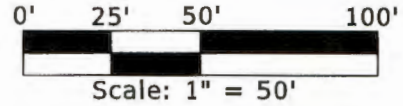


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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6  
 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 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

SHEET 2 OF 2. SEE SHEET 1 FOR NOTES AND LEGEND



## Description

## TCE Parcel 720

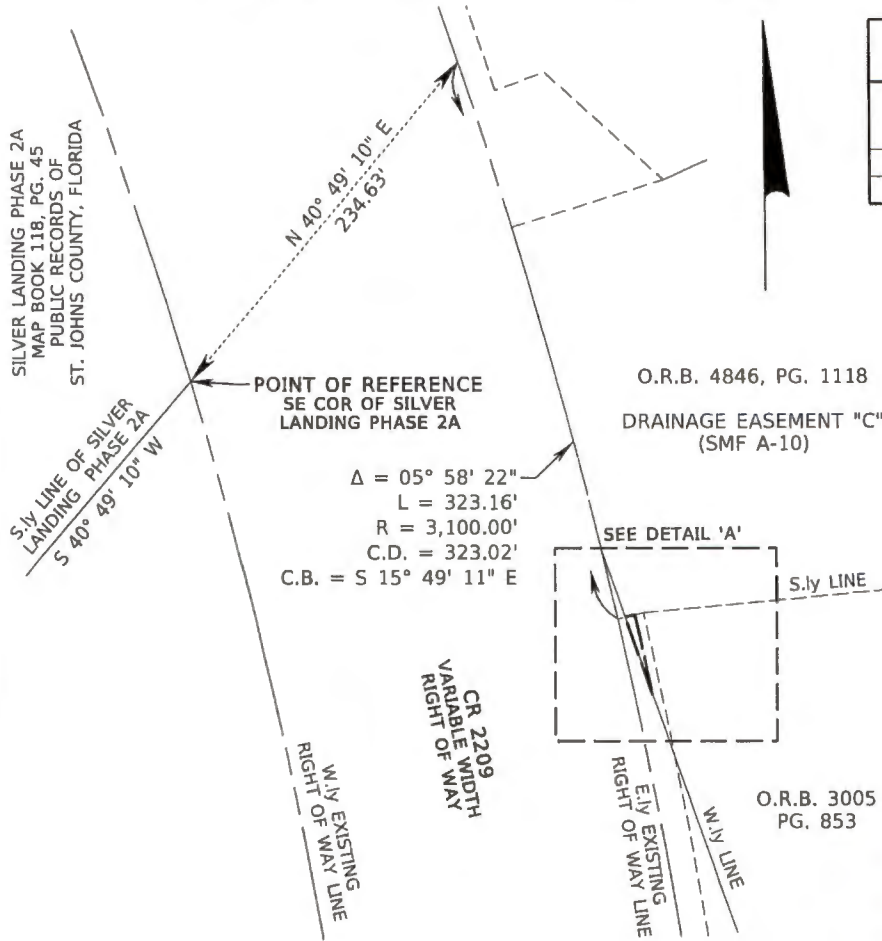
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2A, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $40^{\circ}49'10''$  East, A Distance Of 234.63 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve, Concave Southwesterly, Having A Radius Of 3,100.00 Feet; Thence Along Said Easterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of  $05^{\circ}58'22''$ , An Arc Length Of 323.16 Feet To The Southerly Line Of Those Lands Described And Recorded In Official Records Book 4846, Page 1118 Of Said Public Records, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $15^{\circ}49'11''$  East, 323.02 Feet; Thence North  $77^{\circ}09'59''$  East, Along Said Southerly Line, A Distance Of 4.27 Feet To The Point Of Beginning; Thence North  $77^{\circ}09'59''$  East Continuing Along Said Southerly Line, A Distance Of 5.73 Feet To A Curve, Concave Southwesterly, Having A Radius Of 3,110.00 Feet; Thence Along The Arc Of Said Curve, Through A Central Angle Of  $00^{\circ}50'53''$ , An Arc Length Of 46.04 Feet To The Westerly Line Of Those Lands Described And Recorded In Official Records Book 3005, Page 853 Of Said Public Records, Said Arc Being Subtended By A Chord Bearing An Distance Of South  $12^{\circ}24'34''$  East, 46.04 Feet; Thence North  $19^{\circ}30'36''$  West Along Said Westerly Line, A Distance Of 46.35 Feet To The Point Of Beginning.

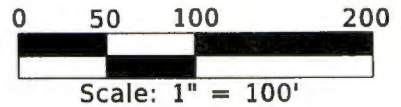
Containing 135 Square Feet, More Or Less.

## SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	N 77° 09' 59" E	4.27'
L2	N 77° 09' 59" E	5.73'



- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - $\Delta$  CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - L1 LINE NUMBER
  - ± MORE OR LESS

- NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

# ETM

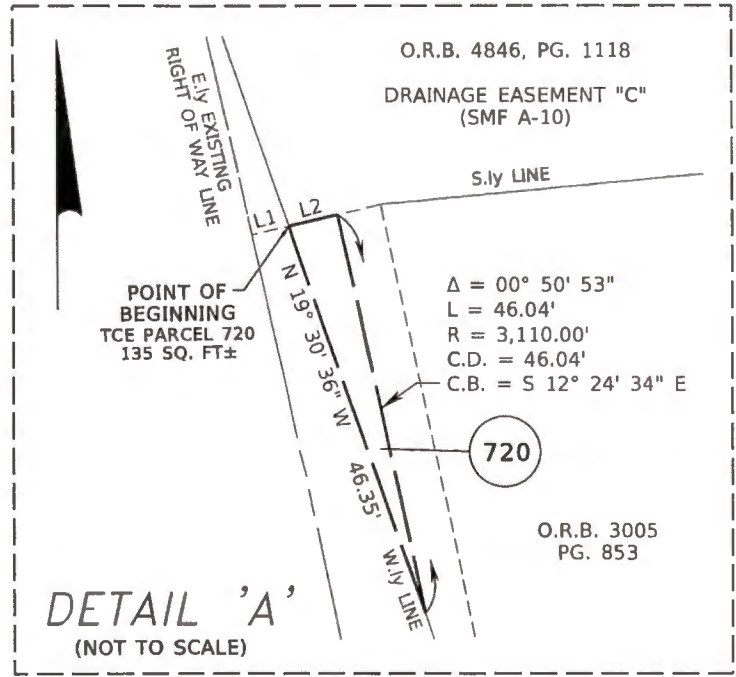
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**VISION • EXPERIENCE • RESULTS**

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SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE No. LS 5546

## Description

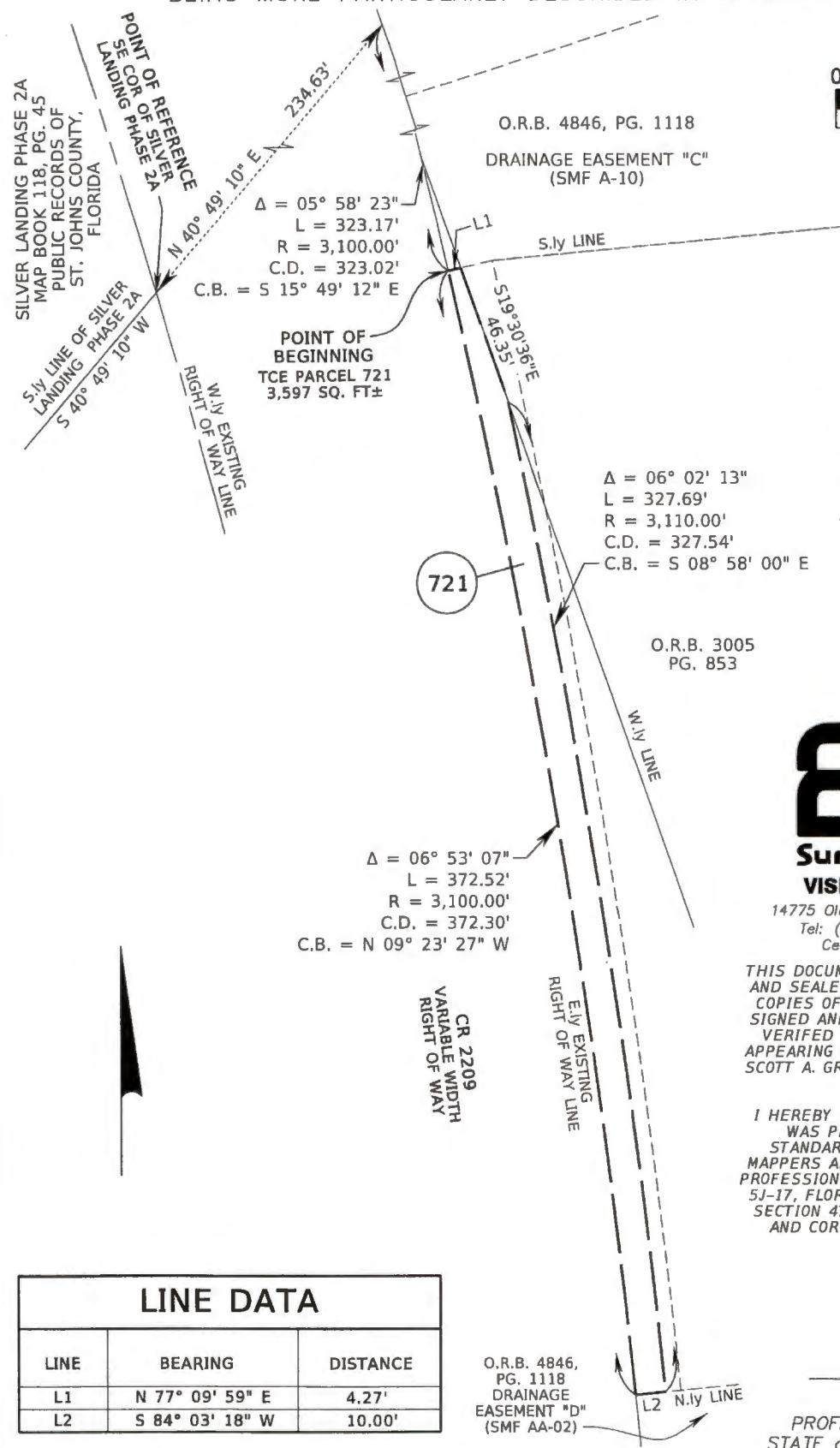
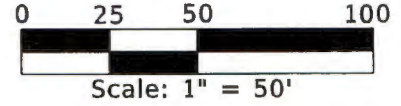
## TCE Parcel 721

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2a, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $40^{\circ}49'10''$  East, A Distance Of 234.63 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve Concave Southwesterly, Having A Radius Of 3,100.00 Feet; Thence Southeasterly Along The Arc Of Said Curve, And Along Said Easterly Existing Right Of Way Line, Through A Central Angle Of  $05^{\circ}58'23''$ , An Arc Length Of 323.17 Feet To The Southerly Line Of Those Lands Described And Recorded In Official Records Book 4846, Page 1118 Of The Public Records Of Said St. Johns County, Florida And The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $15^{\circ}49'12''$  East, 323.02 Feet; Thence North  $77^{\circ}09'59''$  East, Along Said Southerly Line, A Distance Of 4.27 Feet To The Westerly Line Of Those Lands Described And Recorded In Official Records Book 3005, Page 853 Of Said Public Records; Thence South  $19^{\circ}30'36''$  East, Along Said Westerly Line, A Distance Of 46.35 Feet To A Curve, Concave Westerly, Having A Radius Of 3,110.00 Feet; Thence Southeasterly Along The Arc Of Said Curve, Through A Central Angle Of  $06^{\circ}02'13''$ , An Arc Length Of 327.69 Feet To The Northerly Line Of Those Lands Described And Recorded In Said Official Records Book 4846, Page 1118, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $08^{\circ}58'00''$  East, 327.54 Feet; Thence South  $84^{\circ}03'18''$  West, Along Said Northerly Line, A Distance Of 10.00 Feet To Said Easterly Existing Right Of Way Line Of County Road Number 2209, And A Curve, Concave Westerly, Having A Radius Of 3,100.00 Feet; Thence Along Said Easterly Existing Right Of Way Line, And Along The Arc Of Said Curve, Through A Central Angle Of  $06^{\circ}53'07''$ , An Arc Length Of 372.52 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $09^{\circ}23'27''$  West, 372.30 Feet.

Containing 3,597 Square Feet, More Or Less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,**  
**TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - L1 LINE NUMBER
  - ± MORE OR LESS
  - ↔ BREAK IN SCALE

**NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

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

14775 Old St. Augustine Road, Jacksonville, FL. 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
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LINE DATA		
LINE	BEARING	DISTANCE
L1	N 77° 09' 59" E	4.27'
L2	S 84° 03' 18" W	10.00'

O.R.B. 4846, PG. 1118  
 DRAINAGE EASEMENT "D" (SMF AA-02)

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

## Description

## TCE Parcel 722

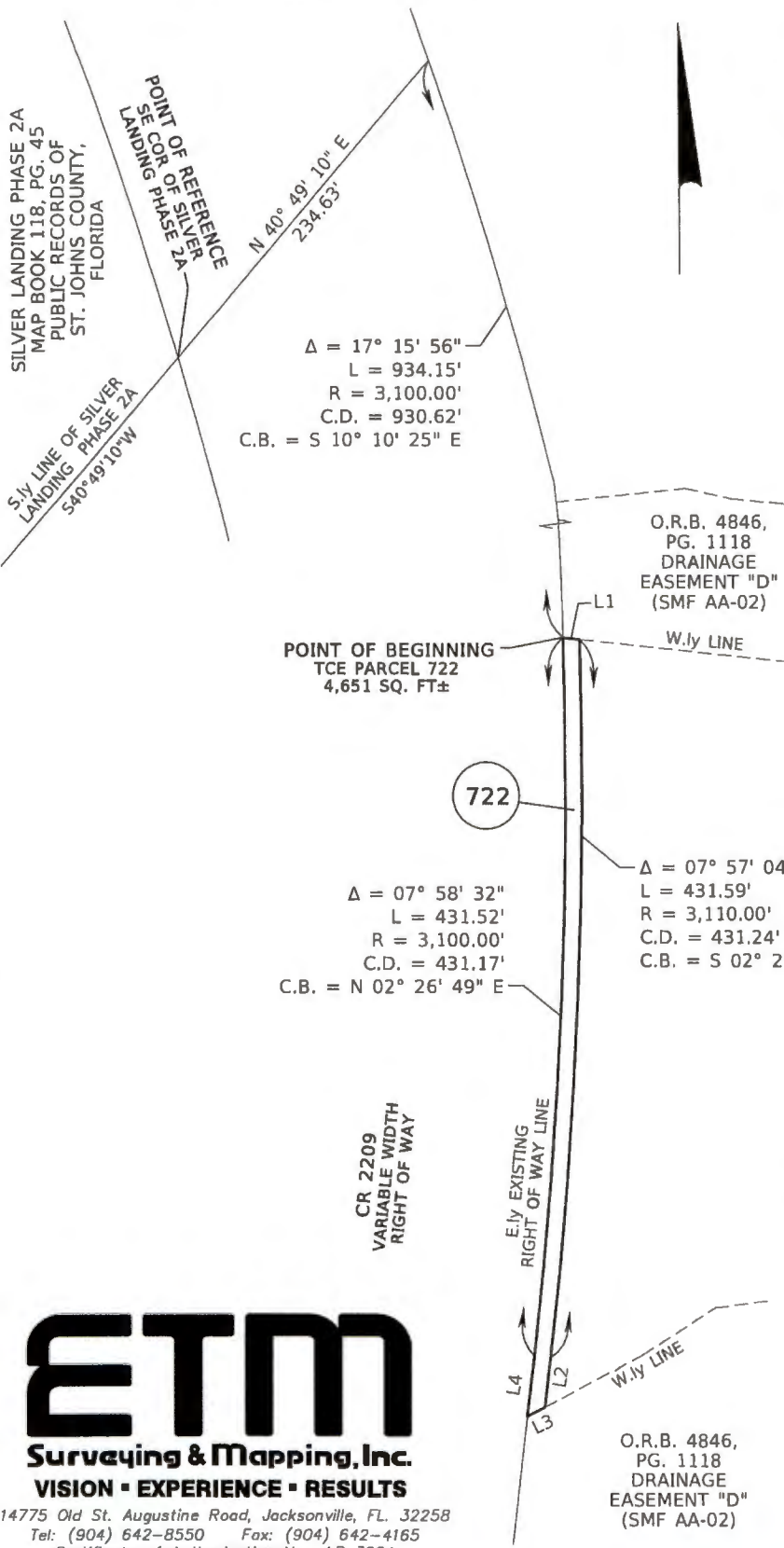
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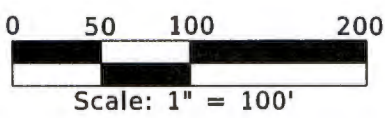
Containing 4,651 Square Feet, More Or Less.

# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LINE DATA		
LINE	BEARING	DISTANCE
L1	S 83° 59' 02" E	10.09'
L2	S 06° 26' 05" W	30.05'
L3	S 61° 43' 57" W	12.16'
L4	N 06° 26' 05" E	36.98'



- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - L1 LINE NUMBER
  - ± MORE OR LESS
  - ↔ BREAK IN SCALE

- NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 15, 2023.

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SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA CERTIFICATE No. LS 5546

**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

Exhibit "B" to Resolution

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

GRANT OF EASEMENT FOR STORMWATER

THIS EASEMENT this 31<sup>st</sup> day of October, 2023, by and between White's Ford Timber, LLC a Florida limited liability company, whose address is 50 Silver Forest Dr., Ste 200, St. Augustine, FL 32092, 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 One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns, a perpetual easement for conveyance of stormwater from CR 2209 in accordance with SJRWMD ERP# 99446-91 (the "Permit") 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 following described land situate in St. Johns County, Florida to wit:

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

TOGETHER with the right of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted, all in accordance with and subject to the terms of the Permit.

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:

(sign) Kimberly S Bryan  
(print) Kimberly S. Bryan  
(sign) Travis J. Hutson  
(print) Travis J. Hutson

GRANTOR:  
White's Ford Timber, LLC, a Florida limited liability company  
By: Hutson Management, Inc. a Florida corporation manager John G. Metcalf  
By: John G. Metcalf  
Print Name: John G. Metcalf  
Its: Vice President

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31 day of October, 2023, by John G. Metcalf, for Hutson Management, Inc., manager of White's Ford Timber, LLC its Vice President.

Kimberly S Bryan  
Notary Public  
My Commission Expires: 1-29-24

Personally Known or Produced Identification  
Type of Identification Produced

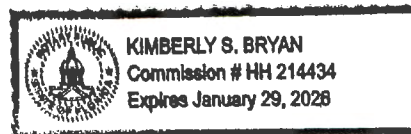


Exhibit "A" to Grant of Easement



14775 Old St. Augustine Road, Jacksonville, Florida 32258  
etmnc.com | 904.642.8550

Description

Parcel 103

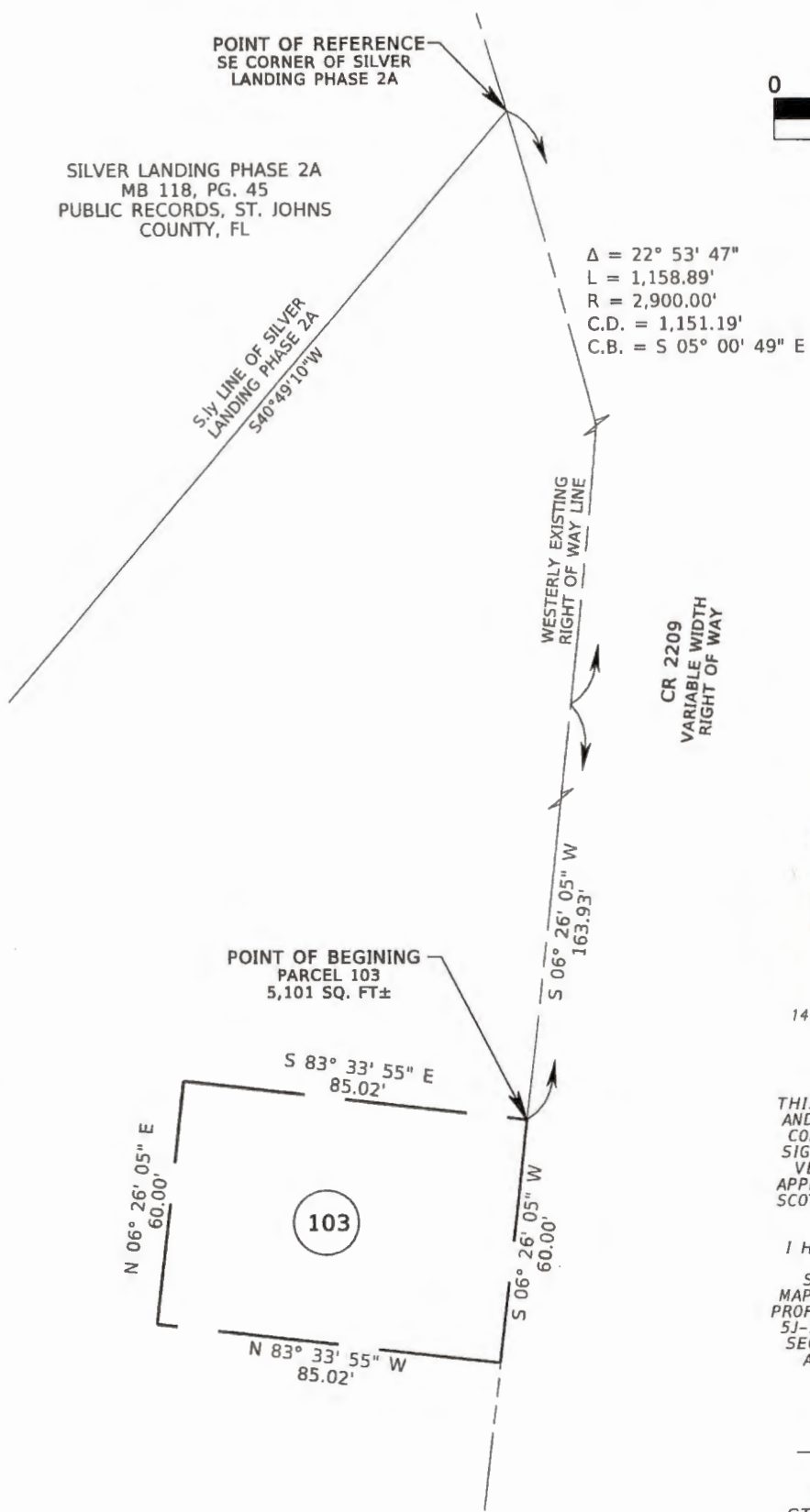
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Commence At The Southeast Corner Of The Plat Of Silver Landing Phase 2A As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence Southerly Along The Westerly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And Along The Arc Of A Curve Concave Westerly, Having A Radius Of 2,900.00 Feet, Through A Central Angle Of 22°53'47", An Arc Distance Of 1,158.89 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South 05°00'49" East, 1,151.19 Feet; Thence South 06°26'05" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 163.93 Feet To The Point Of Beginning; Thence Continue South 06°26'05" West, Continuing Along Said Westerly Existing Right Of Way Line, A Distance Of 60.00 Feet; Thence North 83°33'55" West, A Distance Of 85.02 Feet; Thence North 06°26'05" East, A Distance Of 60.00 Feet; Thence South 83°33'55" East, A Distance Of 85.02 Feet To The Point Of Beginning.

Containing 5,101 Square Feet, More Or Less



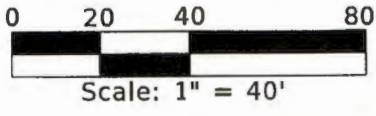
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6  
SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



SILVER LANDING PHASE 2A  
MB 118, PG. 45  
PUBLIC RECORDS, ST. JOHNS  
COUNTY, FL

S 40° 49' 10" W  
S 40° 49' 10" W

Δ = 22° 53' 47"  
L = 1,158.89'  
R = 2,900.00'  
C.D. = 1,151.19'  
C.B. = S 05° 00' 49" E



**LEGEND:**

CR	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
±	MORE OR LESS
— —	BREAK IN SCALE

- NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

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

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Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

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SCOTT A. GRAHAM  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA CERTIFICATE No. LS 5546

Description

Parcel 104

A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

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Containing 3,767 Square Feet, More Or Less

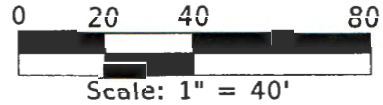
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 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

SILVER LANDING  
 PHASE 2A  
 MB 118, PG. 45  
 PUBLIC RECORDS,  
 ST. JOHNS COUNTY, FL

POINT OF REFERENCE  
 SE CORNER OF SILVER  
 LANDING PHASE 2A

S.W. LINE OF SILVER  
 LANDING PHASE 2A  
 S40°49'10"W

CR 2209  
 VARIABLE WIDTH  
 RIGHT OF WAY



**LEGEND:**

CR	COUNTY ROAD
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CD	CHORD DISTANCE
±	MORE OR LESS
↯	BREAK IN SCALE

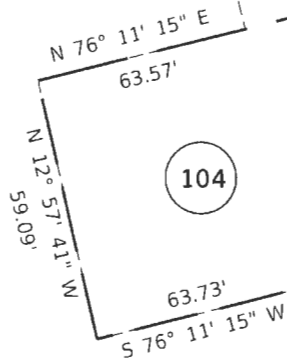
Δ = 02° 45' 40"  
 L = 139.75'  
 R = 2,900.00'  
 C.D. = 139.74'  
 C.B. = S 15° 04' 52" E

**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING SOUTH 40°49'10" WEST.

POINT OF BEGINNING  
 PARCEL 104  
 3,767 SQ. FT±

Δ = 01° 10' 02"  
 L = 59.09'  
 R = 2,900.00'  
 C.D. = 59.08'  
 C.B. = S 13° 07' 01" E



CONSERVATION  
 EASEMENT 30  
 (WP-134)  
 O.R.B. 4304 PG. 698

WESTERLY EXISTING  
 RIGHT OF WAY LINE

**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

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 14, 2023.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS 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, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE

SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546

Description

Parcel 108

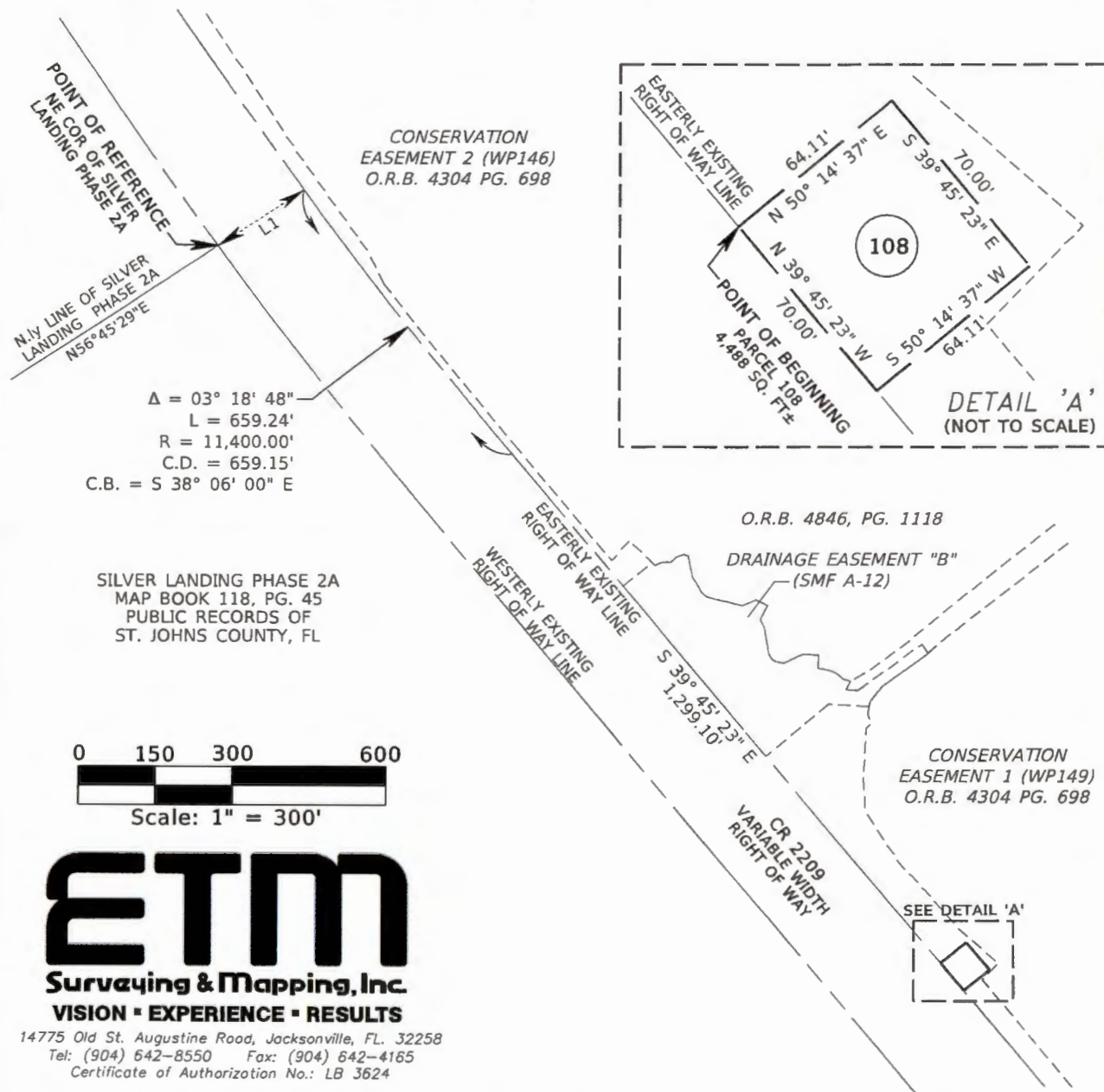
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

Commence At The Northeast Corner Of The Plat Of Silver Landing Phase 2A, As Recorded In Map Book 118, Page 45, Of The Public Records Of St. Johns County, Florida; Thence North  $56^{\circ}45'29''$  East, A Distance Of 200.31 Feet To The Easterly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And A Curve Concave Northeasterly Having A Radius Of 11,400.00 Feet; Thence Along Said Easterly Existing Right Of Way Line, And The Arc Of Said Curve, Through A Central Angle Of  $03^{\circ}18'48''$ , An Arc Length Of 659.24 Feet To The Point Of Tangency Of Said Curve, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $38^{\circ}06'00''$  East, 659.15 Feet; Thence Continue South  $39^{\circ}45'23''$  East, Along Said Easterly Existing Right Of Way Line, A Distance Of 1,299.10 Feet To The Point Of Beginning; Thence North  $50^{\circ}14'37''$  East, A Distance Of 64.11 Feet; Thence South  $39^{\circ}45'23''$  East, A Distance Of 70.00 Feet; Thence South  $50^{\circ}14'37''$  West, A Distance Of 64.11 Feet To Said Easterly Existing Right Of Way Line Of County Road Number 2209; Thence North  $39^{\circ}45'23''$  West, Along Said Easterly Existing Right Of Way Line, A Distance Of 70.00 Feet To The Point Of Beginning.

Containing 4,488 Square Feet, More Or Less.

### SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



$\Delta = 03^{\circ} 18' 48''$   
 $L = 659.24'$   
 $R = 11,400.00'$   
 $C.D. = 659.15'$   
 $C.B. = S 38^{\circ} 06' 00'' E$

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 56° 45' 29" E	200.31

**LEGEND:**

CR COUNTY ROAD  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 R RADIUS  
 $\Delta$  CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CD CHORD DISTANCE  
 L1 LINE NUMBER  
 $\pm$  MORE OR LESS

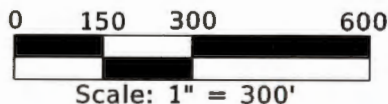
**NOTES:**

1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE OF THE PLAT OF SILVER LANDING PHASE 2A AS BEING NORTH 56°45'29" EAST.

THIS DOCUMENT HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY SCOTT A. GRAHAM, P.S.M. LS 5546 ON SEPTEMBER 14, 2023.

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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546



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

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

**GRANT OF EASEMENT FOR STORMWATER**

**THIS EASEMENT** this 31<sup>st</sup> day of October, 2023, by and between Land Planners Development II Inc., a Florida corporation, whose address is 50 Silver Forest Dr., Ste 200, St. Augustine, FL 32092, 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 One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns, a perpetual easement for conveyance of stormwater from CR 2209 in accordance with SJRWMD ERP # 99446-91 (the "Permit") 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 following described land situate in St. Johns County, Florida to wit:

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

TOGETHER with the right of said grantee, its successors and assigns, of ingress and egress to and over said above described premises, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said lands, together also with the right and easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted, all in accordance with and subject to the terms of the Permit.

**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:

(sign) *John G. Metcalf*  
(print) John G. Metcalf  
(sign) *Tau's J. Hts.*  
(print) Tau's J. Hts.

GRANTOR: Land Planners Development II, Inc.,  
a Florida corporation

*Kimberly S Bryan*  
Print Name: Kimberly S. Bryan  
Title: V.P.

STATE OF Florida  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 31<sup>st</sup> day of October, 2023, by Kimberly S. Bryan, on behalf of Land Planners Development II, Inc., its Vice president.

*John G. Metcalf*  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

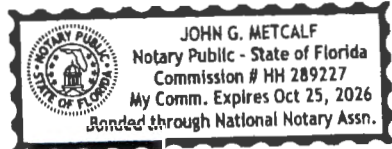


Exhibit "A" to Grant of Easement



14775 Old St. Augustine Road, Jacksonville, Florida 32258  
etmirc.com | 904.642.8550

Description

Parcel 107

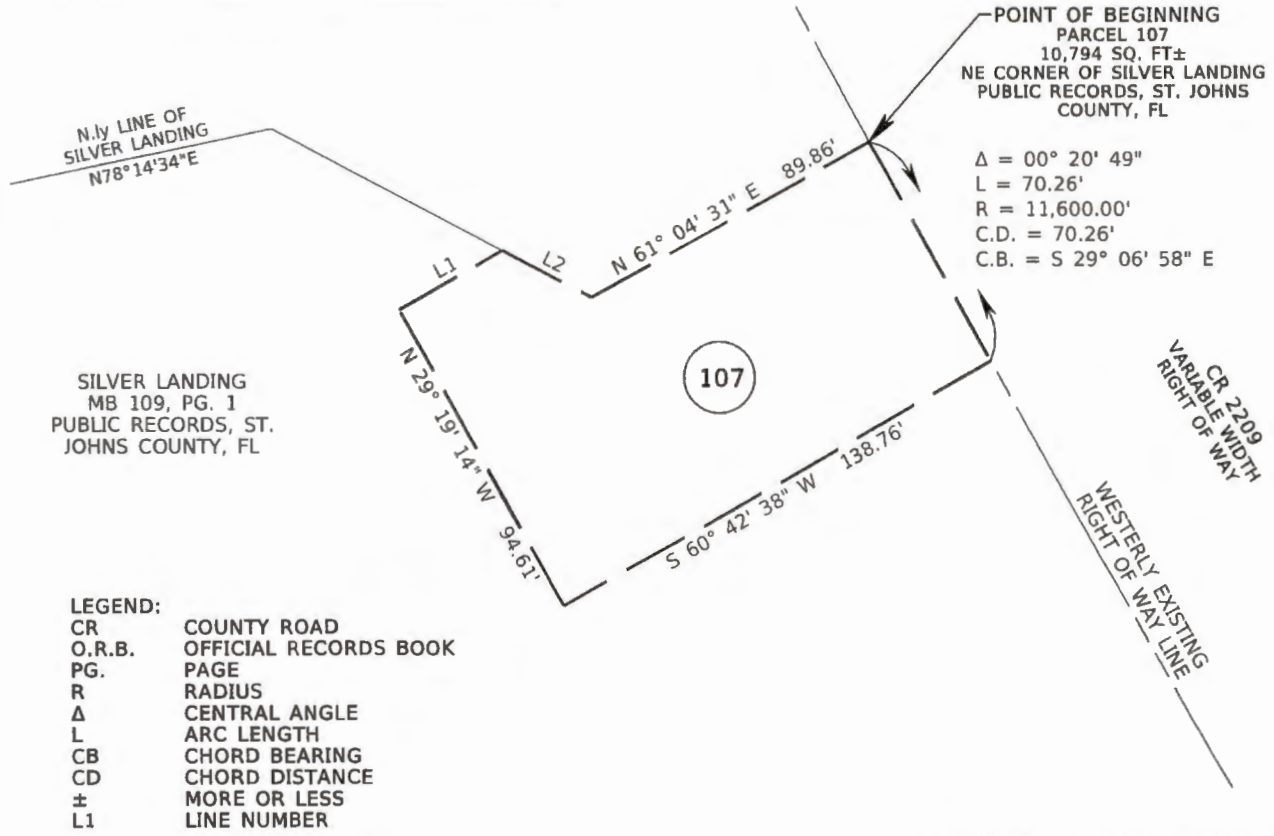
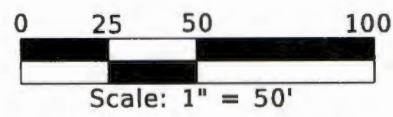
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

For A Point Of Beginning Commence At The Northeast Corner Of The Plat Of Silver Landing As Recorded In Map Book 109, Page 1, Of The Public Records Of St. Johns County, Florida; Thence Southeasterly Along The Westerly Existing Right Of Way Line Of St. Johns County Road Number 2209, A Variable Width Right Of Way As Presently Established, And Along The Arc Of A Curve Concave Northeasterly, Having A Radius Of 11,600.00 Feet, Through A Central Angle  $00^{\circ}20'49''$ , An Arc Distance Of 70.26 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $29^{\circ}06'58''$  East, 70.26 Feet; Thence South  $60^{\circ}42'38''$  West, A Distance Of 138.76 Feet; Thence North  $29^{\circ}19'14''$  West, A Distance Of 94.61 Feet; Thence North  $60^{\circ}40'46''$  East, A Distance Of 33.63 Feet To The Northerly Line Of Said Silver Landing; Thence South  $62^{\circ}25'25''$  East, Along Said Northerly Line, A Distance Of 28.41 Feet; Thence North  $61^{\circ}04'31''$  East, Continuing Along Said Northerly Line, A Distance Of 89.86 Feet To The Point Of Beginning.

Containing 10,794 Square Feet, More Or Less

**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF THE ANTONIO HUERTAS GRANT, SECTION 38,  
 TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 60° 40' 46" E	33.63'
L2	S 62° 25' 25" E	28.41'



SILVER LANDING  
 MB 109, PG. 1  
 PUBLIC RECORDS, ST.  
 JOHNS COUNTY, FL

- LEGEND:**
- CR COUNTY ROAD
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CD CHORD DISTANCE
  - ± MORE OR LESS
  - L1 LINE NUMBER

**NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF THE PLAT OF SILVER LANDING AS BEING NORTH 78°14'34" EAST.

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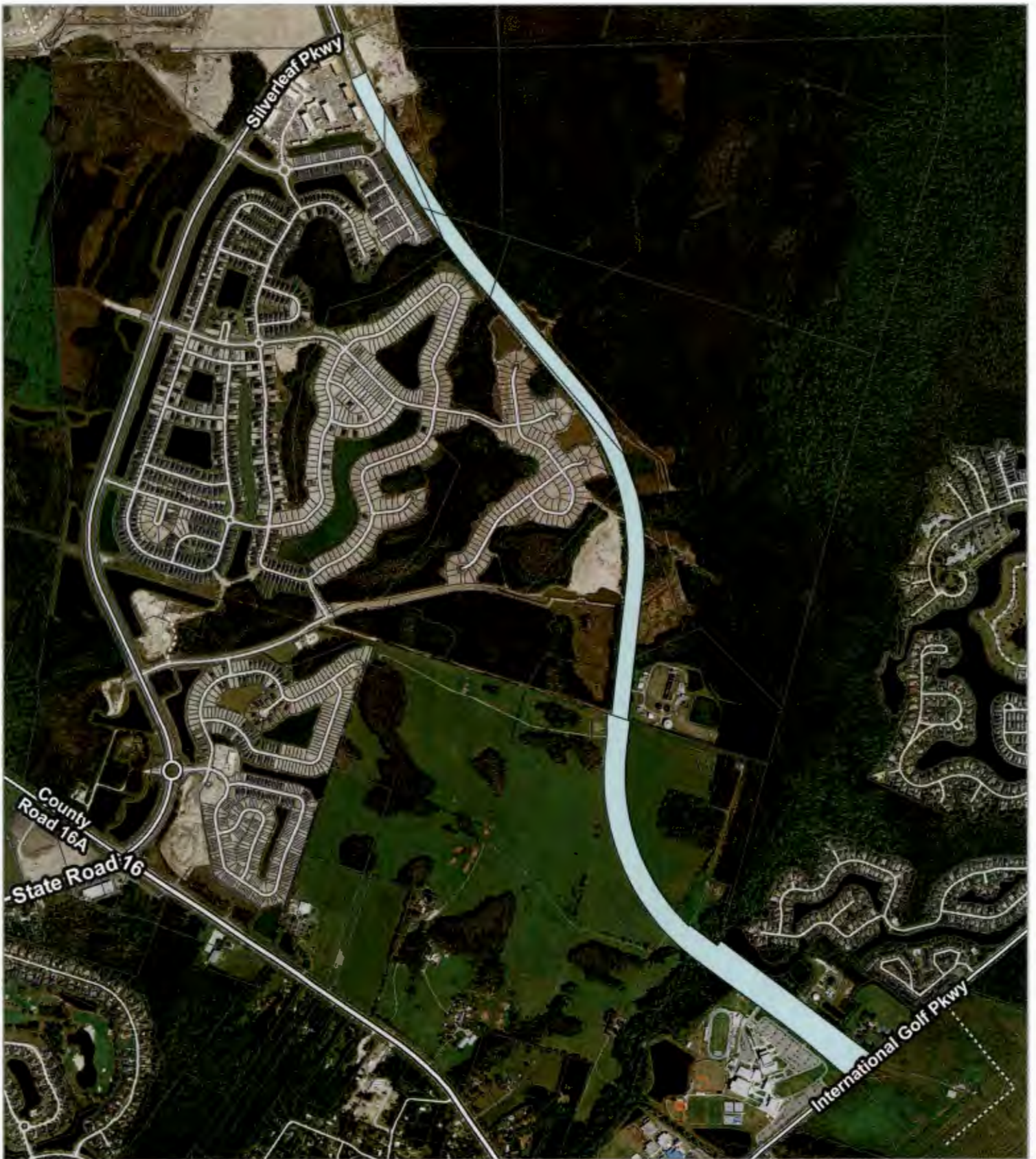
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SCOTT A. GRAHAM  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA CERTIFICATE No. LS 5546





2023 Aerial Imagery  
Date: 10/31/2023

County Road 2209  
"North Segment"  
IGP to Silverleaf Pkwy

**Temporary Construction  
Easements & Grants of  
Easement for Stormwater**



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 herein.

