

**RESOLUTION NO. 2023-509**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO 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**, JEN Florida 43, LLC, a Florida limited liability company, has executed and presented to St. Johns County (“County”) a Temporary Construction Easement 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**, JEN Florida 43, LLC, a Florida limited liability company, has executed and presented to St. Johns County a Grant of Easement 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 construction and perpetual maintenance of the right-of-way and associated drainage improvements; and

**WHEREAS**, it is in the best interest of the County to accept the Temporary Construction Easement and Grant of Easement 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.

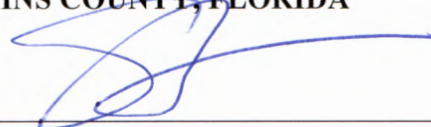
Section 2. The above described Temporary Construction Easement and Grant of Easement, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 two easements in the Official Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 19th day of December, 2023.

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



Rendition Date: DEC 20 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 10th day of November, 2023, by and between JEN Florida 43, LLC, a Florida limited liability company, whose address is 1750 W. Broadway St., Ste 111, Oveido, FL 32765, 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 60 months from the date of acceptance of this easement.

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) [Signature]

(print) Daniel Edwards

(sign) [Signature]

(print) James P Dunn

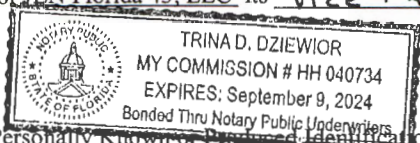
GRANTOR: JEN Florida 43, LLC

[Signature]

Print Name: Richard A. Jerman  
Title: VP

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10th day of November, 2023, by RICHARD A. JERMAN for JEN Florida 43, LLC its VICE PRESIDENT.



Personally Known or Produced Identification  
Type of Identification Produced

[Signature]  
Notary Public  
My Commission Expires: 9/9/2024

Description

TCE Parcel 711

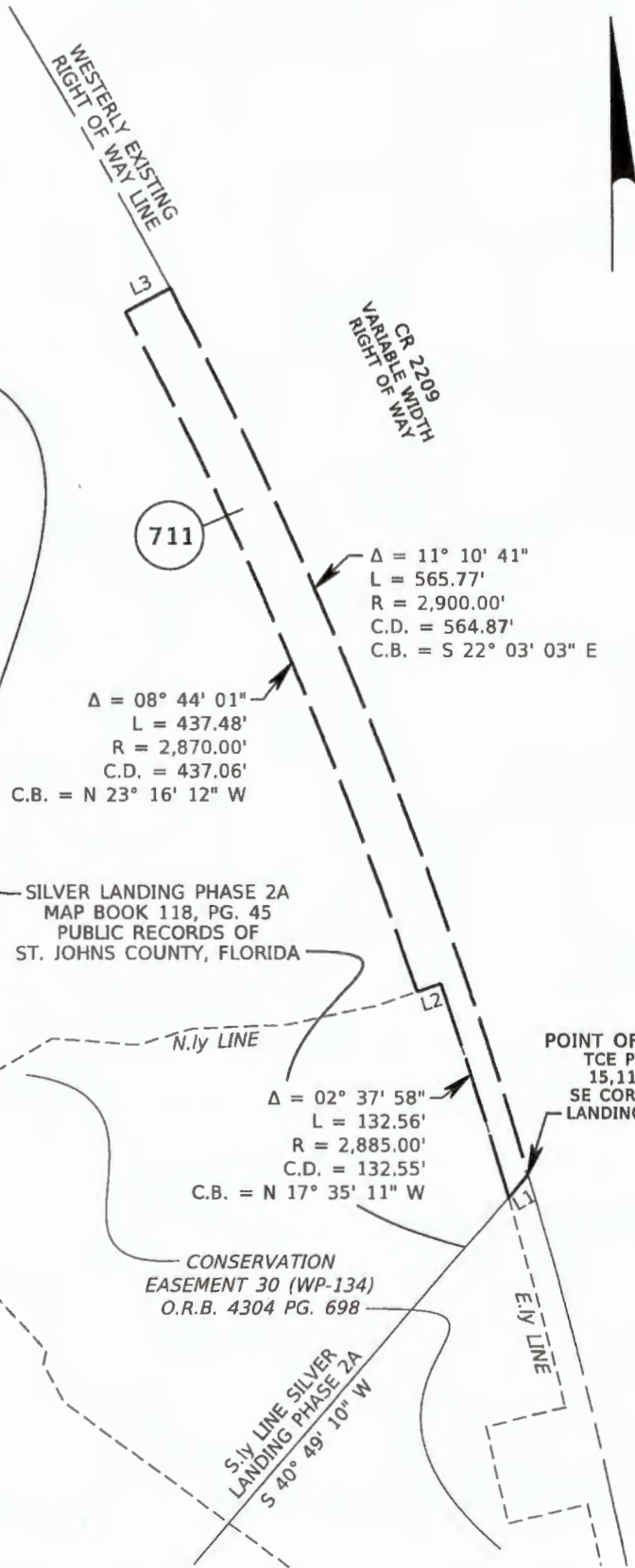
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

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 South  $40^{\circ}49'10''$  West, Along The Southerly Line Of Said Silver Landing Phase 2A, A Distance Of 17.85 Feet To 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; Thence Northerly Along Said Easterly Line And Along The Arc Of A Curve Concave Westerly, Having A Radius Of 2,885.00 Feet, Through A Central Angle Of  $02^{\circ}37'58''$ , An Arc Length Of 132.56 Feet To The Northerly Line Of Said Official Records Book 4304, Page 698, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $17^{\circ}35'11''$  West, 132.55 Feet; Thence South  $71^{\circ}08'51''$  West, Along Said Northerly Line, A Distance Of 15.00 Feet To A Curve Concave Westerly, Having A Radius Of 2,870.00 Feet; Thence Northerly Along The Arc Of Said Curve Through A Central Angle Of  $08^{\circ}44'01''$ , An Arc Length Of 437.48 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North  $23^{\circ}16'12''$  West, 437.06 Feet; Thence North  $62^{\circ}05'04''$  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 Southerly Along Said Westerly Existing Right Of Way Line And Along The Arc Of A Curve Concave Westerly, Having A Radius Of 2,900.00 Feet, Through A Central Angle Of  $11^{\circ}10'41''$ , An Arc Length Of 565.77 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South  $22^{\circ}03'03''$  East, 564.87 Feet.

Containing 15,116 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 40° 49' 10\" W	17.85'
L2	S 71° 08' 51\" W	15.00'
L3	N 62° 05' 04\" E	30.00'



Scale: 1" = 100'

**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**

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 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

## Description

## TCE Parcel 712

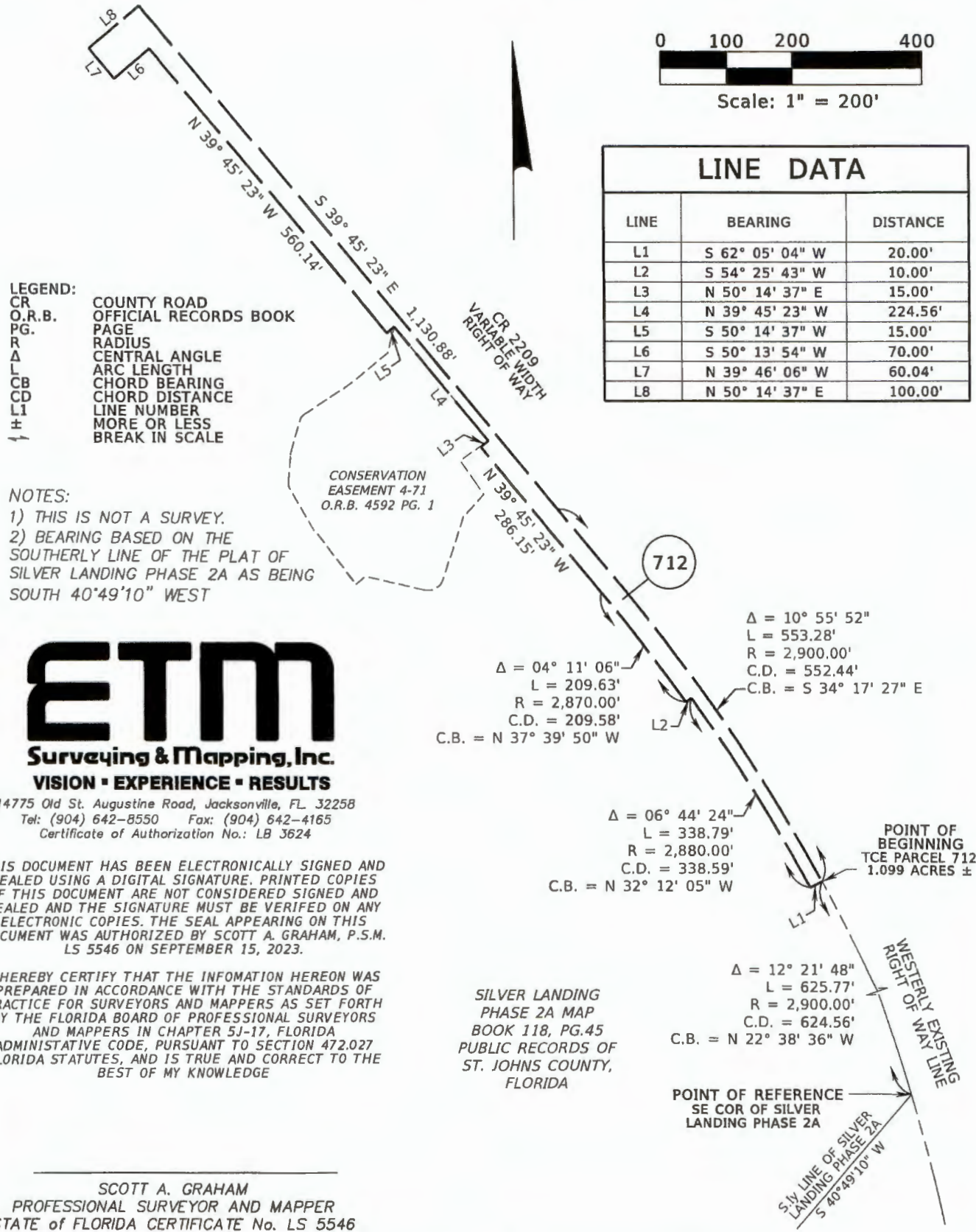
A Portion Of The Antonio Huertas Grant, Section 38, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

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 Northerly 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 12°21'48", An Arc Length Of 625.77 Feet, To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of North 22°38'36" West, 624.56 Feet; Thence South 62°05'04" West, A Distance Of 20.00 Feet To A Curve Concave Southwesterly, Having A Radius Of 2,880.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 06°44'24", An Arc Length Of 338.79 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 32°12'05" West, 338.59 Feet; Thence South 54°25'43" West, A Distance Of 10.00 Feet To A Curve Concave Southwesterly, Having A Radius Of 2,870.00 Feet; Thence Northerly Along The Arc Of Said Curve, Through A Central Angle Of 04°11'06", An Arc Length Of 209.63 Feet, Said Arc Being Subtended By A Chord Bearing And Distance Of North 37°39'50" West, 209.58 Feet; Thence North 39°45'23" West, A Distance Of 286.15 Feet; Thence North 50°14'37" East, 15.00 Feet To The Easterly Line Of Those Lands Described And Recorded In Official Records Book 4592, Page 1 Of The Public Records Of Said St. Johns County, Florida; Thence North 39°45'23" West, Along Said Easterly Line A Distance Of 224.56 Feet; Thence South 50°14'37" West, A Distance Of 15.00 Feet; Thence North 39°45'23" West, A Distance Of 560.14 Feet; Thence South 50°13'54" West, A Distance Of 70.00 Feet; Thence North 39°46'06" West, A Distance Of 60.04 Feet; Thence North 50°14'37" East, A Distance Of 100.00 Feet To Said Westerly Existing Right Of Way Line; Thence South 39°45'23" East, Along Said Westerly Existing Right Of Way Line A Distance Of 1,130.88 Feet To A Curve Concave Westerly, Having A Radius Of 2,900.00 Feet; Thence Southerly Continuing Along Said Westerly Existing Right Of Way Line And Along The Arc Of Said Curve, Through A Central Angle Of 10°55'52", An Arc Length Of 553.28 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South 34°17'27" East, 552.44 Feet

Containing 1.099 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.



**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

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



## Description

## TCE Parcel 713

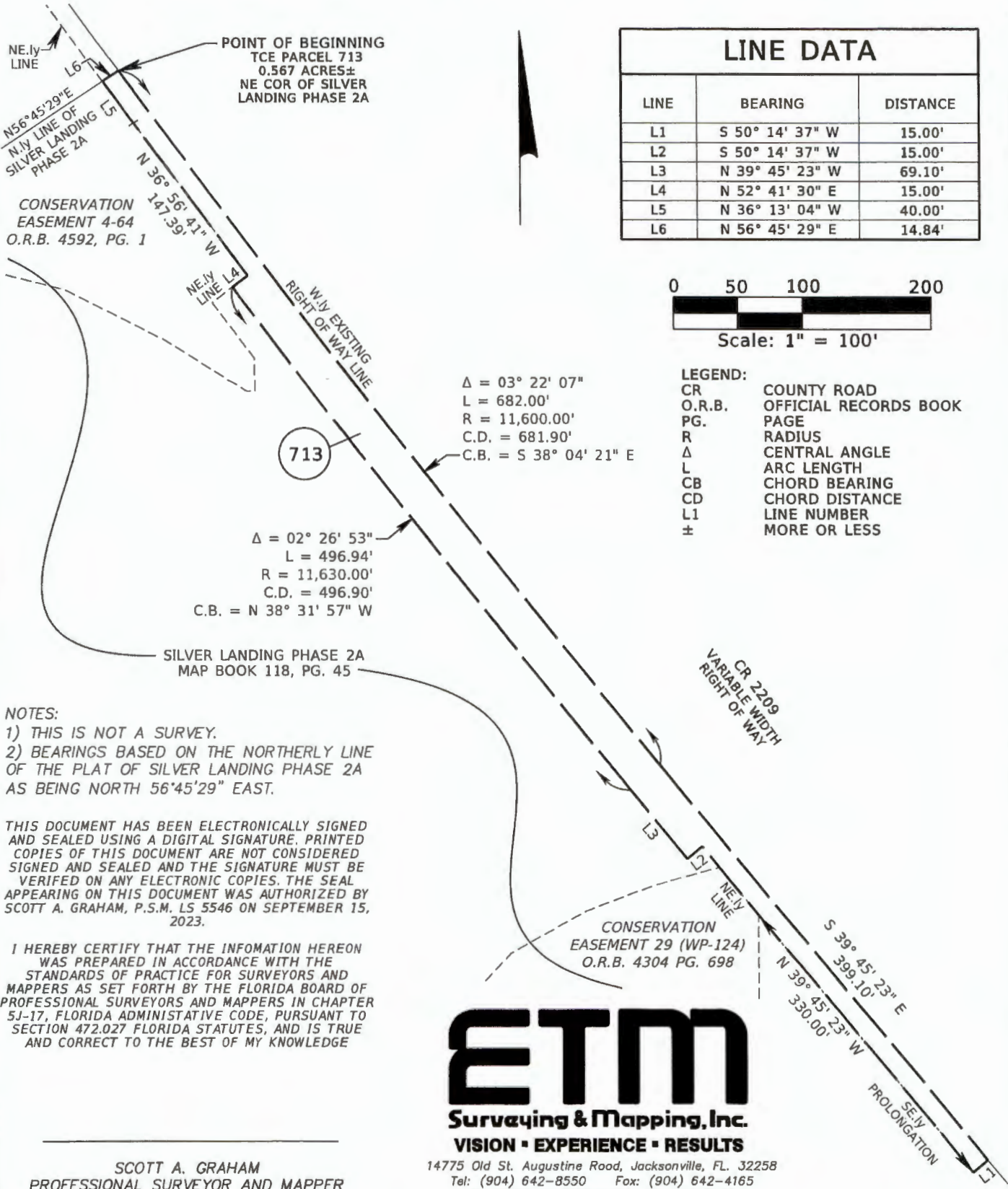
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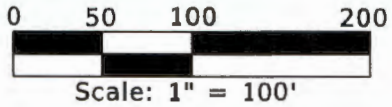
Containing 0.567 Acres, More Or Less



**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 50° 14' 37" W	15.00'
L2	S 50° 14' 37" W	15.00'
L3	N 39° 45' 23" W	69.10'
L4	N 52° 41' 30" E	15.00'
L5	N 36° 13' 04" W	40.00'
L6	N 56° 45' 29" E	14.84'



**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 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.

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

**ETM**  
**Surveying & Mapping, Inc.**  
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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

Exhibit "B" to Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 10th day of November 2023, by and between JEN Florida 43, LLC, a Florida limited liability company, whose address is 1750 W. Broadway St., Ste 111, Oveido, FL 32765, 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, an unobstructed right-of-way and perpetual 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 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.

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: JEN Florida 43, LLC

(sign) [Signature]  
(print) Daniel Edwards

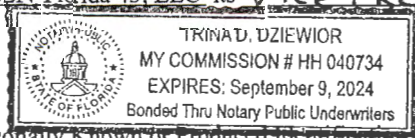
[Signature]

(sign) [Signature]  
(print) James P Dunn

Print Name: Richard A. Jerman  
Title: VP

STATE OF FLORIDA  
COUNTY OF SEMINOLE

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of NOVEMBER 2023, by RICHARD A. JERMAN, for JEN Florida 43 LLC its VICE PRESIDENT



[Signature]  
Notary Public  
My Commission Expires: 9/9/2024

Personally Known or Produced Identification  
Type of Identification Produced



Description

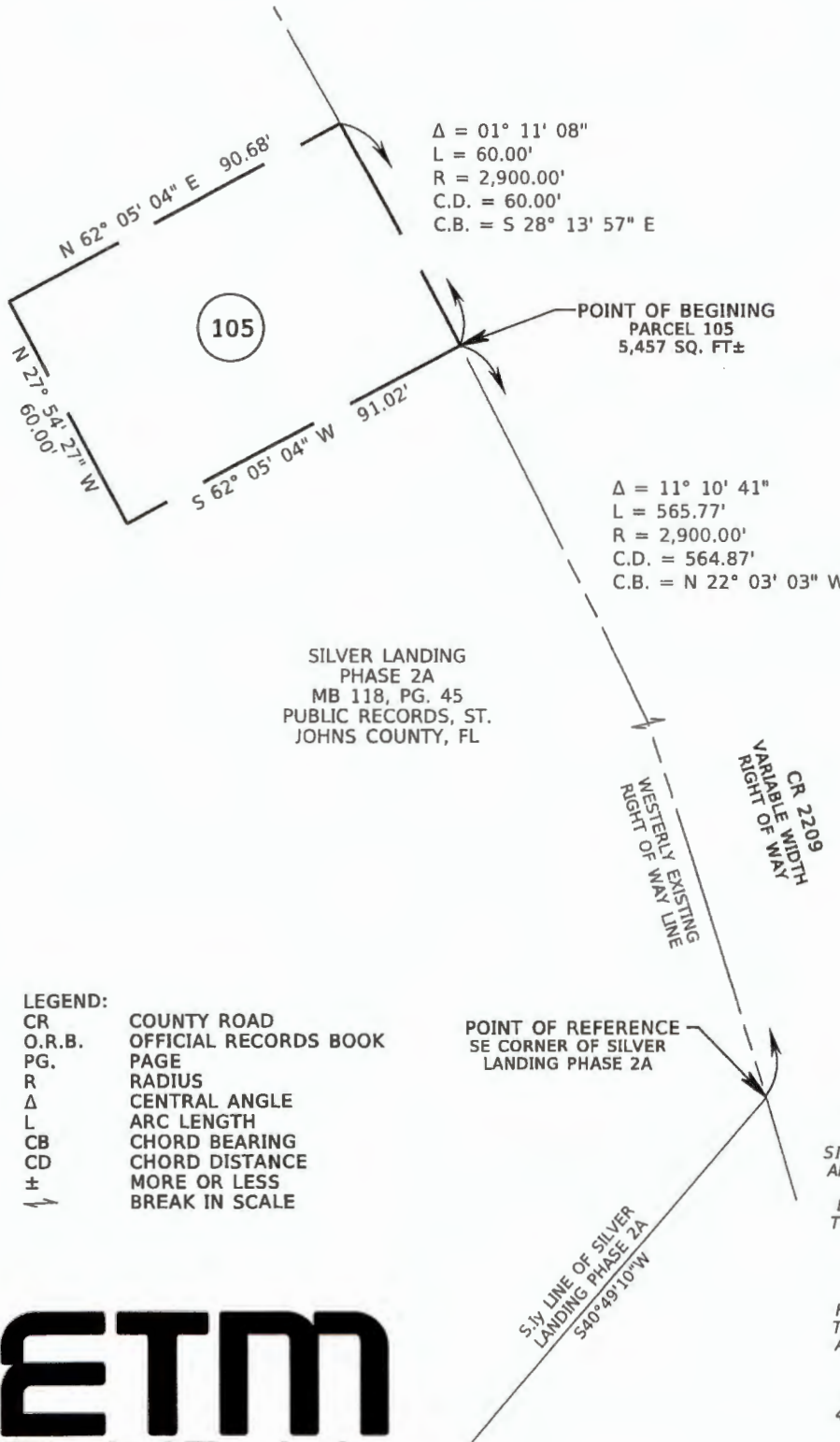
Parcel 105

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 Northerly 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 11°10'41", An Arc Length Of 565.77 Feet, To The Point Of Beginning; Said Arc Being Subtended By A Chord Bearing And Distance Of North 22°03'03" West, 564.87 Feet; Thence South 62°05'04" West, A Distance Of 91.02 Feet; Thence North 27°54'27" West, A Distance Of 60.00 Feet; Thence North 62°05'04" East, A Distance Of 90.68 Feet To Said Westerly Existing Right Of Way Line And A Curve Concave Westerly Having A Radius Of 2,900.00 Feet; Thence Southerly Along Said Westerly Existing Right Of Way Line And Along The Arc Of Said Curve, Through A Central Angle Of 01°11'08", An Arc Length Of 60.00 Feet To The Point Of Beginning, Said Arc Being Subtended By A Chord Bearing And Distance Of South 28°13'57" East, 60.00 Feet.

Containing 5,457 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.

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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**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

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

## Description

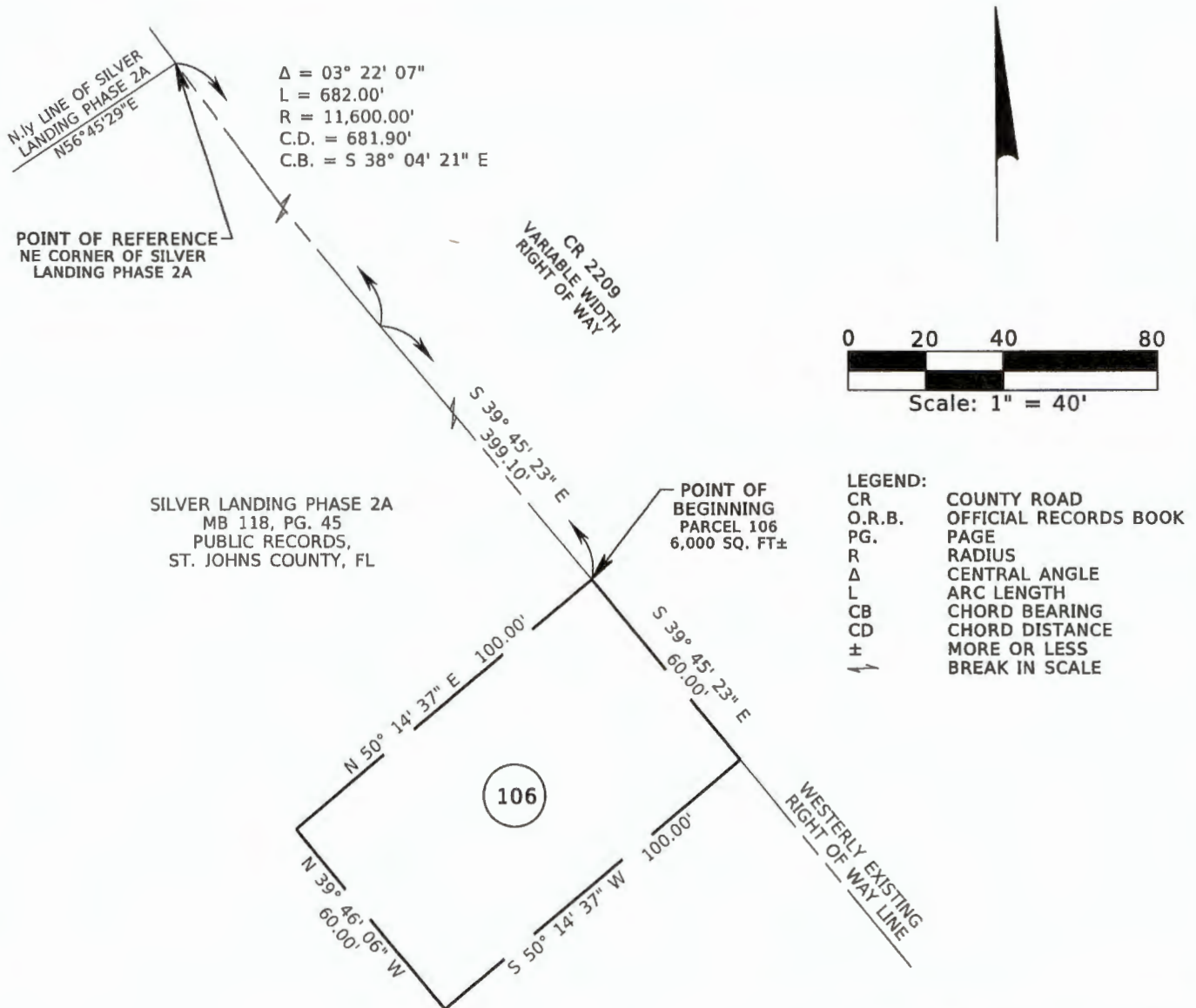
## Parcel 106

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 6,000 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.**



**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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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

**ETM**

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



2023 Aerial Imagery

Date: 11/17/2023

County Road 2209  
"North Segment"  
IGP to Silverleaf Pkwy

Temporary Construction  
Easement & Grants of  
Easement for Stormwater



Land Management  
Systems  
(904) 209-0782

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