

**RESOLUTION NO. 2024-153**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A QUIT-CLAIM DEED, GRANT OF EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT IN CONNECTION WITH THE REGALO ROAD IMPROVEMENT PROJECT.**

**RECITALS**

**WHEREAS**, Marshall Creek Community Development District has executed and presented to St. Johns County a Quit-Claim Deed for additional right-of-way, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, and a Grant of Easement for drainage purposes, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, Palencia Properties, LLC, a Florida limited liability company, has executed and presented to St. Johns County a Temporary Construction Easement, for the purpose of tying in and connecting the sidewalk, attached hereto as Exhibit "C", incorporated by reference and made a part hereof;

**WHEREAS**, all documents mentioned above are in connection with the Regalo Road Improvement Project; and

**WHEREAS**, it is in the best interest of the County to accept the Quit-Claim Deed, Grant of Easement and Temporary Construction Easement for the health, safety and welfare of its citizens and move forward with the project.

**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 Quit-Claim Deed, Grant of Easement and Temporary Construction Easement is hereby accepted by the Board of County Commissioners,

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

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, Florida, this 16th day of April, 2024.

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

By: \_\_\_\_\_  
Sarah Arnold, Chair

Rendition Date APR 17 2024

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

By: Crystal Smith  
Deputy Clerk



This instrument was prepared by and upon recording should be returned to:

(This space reserved for Clerk)

Michael C. Eckert, Esquire  
Kutak Rock LLP  
107 West College Avenue  
Tallahassee, Florida 32301

**QUIT CLAIM DEED**

THIS QUIT CLAIM DEED is made as of this 15<sup>th</sup> day of NOVEMBER, 2023, by and between the **Marshall Creek Community Development District**, a local unit of special purpose government formed pursuant to Chapter 190, Florida Statutes, whose mailing address is 210 North University Drive, Suite 702, Coral Springs, Florida 33071 ("**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**").

(Wherever used herein, the terms "Grantor" and "Grantee" include all of the parties to this instrument, the heirs, legal representatives and assigns of individuals, and the successors and assigns of trustees, partnerships, limited liability companies, governmental entities, and corporations.)

**WITNESSETH**

THAT GRANTOR, for good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, does hereby remise, release and quit-claim unto the Grantee forever, all the right, title, interest, claim and demand, if any, which the Grantor has in and to the following described lot, piece, or parcel of land, situate, lying and being in the County of St. Johns, State of Florida, and more particularly described in **Exhibit A**, attached hereto and incorporated herein by reference;

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever, subject to taxes for the year hereof and subsequent years, as applicable, and all easements, restrictions, reservations, conditions, covenants, limitations and agreements of record. This reference to such matters of record shall not operate to re-impose the same.

[Remainder of page intentionally left blank]

IN WITNESS WHEREOF, Grantor has caused these presents to be executed on the day and year first above written.

WITNESS

MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT

By: [Signature]  
Name: Harold Ertman  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

By: \_\_\_\_\_  
Rich Luciano  
Title: \_\_\_\_\_  
Chairperson

By: [Signature]  
Name: KATHLEEN J. MOSS  
210 North University Drive, Suite 702  
Coral Springs, FL 33071

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of NOVEMBER, 2023 by Rich Luciano, as Chairperson of the Marshall Creek Community Development District, who appeared before me this day in person, and who is either  personally known to me, or produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
NOTARY PUBLIC, STATE OF FLORIDA

Name: \_\_\_\_\_  
(Name of Notary Public Printed or Typed as Commission One)



JANICE EGGERTSON DAVIS  
Commission # GG 944228  
Expires January 10, 2024  
Bonded Thru Budget Notary Services

Note to Examiner: This instrument evidences a conveyance of an interest in unencumbered real estate as a gift and is exempt from Florida documentary stamp tax pursuant to Rule 12B-4.014(2)(a), Florida Administrative Code.

## Exhibit A

### REGALO ROAD – RIGHT OF WAY

A PARCEL OF LAND, BEING A PORTION OF TRACT "A" (RECREATION, DRAINAGE, UTILITIES, LANDSCAPE AND WALL/SIGN AREA), AS SHOWN ON PLAT OF MARSHALL CREEK DRI UNIT ONE AS RECORDED IN MAP BOOK 41, PAGES 52 THRU 57, AND A PORTION OF OFFICIAL RECORDS 4656, PAGE 89 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

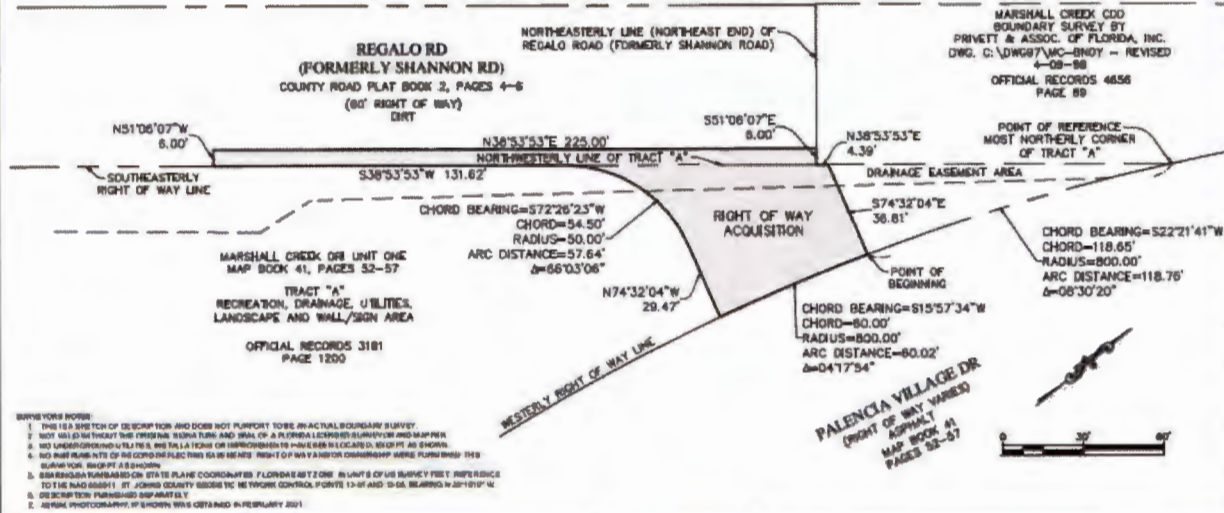
FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHERLY CORNER OF TRACT "A" AS SHOWN ON SAID PLAT OF MARSHALL CREEK DRI UNIT ONE, SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF PALENCIA VILLAGE DRIVE AS NOW ESTABLISHED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SOUTHERLY ALONG THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 08°30'20", AN ARC DISTANCE OF 118.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°21'41" WEST, 118.65 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE AND SOUTHERLY ALONG THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF 04°17'54", AN ARC DISTANCE OF 60.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°57'34" WEST, 60.00 FEET; THENCE NORTH 74°32'04" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE, A DISTANCE OF 29.47 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 66°03'06", AN ARC DISTANCE OF 57.64 FEET TO THE INTERSECTION WITH THE NORTHWESTERLY LINE OF AFOREMENTIONED TRACT "A", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 72°26'23" WEST, 54.50 FEET; THENCE SOUTH 38°53'53" WEST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 131.62 FEET; THENCE NORTH 51°06'07" WEST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 6.00 FEET TO A POINT THAT IS 6.00 FEET OFFSET AND PARALLEL TO SAID NORTHWESTERLY LINE OF TRACT "A"; THENCE NORTH 38°53'53" EAST, ALONG A LINE THAT IS 6.00 FEET PARALLEL TO SAID NORTHWESTERLY LINE, A DISTANCE OF 225.00 FEET TO THE INTERSECTION WITH THE NORTHEASTERLY LINE (NORTHEAST END) OF REGALO ROAD (FORMERLY SHANNON RD) AS RECORDED IN COUNTY ROAD PLAT BOOK 2, PAGES 4 THRU 6, OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH 51°06'07" EAST, ALONG SAID NORTHEASTERLY LINE, A DISTANCE OF 6.00 FEET TO THE INTERSECTION WITH AFOREMENTIONED NORTHWESTERLY LINE OF TRACT "A"; THENCE NORTH 38°53'53" EAST, ALONG SAID NORTHWESTERLY LINE, A DISTANCE OF 4.39 FEET; THENCE SOUTH 74°32'04" EAST, DEPARTING SAID NORTHWESTERLY LINE AND TO THE INTERSECTION WITH AFOREMENTIONED WESTERLY RIGHT OF WAY LINE OF PALENCIA VILLAGE DRIVE, A DISTANCE OF 36.81 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,489 SQUARE FEET MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF TRACT "A" AS SHOWN IN MARSHALL CREEK DRI UNIT ONE AS RECORDED IN MAP BOOK 41, PAGES 52-57, AND A PORTION OF OFFICIAL RECORDS 4656, PAGE 89 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

FOR: ST. JOHNS COUNTY ENGINEERING DIVISION



- BEFORE YOU POST:**
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
  2. NOT BE HELD TO BE THE FINAL RECORD FOR THE PURPOSES OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  3. NO UNDERGROUND UTILITIES, OR TALL TREES OR OBSTRUCTIONS TO VISION ARE LOCATED AS SHOWN.
  4. NO PART PLUMBED TO OF THE CENTER OF THE ROAD OR THE RIGHT OF WAY OR A POSITION OR DIMENSION WERE FURNISHED THE SURVEYOR, BECAUSE OF OBSTRUCTION.
  5. BEARING DATA BASED ON STATE PLANE COORDINATES FLORIDA STATE ZONE IN LANE 8 OF US SURVEY FEET REFERENCE TO THE NAD 83(11). ST. JOHNS COUNTY GEODESIC NETWORK CONTROL POINTS 13-17 AND 19-22, BEARING IN 2011/12/14.
  6. DESCRIPTION PROVIDED SEPARATELY.
  7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

THIS SKETCH IS NOT FOR THE PURPOSES OF THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYING, CHAPTER 461, F.S., PURSUANT TO SECTION 461.08(1) FLORIDA STATUTES, WHICH IS A PROFESSIONAL SURVEY AND MEASUREMENT RECORD.

**REGALO ROAD  
RIGHT OF WAY ACQUISITION**

**SKETCH OF DESCRIPTION**  
DATE OF SKETCH: SEPTEMBER 25, 2023



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**  
500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084  
DONALD A. BRADSHAW P.S.M. NO. 6513  
Phone (904) 898-0776  
Email: dbradshaw@stjohnsfla.gov

DRAWN BY: J. MANNING  
FILE NUMBER: S-1267C  
SHEET NO. 1  
OF 1

C:\Survey\Land\Projects\J\J\REGALO\_Rd\REGALO\_Rd.dwg (J:\J\REGALO\_Rd.dwg) 8/27/2023 11:28 AM By: J. Manning

Exhibit "B" to Resolution

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

GRANT OF EASEMENT

THIS INDENTURE, made this 15th day of NOVEMBER, 2023, between **MARSHALL CREEK COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes, whose address is 210 N. University Drive, Suite 702, Coral Springs, Florida 33071, 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**.

**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 with the right, privilege, and authority to said Grantee, its successors and assigns, to enter the drainage of surface waters either above or below the surface of the ground, together with the right to install and maintain drainage facilities, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

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

**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.

**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:

GRANTOR  
Marshall Creek Community Development  
District

(sign) [Signature]  
(print) HANSON ENTMAN  
210 North University Drive, Suite 702  
Coral Springs, FL 33071  
(sign) [Signature]  
(print) KATHLEEN MOSS  
210 North University Drive, Suite 702  
Coral Springs, FL 33071  
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

By: [Signature]  
Rich Luciano  
Its: Chairman

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15th day of NOVEMBER, 2023, by Rich Luciano as Chairman of Marshall Creek Community Development District, a local unit of special purpose government organized and existing in accordance with Chapter 190, Florida Statutes.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

 **JANICE EGLETON DAVIS**  
Commission # GG 944228  
Expires January 10, 2024  
Bonded Thru Budget Notary Services

## REGALO ROAD - DRAINAGE EASEMENT (POND)

A PARCEL OF LAND, BEING A PORTION OF TRACT "A" (RECREATION, DRAINAGE, UTILITIES, LANDSCAPE AND WALL/SIGN AREA), AS SHOWN ON PLAT OF MARSHALL CREEK DRI UNIT ONE AS RECORDED IN MAP BOOK 41, PAGES 52 THRU 57 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

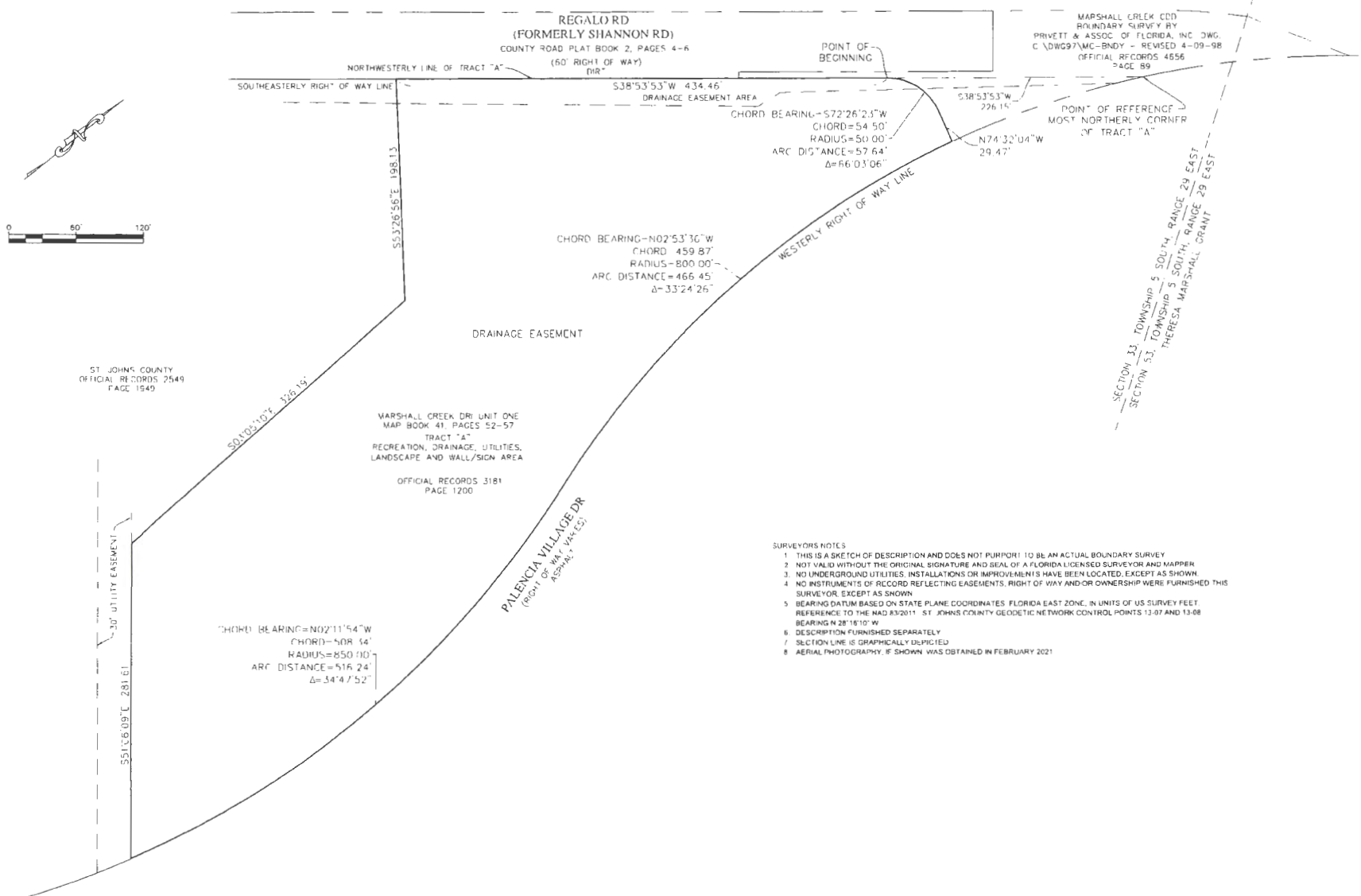
FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHERLY CORNER OF SAID TRACT "A"; SAID POINT LYING ON THE WESTERLY RIGHT OF WAY LINE OF PALENCIA VILLAGE DRIVE AS NOW ESTABLISHED; THENCE SOUTH  $38^{\circ}53'53''$  WEST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID TRACT "A", A DISTANCE OF 226.15 FEET TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE SOUTH  $38^{\circ}53'53''$  WEST, ALONG SAID NORTHWESTERLY LINE OF TRACT "A", A DISTANCE OF 434.46 FEET; THENCE SOUTH  $53^{\circ}26'56''$  EAST, DEPARTING SAID NORTHWESTERLY LINE, AND THE SOUTHEASTERLY RIGHT OF WAY LINE OF REGALO ROAD AS NOW ESTABLISHED, FORMERLY KNOWN AS SHANNON ROAD AS RECORDED IN COUNTY ROAD PLAT BOOK 2, PAGES 4 THRU 6 OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY, AND ALONG THE NORTHEASTERLY LINE OF OFFICIAL RECORDS 2549, PAGE 1949, AS RECORDED IN THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY, A DISTANCE OF 198.13 FEET; THENCE SOUTH  $03^{\circ}05'10''$  EAST, ALONG THE EASTERLY LINE OF SAID OFFICIAL RECORDS 2549, PAGE 1949, A DISTANCE OF 326.19 FEET; THENCE SOUTH  $51^{\circ}06'09''$  EAST, ALONG THE NORTHEASTERLY LINE OF SAID OFFICIAL RECORDS BOOK 2549, PAGE 1949, A DISTANCE OF 281.61 FEET TO THE INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED PALENCIA VILLAGE DRIVE AS NOW ESTABLISHED; THENCE ALONG SAID WESTERLY RIGHT OF WAY LINE AND NORTHERLY ALONG THE ARC OF A CURVE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 850.00 FEET, THROUGH A CENTRAL ANGLE OF  $34^{\circ}47'52''$ , AN ARC DISTANCE OF 516.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $02^{\circ}11'54''$  WEST, 508.34 FEET TO A POINT OF REVERSE CURVATURE OF SAID WESTERLY RIGHT OF WAY LINE; THENCE CONTINUE ALONG SAID WESTERLY RIGHT OF WAY LINE AND NORTHERLY ALONG THE ARC OF A CURVE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 800.00 FEET, THROUGH A CENTRAL ANGLE OF  $33^{\circ}24'26''$ , AN ARC DISTANCE OF 466.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $02^{\circ}53'36''$  WEST, 459.87 FEET; THENCE NORTH  $74^{\circ}32'04''$  WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PALENCIA VILLAGE DRIVE, A DISTANCE OF 29.47 FEET; THENCE WESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHERLY AND HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF  $66^{\circ}03'06''$ , AN ARC DISTANCE OF 57.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $72^{\circ}26'23''$  WEST, 54.50 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.68 ACRES MORE OR LESS.



MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF TRACT "A" AS SHOWN  
 IN MARSHALL CREEK DRI UNIT ONE AS RECORDED IN MAP BOOK 41, PAGES 52-57  
 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: ST. JOHNS COUNTY ENGINEERING DIVISION



MARSHALL CREEK CDD  
 BOUNDARY SURVEY BY  
 PRIVETT & ASSOC. OF FLORIDA, INC. C.W.C.  
 C:\DWG97\MG-BNDY - REVISED 4-09-98  
 OFFICIAL RECORDS 4656  
 PAGE 89

ST. JOHNS COUNTY  
 OFFICIAL RECORDS 2549  
 PAGE 1549

MARSHALL CREEK DRI UNIT ONE  
 MAP BOOK 41, PAGES 52-57  
 TRACT "A"  
 RECREATION, DRAINAGE, UTILITIES,  
 LANDSCAPE AND WALL/SIGN AREA  
 OFFICIAL RECORDS 3181  
 PAGE 1200

- SURVEYOR'S NOTES**
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
  2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
  4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED TO THIS SURVEYOR EXCEPT AS SHOWN.
  5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET. REFERENCE TO THE NAD 83/2011 ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13.07 AND 13.08 BEARING N 28° 16' 10" W.
  6. DESCRIPTION FURNISHED SEPARATELY.
  7. SECTION LINE IS GRAPHICALLY DELINEATED.
  8. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

AMENDMENTS

THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 63-17, F.A.C., PURSUANT TO SECTION 476.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS HEREON.

REGALO ROAD - DRAINAGE EASEMENT (POND)

SKETCH OF DESCRIPTION  
 DATE OF SKETCH: SEPTEMBER 21, 2023



ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
 SURVEYING AND MAPPING DIVISION  
 500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084  
 DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfi.us

DRAWN BY J.MANNING
FILE NUMBER 5-1267A
SHEET NO. 1
OF 1

Exhibit "C" to Resolution

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 5<sup>th</sup> day of March, 2024, by and between PALENCIA PROPERTIES, LLC, a Florida limited liability company, whose address is 9210 Cypress Green Drive, Jacksonville, Florida 32256, 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 tying in and connecting the sidewalk as part of the project thereon with the construction to be undertaken by Grantee along Regalo Road, adjacent thereto, and said property located in St. Johns County, Florida, described as follows:

EXHIBIT "A" ATTACHED HERETO

It is understood and agreed by the parties hereto that the rights granted herein will terminate 24 months from the date of execution of this easement or when the project is completed.

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

Signed, sealed and delivered in  
Our presence as Witnesses:

GRANTOR:  
Palencia Properties, LLC, a Florida limited liability  
company

Kelley McTague  
Print Witness Name: Kelley McTague  
Address: 500 San Sebastian View  
St. Augustine FL 32084

By: [Signature]  
Its: Managing Member

Laurie Ford  
Print Witness Name: Laurie Ford  
Address: 500 San Sebastian View  
St. Augustine, FL 32084  
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 5<sup>th</sup> day of March, 2024, by Wayne McCoy as Managing member of Palencia Properties, LLC, a Florida limited liability company.

Laurie Ford  
Notary Public  
My Commission Expires: 4-17-28

Personally Known or Produced Identification  
Type of Identification Produced FL Drivers Lic.



Laurie Ford  
Commission # HH 484856  
Expires April 17, 2028

EXHIBIT "A"

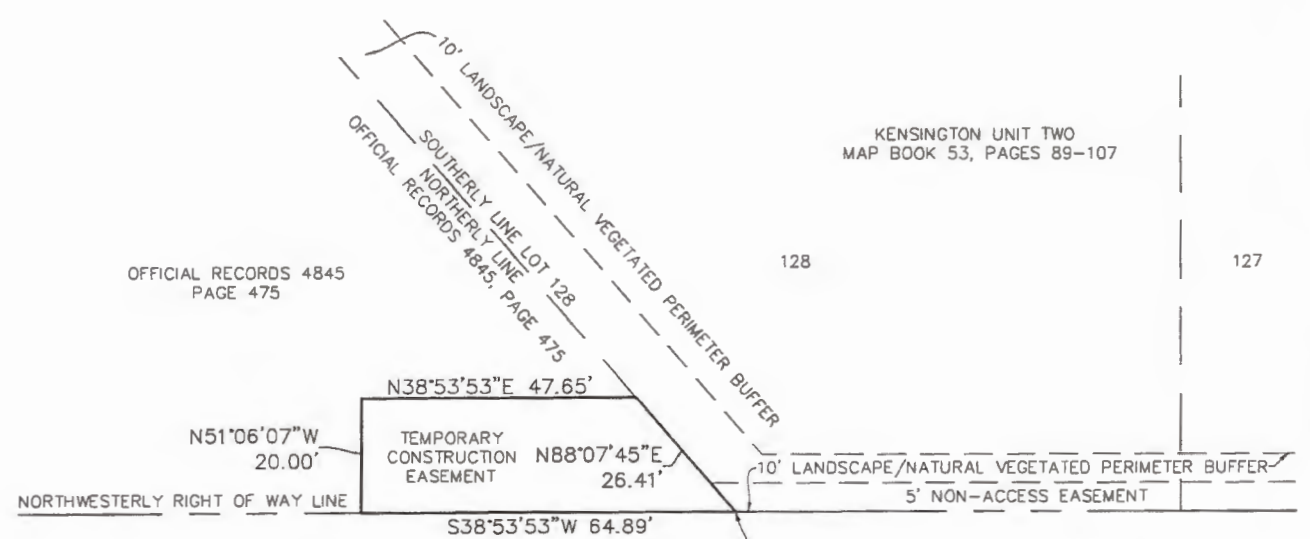
REGALO ROAD – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF OFFICIAL RECORDS 4845, PAGE 475 AS RECORDED IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST SOUTHERLY CORNER OF LOT 128 AS SHOWN ON PLAT OF KENSINGTON UNIT TWO, PAGES 89 THRU 107 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; SAID POINT IS ALSO THE MOST NORTHEASTERLY CORNER OF SAID OFFICIAL RECORDS 4845, PAGE 475 AND LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF REGALO ROAD AS NOW ESTABLISHED, FORMERLY KNOWN AS SHANNON ROAD AS RECORDED IN COUNTY ROAD PLAT BOOK 2, PAGES 4 THRU 6 OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH 38°53'53" WEST, ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 64.89 FEET; THENCE NORTH 51°06'07" WEST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 20.00 FEET TO A POINT THAT IS 20.00 FEET OFFSET AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE; THENCE NORTH 38°53'53" EAST, ALONG A LINE THAT IS 20.00 FEET PARALLEL TO SAID NORTHWESTERLY LINE, TO THE INTERSECTION WITH THE SOUTHERLY LINE OF LOT 128, OF AFOREMENTIONED PLAT OF KENSINGTON UNIT TWO, SAID LINE IS ALSO THE NORTHERLY LINE OF AFOREMENTIONED OFFICIAL RECORDS 4845, PAGE 75, A DISTANCE OF 47.65 FEET; THENCE NORTH 88°07'45" EAST ALONG SAID SOUTHERLY LINE OF LOT 128 AND NORTHERLY LINE OF SAID OFFICIAL RECORDS 4845, PAGE 75, TO THE INTERSECTION WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF AFOREMENTIONED REGALO ROAD (FORMERLY SHANNON ROAD), A DISTANCE OF 26.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 1,125 SQUARE FEET, MORE OR LESS.

MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF OFFICIAL RECORDS 4845,  
 PAGE 475 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.  
 FOR: ST. JOHNS COUNTY ENGINEERING DIVISION



- SURVEYORS NOTES:**
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
  2. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
  3. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
  4. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
  5. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCE TO THE NAD 83/2011. ST. JOHNS COUNTY GEODETIC NETWORK CONTROL POINTS 13-07 AND 13-08, BEARING N 28°16'10" W.
  6. DESCRIPTION FURNISHED SEPARATELY.
  7. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN FEBRUARY 2021.

**REGALO RD**  
 (FORMERLY SHANNON RD)  
 COUNTY ROAD PLAT BOOK 2, PAGES 4-6  
 (60' RIGHT OF WAY)  
 DIRT

THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTERS 53-17, F.A.C., PURSUANT TO SECTION 472.027 FLORIDA STATUTES; SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**REGALO ROAD**  
**TEMPORARY CONSTRUCTION EASEMENT**



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS**  
**SURVEYING AND MAPPING DIVISION**  
 500 SAN SEBASTIAN VIEW  
 ST AUGUSTINE, FLORIDA 32084  
 DONALD A. BRADSHAW P.S.M. NO. 5513  
 Phone (904) 209-0770  
 Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING  
 FILE NUMBER: S-1267D  
 SHEET NO. 1  
 OF 1

**SKETCH OF DESCRIPTION**  
 DATE OF SKETCH: SEPTEMBER 26, 2023

T:\Survey\LandProject\17\REGALO RD\dwg\REGALO RD-TCE-OR-4875P0475.dwg Plotted: 9/27/2023 1:48 PM By: Jim Manning



2023 Aerial Imagery

Date: 3/25/2024

**Regalo Road Improvement Project**

**Quit-Claim Deed  
Grant of Easement  
Temporary Construction Easement**



**Land Management  
Systems**

**(904) 209-0790**

Disclaimer:

This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy. The St. Johns County Real Estate Division disclaims all responsibility for the accuracy or completeness of the data shown hereon.