

**RESOLUTION NO. 2024-334**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT ALONG THE WEST SIDE INTERSTATE 95 NEAR AGRICULTURAL CENTER DRIVE.**

**RECITALS**

**WHEREAS**, a property owner has executed and presented to the County an Easement for Utilities and a Temporary Construction Easement, attached hereto as Exhibit “A” and Exhibit “B”, incorporated by reference and made a part hereof, for installation, maintenance and repair of water, sewer and reuse lines under, over and across a strip of land running along the west side of Interstate 95 near Agricultural Center Drive; and

**WHEREAS**, this property is ideally located to allow for an easement to redirect the reclaimed water from the State Road 16 Water Reclamation Facility to the Northwest service area to avoid constructing a new transmission main along the State Road 16 congested utility corridor; and

**WHEREAS**, this new transmission main will provide regional water quantity and water quality benefits by offsetting groundwater demands that would be used for irrigation purposes and greatly reduce the surface water discharge from the State Road 16 Facility to Cowen Swamp, a tributary of Moultrie Creek and the Matanzas River; and

**WHEREAS**, it is in the best interest of the County to accept the Easement for Utilities and Temporary Construction Easement for the health, safety and welfare of the citizens located within this service area.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**, as follows:

Section 1. The above recitals are incorporated by reference into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above-described Easement for Utilities and Temporary Construction 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 Court is instructed to record the original Easement for Utilities and Temporary Construction Easement in the Public Records of St. Johns County, Florida.

**PASSED AND ADOPTED** this 20th day of August, 2024.

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

**AUG 20 2024**

**Rendition Date** \_\_\_\_\_

BY: \_\_\_\_\_  
Sarah Arnold, Chair

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

  
\_\_\_\_\_  
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this \_\_\_\_ day of \_\_\_\_\_, 2024 by **CHARLES R. USINA, JR.**, with an address of 2851 County Road 208, St. Augustine, Florida 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system, sewer force mains, reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer, and/or reuse utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water, sewer and/or reuse utility services only and does not convey any right to install other utilities such as cable television service lines.

**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.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water, sewer and/or reuse utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, and Grantee shall be responsible for restoration of sod, landscaping, planting, or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or

equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. During installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted herein, Grantee will ensure the Nine Mile Hunt Club members shall have ingress/egress over, across and through the property described in Official Records Book 5766 Page 684 of the public records of St. Johns County, Florida.

5. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

6. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

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

Signed, sealed and delivered  
In the presence of:

Alan Flood  
Witness Signature

ALAN FLOOD  
Print Name

1205 SR16

ST. AUGUSTINE, FL 32084  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: Charles R. Usina, Jr.

Sheri Lewis  
Witness Signature

Sheri Lewis  
Print Name

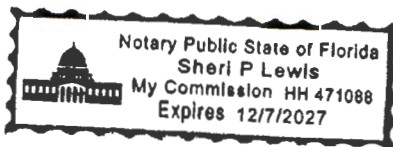
St. Johns County  
500 San Sebastian Way

St. Augustine, FL 32084  
Witness Address REQUIRED BUSINESS OR PERSONAL

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 20th day of July, 2024, by Charles R. Usina, Jr. Such person is personally known to me or has produced \_\_\_\_\_ as identification.

Sheri Lewis  
Notary Public  
My Commission Expires: \_\_\_\_\_





## EXHIBIT "A"

### EASEMENT AREA

A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of Parcel "B", as described and recorded in Official Records Book 2309, page 1384, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Parcel "A", as described and recorded in Official Records Book 3996, page 1402, of said Public Records, said corner lying on the boundary line of those lands described and recorded in Official Records Book 874, page 1140, of said Public Records, also being the Westerly line of those lands described and recorded in Official Records Book 4997, page 792, of said Public Records; thence Northerly, along said boundary line and Westerly line, the following 3 courses: Course 1, thence North  $76^{\circ}23'59''$  East, 20.93 feet; Course 2, thence North  $14^{\circ}36'01''$  West, 10.35 feet to the point of curvature of curve concave Easterly having a radius of 716.82 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $09^{\circ}48'39''$ , an arc length of 122.74 feet to Northwesterly corner of those lands described and recorded in said Official Records Book 4997, page 792, said arc being subtended by a chord bearing and distance of North  $09^{\circ}41'45''$  West, 122.59 feet; thence North  $77^{\circ}50'38''$  East, along the Northerly line of last said lands, 174.40 feet to the Northeasterly corner thereof and the Point of Beginning.

From said Point of Beginning, thence North  $47^{\circ}47'26''$  West, 97.09 feet to a point on a non-tangent curve concave Easterly having a radius of 616.92 feet; thence Northerly along the arc of said curve, through a central angle of  $02^{\circ}19'30''$ , an arc length of 25.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $05^{\circ}14'37''$  East, 25.03 feet; thence South  $47^{\circ}47'26''$  East, along a non-tangent line, 112.14 feet to a point on a non-tangent curve concave Northeasterly having a radius of 500.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $04^{\circ}22'00''$ , an arc length of 38.11 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $49^{\circ}59'25''$  East, 38.10 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 460.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $37^{\circ}34'23''$ , an arc length of 301.66 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}23'12''$  East, 296.28 feet; thence South  $14^{\circ}35'26''$  East, along a non-tangent line, 2213.91 feet; thence North  $75^{\circ}07'32''$  East, 60.00 feet to a point lying on the Westerly limited access right of way line of Interstate Highway 95, a 300 foot limited access right of way as presently established; thence South  $14^{\circ}35'26''$  East, along said Westerly limited access right of way line, 20.00 feet; thence South  $75^{\circ}07'32''$  West, departing said Westerly limited access right of way line, 80.00 feet to a point lying on the Easterly line of "Overall Parcel", as described and recorded in Official Records Book 4672, page 1264, of said Public Records; thence North  $14^{\circ}35'26''$  West, along said Easterly line, 2234.01 feet to the Northeasterly corner thereof, also being the Southeasterly corner of those lands described and recorded in said Official Records Book 4997, page 792; thence Northwesterly, along the Easterly line of last said lands and along the arc of a non-tangent curve concave Southwesterly having a radius of 440.00 feet, through a central angle of  $37^{\circ}34'23''$ , an arc length

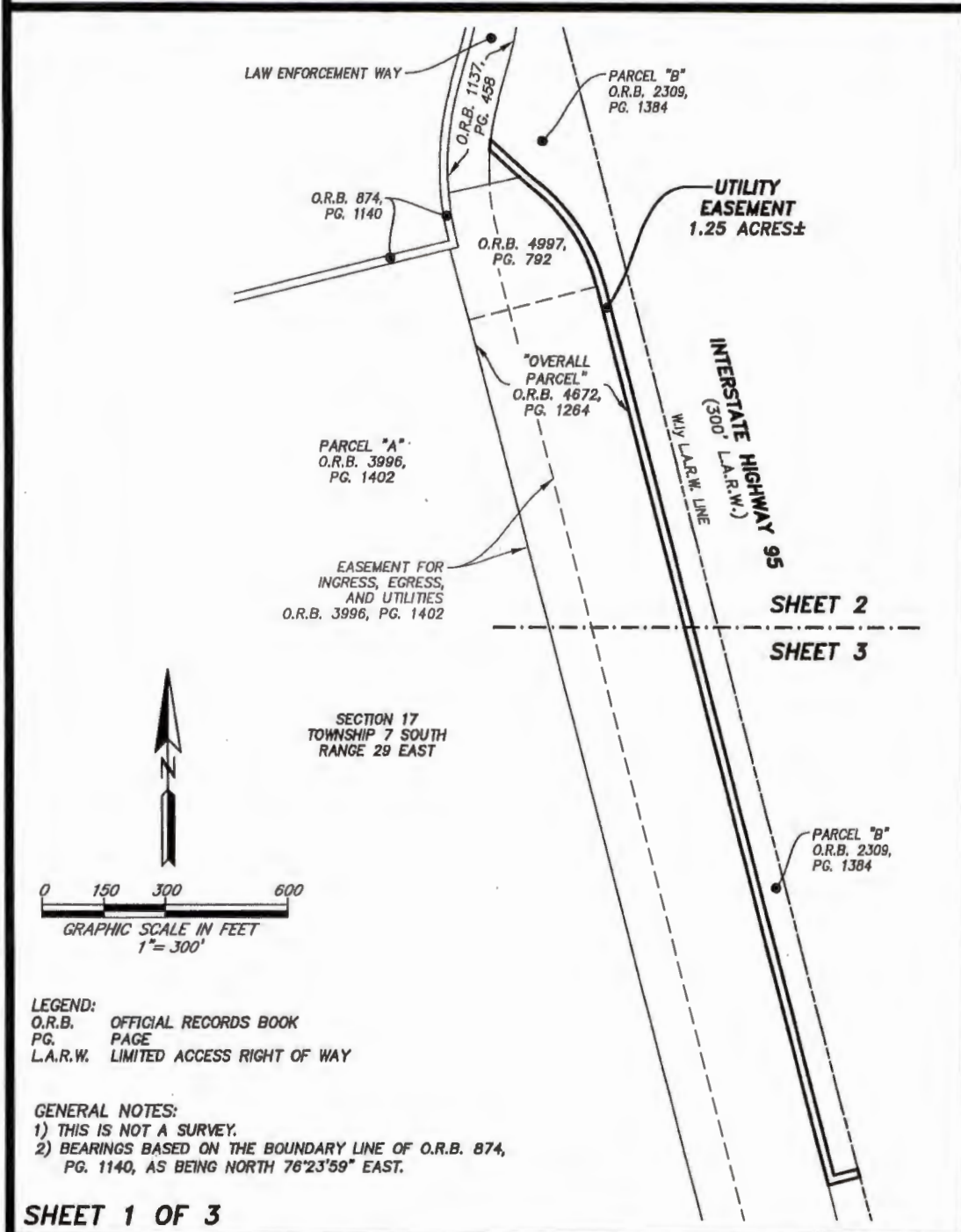
of 288.54 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 33°23'13" West, 283.40 feet; thence Northwesterly along the arc of a curve concave Northeasterly having a radius of 520.00 feet, through a central angle of 04°22'00", an arc length of 39.63 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 49°59'25" West, 39.62 feet.

Containing 1.25 acres, more or less.

(PIN 095510-0030)



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL "B",  
AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2309,  
PAGE 1384, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE BOUNDARY LINE OF O.R.B. 874,  
PG. 1140, AS BEING NORTH 76°23'59" EAST.

**SHEET 1 OF 3**

THIS ITEM 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.

**ETM**  
SURVEYING & MAPPING

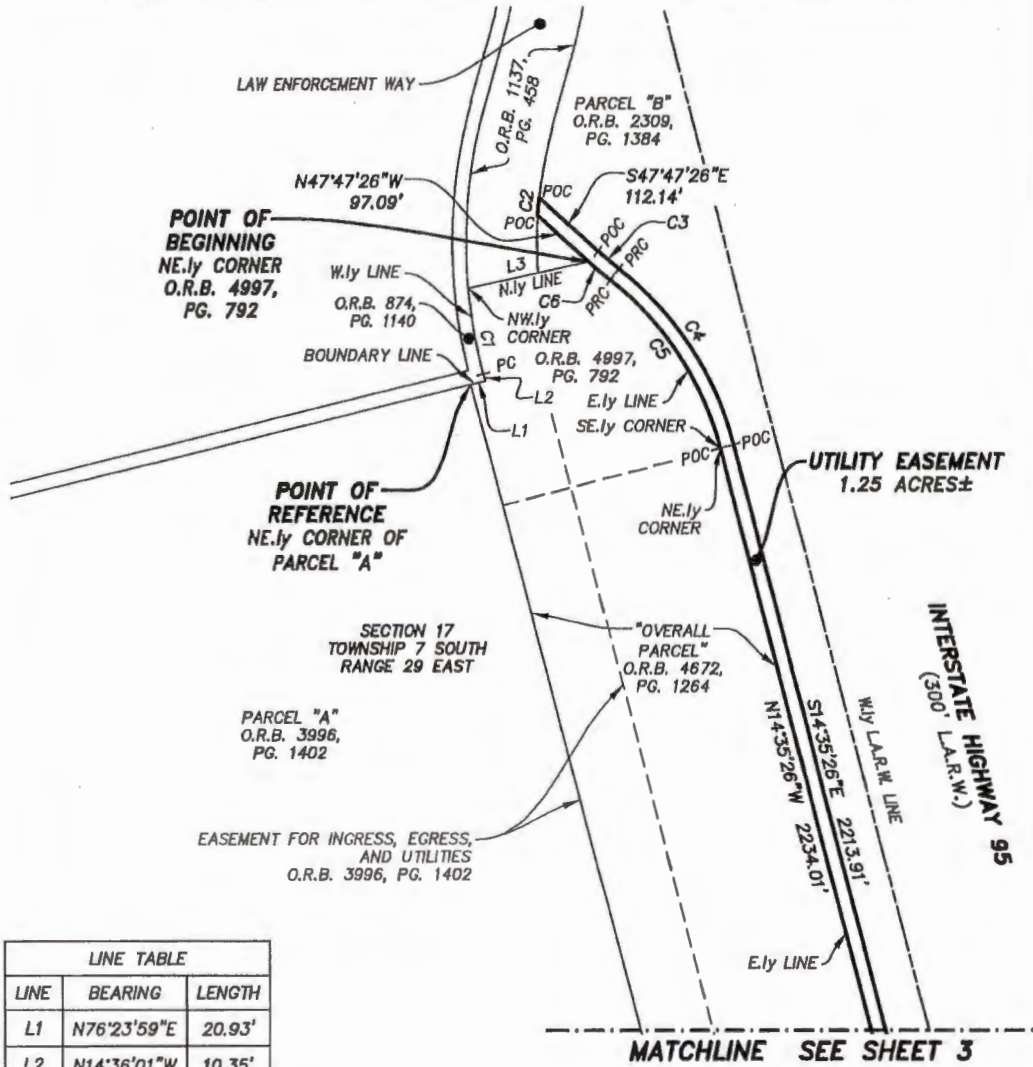
Trusted  
Advisors,  
Creating  
Community.

14775 Old St. Augustine Rd. (904) 842-8550  
Jacksonville, Florida 32258 www.etmlnc.com  
Certificate of Authorization No: LB 3624

SCALE: 1"=300'  
DATE: JULY 18, 2024

RICHARD A. BERRY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 7045

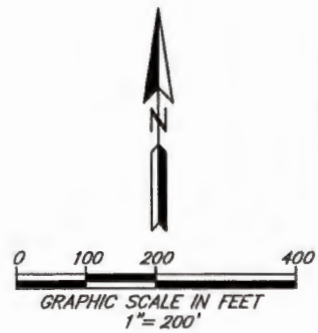
A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST,  
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL "B",  
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PAGE 1384, OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°23'59"E	20.93'
L2	N14°36'01"W	10.35'
L3	N77°50'38"E	174.40'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	716.82'	9°48'39"	122.74'	N09°41'45"W	122.59'
C2	616.92'	2°19'30"	25.03'	N05°14'37"E	25.03'
C3	500.00'	4°22'00"	38.11'	S49°59'25"E	38.10'
C4	480.00'	37°34'23"	301.66'	S33°23'12"E	298.28'
C5	440.00'	37°34'23"	288.54'	N33°23'13"W	283.40'
C6	520.00'	4°22'00"	39.63'	N49°59'25"W	39.62'

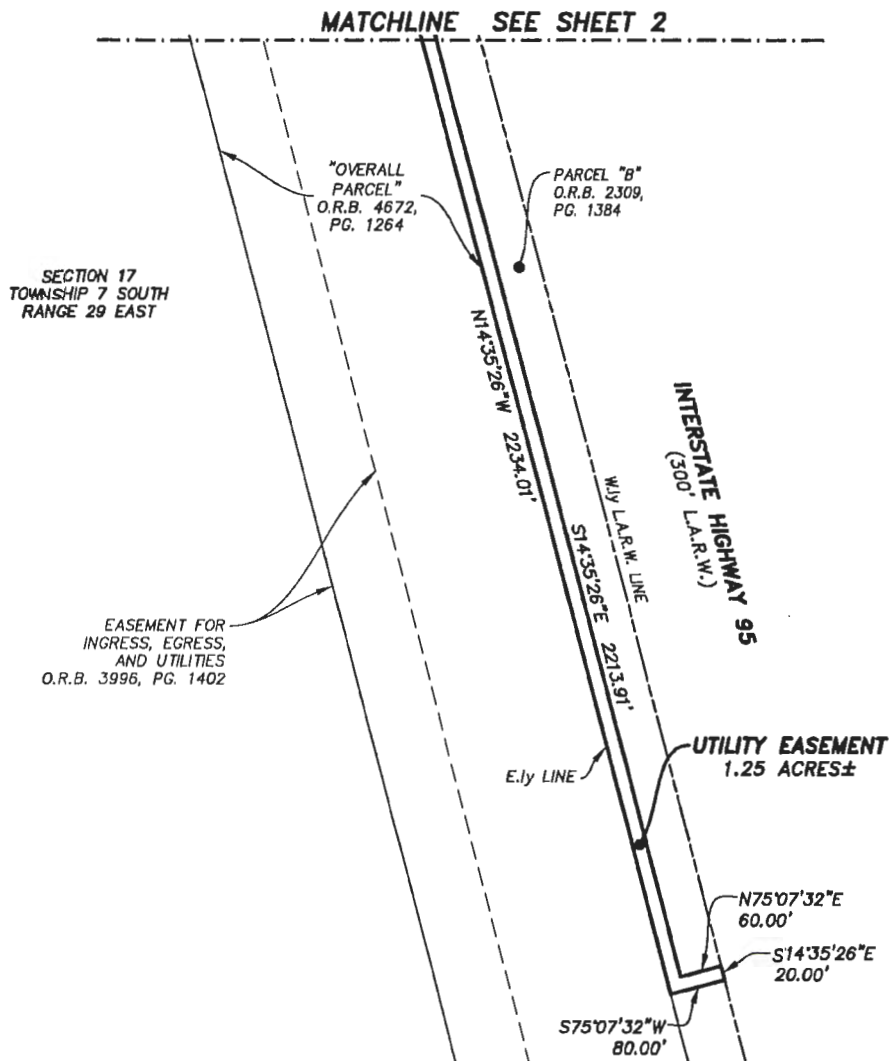
**LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PRC POINT OF REVERSE CURVATURE  
POC POINT ON CURVE  
L1 TABULATED LINE DATA  
C1 TABULATED CURVE DATA



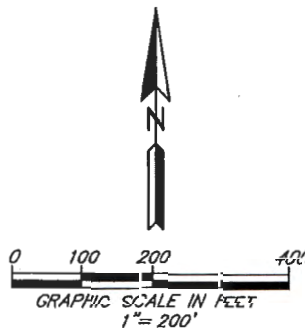
**SHEET 2 OF 3**  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32268 (904) 642-8350  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL "B",  
 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2309,  
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LEGEND:  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY



**SHEET 3 OF 3**  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
 ETM SURVEYING & MAPPING, INC.  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORITY NO. LP 3624

EXHIBIT "B" TO RESOLUTION

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

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2024, by and between **CHARLES R. USINA, JR.**, with an address of 2851 County Road 208, St. Augustine, Florida 32092 as Grantor and **ST. JOHNS COUNTY**, 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 (Dollars)** 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 located in St. Johns County, Florida, described below, for staging and construction, together with non-exclusive rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use, occupancy or redevelopment of retail or commercial improvements constructed, or to be constructed, upon the property owned by Grantor. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations.

**SEE EXHIBIT "A" ATTACHED HERETO**

It is understood and agreed by the parties hereto that the rights granted herein shall terminate on the date that the project at this location and upon these premises is complete. Grantee shall restore the property to its original condition when the project is complete or this easement terminates, including but not limited to, refilling any holes or trenches in a proper and workmanlike manner and seeding and grassing the easement area impacted by the installation, construction, repair, replacement or removal of utility lines or equipment. All such restoration shall be accomplished at Grantee's sole cost and expense.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***



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

Signed, sealed and delivered

In the presence of:

Alan Flood  
Witness Signature

ALAN FLOOD  
Print Name

1205 SR16

St. Augustine FL 32084  
Witness Address ~~REQUIRED~~ BUSINESS OR PERSONAL

By Charles R. Usina, Jr.

Sheri Lewis  
Witness Signature

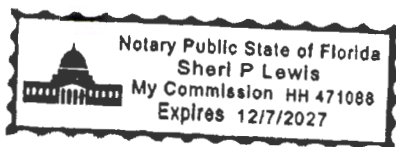
Sheri Lewis  
Print Name  
St. Johns County  
500 San Sebastian Way

St. Augustine FL 32084  
Witness Address ~~REQUIRED~~ BUSINESS OR PERSONAL

**STATE OF FLORIDA**  
**COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 26th day of July, 2024, by Charles R. Usina, Jr. Such person is personally known to me or has produced \_\_\_\_\_ as identification.

Sheri Lewis  
Notary Public  
My Commission Expires: \_\_\_\_\_



## EXHIBIT "A"

A portion of Section 17, Township 7 South, Range 29 East, St. Johns County, Florida, being a portion of Parcel "B", as described and recorded in Official Records Book 2309, page 1384, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of Parcel "A", as described and recorded in Official Records Book 3996, page 1402, of said Public Records, said corner lying on the boundary line of those lands described and recorded in Official Records Book 874, page 1140, of said Public Records, also being the Westerly line of those lands described and recorded in Official Records Book 4997, page 792, of said Public Records; thence Northerly, along said boundary line and Westerly line, the following 3 courses: Course 1, thence North  $76^{\circ}23'59''$  East, 20.93 feet; Course 2, thence North  $14^{\circ}36'01''$  West, 10.35 feet to the point of curvature of curve concave Easterly having a radius of 716.82 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of  $09^{\circ}48'39''$ , an arc length of 122.74 feet to Northwesterly corner of those lands described and recorded in said Official Records Book 4997, page 792, said arc being subtended by a chord bearing and distance of North  $09^{\circ}41'45''$  West, 122.59 feet; thence North  $77^{\circ}50'38''$  East, along the Northerly line of last said lands, 174.40 feet to the Northeasterly corner thereof; thence North  $47^{\circ}47'26''$  West, 97.09 feet to a point on a non-tangent curve concave Easterly having a radius of 616.92 feet; thence Northerly along the arc of said curve, through a central angle of  $02^{\circ}19'30''$ , an arc length of 25.03 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $05^{\circ}14'37''$  East, 25.03 feet.

From said Point of Beginning, thence Northerly along the arc of a curve concave Easterly having a radius of 616.92 feet, through a central angle of  $01^{\circ}41'59''$ , an arc length of 18.30 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $07^{\circ}15'22''$  East, 18.30 feet; thence South  $47^{\circ}47'26''$  East, along a non-tangent line, 122.62 feet to a point on a non-tangent curve concave Northeasterly having a radius of 485.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $04^{\circ}22'00''$ , an arc length of 36.96 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $49^{\circ}59'25''$  East, 36.96 feet; thence Southeasterly along the arc of a curve concave Southwesterly having a radius of 475.00 feet, through a central angle of  $37^{\circ}34'23''$ , an arc length of 311.50 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $33^{\circ}23'12''$  East, 305.95 feet; thence South  $14^{\circ}35'26''$  East, along a non-tangent line, 2198.83 feet; thence North  $75^{\circ}07'32''$  East, 45.00 feet to a point lying on the Westerly limited access right of way line of Interstate Highway 95, a 300 foot limited access right of way as presently established; thence South  $14^{\circ}35'26''$  East, along said Westerly limited access right of way line, 15.00 feet; thence South  $75^{\circ}07'32''$  West, departing said Westerly limited access right of way line, 60.00 feet; thence North  $14^{\circ}35'26''$  West, 2213.91 feet to a point on a non-tangent curve concave Southwesterly having a radius of 460.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $37^{\circ}34'23''$ , an arc length of 301.66 feet to a point of reverse curvature, said arc being subtended by a chord bearing and

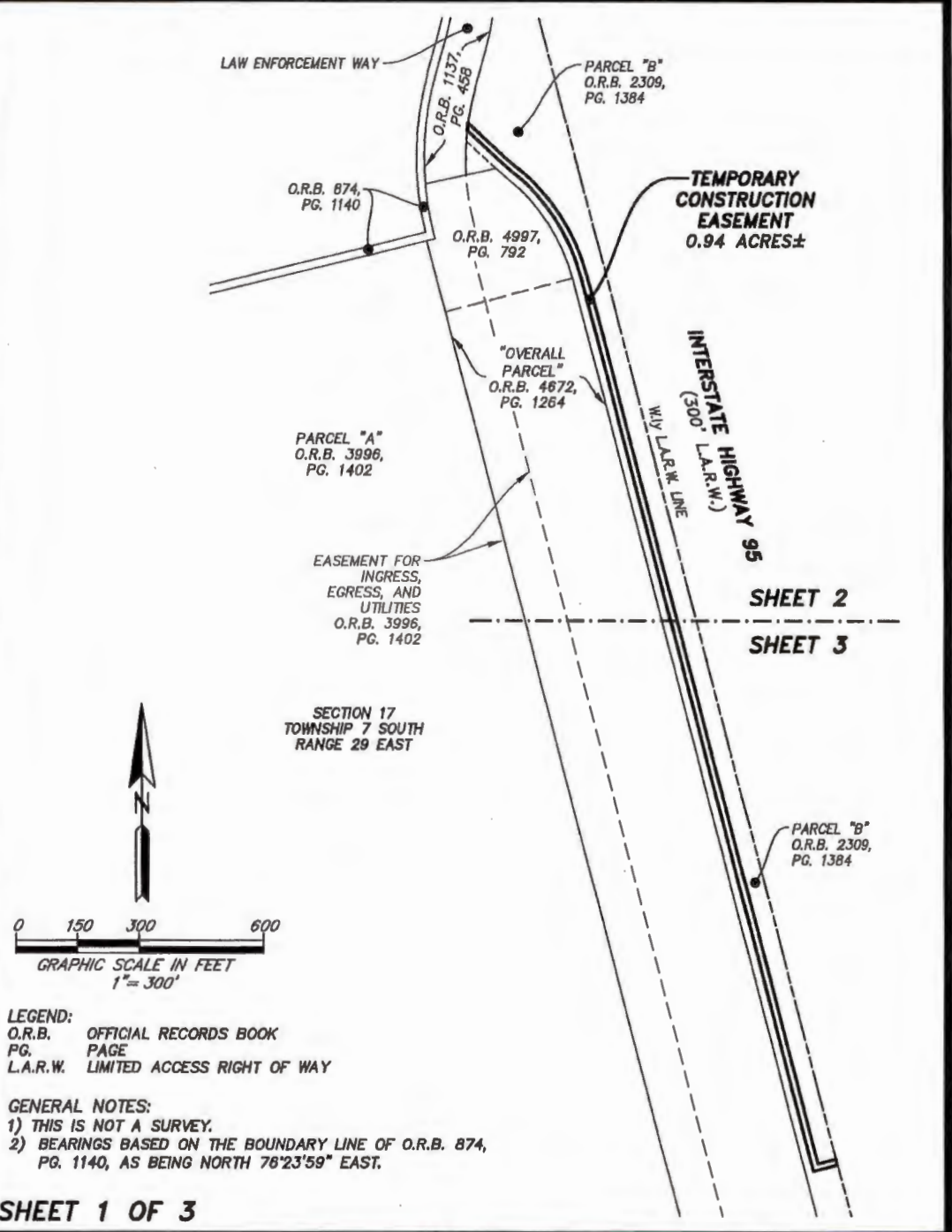


distance of North  $33^{\circ}23'12''$  West, 296.28 feet; thence Northwesterly along the arc of a non-tangent curve concave Northeasterly having a radius of 500.00 feet, through a central angle of  $04^{\circ}22'00''$ , an arc length of 38.11 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $49^{\circ}59'25''$  West, 38.10 feet; thence North  $47^{\circ}47'26''$  West, along a non-tangent line, 112.14 feet to the Point of Beginning.

Containing 0.94 acres, more or less.

(PIN 095510-0030)

**SKETCH TO ACCOMPANY DESCRIPTION OF  
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**SHEET 1 OF 3**

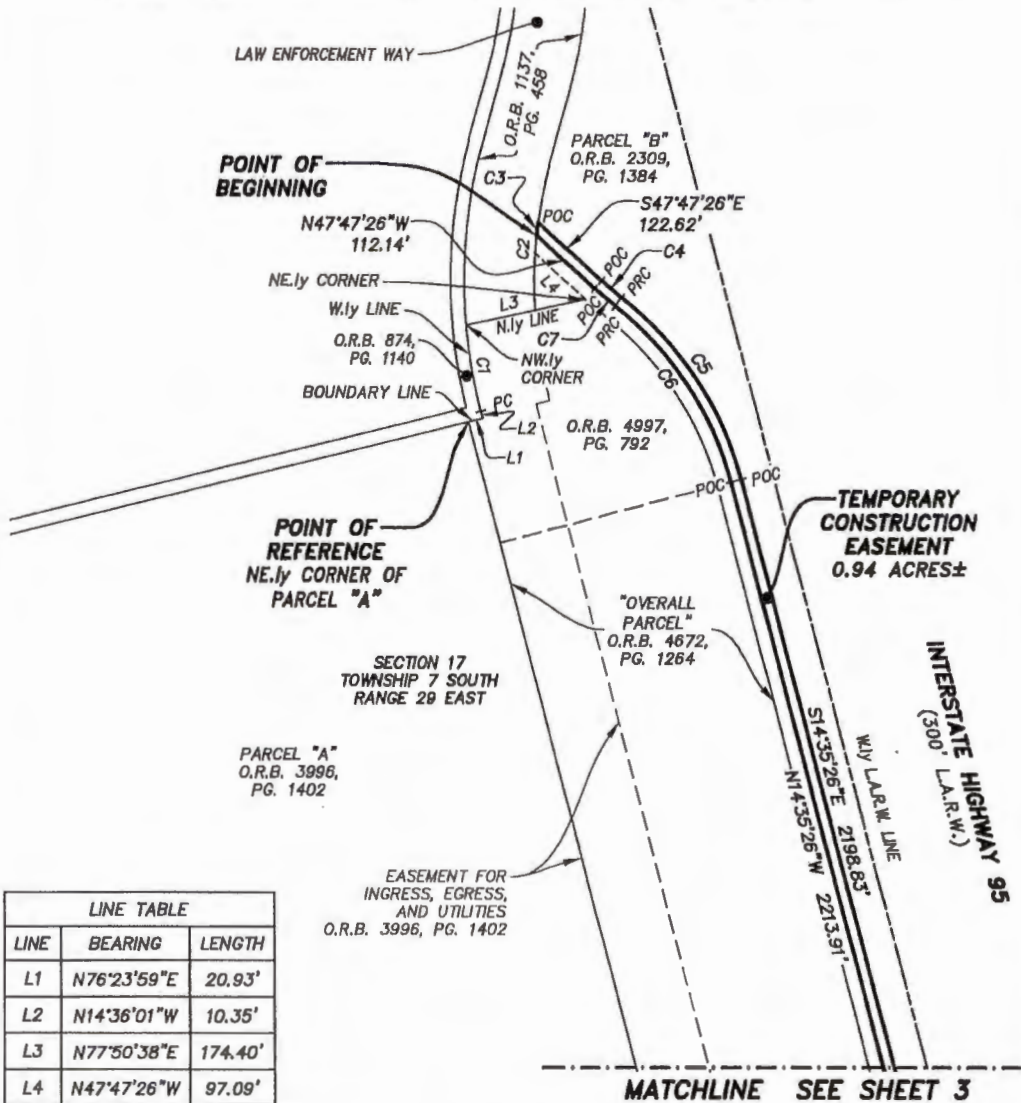
THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM** | Trusted Advisors, Creating Community.  
SURVEYING & MAPPING

14775 Old St. Augustine Rd. (904) 642-8550  
Jacksonville, Florida 32258 www.etmnc.com  
Certificate of Authorization No: LB 3624

SCALE: 1"=300'  
DATE: JULY 19, 2024  
RICHARD A. BERRY  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 7045

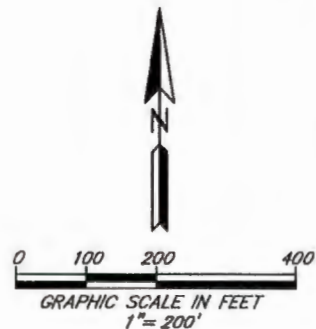
A PORTION OF SECTION 17, TOWNSHIP 7 SOUTH, RANGE 29 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF PARCEL "B",  
 AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2309,  
 PAGE 1384, OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE TABLE		
LINE	BEARING	LENGTH
L1	N76°23'59"E	20.93'
L2	N14°36'01"W	10.35'
L3	N77°50'38"E	174.40'
L4	N47°47'26"W	97.09'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	716.82'	9°48'39"	122.74'	N09°41'45"W	122.59'
C2	616.92'	2°19'30"	25.03'	N05°14'37"E	25.03'
C3	616.92'	1°41'59"	18.30'	N07°15'22"E	18.30'
C4	485.00'	4°22'00"	38.96'	S49°59'25"E	38.96'
C5	475.00'	37°34'23"	311.50'	S33°23'12"E	305.95'
C6	460.00'	37°34'23"	301.66'	N33°23'12"W	296.28'
C7	500.00'	4°22'00"	38.11'	N49°59'25"W	38.10'

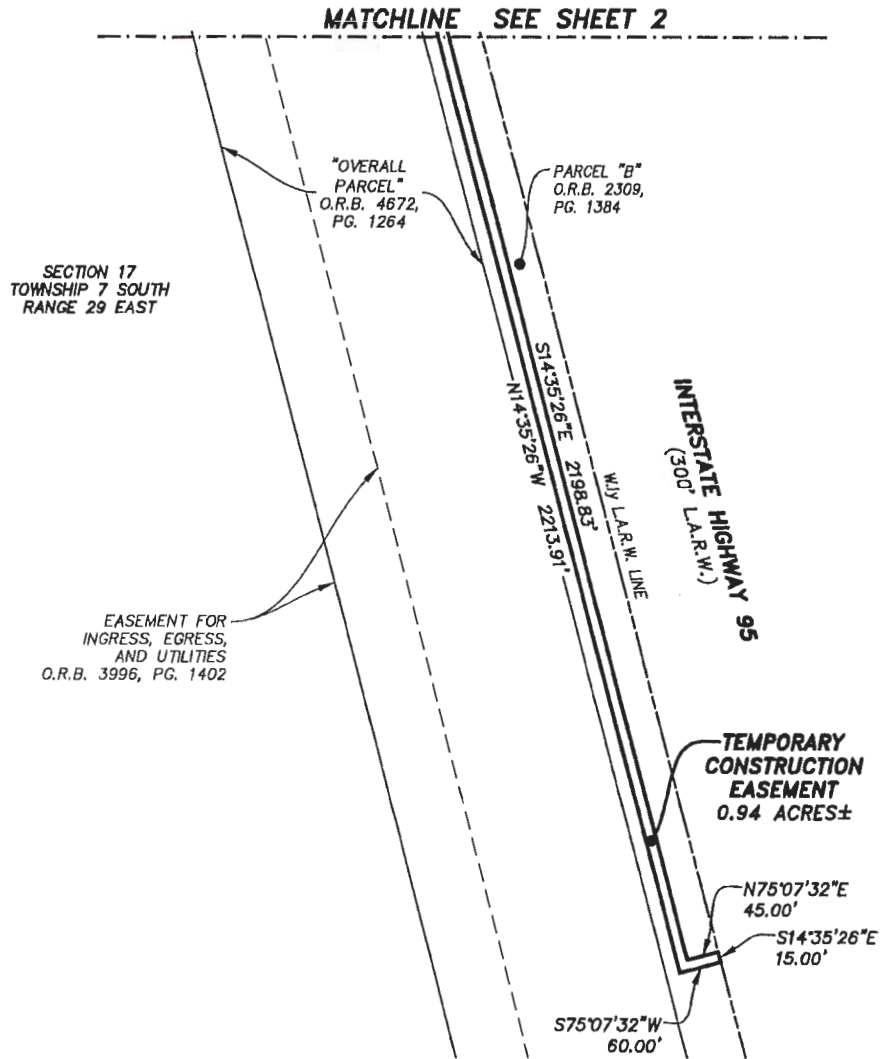
**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PRC POINT OF REVERSE CURVATURE  
 POC POINT ON CURVE  
 L1 TABULATED LINE DATA  
 C1 TABULATED CURVE DATA



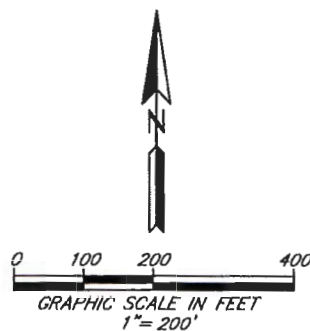
**SHEET 2 OF 3**  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32256 (904) 642-8580  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

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**SHEET 3 OF 3**  
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2023 Aerial Imagery

Date: 7/30/2024

**Easement for Utilities and  
Temporary Construction Easement**

**Interstate 95 and  
Agricultural Center Drive**



**Land Management  
Systems  
(904) 209-0764**

Disclaimer:  
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