

RESOLUTION NO. 2024-468

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TEMPORARY CONSTRUCTION EASEMENTS AND GRANTS OF EASEMENT FOR CONSTRUCTION AND FUTURE MAINTENANCE OF A SIDEWALK ALONG A PORTION OF PALM VALLEY ROAD.

RECITALS

WHEREAS, certain property owners have executed and presented to St. Johns County Temporary Construction Easements, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and Grants of Easement, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

WHEREAS, the easements are given upon the County’s request to allow for the construction and future maintenance of a sidewalk for the benefit of the public; and

WHEREAS, it is in the best interest of the County to accept the Temporary Construction Easements and Grants 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 Easements and Grants of Easement are hereby accepted by the Board County Commissioners.

Section 3. The Clerk is instructed to record the original Temporary Construction Easements and Grants of 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 5th day of November, 2024.

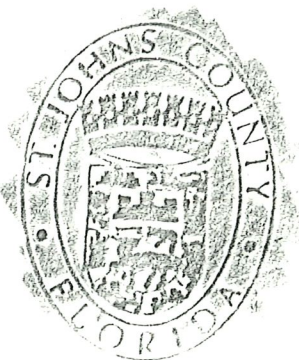
Rendition Date NOV 07 2024

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

By: 
Sarah Arnold, Chair

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

By: 
Deputy Clerk



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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 17 day of September, 2024, by and between BILOTTA PROPERTIES 6 LLC, whose address is 151 Sawgrass Corners Drive, Suite 106, Ponte Vedra Beach, Florida 32082, hereinafter referred to as the "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 referred to as the "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 access and working area located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

Signatures on following page

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:

Bilotta Properties 6 LLC

[Signature]
Witness

By: [Signature]

Kathryn Kirchner
Print Witness Name

Its: Manager

13849 Breaksea Ct
Witness Address
Jacksonville FL 32224

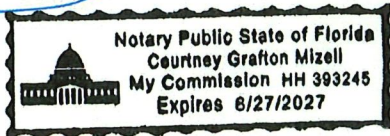
[Signature]
Witness

John Clifford
Print Witness Name

740 Sandy Oaks Ct
Witness Address
Ponte Vedra Beach, FL 32082

STATE OF FLORIDA
COUNTY OF ST. JOHNS

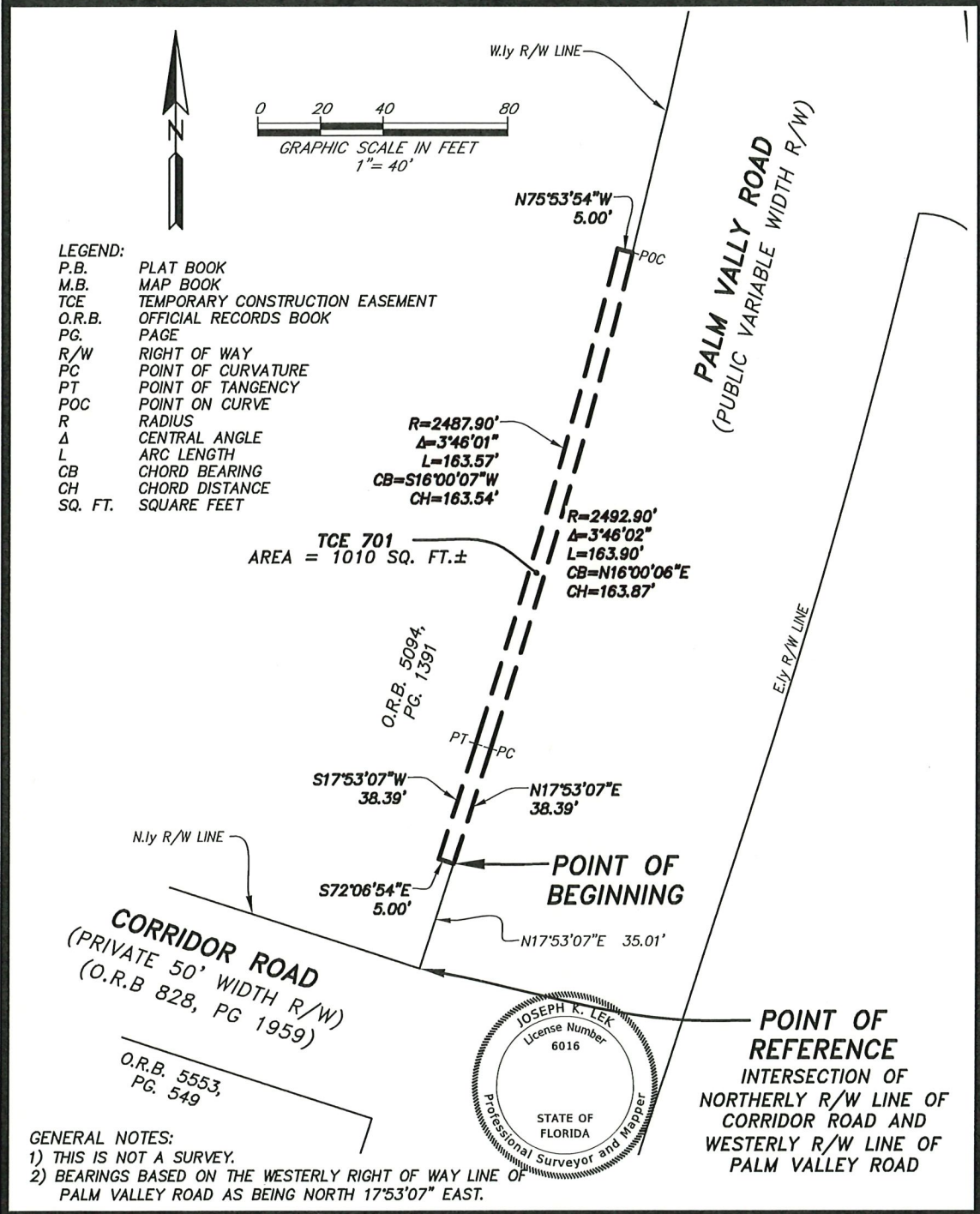
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of September, 2024, by Oswaldo Bilotta, for Bilotta Properties 6 LLC as its manager, who is personally known to me or has produced _____ as identification.



Courtney Grafton Mizell
Notary Public
My commission expires: 8/27/27

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF PALM VALLEY ROAD LYING IN SECTION 34, TOWNSHIP 3 SOUTH, RANGE 29 EAST AND SECTION 3, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1391 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



Trusted
 Advisors,
 Creating
 Community.

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

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.

Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016

SCALE: 1" = 40'

DATE: July 9, 2024



July 9, 2024
R.E. No. 061940-0040

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 701

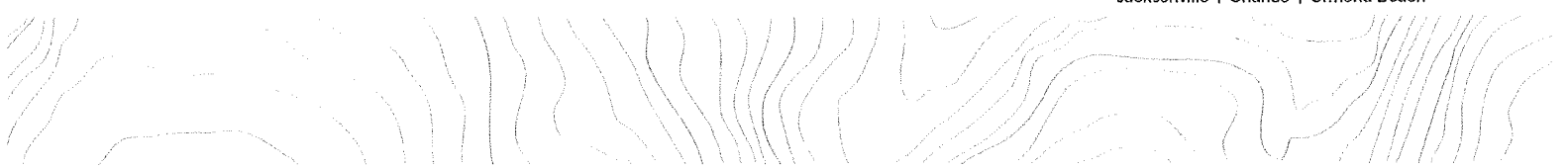
A Temporary Construction Easement for all uses related or ancillary to completing Palm Valley Road (The "Project") to be undertaken in the right of way adjacent thereto as well as tying in and harmonizing the property and the driveways, walkways, landscaping, and other features thereon with The Project, in, over, under, upon, and through the following described land in St. Johns County, Florida to wit:

A portion of Palm Valley Road lying in Section 34, Township 3 South, Range 29 East and Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5094, page 1391 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Corridor Road, a 50 foot private right of way, described and recorded in Official Records Book 828, page 1959, of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence North $17^{\circ}53'07''$ East, along said Westerly right of way line, 35.01 feet to the Point of Beginning.

From said Point of Beginning, thence continue North $17^{\circ}53'07''$ East, along said Westerly right of way line, 38.39 feet to the point of curvature of a curve concave Northwesterly having a radius of 2492.90 feet, through a central angle of $03^{\circ}46'02''$; thence Northerly along the arc of said curve, an arc length of 163.90 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $16^{\circ}00'06''$ East, 163.87 feet; thence North $75^{\circ}53'54''$ West, departing said Westerly right of way line, 5.00 feet to a point on a non-tangent curve concave Northwesterly, having a radius of 2487.90 feet, through a central angle of $03^{\circ}46'01''$; thence Southerly along the arc of said curve, an arc length of 163.57 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $16^{\circ}00'07''$ West, 163.54 feet; thence South $17^{\circ}53'07''$ West, 38.39 feet; thence South $72^{\circ}06'54''$ East, 5.00 feet to the Point of Beginning.

Containing 1010 square feet, more or less.



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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 5th day of September, 2024, by and between JUDY KATHLEEN WARRINGTON, as Trustee of the Judy Kathleen Warrington Revocable Trust D: 12/22/2015, whose address is 727 Buttonwood Lane, Miami, Florida 33137, hereinafter referred to as the "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 referred to as the "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 access and working area located in St. Johns County, Florida, described as follows:

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

In consideration of the granting of this Easement, Grantee and its successors and assigns hereby agrees to indemnify, defend and hold Grantor harmless from and against any and all claims alleging personal injury, including bodily injury or death, and/or property damage, but only to the extent that such claims are caused by the negligence of Grantee or any officer, employee, representative or agent of Grantee, including losses, damages, causes of action, claims, liabilities, cost and expenses, and reasonable attorneys' fees and court costs. Nothing herein shall be construed as a waiver of Grantee's sovereign immunity nor as its consent to be sued by third parties. Grantee's liability is limited in an amount not to exceed the monetary limits on liability and attorney's fees and costs set forth in Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

Signatures on following page

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:

Judy Kathleen Warrington Revocable Trust
D: 12/22/2015

By: Judy Kathleen Warrington
Judy Kathleen Warrington, Trustee

[Signature]
Witness

Charles O. Morgan, Jr.
Print Witness Name

2121 Ponce de Leon, #900
Witness Address

Coral Gables, FL 33134

[Signature]
Witness

LAURA M. HORTON
Print Witness Name

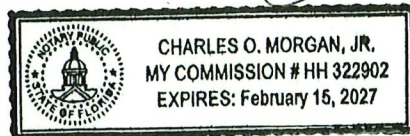
2121 PONCE DE LEON BLD #900
Witness Address

CORAL GABLES, FL 33134

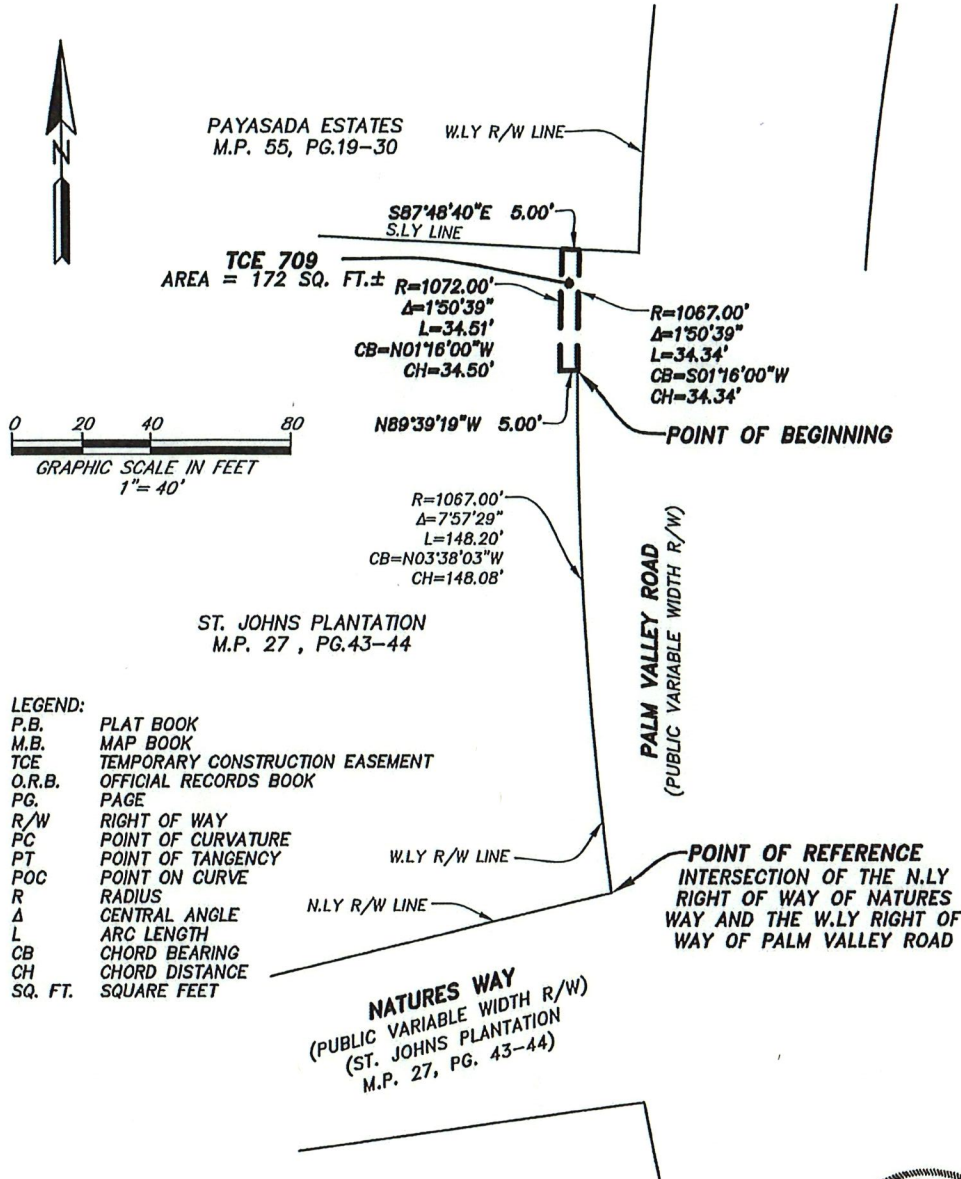
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 5th day of September, 2024, by
Judy Kathleen Warrington, for the Judy Kathleen Warrington Revocable Trust D:
12/22/2015, as its Trustee, who is personally known to me or has produced
_____ as identification.

[Signature]
Notary Public
My commission expires: 2.15.27



**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS
COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DEPICTED ON ST.
JOHNS PLANTATION, RECORDED IN MAP BOOK 27, PAGE 43, OF THE PUBLIC
RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No: LB 3824

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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.

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

SCALE: 1"=40'

DATE: JULY 15, 2024



July 15, 2024
R.E No.: 066570-0010

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 709

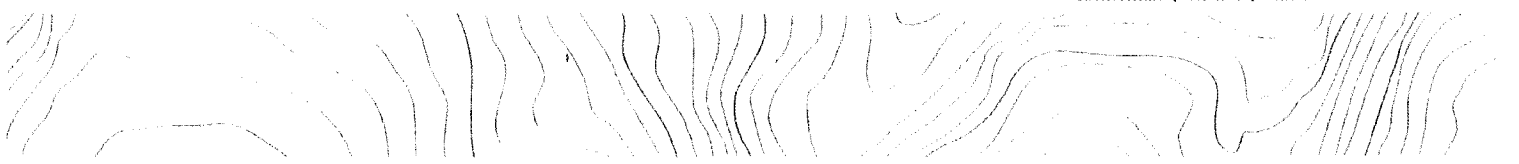
A Temporary Construction Easement for All Uses Related Or Ancillary To Completing Palm Valley Road (The "Project") To Be Undertaken In The Right Of Way Adjacent Thereto As Well As Tying In And Harmonizing The Property And The Driveways, Walkways, Landscaping, And Other Features Thereon With The Project, In, Over, Under, Upon, And Through The Following Described Land In Duval County Florida To Wit:

A portion of Palm Valley Road, and a portion of Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands depicted on St Johns Plantation, recorded in Map Book 27, page 43, of the Public Records of said county, being more particularly described as follows:

For Point of Reference, Commence at the intersection of the Northerly right of way line of Natures Way, a variable width right of way as depicted on said St. Johns Plantation, and the Westerly right of way of Palm Valley Road, a variable width right of way as presently established; thence Northerly along said Westerly right of way line and along a curve concave Easterly, having a radius of 1067.00 feet, through a central angle of $07^{\circ}57'29''$, an arc length of 148.20 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $03^{\circ}38'03''$ West, 148.08 feet.

From said Point of Beginning, thence North $89^{\circ}39'19''$ West, departing said Westerly right of way line, 5.00 feet to a point on a non-tangent curve concave Easterly, having a radius of 1072.00 feet; thence Northerly along the arc of said curve, through a central angle of $01^{\circ}50'39''$, an arc length of 34.51 feet to on the Southerly line of Payasada Estates, recorded in Map Book 55, pages 19 through 30, and a point on a non-tangent line, said arc being subtended by a chord bearing and distance of North $01^{\circ}16'00''$ West, 34.50 feet; thence South $87^{\circ}48'40''$ East, along said Southerly line, 5.00 feet to a point lying on said Westerly right of way line, said point lying on a non-tangent curve concave Easterly having a radius of 1067.00 feet; thence Southerly along the arc of said curve, through a central angle of $01^{\circ}50'39''$, an arc length of 34.34 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $01^{\circ}16'00''$ West, 34.34 feet.

Containing 172 square feet, more or less.



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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 10^B day of September, 2024, by and between CHETS CREEK SOUTH LLC, whose address is 4420 Hodges Boulevard, Jacksonville, Florida 32224, hereinafter referred to as the “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 referred to as the “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 access and working area located in St. Johns County, Florida, described as follows:

Property as described on Exhibit “A”, attached hereto and by reference made a part hereof.

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

Signatures on following page

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:

Chets Creek South LLC

[Signature]
Witness

By: [Signature]
Stephen E. Hogan

Clayton Waugh
Print Witness Name

Its: president

4420 Hodges Blvd.
Witness Address

Jacksonville, FL 32224

[Signature]
Witness

ANDREW MCCALLUM
Print Witness Name

15133 DURBIN COVE WAY
Witness Address

JACKSONVILLE FL, 32259

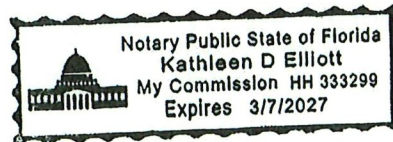
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 10 day of September, 2024, by Stephen E. Hogan, for Chets Creek South LLC as its President, who is personally known to me or has produced _____ as identification.

[Signature]

Notary Public

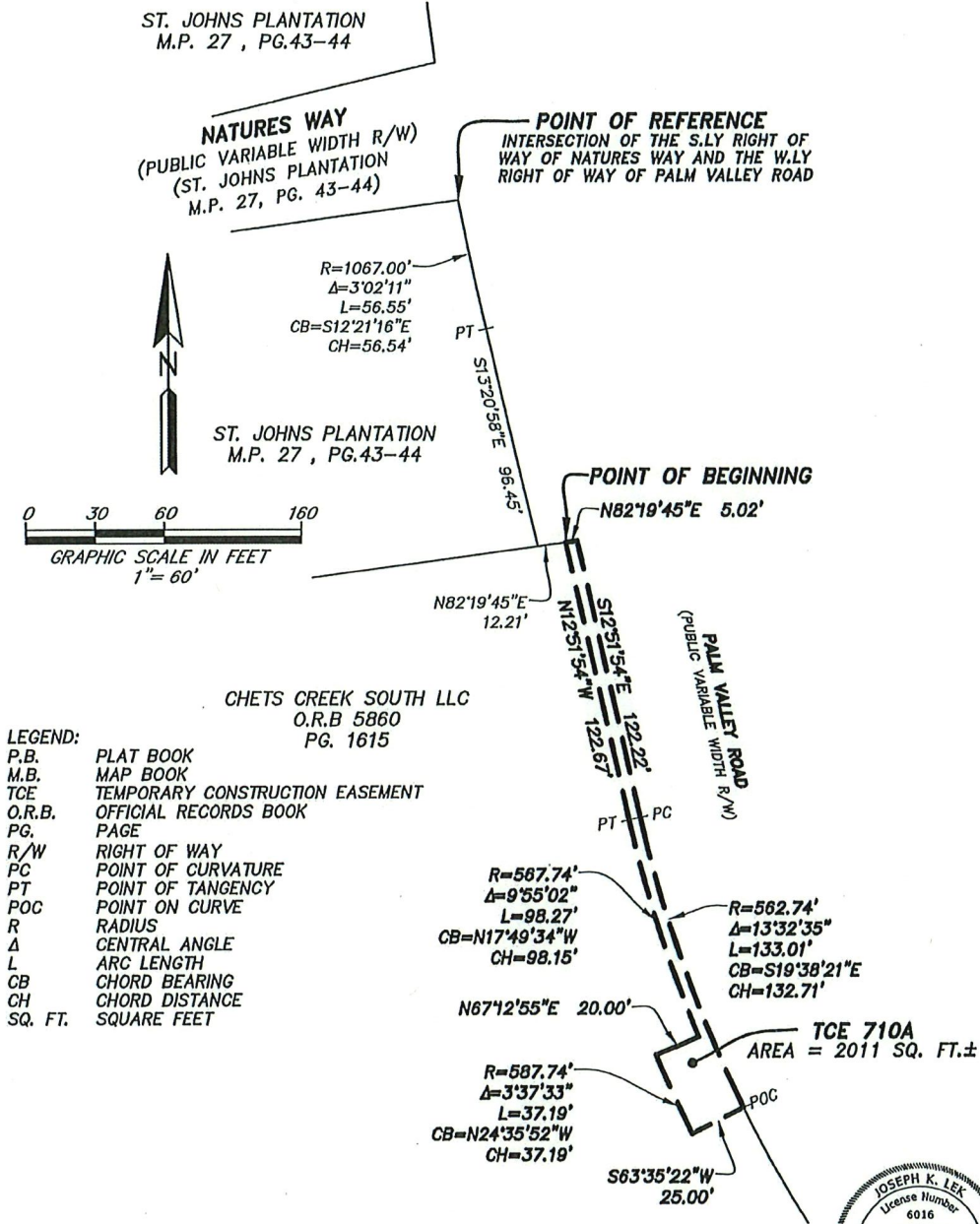
My commission expires: 3/7/2027



SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5860, PAGE 1615 OF THE PUBLIC RECORDS OF SAID COUNTY,

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF OLD ST. AUGUSTINE ROAD AS BEING SOUTH 13°20'58" EAST.



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.

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Certificate of Authorization No: LB 3624

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

SCALE: 1"=60'

DATE: JULY 15, 2024



July 15, 2024
R.E. No.: 066620-0000

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION ESEMENT 710A

A Temporary Construction Easement for all uses related or ancillary to completing Palm Valley Road (The "Project") to be undertaken in the right of way adjacent thereto as well as tying in and harmonizing the property and the driveways, walkways, landscaping, and other features thereon with The Project, in, over, under, upon, and through the following described land in St. Johns County, Florida to wit:

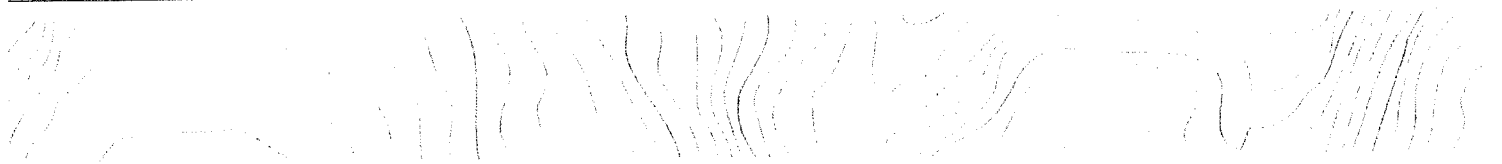
A portion of Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5860, page 1615 of the Public Records of said county, being more particularly described as follows:

For Point of Reference, Commence at the intersection of the Southerly right of way line of Natures Way, a variable width right of way as depicted on the plat of St. Johns Plantation, recorded in Map Book 27, Page 43, of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Southerly along said Westerly right of way line and along a curve concave Easterly, having a radius of 1067.00 feet, through a central angle of 03°02'11", an arc length of 56.55 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 12°21'16" East, 56.54 feet; thence South 13°20'58" East, along said Westerly right of way line, 96.45 feet; thence North 82°19'45" East, along said Westerly right of way line, 12.21 feet to the Point of Beginning.

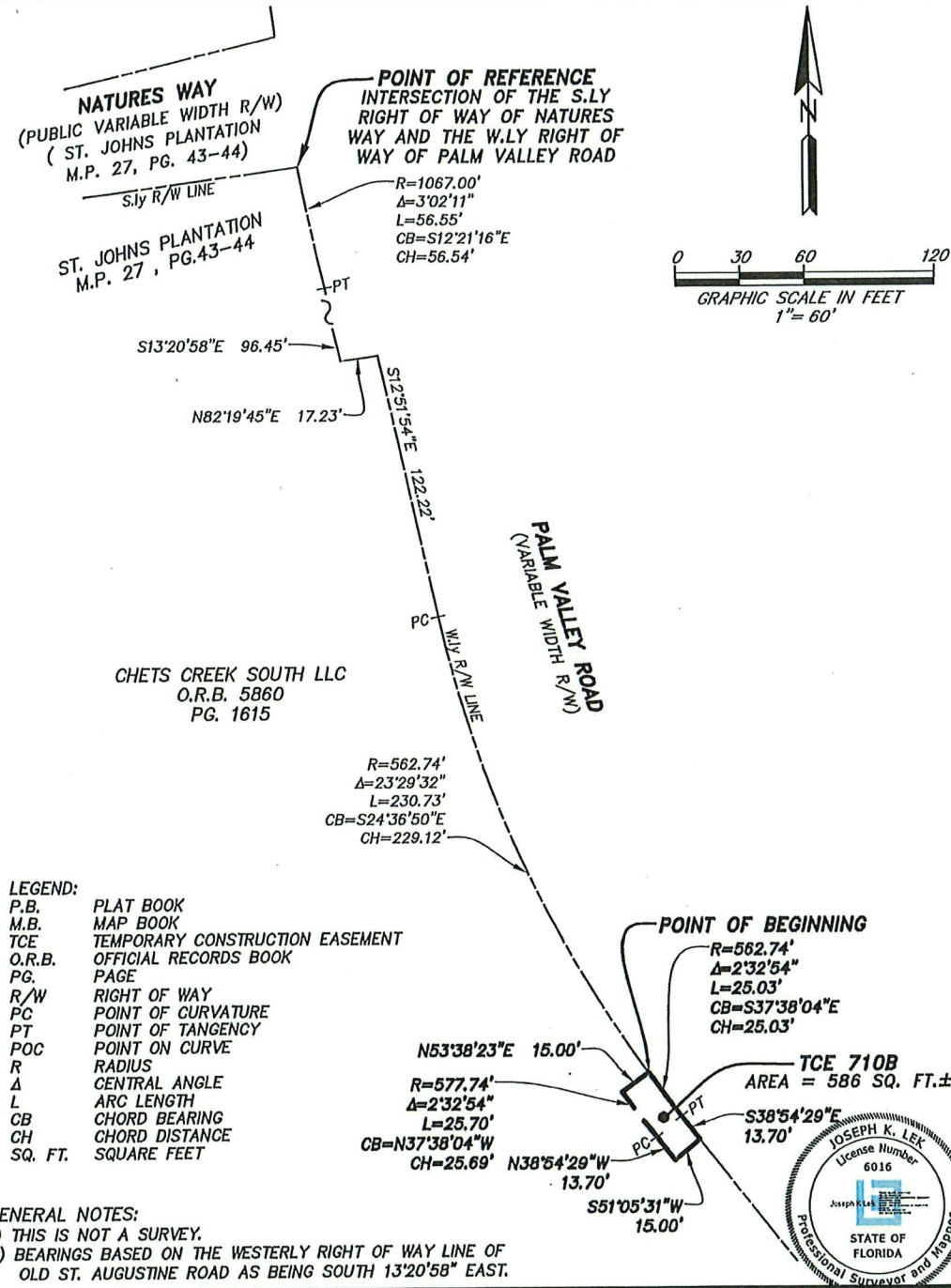
From said Point of Beginning, thence along said Westerly right of way the Following 3 courses: Course 1, thence continue North 82°19'45" East, 5.02 feet; Course 2, thence South 12°51'54" East, 122.22 feet to the point of curvature of a curve concave Easterly having a radius of 562.74 feet; Course 3, thence Southerly along the arc of said curve, through a central angle of 13°32'35", an arc length of 133.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 19°38'21" East, 132.71 feet; thence South 63°35'22" West, departing said Westerly right of way line, 25.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 587.74 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°37'33", an arc length of 37.19 feet to a point on a non-tangent line, said arc being subtended by a chord bearing and distance of North 24°35'52" West, 37.19 feet; thence North 67°12'55" East, 20.00 feet to a point on a non-tangent curve concave Easterly, having a radius of 567.74 feet; thence Northerly along the arc of said curve, through a central angle of 09°55'02", an arc length of 98.27 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 17°49'34" West, 98.15 feet; thence North 12°51'54" West, 122.67 feet to the Point of Beginning.

Containing 2011 square feet, more or less.

And



**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5860,
PAGE 1615, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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Certificate of Authorization No: LB 3624

SCALE: 1"=60'
DATE: JULY 15, 2024

Joseph K. Lek
JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

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USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS
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July 15, 2024
R.E. No.: 066620-0000

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION ESEMENT 710B

A Temporary Construction Easement for All Uses Related Or Ancillary To Completing Palm Valley Road (The "Project") To Be Undertaken In The Right Of Way Adjacent Thereto As Well As Tying In And Harmonizing The Property And The Driveways, Walkways, Landscaping, And Other Features Thereon With The Project, In, Over, Under, Upon, And Through The Following Described Land In Duval County Florida To Wit:

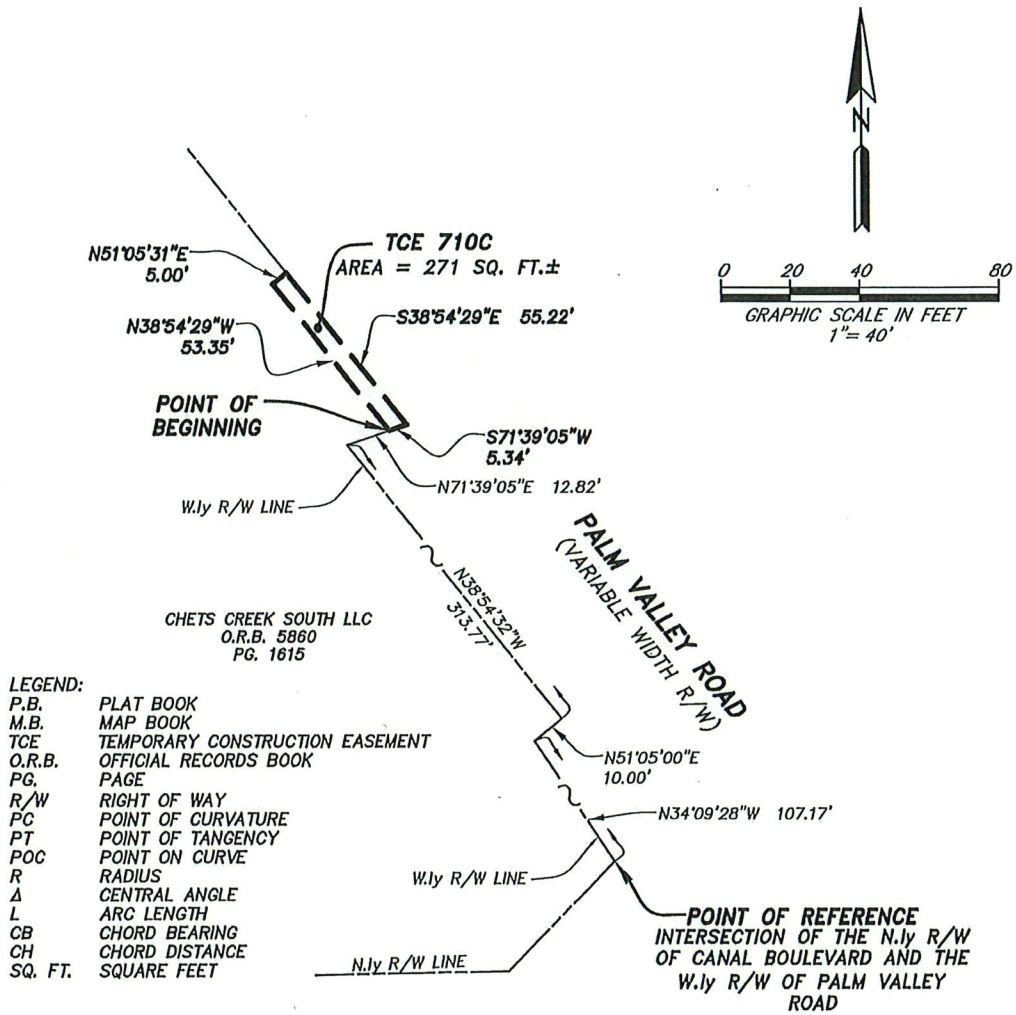
A portion of Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5860, page 1615 of the Public Records of said county, being more particularly describes as follows:

For Point of Reference, Commence at the intersection of the Southerly right of way line of Natures Way, a variable width right of way as depicted on St. Johns Plantation, recorded in Map Book 27, Page 43, of said Public Records, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Southerly along said Westerly right of way line the following 5 Courses: Course 1, thence Southerly along a curve concave Easterly, having a radius of 1067.00 feet, through a central angle of $03^{\circ}02'11''$, an arc length of 56.54 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $12^{\circ}21'16''$ East, 56.54 feet; Course 2, thence South $13^{\circ}20'58''$ East, 96.45 feet; Course 3, thence North $82^{\circ}19'45''$ East, 17.23 feet; Course 4, thence South $12^{\circ}51'54''$ East, 122.22 feet to the point of curvature of a curve concave Easterly, having a radius of 562.74 feet; Course 5, through a central angle of $23^{\circ}29'32''$, an arc length of 230.73 feet to the Point of Beginning, said arc being subtended chord bearing and distance of South $24^{\circ}36'50''$ East, 229.12 feet.

From said Point of Beginning, thence continue Southeasterly along said Westerly right of way line and along the arc of a curve concave Northeasterly having a radius of 562.74 feet, through a central angle of $02^{\circ}32'54''$, an arc length of 25.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $37^{\circ}38'04''$ East, 25.03 feet; thence South $38^{\circ}54'29''$ East, continuing along said Westerly right of way line, 13.70 feet; thence South $51^{\circ}05'31''$ West, departing said Westerly right of way line, 15.00 feet; thence North $38^{\circ}54'29''$ West, 13.70 feet to the point of curvature of a curve concave Northeasterly having a radius of 577.74 feet; thence Northwesterly along the arc of said curve, through a central angle of $02^{\circ}32'54''$, an arc length of 25.70 feet, said arc being subtended by a chord bearing and distance of North $37^{\circ}38'04''$ West, 25.69 feet; thence North $53^{\circ}38'23''$ East, 15.00 feet to the Point of Beginning.

Containing 586 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5860,
PAGE 1615, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- P.B. PLAT BOOK
 - M.B. MAP BOOK
 - TCE TEMPORARY CONSTRUCTION EASEMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - SQ. FT. SQUARE FEET

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING NORTH 38°54'32" WEST.



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 3824

SCALE: 1"=40'
DATE: JULY 15, 2024
JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016



July 15, 2024
R.E No.: 066620-0000

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 710C

A Temporary Construction Easement for All Uses Related or Ancillary To Completing Palm Valley Road (The "Project") To Be Undertaken In The Right Of Way Adjacent Thereto As Well As Tying In And Harmonizing The Property And The Driveways, Walkways, Landscaping, And Other Features Thereon With The Project, In, Over, Under, Upon, And Through The Following Described Land In Duval County Florida To Wit:

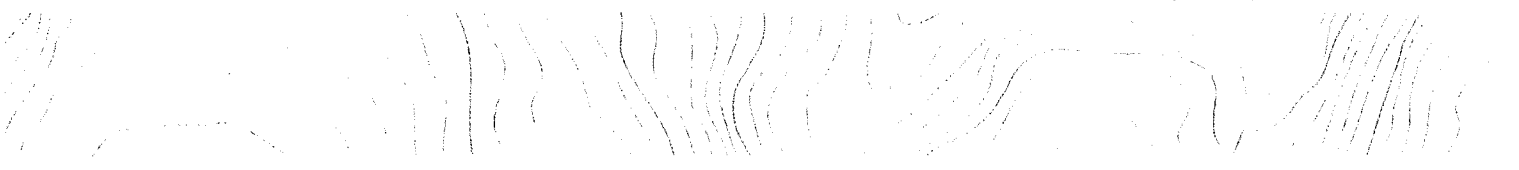
A portion of Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5860, page 1615, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Canal Boulevard, a variable width right of way as depicted on Plat Book 2, pages 27 through 28, of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence along said Westerly right of way line the following 4 courses: Course 1, thence North 34°09'28" West, 107.17 feet; Course 2, thence North 51°05'00" East, 10.00 feet; Course 3, thence North 38°54'32" West, 313.77 feet; Course 4, thence North 71°39'05" East, 12.82 feet to the Point of Beginning.

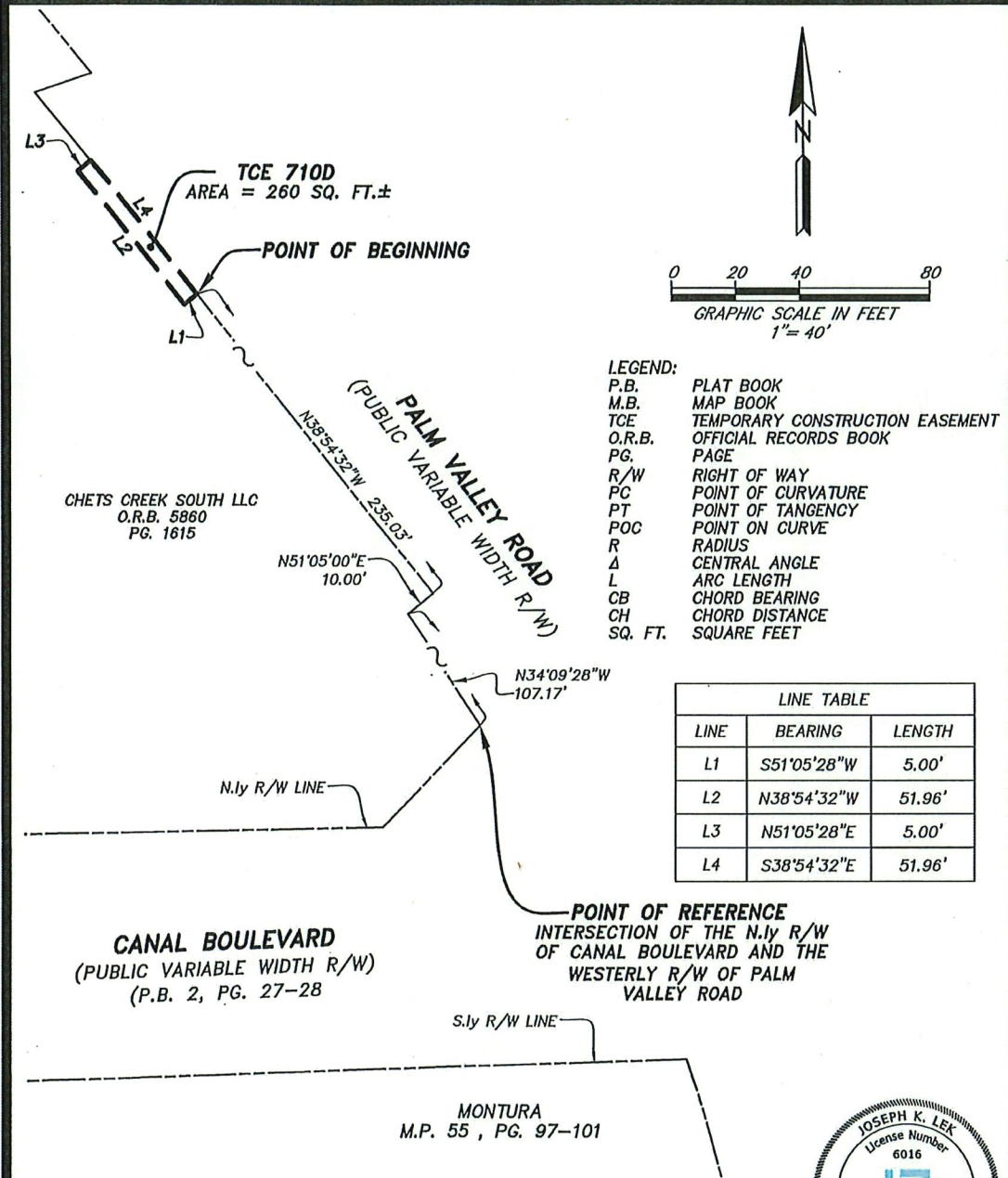
From said Point of Beginning, thence North 38°54'29" West, departing said Westerly right of way line, 53.35 feet; thence North 51°05'31" East, 5.00 feet to a point lying on said Westerly right of way line; thence South 38°54'29" East, along said Westerly right of way line, 55.22 feet; thence South 71°39'05" West, along said Westerly right of way line, 5.34 feet to the Point of Beginning

Containing 271 square feet, more or less.

And



**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 9, TOWNSHIP 4 SOUTH, RANGE 27 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5860,
PAGE 1615, OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
P.B. PLAT BOOK
M.B. MAP BOOK
TCE TEMPORARY CONSTRUCTION EASEMENT
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
SQ. FT. SQUARE FEET

LINE TABLE		
LINE	BEARING	LENGTH
L1	S51°05'28"W	5.00'
L2	N38°54'32"W	51.96'
L3	N51°05'28"E	5.00'
L4	S38°54'32"E	51.96'

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING NORTH 34°09'28" WEST.



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


JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016
SCALE: 1"=40'
DATE: JULY 15, 2024



July 15, 2024
R.E No.: 066620-0000

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 710D

A Temporary Construction Easement for All Uses Related or Ancillary To Completing Palm Valley Road (The "Project") To Be Undertaken In The Right Of Way Adjacent Thereto As Well As Tying In And Harmonizing The Property And The Driveways, Walkways, Landscaping, And Other Features Thereon With The Project, In, Over, Under, Upon, And Through The Following Described Land In Duval County Florida To Wit:

A portion of Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5860, page 1615, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Canal Boulevard, a variable width right of way as depicted on Plat Book 2, pages 27 through 28, of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence along said Westerly right of way line the following 3 courses: Course 1, thence North $34^{\circ}09'28''$ West, 107.17 feet; Course 2, thence North $51^{\circ}05'00''$ East, 10.00 feet; Course 3, thence North $38^{\circ}54'32''$ West, 235.03 feet to the Point of Beginning.

From said Point of Beginning, thence South $51^{\circ}05'28''$ West, departing said Westerly right of way line, 5.00 feet; thence North $38^{\circ}54'32''$ West, 51.96 feet; thence North $51^{\circ}05'28''$ East, 5.00 feet to a point lying on said Westerly right of way line; thence South $38^{\circ}54'32''$ East, along said Westerly right of way line, 51.96 feet to the Point of Beginning.

Containing 260 square feet, more or less.

TEMPORARY CONSTRUCTION EASEMENT

A portion of Government Lot 1 of Section 9, Township 4 South, Range 29 East, St. Johns County, Florida, being more particularly described as follows:

The Easterly 25 feet of the certain property lying easterly of property excepted in Official Records Book 179, page 368, of the public records of St. Johns County, Florida and westerly of the Westerly right-of-way of Palm Valley Road as presently established.

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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 23 day of September, 2024, by and between PETER P. LEGEZA III, whose address is 5020 Palm Valley Road, Ponte Vedra Beach, Florida 32082, hereinafter referred to as the "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 referred to as the "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 access and working area located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

Signatures on following page

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:

Barbara Wilson
Witness

Peter P. Legeza III
Peter P. Legeza III

Barbara Wilson
Print Witness Name

822 AIA N. # 208
Witness Address
Ponte Vedra Beach, Fl. 32082

Nancy A. McAlum
Witness

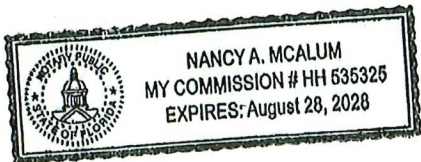
Nancy A. McAlum
Print Witness Name

822 AIA N. # 208
Witness Address
Ponte Vedra Beach, Fl 32082

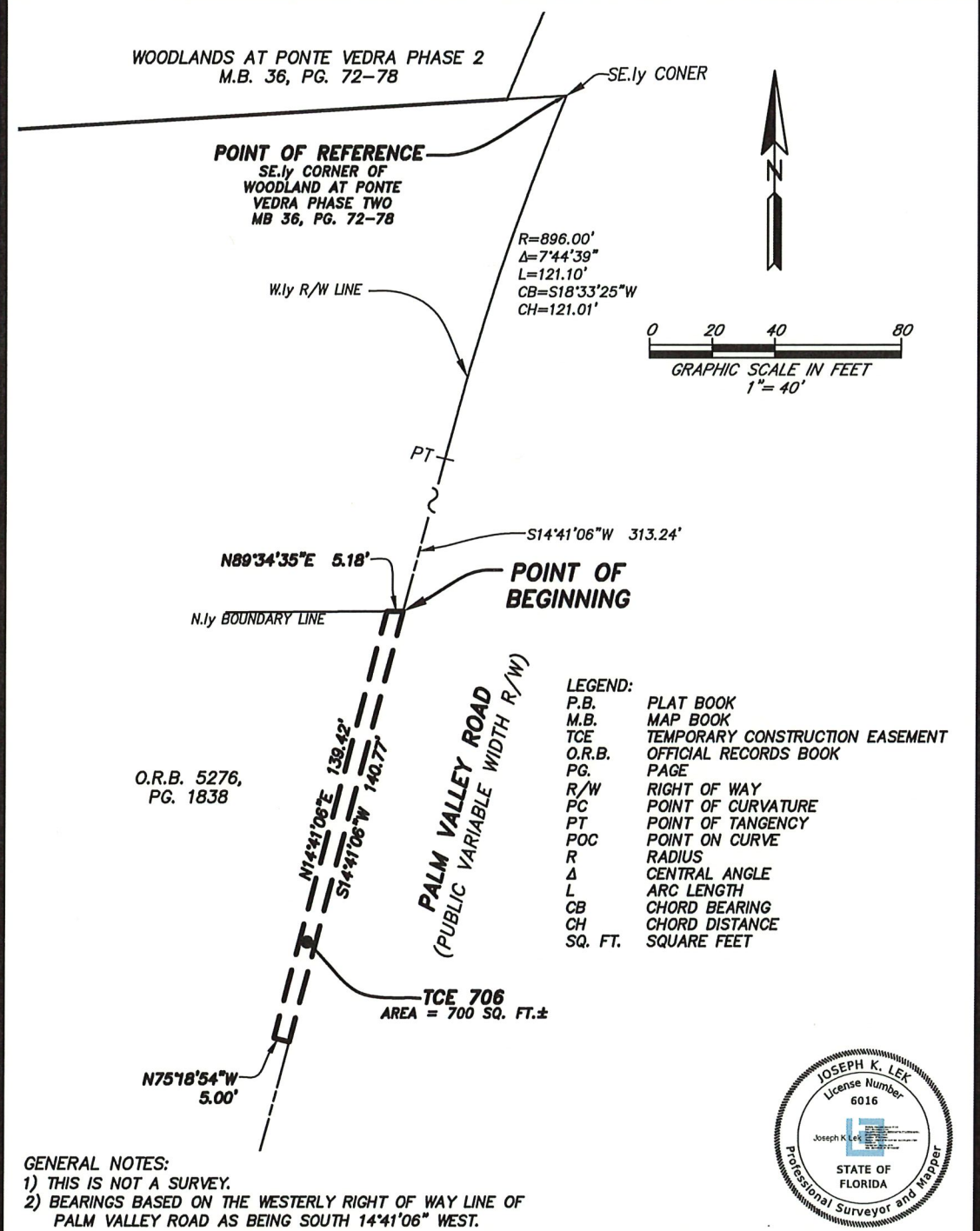
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence
or online notarization, this 23 day of September, 2024, Peter P. Legeza III,
who is personally known to me or has produced _____ as identification.

Nancy A. McAlum
Notary Public
My commission expires: _____



**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK
5276, PAGE 1838 OF THE PUBLIC RECORDS OF SAID COUNTY
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



Trusted
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Community.

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

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.

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

SCALE: 1"=40'
DATE: JULY 12, 2024



July 12, 2024
R.E. No.: 066390-0010

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 706

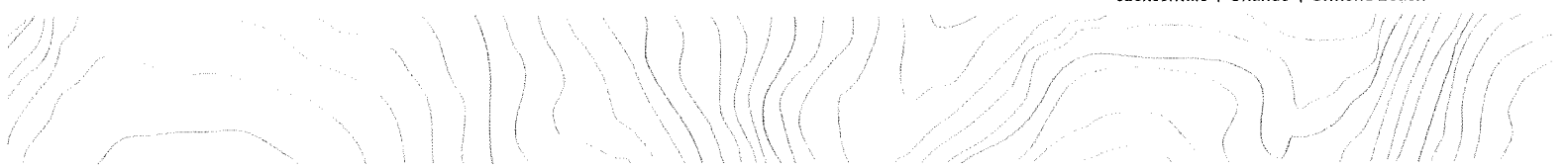
A Temporary Construction Easement for All Uses Related or Ancillary To Completing Palm Valley Road (The "Project") To Be Undertaken In The Right Of Way Adjacent Thereto As Well As Tying In And Harmonizing The Property And The Driveways, Walkways, Landscaping, And Other Features Thereon With The Project, In, Over, Under, Upon, And Through The Following Described Land In Duval County Florida To Wit:

A portion of Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5276, page 1838, of the Public Records of said county, being more particularly described as follows:

For Point of Reference, Commence at the Southeasterly corner of Woodland at Ponte Vedra Phase Two, depicted in Map Book 36, pages 72 through 78, of said Public Records of said county, said corner lying on the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Southerly along said right of way and along the arc of a curve concave Easterly, having a radius of 896.00 feet, through a central angle of $07^{\circ}44'39''$, an arc length of 121.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $18^{\circ}33'25''$ West, 121.01 feet; thence South $14^{\circ}41'06''$ West, continuing along said Westerly right of way line, 313.24 feet to the Point of Beginning.

From said Point of Beginning, thence South $14^{\circ}41'06''$ West, along said Westerly right of way line, 140.77 feet; thence North $75^{\circ}18'54''$ West, departing said Westerly right of way line, 5.00 feet; thence North $14^{\circ}41'06''$ East, 139.42 feet to a point lying on the Northerly boundary line of Lands described and recorded in Official Records Book 5276, page 1838, of the Public Records of said county; thence North $89^{\circ}34'35''$ East, along Northerly boundary line, 5.18 feet to the Point of Beginning.

Containing 700 square feet, more or less.



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

TEMPORARY CONSTRUCTION EASEMENT

THIS TEMPORARY CONSTRUCTION EASEMENT made this 25th day of September, 2024, by and between PGA TOUR, Inc., whose address is 110 PGA TOUR Boulevard, Ponte Vedra Beach, Florida 32082-3046, hereinafter referred to as the "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 referred to as the "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 access and working area located in St. Johns County, Florida, described as follows:

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

It is understood and agreed by the parties hereto that the rights granted herein will terminate 12 months from the date of execution of this easement. The property will be put back to its original condition when the project is complete.

Signatures on following page

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:
PGA TOUR, Inc.

[Signature]
Witness

By: [Signature]
Its: Chief Legal Officer

Tricia Seyerino
Print Witness Name

PGA TOUR Blvd
Witness Address
Ponte Vedra Beach, FL 32082

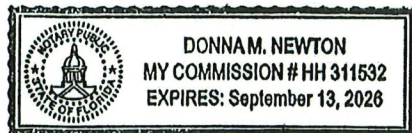
[Signature]
Witness

Erin Johnson
Print Witness Name

PGA TOUR Blvd
Witness Address
Ponte Vedra Beach FL 32082

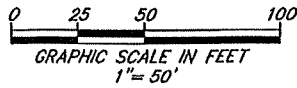
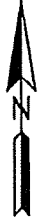
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of September, 2024, by Neera M. Shetty, for PGA TOUR, Inc., as its Chief Legal Officer & EVP who is personally known to me ~~or has~~ produced [Signature] as identification.

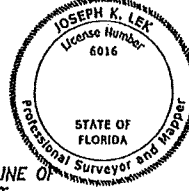
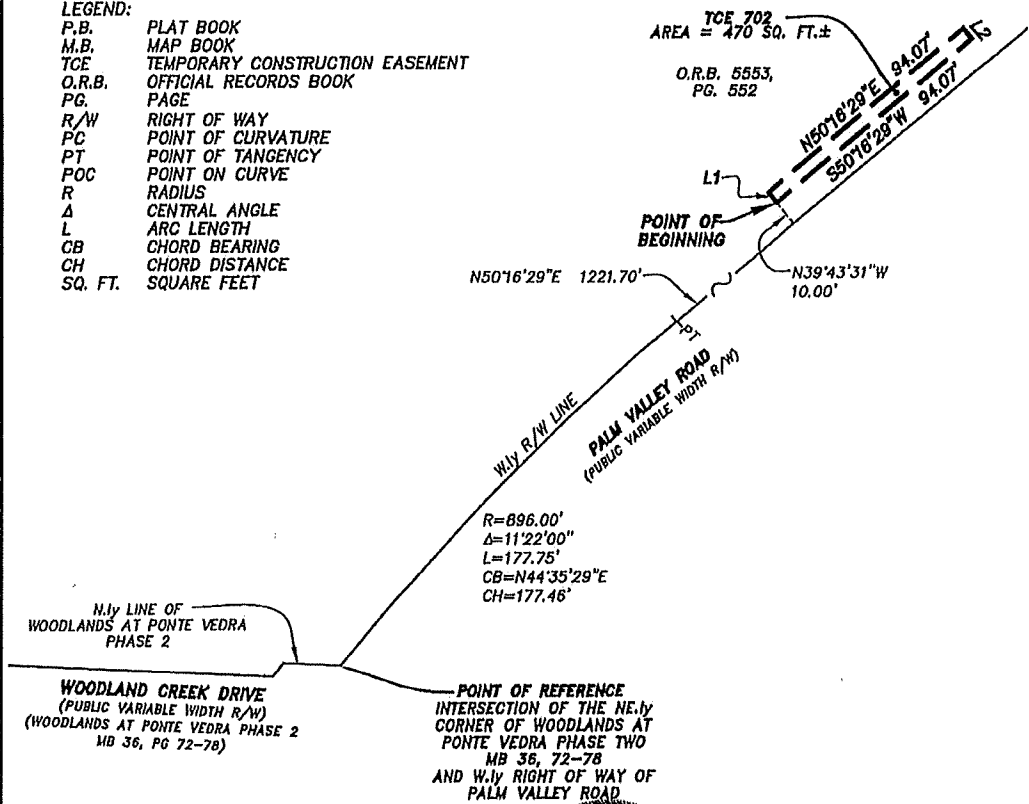


Donna M. Newton
Notary Public
My Commission Expires: 9-13-26

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF PALM VALLEY ROAD LYING IN
SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF LAND
DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOKS 5523, PAGE
552 IN THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- P.B. PLAT BOOK
 - M.B. MAP BOOK
 - TCE TEMPORARY CONSTRUCTION EASEMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - SQ. FT. SQUARE FEET



LINE TABLE		
LINE	BEARING	LENGTH
L1	N39°43'31"W	5.00'
L2	S39°43'31"E	5.00'

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING NORTH 50°16'29" EAST.

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.

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Trusted Advisors,
Creating Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No: LD 3624

(904) 642-8550
www.etmnc.com

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016

SCALE: 1"=50'
DATE: JULY 9, 2024



July 9, 2024
R.E. NO.: 062130-0030

Work Order No: 24-320.00
File No.

TEMPORARY CONSTRUCTION EASEMENT 702

A Temporary Construction Easement for all uses related or ancillary to completing Palm Valley Road (The "Project") to be undertaken in the right of way adjacent thereto as well as tying in and harmonizing the property and the driveways, walkways, landscaping, and other features thereon with The Project, in, over, under, upon, and through the following described land in St. Johns County, Florida to wit:

A portion of Palm Valley Road lying in Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5523, page 552 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly line of Woodlands at Ponte Vedra Phase 2, a plat that is depicted and recorded in Map Book 36, page 72 through 78, of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Northeasterly along said Westerly right of way line and along a curve concave Southeasterly, having a radius of 896.00 feet, through a central angle of $11^{\circ}22'00''$, an arc length of 177.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $44^{\circ}35'29''$ East, 177.46 feet; thence North $50^{\circ}16'29''$ East, continuing along said Westerly right of way line, 1221.70 feet; thence North $39^{\circ}43'31''$ West, departing said Westerly right of way line, 10.00 feet to the Point of Beginning.

From said Point of Beginning, thence North $39^{\circ}43'31''$ West, 5.00 feet; thence North $50^{\circ}16'29''$ East, 94.07 feet; thence South $39^{\circ}43'31''$ East, 5.00 feet; thence South $50^{\circ}16'29''$ West, 94.07 feet to the Point of Beginning.

Containing 470 square feet, more or less.

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

GRANT OF EASEMENT

THIS EASEMENT this 17 day of September, 2024, by and between BILOTTA PROPERTIES 6 LLC, whose address is 151 Sawgrass Corners Drive, Suite 106, Ponte Vedra Beach, Florida 32082, 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 forever, 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 a sidewalk on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on Exhibit "A", attached hereto and by reference 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.

Signatures on following page

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:

Kathryn Kirchner
Witness
Kathryn Kirchner
Print Witness Name

13849 Brooksea Ct
Witness Address
Jacksonville FL 32224

John Clifford
Witness
John Clifford
Print Witness Name

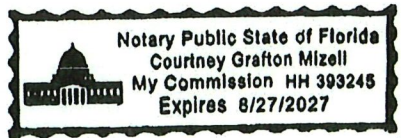
740 Sandy Oaks Ct
Witness Address
Ponte Vedra Beach, FL 32082

GRANTOR:
Bilotta Properties 6 LLC

By: [Signature]
Its: Manager

STATE OF FLORIDA
COUNTY OF ST. JOHNS

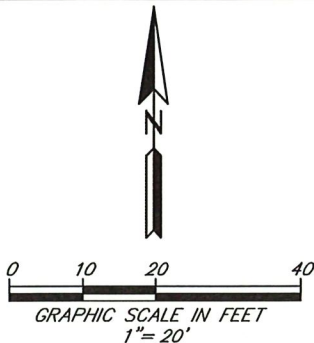
The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17 day of September, 2024, by Oswaldo Bilotta, for Bilotta Properties 6 LLC, as its manager, who is personally known to me or has produced _____ as identification.



Courtney Grafton Mizell
Notary Public
My Commission Expires: 8/27/27

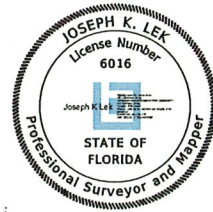
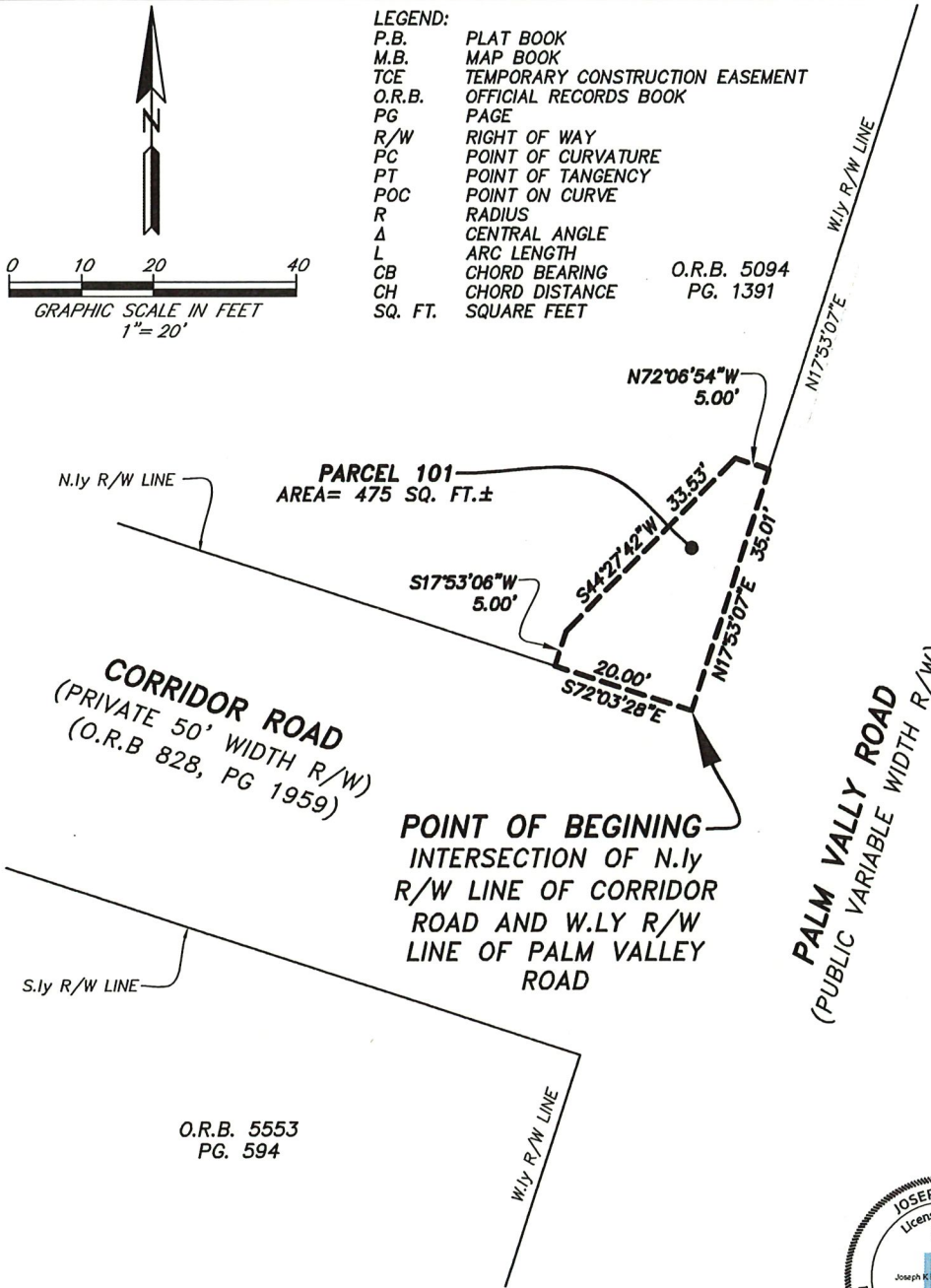
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 29 EAST AND SECTION 3, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5094, PAGE 1391 OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:

P.B.	PLAT BOOK	
M.B.	MAP BOOK	
TCE	TEMPORARY CONSTRUCTION EASEMENT	
O.R.B.	OFFICIAL RECORDS BOOK	O.R.B. 5094
PG	PAGE	PG. 1391
R/W	RIGHT OF WAY	
PC	POINT OF CURVATURE	
PT	POINT OF TANGENCY	
POC	POINT ON CURVE	
R	RADIUS	
Δ	CENTRAL ANGLE	
L	ARC LENGTH	
CB	CHORD BEARING	
CH	CHORD DISTANCE	
SQ. FT.	SQUARE FEET	



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING NORTH 17°53'07" EAST.

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.

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SURVEYING & MAPPING

Trusted Advisors,
Creating Community.

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258
Certificate of Authorization No: LB 3624

(904) 642-8550
www.etminc.com

SCALE: 1"=20'
DATE: July 17, 2024

Joseph K. Lek

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6016



July 17, 2024
R.E. No.: 061940-0040

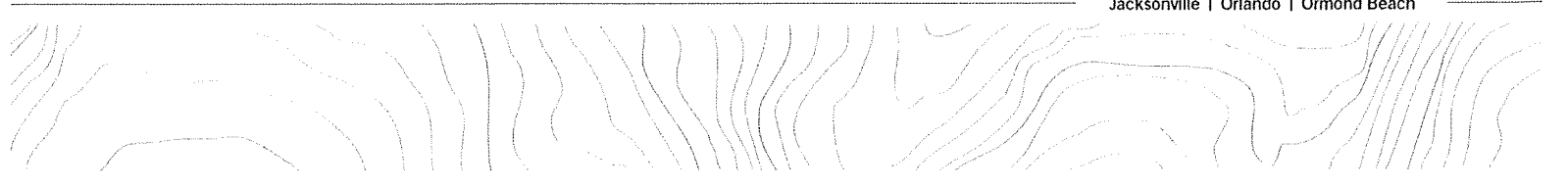
Work Order No: 24-320.00
File No.:

PARCEL 101

A portion of Section 34, Township 3 South, Range 29 East and Section 3, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5094, page 1391 of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Northerly right of way line of Corridor Road, a 50 foot private right of way described and recorded in Official Records Book 828, page 1959 of the Public Records of said county, and the Westerly right of way line of Palm Valley Road, a variable width right of way, as presently established; thence North $17^{\circ}53'07''$ East, along said Westerly right of way line, 35.01 feet; thence North $72^{\circ}06'54''$ West, departing said Westerly right of way line, 5.00 feet; thence South $44^{\circ}27'42''$ West, 33.53 feet; thence South $17^{\circ}53'06''$ West, 5.00 feet to a point lying on said Northerly right of way line of Corridor Road; thence South $72^{\circ}03'28''$ East, along said Northerly right of way line, 20.00 feet to the Point of Beginning.

Containing 475 square feet, more or less.



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

GRANT OF EASEMENT

THIS EASEMENT this 23 day of September, 2024, by and between PETER P. LEGEZA III, whose address is 5020 Palm Valley Road, Ponte Vedra Beach, Florida 32082, 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 forever, 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 a sidewalk on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on Exhibit "A", attached hereto and by reference 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.

Signatures on following page

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:

Barbara Wilson
Witness

Peter P. Legeza III
Peter P. Legeza III

Barbara Wilson
Print Witness Name 822 AIA N. #208
Ponte Vedra Bch, FL 32082

Witness Address

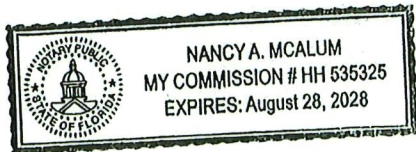
Ah McAlum
Witness

Nancy Ah McAlum
Print Witness Name

Witness Address
822 AIA N #208
Ponte Vedra Bch, Fl. 32082

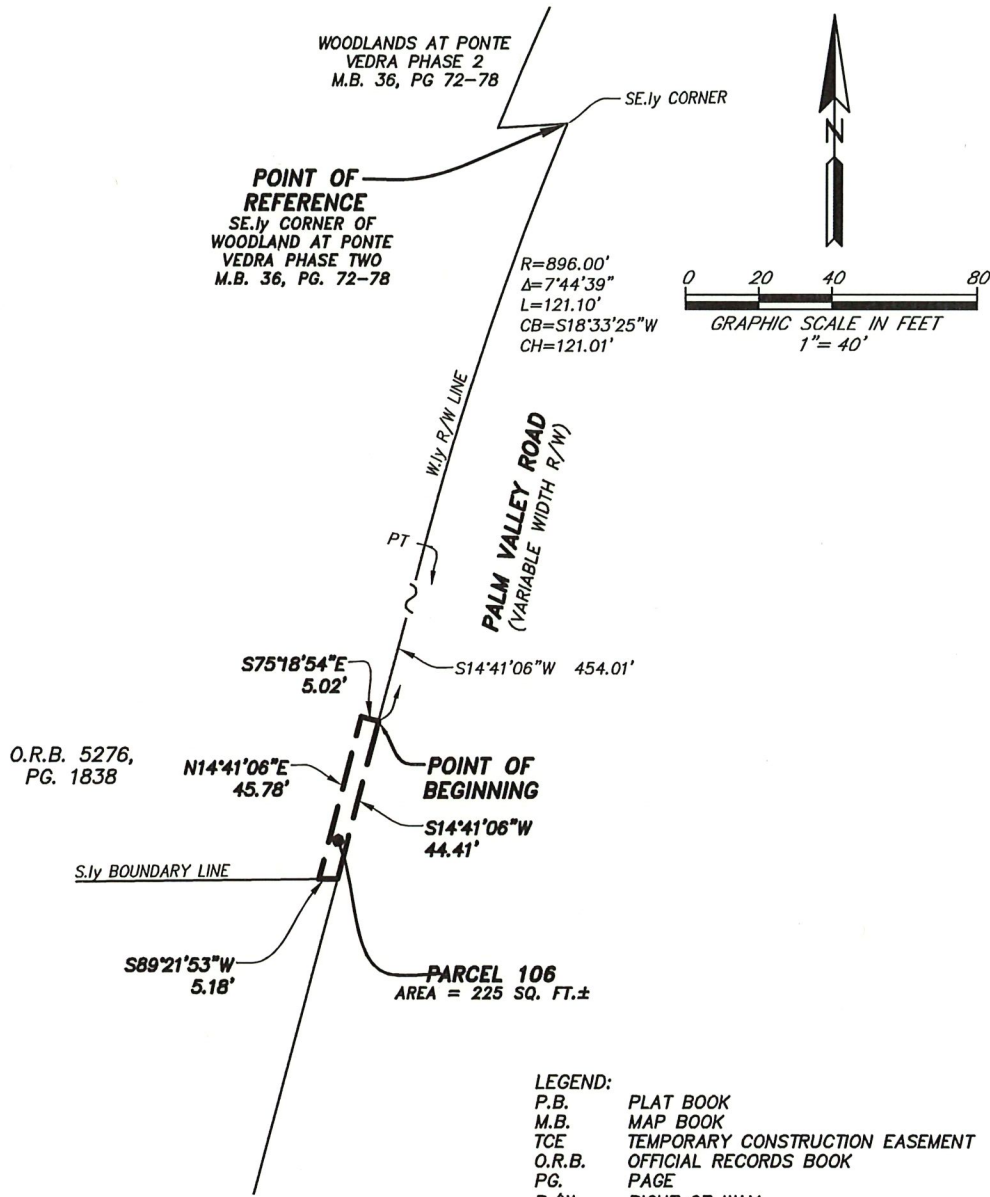
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 23 day of September, 2024, by Peter P. Legeza who is personally known to me or has produced _____ as identification.

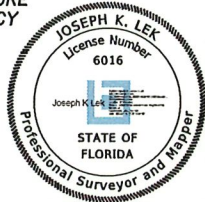


Ah McAlum
Notary Public
My Commission Expires: _____

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE
LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK
5276, PAGE 1838 OF THE PUBLIC RECORDS OF SAID COUNTY
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- P.B. PLAT BOOK
 - M.B. MAP BOOK
 - TCE TEMPORARY CONSTRUCTION EASEMENT
 - O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - SQ. FT. SQUARE FEET



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING SOUTH 14°41'06" WEST.

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.



Trusted Advisors,
 Creating Community.

14775 Old St. Augustine Rd.
 Jacksonville, Florida 32258
 Certificate of Authorization No: LB 3624

(904) 642-8550
 www.etminc.com

SCALE: 1"=40'

DATE: JULY 12, 2024

Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016



July 12, 2024
R.E. No.: 066390-0010

Work Order No: 24-320.00
File No.

PARCEL 106

A portion of Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5276, page 1838 of the Public Records of said county, being more particularly described as follows:

For Point of Reference, Commence at the Southeasterly corner of Woodland at Ponte Vedra Phase Two, recorded in Map Book 36, pages 72 through 78 and a point on the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Southerly along said Westerly right of way line and along the arc of a curve concave Easterly, having a radius of 896.00 feet, through a central angle of $07^{\circ}44'39''$, an arc length of 121.10 feet to the point of tangency of said curve, said arc being subtended by a chorded bearing and distance of South $18^{\circ}33'25''$ West, 121.01 feet; thence South $14^{\circ}41'06''$ West, continuing along said Westerly right of way line, 454.01 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $14^{\circ}41'06''$ West, along said Westerly right of way line, 44.41 feet to a point lying on the Southerly boundary line of those lands described and recorded in Official Records Book 5276, page 1838 of the Public Records of said county; thence South $89^{\circ}21'53''$ West, departing said Westerly right of way line and along the Southerly boundary of those said lands, 5.18 feet; thence North $14^{\circ}41'06''$ East, departing the Southerly boundary of those said lands, 45.78 feet; thence South $75^{\circ}18'54''$ East, 5.02 feet to the Point of Beginning.

Containing 225 square feet, more or less.

And

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

GRANT OF EASEMENT

THIS EASEMENT this 25th day of September, 2024, by and between PGA TOUR, Inc., whose address is 110 PGA TOUR Boulevard, Ponte Vedra Beach, Florida 32082-3046, 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 forever, 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 a sidewalk on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

Property as described on Exhibit "A", attached hereto and by reference 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.

Signatures on following page

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:
PGA TOUR, Inc.

[Signature]
Witness

By: [Signature]
Its: Chief Legal Officer

Tricia Severino
Print Witness Name

1 PGA TOUR Blvd
Witness Address

Ponte Vedra Beach, FL 32082

[Signature]
Witness

Erin Johnson
Print Witness Name

1 PGA TOUR Blvd
Witness Address

Ponte Vedra Beach, FL 32082

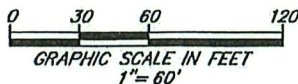
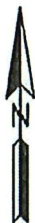
STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 25th day of September, 2024, by Neera M. Shetty, for PGA TOUR, Inc., as its Chief Legal Officer & EVP who is personally known to me ~~or~~ has produced _____ as identification.



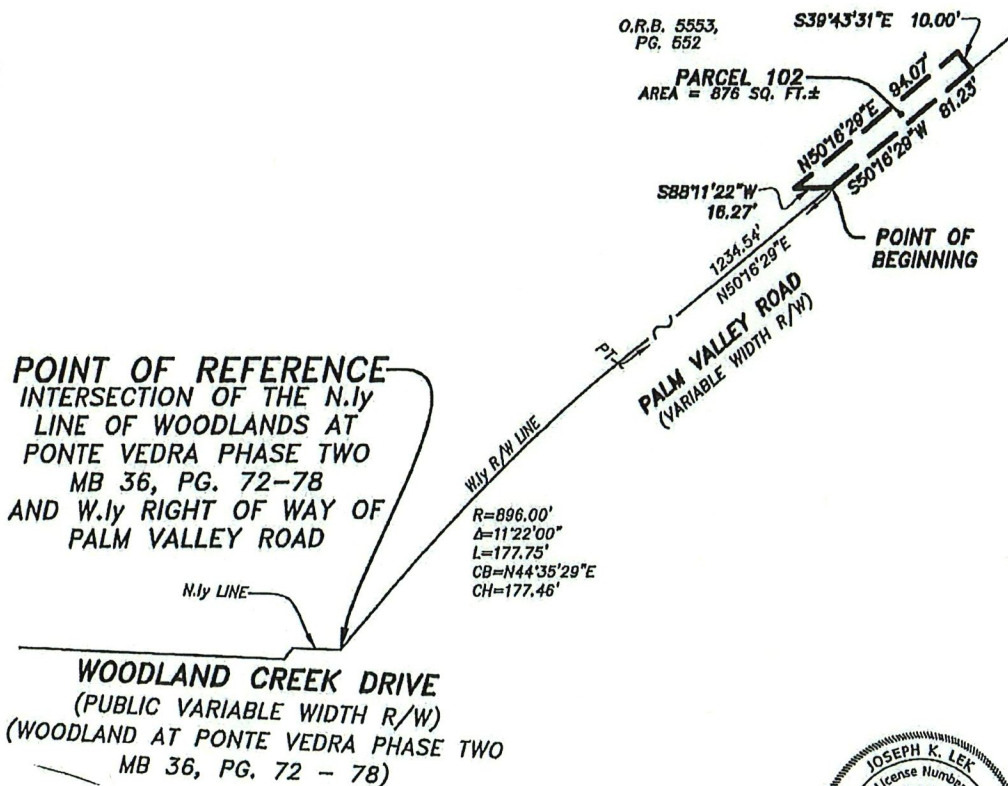
Donna M. Newton
Notary Public
My Commission Expires: 9-13-26

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 4, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5553,
PAGE 552, OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LEGEND:

P.B.	PLAT BOOK
M.B.	MAP BOOK
TCE	TEMPORARY CONSTRUCTION EASEMENT
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
SQ. FT.	SQUARE FEET



GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF PALM VALLEY ROAD AS BEING NORTH 50°16'29" EAST.



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) 642-8550
 Jacksonville, Florida 32258 www.etminc.com
 Certificate of Authorization No: LB 3624

SCALE: 1"=60'

DATE: JULY 15, 2024

Joseph K. Lek

JOSEPH K. LEK
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6016



July 15, 2024
R.E. No.: 062130-0030

Work Order No: 24-320.00
File No.

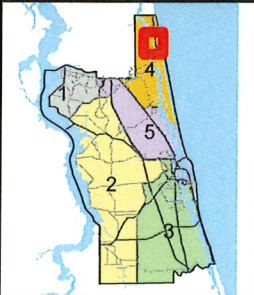
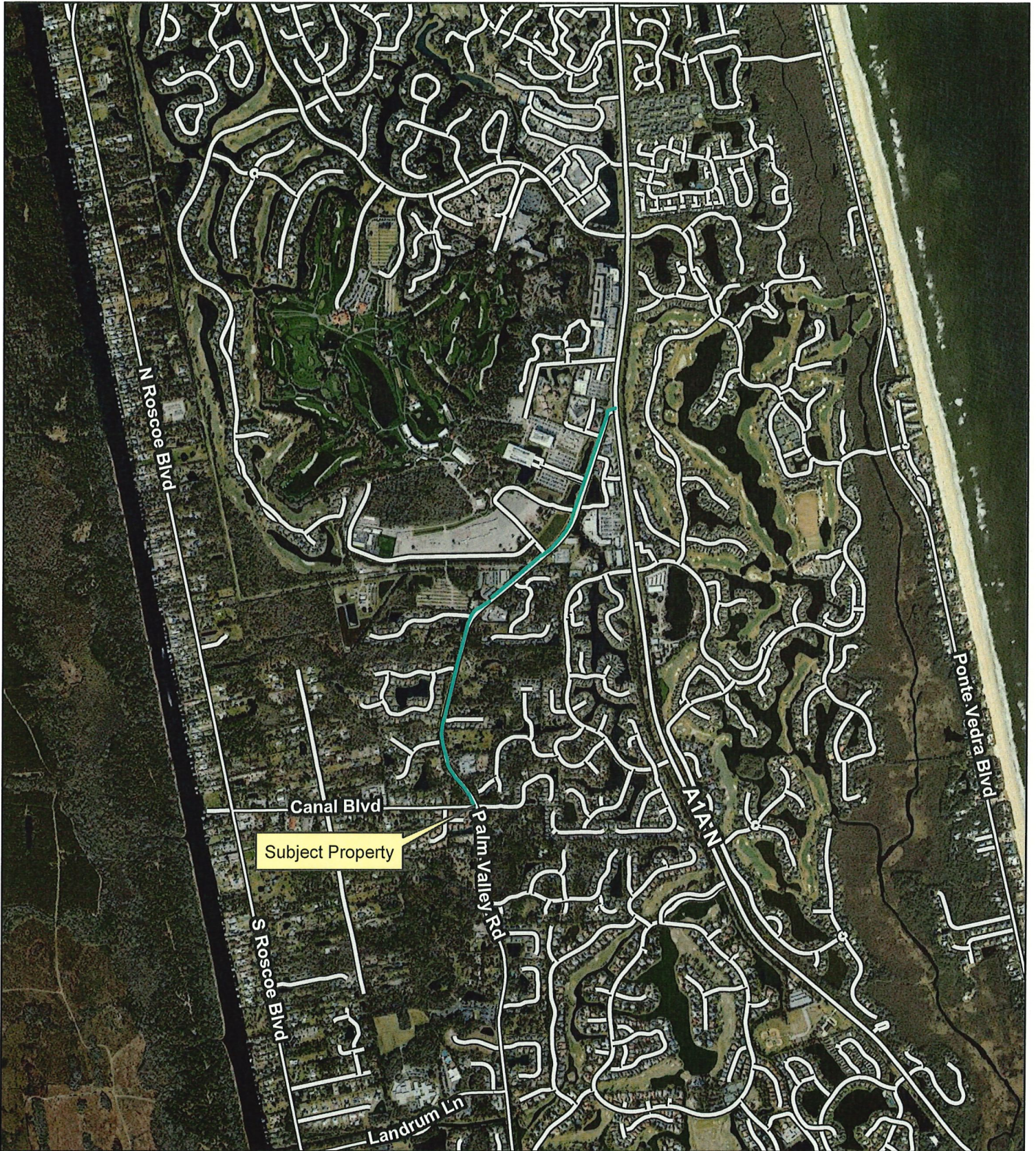
PARCEL 102

A portion of Section 4, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 5553, page 552 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly line of Woodland at Ponte Vedra Phase Two, depicted in Map Book 36, page 72 through 78, and the Westerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence Northeasterly along said Westerly right of way line, and along a curve concave Southeasterly, having a radius of 896.00 feet, through a central angle of $11^{\circ}22'00''$, an arc length of 177.75 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $44^{\circ}35'29''$ East, 177.46 feet; thence North $50^{\circ}16'29''$ East, along said Westerly right of way line, 1234.54 feet to the Point of Beginning.

From said Point of Beginning, thence South $88^{\circ}11'22''$ West, 16.27 feet; thence North $50^{\circ}16'29''$ East, 94.07 feet; thence South $39^{\circ}43'31''$ East, 10.00 feet to a point lying on said Westerly right of way line; thence South $50^{\circ}16'29''$ West, along said Westerly right of way line, 81.23 feet to the Point of Beginning.

Containing 876 square feet, more or less.



2023 Aerial Imagery
Date: 10/14/2024

Palm Valley Road
Sidewalk
Canal Blvd. to SRA1A

Temporary Construction
Easements
Grants of Easement



Land Management
Systems
(904) 209-0798

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.