

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION A PERPETUAL EASEMENT CONVEYING EASEMENT RIGHTS OVER A PORTION OF SAINT JOHNS PARKWAY FOR MAINTENANCE OF A BOX CULVERT.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation (“FDOT”) proposes to construct or improve State Road 23, Section No. 78293, F.P. No. 4229382 in St. Johns County, Florida; and

**WHEREAS**, it is necessary that certain lands owned by St. Johns County lying within the Saint Johns Parkway right-of-way be used by FDOT for maintenance of a box culvert; and

**WHEREAS**, per the requirements of Section 125.38, Florida Statutes, FDOT has made an application to the County to execute and deliver a Perpetual Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying easement rights to FDOT, for a nominal fee. This project is for transportation purposes which are in the public or community interest and for public welfare and said request having been duly considered.

**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 Board of County Commissioners hereby authorizes the Chair of the Board, on behalf of the County, to execute and deliver to FDOT a Perpetual Easement, attached hereto.

Section 3. The Clerk is instructed to record the original Perpetual Easement in the public records of St. Johns County, Florida, and return the original Perpetual Easement along with a certified copy of this Resolution to the State of Florida Department of Transportation, 1109 South Marion Avenue, MS 2020, Lake City, Florida 32025-5874, Attention: Mindy Fletcher.

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.

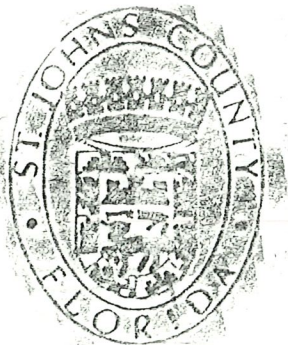
**BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA**

Rendition Date NOV 07 2024

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

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

By: Robin L. Platt  
Deputy Clerk



07-PE.11-Date: September 24, 2024

T. S. No. N/A  
R/W Map Sheet No. (SKETCH)  
Tax Parcel No. N/A

This instrument prepared by  
or under the direction of:  
David M. Robertson  
Chief Counsel District Two  
Florida Department of Transportation  
1109 South Marion Avenue  
Lake City, Florida 32025-5874

PARCEL NO. 818.1  
SECTION NO. 78293  
F.P. NO. 4229382  
STATE ROAD NO. 23  
COUNTY OF St. Johns

**PERPETUAL EASEMENT**

THIS EASEMENT, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_,  
by ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, 500 San  
Sebastian View, St. Augustine, Florida 32084, grantor, to the STATE OF FLORIDA DEPARTMENT  
OF TRANSPORTATION, 1109 South Marion Avenue, Lake City, Florida 32025-5874, its  
successors and assigns, grantee.

WITNESSETH: That the grantor for and in consideration of the sum of One Dollar (\$1.00)  
and other valuable considerations paid, the receipt and sufficiency of which is hereby  
acknowledged, hereby grants unto the grantee, its successors and assigns, a non-exclusive  
perpetual easement for the purpose of maintenance of Box Culvert partially outside of FDOT right-  
of-way in the right-of-way of St. Johns Parkway, in, over, under, upon and through the following  
described real property in St. Johns County, Florida, together with the right to access, observe,  
inspect, operate, maintain, construct, improve and repair improvements located on or within said  
real property, to wit:"

SEE **Exhibit "A"**, attached hereto and by reference made a part hereof.

TO HAVE AND TO HOLD the same unto said grantee, its successors and assigns forever.

IN WITNESS WHEREOF, the said grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: \_\_\_\_\_

Print Name: \_\_\_\_\_  
Clerk (or Deputy Clerk)

St. Johns County, Florida,  
By Its Board of County Commissioners

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

Print Name: \_\_\_\_\_  
It's Chairperson (or Vice-Chairperson)

**Exhibit "A"**

Section No. 78293  
F.P. No. 4229382

State Road No. 23

St. Johns County

Parcel No. 818

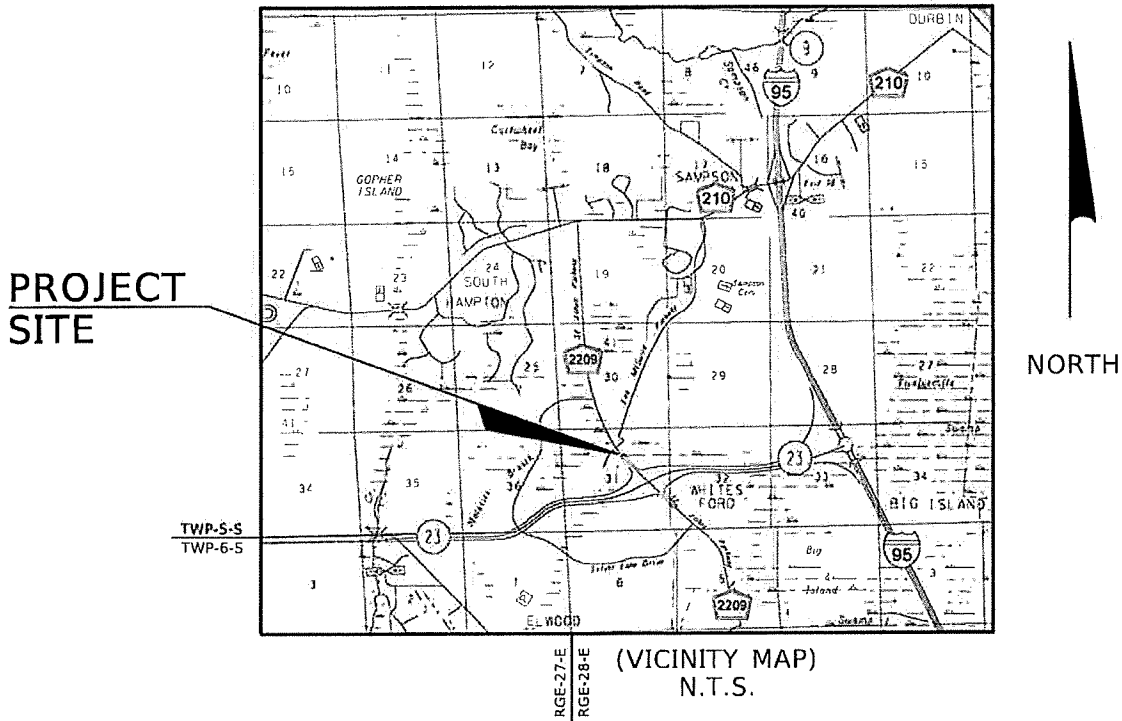
Perpetual Easement

A Part Of St. Johns Parkway, (County Road No. 2209), (A 250.00 Foot St. Johns County Right Of Way As Recorded In Map Book 97, Pages 23 Through 43 Of The Public Records Of St. Johns County, Florida), Located In Section 31, Township 5 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4"x4" Concrete Monument With Nail And Disk Stamped "PRM LB 3624" Marking The Northerly Most Corner Of Tract "C", Waterford Lakes Phase 1, As Recorded In Map Book 105, Pages 75 Through 89 Of The Public Records Of St. Johns County, Florida; Thence North 57°54'22" East, A Distance Of 125.00 Feet To The Centerline Of St. Johns Parkway, (County Road No. 2209), (A St. Johns County Variable Width Right Of Way As Recorded In Map Book 97, Pages 23 Through 43 Of The Public Records Of St. Johns County, Florida) To A Point On A Curve To The Left, Having A Radius Of 9274.98 Feet; Thence Southeasterly Along Said Centerline Of St. Johns Parkway, And Along The Arc Of Said Curve, Through A Central Angle Of 03°27'48", An Arc Length Of 560.63 Feet, Having A Chord Bearing And Distance Of South 33°49'31" East, 560.55 Feet To The Northwesterly Existing Right Of Way Line Of State Road No. 23, (County Road No. 2209), (A Florida Department Of Transportation Variable Width Right Of Way Per Right Of Way Map For State Road No. 23, Section 78293, Financial Project No. 4229382); Thence South 54°26'35" West, Along Said Northwesterly Existing Right Of Way Line Of State Road No. 23, A Distance Of 43.71 Feet To The **Point Of Beginning**; Thence Continue South 54°26'35" West, Along Said Northwesterly Existing Right Of Way Line Of State Road No. 23, A Distance Of 81.29 Feet To The Southwesterly Existing Right Of Way Line Of Said St. Johns Parkway, (County Road No. 2209), Being A Point On A Curve To The Right, Having A Radius Of 9399.98 Feet; Thence Northwesterly, Along Said Southwesterly Existing Right Of Way Line Of St. Johns Parkway, And Along The Arc Of Said Curve, Through A Central Angle Of 00°13'19", An Arc Length Of 36.43 Feet, Having A Chord Bearing And Distance Of North 35°26'46" West, 36.43 Feet; Thence North 54°26'35" East, A Distance Of 81.22 Feet; Thence South 35°33'25" East, A Distance Of 36.43 Feet To The **Point Of Beginning**.

Containing 2,961 Square Feet, More Or Less.

# SKETCH OF DESCRIPTION PARCEL 818 SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST ST. JOHNS COUNTY, FLORIDA



### LEGEND

- 818 = PARCEL BUBBLE
- = NON POTABLE WATER VALVE
- = SANITARY MANHOLE
- x—x— = FENCE

### ABBREVIATIONS

- |        |   |                   |        |   |                          |
|--------|---|-------------------|--------|---|--------------------------|
| Δ      | = | DELTA ANGLE       | N&D    | = | NAIL AND DISK            |
| B      | = | BASELINE          | No.    | = | NUMBER                   |
| (C)    | = | CALCULATED        | N.T.S. | = | NOT TO SCALE             |
| C.B.   | = | CHORD BEARING     | (P)    | = | PLAT                     |
| C.D.   | = | CHORD DISTANCE    | PG.(S) | = | PAGE(S)                  |
| CLF    | = | CHAIN LINK FENCE  | P.O.B. | = | POINT OF BEGINNING       |
| CMON   | = | CONCRETE MONUMENT | P.O.C. | = | POINT OF COMMENCEMENT    |
| CONC.  | = | CONCRETE          | R      | = | RADIUS                   |
| C.R.   | = | COUNTY ROAD       | RCP    | = | REINFORCED CONCRETE PIPE |
| E      | = | EAST / EASTING    | R/W    | = | RIGHT OF WAY             |
| EXIST. | = | EXISTING          | RGE    | = | RANGE                    |
| FND    | = | FOUND             | S.J.C. | = | ST. JOHNS COUNTY         |
| L      | = | ARC LENGTH        | S.R.   | = | STATE ROAD               |
| L.A.   | = | LIMITED ACCESS    | STA.   | = | STATION                  |
| L.B.   | = | LICENSED BUSINESS | SWK    | = | SIDEWALK                 |
| M.B.   | = | MAP BOOK          | TWP    | = | TOWNSHIP                 |
| N      | = | NORTH / NORTHING  | W/     | = | WITH                     |

- THE SOLE PURPOSE OF THIS SKETCH IS TO GRAPHICALLY ILLUSTRATE THE PROPOSED PERPETUAL EASEMENT.
- THE BEARINGS SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, 1983 NORTH AMERICAN DATUM, 1990 ADJUSTMENT, AS ESTABLISHED IN PROJECT NETWORK CONTROL F.P. No. 4229382 AND 4229383, S.R. No. 23 (FIRST COAST OUTER BELTWAY) FROM S.R. No. 9 (I-95), ST. JOHNS COUNTY TO COUNTY ROAD No. 220A, CLAY COUNTY, DERIVING A BEARING OF S88°56'47"W ON THE BASELINE OF SURVEY, S.R. No. 23 BETWEEN STATION 323+36.95 AND P.C. STATION 394+43.68.

NOT A FIELD SURVEY

COVER SHEET

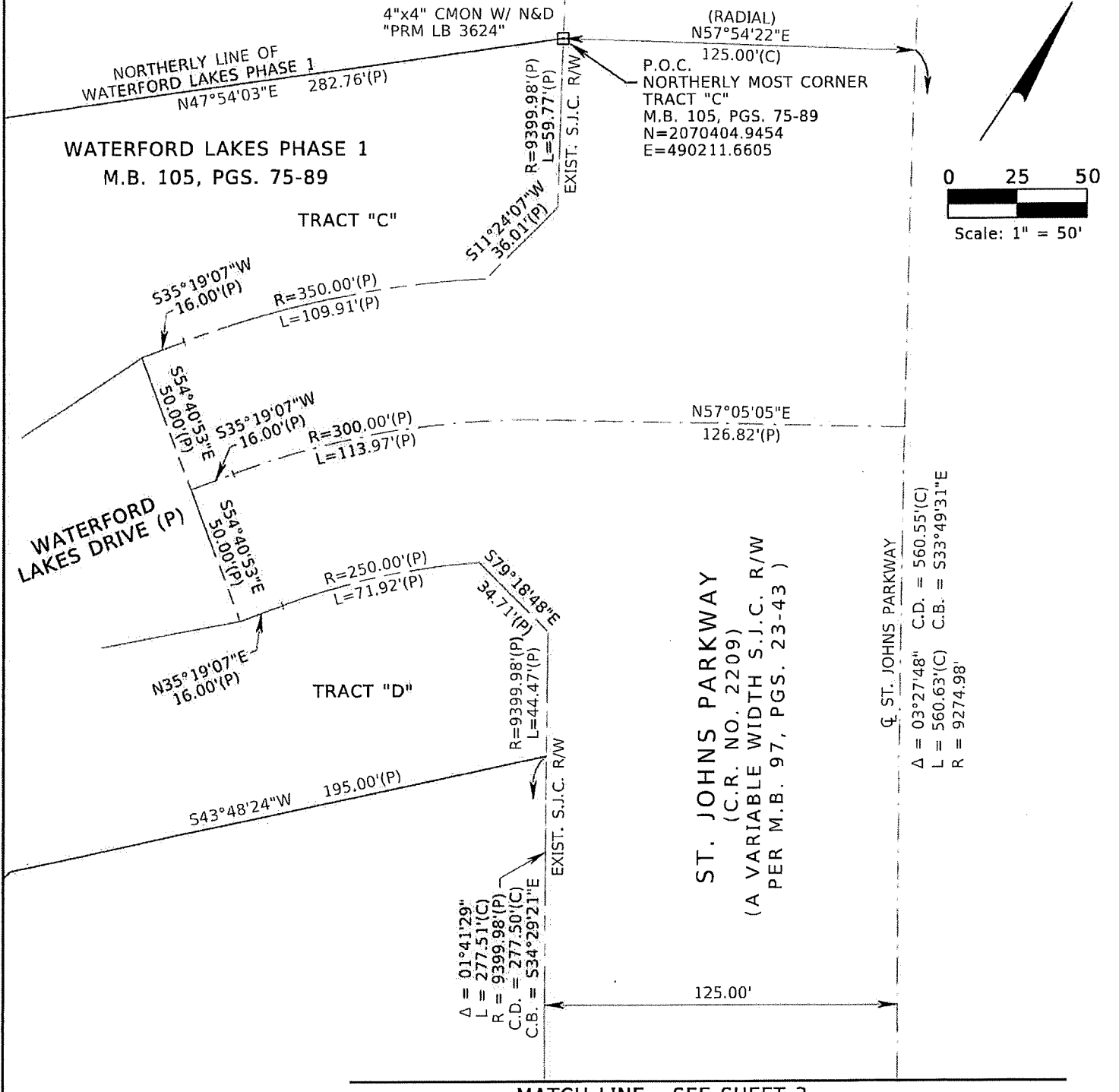
## FLORIDA DEPARTMENT OF TRANSPORTATION SKETCH OF DESCRIPTION - PARCEL 818

S.R. No. 23 & ST. JOHNS PARKWAY (C.R. No. 2209)

ST. JOHNS COUNTY

			PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATA SOURCE: FIELD BOOK 822506 A-G SCALE: N/A
BY	M.BRENT	DATE	09/11/2024	
DRAWN	M.BRENT	DATE	09/11/2024	
CHECKED	T.DESMOND	DATE	09/12/2024	
REVISION			F.P. No. 4229382	SECTION: 78293
			SHEET 1 OF 4	

**PARCEL 818**  
**SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST**  
**ST. JOHNS COUNTY, FLORIDA**



MATCH LINE - SEE SHEET 3

NOT A FIELD SURVEY

DETAIL SHEET  
 SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

**FLORIDA DEPARTMENT OF TRANSPORTATION**  
**SKETCH OF DESCRIPTION - PARCEL 818**

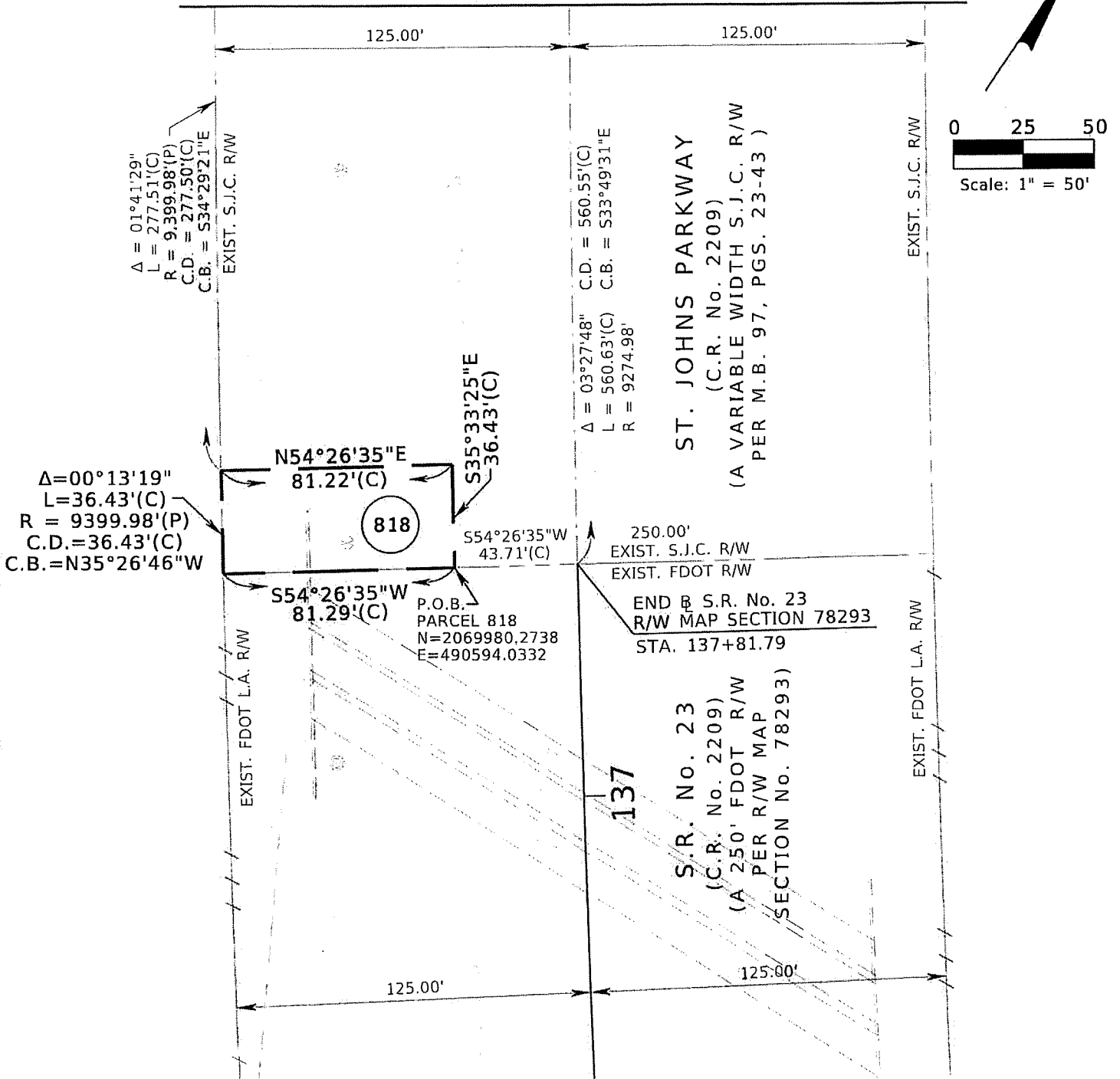
S.R. No. 23 & ST. JOHNS PARKWAY (C.R. No. 2209)

ST. JOHNS COUNTY

REVISION		BY	DATE	PREPARED BY: DRMP, INC. 3001 BELFORT PARKWAY SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATA SOURCE: FIELD BOOK 822506 A-G SCALE: 1" = 50'
		DRAWN	M.BRENT 09/11/2024	F.P. 4229382	SECTION: 78293
		CHECKED	T.DESMOND 09/12/2024		
					SHEET 2 OF 4

**PARCEL 818**  
**SECTION 31, TOWNSHIP 5 SOUTH, RANGE 28 EAST**  
**ST. JOHNS COUNTY, FLORIDA**

MATCH LINE - SEE SHEET 2



NOT A FIELD SURVEY

DETAIL SHEET  
 SEE SHEET 1 FOR LEGEND AND ABBREVIATIONS

**FLORIDA DEPARTMENT OF TRANSPORTATION**  
**SKETCH OF DESCRIPTION - PARCEL 818**

S.R. No. 23 & ST. JOHNS PARKWAY (C.R. No.2209)

ST. JOHNS COUNTY

REVISION			BY			DATE			PREPARED BY: DRMP, INC. 8001 BELFORT PARKWAY SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#264R			DATA SOURCE: FIELD BOOK 822506 A-G		
DRAWN			M.BRENT			09/11/2024			SCALE: 1" = 50'			SECTION: 78293		
CHECKED			T.DESMOND			09/12/2024			F.P. No. 4229382			SHEET 3 OF 4		



ST. JOHNS PARKWAY (C.R. No. 2209)  
F.P. 4229382

ST. JOHNS COUNTY  
SECTION 78293

PARCEL NO. 818

PERPETUAL EASEMENT

**DESCRIPTION**

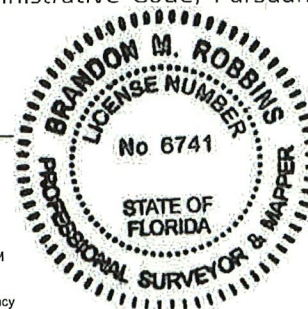
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Containing 2,961 Square Feet, More Or Less.

I Hereby Certify That To The Best Of My Knowledge And Belief This Sketch Of Description Consisting Of Sheets 1 Through 4 Is True, Accurate, And Was Prepared Under My Direction. I Further Certify That Said Sketch Of Description Is In Compliance With The Standards Of Practice As Set Forth By The Florida Board Of Professional Surveyors And Mappers In Chapter 5J-17 Florida Administrative Code, Pursuant To Section 472.027, Florida Statutes.

 09/18/2024  
Brandon M. Robbins Date



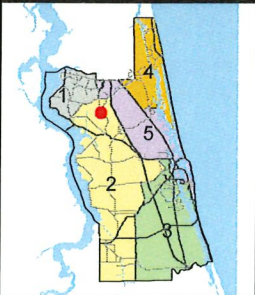
Florida Professional Surveyor And Mapper No. 6741  
DRMP Inc. LB# 2648  
8001 Belfort Parkway, Suite 200  
Jacksonville, Florida, 32256  
(904) 641-0123

Digitally signed by Brandon M Robbins  
Location: Jacksonville FL  
Reason: I attest to the accuracy and integrity of this document  
Contact Info: DRMP Inc-(904) 641-0123  
Date: 2024.09.18 08:33:37-04'00'

This Sketch Of Description And Copies Thereof Are Not Valid Without The Surveyor's Original Signature And Seal.

FLORIDA DEPARTMENT OF TRANSPORTATION  
SKETCH OF DESCRIPTION - PARCEL 818

S.R. No. 23 & ST. JOHNS PARKWAY (C.R. No. 2209)			ST. JOHNS COUNTY		
BY	DATE	PREPARED BY:	DRMP INC 8001 BELFORT PARKWAY SUITE 200 JACKSONVILLE, FL 32256 1-904-641-0123 LB#2648	DATA SOURCE: FIELD BOOK 822506 A-G	
DRAWN	M,BRENT	09/11/2024	SCALE: N/A		
REVISION	BY	DATE	F.P. No. 4229382	SECTION: 78293	SHEET 4 OF 4
CHECKED	T,DESMOND	09/12/2024			



2023 Aerial Imagery  
Date: 10/14/2024

**Saint Johns Parkway  
SR 23 - FDOT  
Perpetual Easement  
Box Culvert**



**Land Management  
Systems**  
(904) 209-0790

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