

RESOLUTION NO. 2024-543

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT FROM DUNN JAX LLC FOR A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED ALONG WATSON ROAD.

RECITALS

WHEREAS, Senate Bill 64 was enacted by the Florida Legislature in 2021, requiring domestic wastewater utilities to reduce or eliminate non-beneficial surface water discharge by January 1, 2032; and

WHEREAS, St. Johns County recently acquired a parcel located off State Road 207, west of I-95, to construct a new Water Reclamation Facility to accept flows from the State Road 207 and Anastasia Island wastewater service areas to reduce the surface water discharge from the Anastasia Island Water Reclamation Facility to meet the goals of Senate Bill 64; and

WHEREAS, the new Water Reclamation Facility will expand the wastewater treatment and water reclamation capacity for the State Road 207 and Anastasia Island wastewater service areas which has recently seen rapid growth; and

WHEREAS, Dunn Jax LLC has executed and presented to St. Johns 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 a reclaimed water transmission main to be located along Watson Road; and

WHEREAS, the Easement for Utilities also provides St. Johns County the ability to install, construct, operate, maintain, repair, replace and/or remove pipes and mains constituting an underground water distribution system, gravity sewer collection system or sewer force main at this location if needed in the future; and

WHEREAS, it is in the best interest of the public to accept the Easement for Utilities and Temporary Construction Easement for the health, safety and welfare of the citizens of St. Johns County.

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

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

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

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.

4. The Clerk of 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 17th day of December, 2024.

Rendition Date DEC 17 2024

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

By: 
Krista Joseph, Chair

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

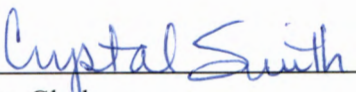

Deputy Clerk



EXHIBIT "A" TO RESOLUTION

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

EASEMENT FOR UTILITIES

THIS EASEMENT (the "Easement") executed and given this 18th day of November, 2024 by **DUNN JAX LLC**, a Florida limited liability company, with an address of 8650-12 Old Kings Road South, Jacksonville, Florida 32217, 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, and 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" with all such items to be located below grade) over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); 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. The Easement Area is a portion of that commercial property located at 102 Watson Road in St. Augustine, Florida 32086 which is identified as St Johns County Parcel ID 182260-0000 as depicted on Exhibit B attached hereto (the "Property"). 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. Grantor provides the Easement Area in its current AS-IS condition.

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. Grantor may encumber the easement rights created hereby in and to the Easement Area with a mortgage.

(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.

(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 either (a) materially interfere with the use and occupancy of commercial improvements at any time constructed upon the Property owned by Grantor; or (b) create any cost or expense for 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 of Grantor's water lines between the water meter and the Grantor's improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to provide and maintain the sewer force mains located within the Easement Area and development force main in the right-of-way. As a condition of this Easement, Grantee shall provide Grantor with a 2-inch sewer connection located in the Easement Area that Grantor can connect to and permanently use for the commercial development at the Property without paying a fee to Grantee for providing the 2-inch sewer connection. Grantor will be responsible for the regular County cost of capacity fee and monthly sewage used by the commercial development at the Property.

(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 that exclusively serve the Property and are not located within the Easement Area. 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 that exclusively serve the Property between the reuse meter and the Grantor 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, pavement or other surface improvements which are removed or altered 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. Subject to the limitations set forth in set forth in section 768.28 Florida Statutes, Grantee shall indemnify and hold Grantor harmless from and against any and all claims, costs, expenses and damages to persons and/or property related to Grantee activities on or around the Easement Area, unless caused by the direct actions of the Grantor. Notwithstanding, Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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.

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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:

DUNN JAX LLC

Stacey Brown
Witness Signature

By: Leonard R. Setzer

Stacey Brown
Print Name

Print Name: Leonard R. Setzer

Title: Manager

8650-12 Old Kings Rd S

Jax, FL 32217

Witness Address **REQUIRED BUSINESS OR PERSONAL**

Pamela D Howard
Witness Signature

Pamela D Howard
Print Name

8650-12 Old King Rd S

Jax FL 32217

Witness Address **REQUIRED BUSINESS OR PERSONAL**

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me by means of physical presence this 18th day of November, 2024, by Leonard R. Setzer, who is Manager of Dunn Jax LLC. Such person is personally known to me.

Stacey Brown
Notary Public
My Commission Expires: _____



EXHIBIT "A"

EASEMENT AREA

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5061, PAGES 407 THROUGH 411 AS RECORDED IN THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA. SAID POINT ALSO BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 88°55'20" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, 103.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°55'20" WEST, ALONG LAST SAID LINE, 20.00 FEET; THENCE NORTH 01°04'40" WEST, DEPARTING LAST SAID LINE, 30.99 FEET; THENCE NORTH 84°30'17" EAST, 118.44 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 08°13'36" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 20.02 FEET; THENCE SOUTH 84°30'17" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 100.88 FEET; THENCE SOUTH 01°04'40" EAST, 12.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,628 SQUARE FEET MORE OR LESS.

SKETCH AND DESCRIPTION

20 FOOT UTILITY EASEMENT

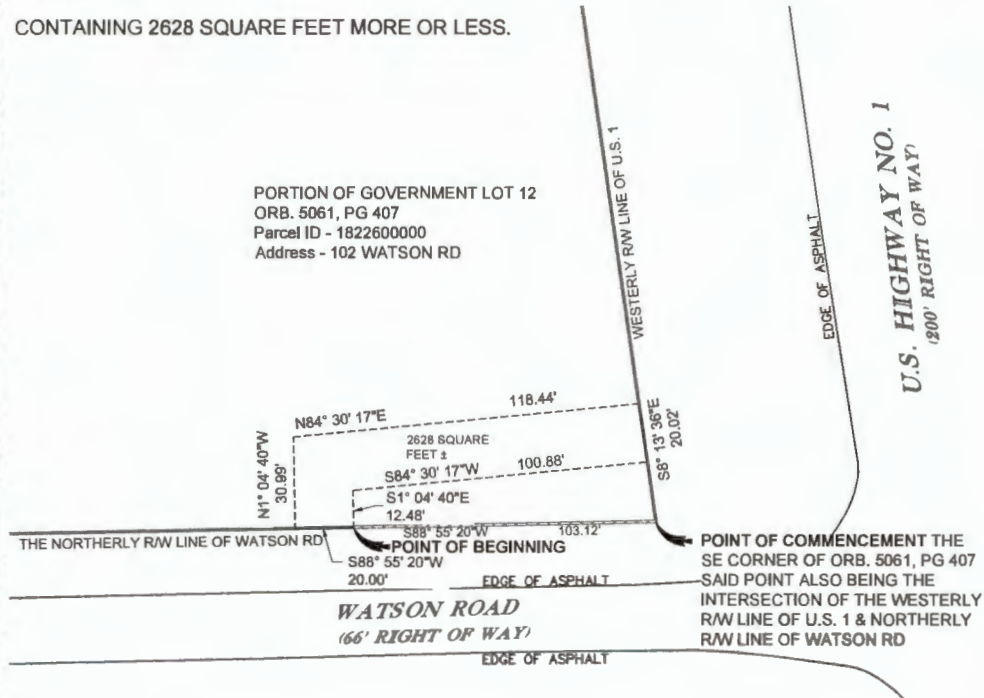
BEING A PORTION OF GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA

DESCRIPTION:

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5061, PAGES 407 THROUGH 411 AS RECORDED IN THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA. SAID POINT ALSO BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 88°55'20" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, 103.12 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE CONTINUE SOUTH 88°55'20" WEST, ALONG LAST SAID LINE, 20.00 FEET; THENCE NORTH 01°04'40" WEST, DEPARTING LAST SAID LINE, 30.99 FEET; THENCE NORTH 84°30'17" EAST, 118.44 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 08°13'36" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 20.02 FEET; THENCE SOUTH 84°30'17" WEST, DEPARTING SAID WEST RIGHT-OF-WAY LINE, 100.88 FEET; THENCE SOUTH 01°04'40" EAST, 12.48 FEET TO THE POINT OF BEGINNING.

CONTAINING 2628 SQUARE FEET MORE OR LESS.



GENERAL NOTES

1. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. IN PREPARATION OF THIS EASEMENT REFERENCE WAS MADE TO CONSTRUCTION PLANS PROVIDED TO THIS FIRM.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. JOHNS COUNTY PROPERTY APPRAISERS OFFICE WEBSITE.

LEGEND

SYMBOL	DENOTES
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ORB	BOOK
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P.ID.	PARCEL IDENTIFICATION

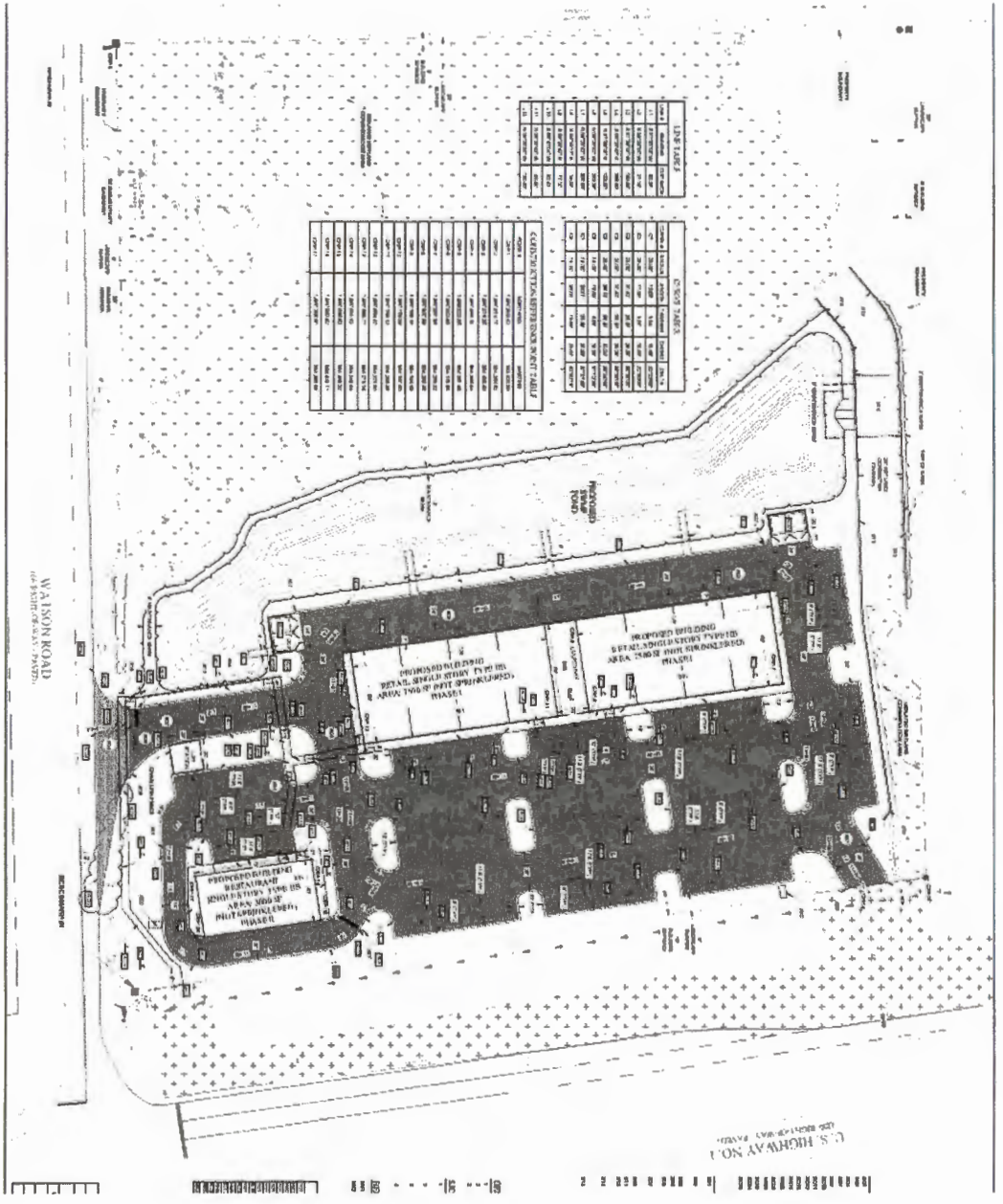
<p>Terry M. Durden, Florida PSM #5261 Not Valid Without The Digital Signature Of A Florida Licensed Surveyor & Mapper</p>	<p>DRMP <small>ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS</small> LB# 2648</p> <p>2804 N. FIFTH STREET, UNIT 101 ST. AUGUSTINE, FL 32084 PHONE (904) 824-3086 FAX (904) 824-5753</p>	<p>PROJECT No: 21-0753.005 UTILITY SKETCH DATE: 10-30-24 CAD FILE: 21-0753.005 ESMT.DWG CHECKED BY: TMD DRAWN BY: MRB FIELD WORK: N/A FB: N/A PG.:N/A</p>
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EXHIBIT "B"

PROPERTY

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID GOVERNMENT LOT 12; THENCE SOUTH 01°01'23" EAST ALONG THE WEST LINE OF SAID GOVERNMENT LOT 12 A DISTANCE OF 784.78 FEET TO THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED PARCEL; THENCE NORTH 88°16'21" EAST ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 769, PAGE 1412 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, A DISTANCE OF 550.14 FEET TO THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1 (200 FOOT RIGHT-OF-WAY); THENCE SOUTH 08°21'17" EAST ALONG SAID WEST RIGHT-OF-WAY LINE 509.59 FEET TO THE NORTH RIGHT-OF-WAY LINE OF WATSON ROAD (66 FOOT RIGHT-OF-WAY); THENCE SOUTH 88°47'39" WEST ALONG SAID NORTH RIGHT-OF-WAY LINE 615.04 FEET TO THE SAID WEST LINE OF GOVERNMENT LOT 12; THENCE NORTH 01°01'23" WEST ALONG SAID WEST LINE OF GOVERNMENT LOT 12 A DISTANCE OF 500.63 FEET TO THE POINT OF BEGINNING.



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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 18th day of November, 2024, by and between **DUNN JAX LLC**, a Florida limited liability company, with a principal address of 8650-12 Old Kings Road South, Jacksonville, Florida 32217, 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 Grantors hereby give, grant, bargain and release to the Grantee, a Temporary Construction Easement to enter upon and use the Grantors' property located in St. Johns County, Florida, described below, for construction access and temporary staging of construction materials and equipment, 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. Grantor provides the Easement Area in its current AS-IS condition. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations. Subject to the limitations set forth in set forth in section 768.28 Florida Statutes, Grantee shall indemnify and hold Grantor harmless from and against any and all claims, costs, expenses and damages to persons and/or property related to Grantee activities on or around the Easement Area, unless caused by the direct actions of the Grantor. Notwithstanding, Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Temporary Construction Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

SEE EXHIBIT "A" ATTACHED HERETO

It is understood and agreed by the parties hereto that the rights granted herein shall terminate the date the project at this location and upon these premises is complete or after a period of one hundred fifty (150) days from the date of execution of this Temporary Construction Easement, whichever comes first. Grantee shall keep and maintain the Easement Area in a reasonably clean and orderly condition at all times during this Temporary Construction Easement. Grantee shall as promptly as possible restore the property to its original condition when the project is complete. All such restoration shall be accomplished at Grantee's sole cost and expense.

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

Signed, sealed and delivered
In the presence of:

Stacey Brown
Witness Signature

Stacey Brown
Print Name

8650-12 Old Kings Rd S

Jax, FL 32217
Witness Address **REQUIRED BUSINESS OR PERSONAL**

DUNN JAX LLC

By: Leonard R. Setzer

Print Name: Leonard R. Setzer

Title: Manager

Pamela D Howard
Witness Signature

Pamela D Howard
Print Name

8650-12 Old Kings Rd S

Jax FL 32217
Witness Address **REQUIRED BUSINESS OR PERSONAL**

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me before me by means of physical presence this 18th day of November 2024, by Leonard R. Setzer, who is Manager of Dunn Jax LLC. Such person is personally known to me.



Notary Public
My Commission Expires: _____

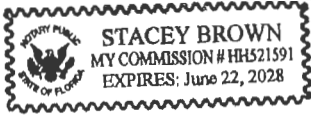


EXHIBIT "A"

TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND SITUATED IN GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5061, PAGES 407 THROUGH 411 AS RECORDED IN THE PUBLIC RECORDS OF ST JOHNS COUNTY, FLORIDA. SAID POINT ALSO BEING AT THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1, A 200 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, WITH THE NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, A 66 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED, AND THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL; THENCE SOUTH 88°55'20" WEST, ALONG SAID NORTH RIGHT-OF-WAY LINE OF WATSON ROAD, 200.64 FEET; THENCE NORTH 01°04'40" WEST, DEPARTING LAST SAID LINE, 45.00 FEET; THENCE NORTH 88°55'20" EAST, 195.00 FEET TO THE AFOREMENTIONED WEST RIGHT-OF-WAY LINE OF U.S. HIGHWAY NO. 1; THENCE SOUTH 8°13'36" EAST, ALONG SAID WEST RIGHT-OF-WAY LINE, 45.35 FEET TO THE POINT OF BEGINNING.

CONTAINING 8,902 SQUARE FEET MORE OR LESS.

SKETCH AND DESCRIPTION TEMPORARY CONSTRUCTION EASEMENT

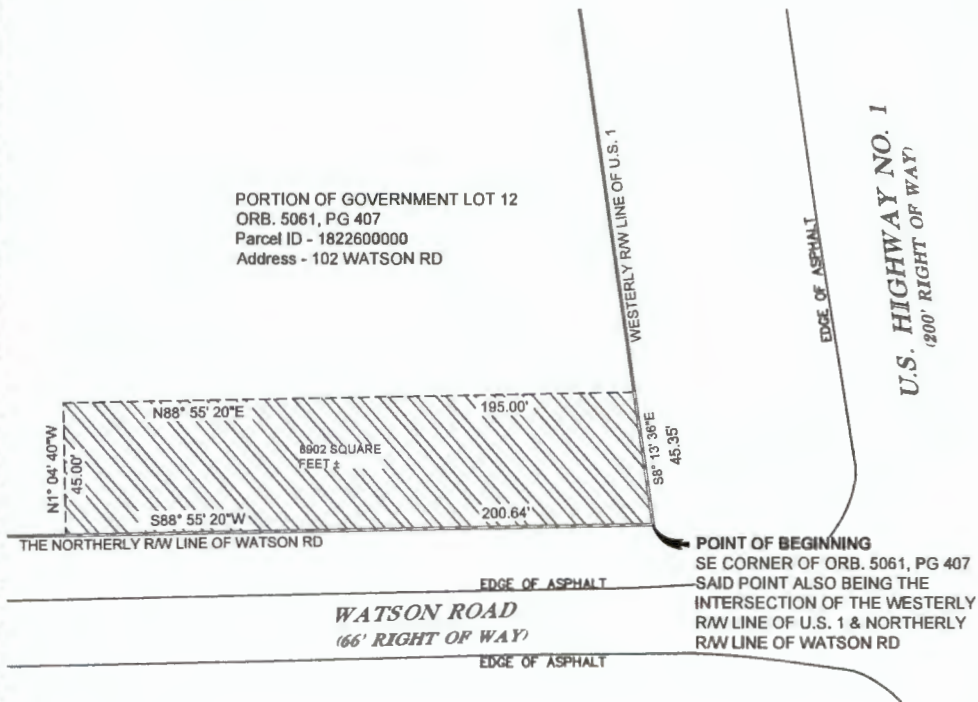
BEING A PORTION OF GOVERNMENT LOT 12, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST,
ST. JOHNS COUNTY, FLORIDA

DESCRIPTION:

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CONTAINING 8902 SQUARE FEET MORE OR LESS.



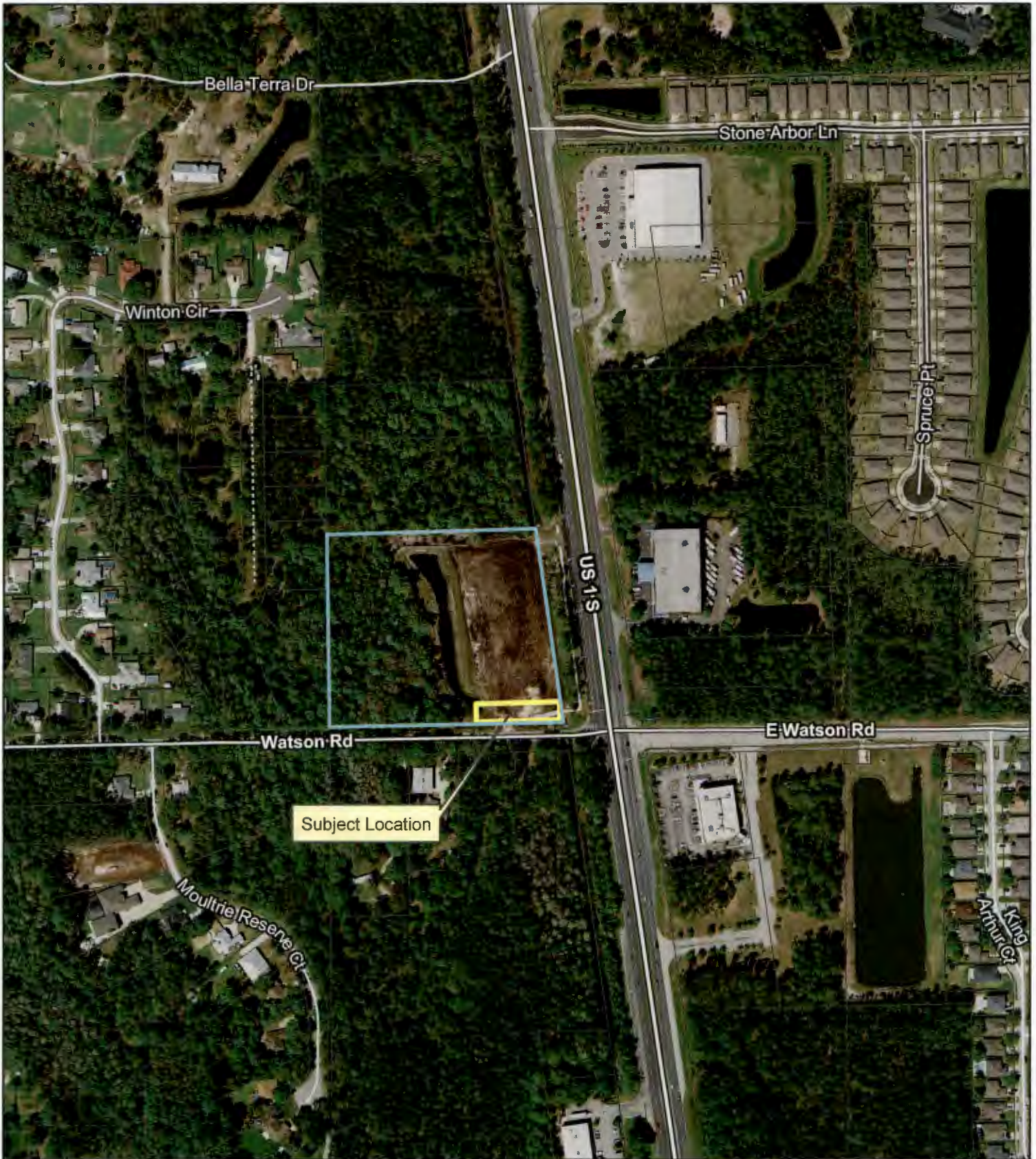
GENERAL NOTES

1. THE BEARINGS AND COORDINATE SYSTEM UTILIZED HEREON IS RELATIVE TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, EAST ZONE, NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT.
2. ALL DISTANCES SHOWN HEREON ARE IN U.S. SURVEY FEET.
3. IN PREPARATION OF THIS EASEMENT REFERENCE WAS MADE TO CONSTRUCTION PLANS PROVIDED TO THIS FIRM.
4. ADJOINING PROPERTY INFORMATION WAS OBTAINED FROM ST. JOHNS COUNTY PROPERTY APPRAISERS OFFICE WEBSITE.

LEGEND

SYMBOL	DENOTES
S.J.C.P.R.	ST. JOHNS COUNTY PUBLIC RECORDS OFFICIAL RECORDS
ORB	BOOK
PG	PAGE
P.ID.	PARCEL IDENTIFICATION

<p>Terry M. Durden, Florida PSM #5261 Not Valid Without The Digital Signature Of A Florida Licensed Surveyor & Mapper</p>	<p>DRMP ENGINEERS • SURVEYORS • PLANNERS • SCIENTISTS LB# 2648 2804 N. FIFTH STREET, UNIT 101 ST. AUGUSTINE, FL 32084 PHONE (904) 824-3086 FAX (904) 824-5753</p>	<p>PROJECT No: 21-0753.005 CON ESMT SKETCH DATE: 10-30-24 CAD FILE: 21-0753.005 ESMT.DWG CHECKED BY: TMD DRAWN BY: MRB FIELD WORK: N/A FB: N/A PG.:N/A</p>
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2023 Aerial Imagery
Date: 11/22/2024

Easement for Utilities and
Temporary Construction Easement

DUNN JAX LLC



Land Management
Systems
(904) 209-0764

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 herein.



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Detail by Entity Name

Florida Limited Liability Company
DUNN JAX LLC

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Principal Address

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JACKSONVILLE, FL 32217

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Registered Agent Name & Address

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8650-12 OLD KINGS RD. SOUTH
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Authorized Person(s) Detail

Name & Address

Title Manager

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JACKSONVILLE, FL 32217

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