

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT FROM ELEVATION POINTE, LLC FOR A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED NEAR STATE ROAD 16 AND TOMS 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**, Elevation Pointe, 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 near State Road 16 and Toms 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.

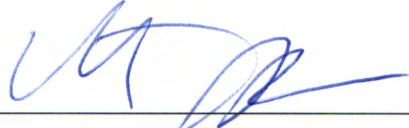
3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 21<sup>st</sup> day of January, 2025.

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

Rendition Date JAN 21 2025

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 executed and given this \_\_\_\_ day of \_\_\_\_\_, 2024 by **ELEVATION POINTE, LLC**, a Florida limited liability company, whose address is 189 S. Orange Avenue, Suite 1550, Orlando, FL 32801, hereinafter called “Grantor” to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called “Grantee”.

**WITNESSETH:**

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

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

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

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

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

Grantor must maintain a five-foot horizontal and one foot vertical separation from the utility mains.

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

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

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

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

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

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

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

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation,

construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, or plantings, which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment; however, Grantee shall restore any existing access roads, driveways or other associated improvements located on adjacent properties to their prior existing (or better) condition in order to maintain or improve access to such adjacent properties. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. 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.

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

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



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

Signed, sealed and delivered  
In the presence of:

[Handwritten Signature]  
Witness Signature

Maria E. RUST  
Print Name

189 S. Orange Ave.

Orlando, FL 32801  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

**ELEVATION POINTE, LLC**

By: [Handwritten Signature]

Print Name: Owais Khanani

Title: manager

[Handwritten Signature]  
Witness Signature

Maria Sanchez.  
Print Name

189 S. Orange Ave.

Orlando, FL 32801  
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 16<sup>th</sup> day of December, 2024, by Owais Khanani, who is Manager of Elevation Pointe, LLC. Such person is personally known to me or has produced DL as identification.

[Handwritten Signature]  
Notary Public  
My Commission Expires: 9.8.26



Holly Hughes  
Comm.: # HH 310113  
Expires: September 8, 2026  
Notary Public - State of Florida

**LEGAL DESCRIPTION & SKETCH**  
**ELEVATION POINTE UTILITY EASEMENT**  
**SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST**  
**ST. JOHNS COUNTY, FLORIDA**

**DESCRIPTION:**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5278, PAGE 1100, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

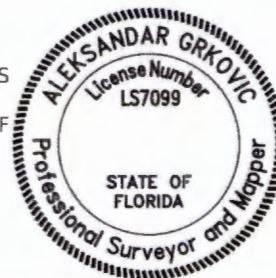
COMMENCING AT AN INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16 AND THE NORTH RIGHT OF WAY OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5867, PAGE 1762, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 53°44'03" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 136.81 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET, A DELTA OF 16°25'46" BEING SUBTENDED BY A CHORD BEARING SOUTH 45°31'11" WEST AND CHORD DISTANCE OF 240.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR DISTANCE OF 240.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2851, PAGE 1931, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 73°58'27" WEST, A DISTANCE OF 42.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY, NORTH 73°58'27" WEST, A DISTANCE OF 13.37 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY OF TOMS ROAD, SOUTH 16°16'06" WEST, A DISTANCE OF 37.37 FEET; THENCE LEAVING SAID RIGHT OF WAY, NORTH 09°07'53" WEST, A DISTANCE OF 30.84 FEET; THENCE NORTH 20°43'12" WEST, A DISTANCE OF 84.54 FEET; THENCE NORTH 24°16'48" EAST, A DISTANCE OF 9.90 FEET; THENCE NORTH 20°43'12" WEST, A DISTANCE OF 197.52 FEET; THENCE NORTH 09°28'12" WEST, A DISTANCE OF 78.74 FEET; THENCE NORTH 01°46'48" EAST, A DISTANCE OF 5.28 FEET; THENCE NORTH 00°58'48" EAST, A DISTANCE OF 19.85 FEET; THENCE NORTH 00°10'48" EAST, A DISTANCE OF 19.91 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 55.66 FEET; THENCE NORTH 36°22'07" WEST, A DISTANCE OF 6.54 FEET TO THE SOUTH LINE OF COMMERCIAL PARCEL B AS DESCRIBED IN OFFICIAL RECORD BOOK 6027, PAGE 1749, PUBLIC RECORDS OF ST. JOHNS COUNTY, THENCE ALONG SAID SOUTH LINE, NORTH 53°37'53" EAST, A DISTANCE OF 20.43 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 121.00 FEET, A DELTA OF 06°12'45", BEING SUBTENDED BY A CHORD BEARING SOUTH 34°30'00" EAST AND CHORD DISTANCE OF 13.11 FEET; THENCE ALONG THE SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736 AND THE ARC OF SAID CURVE FOR A DISTANCE OF 13.12 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 62.26 FEET; THENCE SOUTH 00°10'48" WEST, A DISTANCE OF 20.08 FEET; THENCE SOUTH 00°58'48" WEST, A DISTANCE OF 20.12 FEET; THENCE SOUTH 01°46'48" WEST, A DISTANCE OF 3.45 FEET; THENCE SOUTH 09°28'12" EAST, A DISTANCE OF 74.80 FEET; THENCE SOUTH 20°43'12" EAST, A DISTANCE OF 295.44 FEET TO THE POINT OF BEGINNING.

CONTAINING 10,478 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD 16 BEING N36°14'13"W.

**NOTES:**

1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.



ALEKSANDAR GRKOVIC  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE. NO. 7099

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND  
 SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED 11-5-2024



**AIM Engineering & Surveying, Inc.**  
 2161 FOWLER STREET, SUITE 100  
 FORT MYERS, FLORIDA 33901  
 www.aimengr.com  
 PHONE (239) 332-4569  
 TOLL FREE (800) 226-4569  
 LICENSED BUSINESS No. 3114

**LEGAL DESCRIPTION & SKETCH**  
**ELEVATION POINTE UTILITY EASEMENT**

DRAWN: RH 09-15-2024		CHECKED: AG 09-16-2024		CLIENT: ST. JOHNS COUNTY	
PROJECT NO.: 24-1958	SECTION: 6	TOWNSHIP: 7 S	RANGE: 29 E	COUNTY: ST. JOHNS	SHEET 1 OF 2

J:\Active\24-1958 St. Johns Co Elevation Poins Easements\Working\2409\_rh\24-1958 UE\_LS\_ElevationPoins\_Rev1.dwg 11/5/2024 3:48:17 PM





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INTENDED DISPLAY SCALE: 1" = 100'

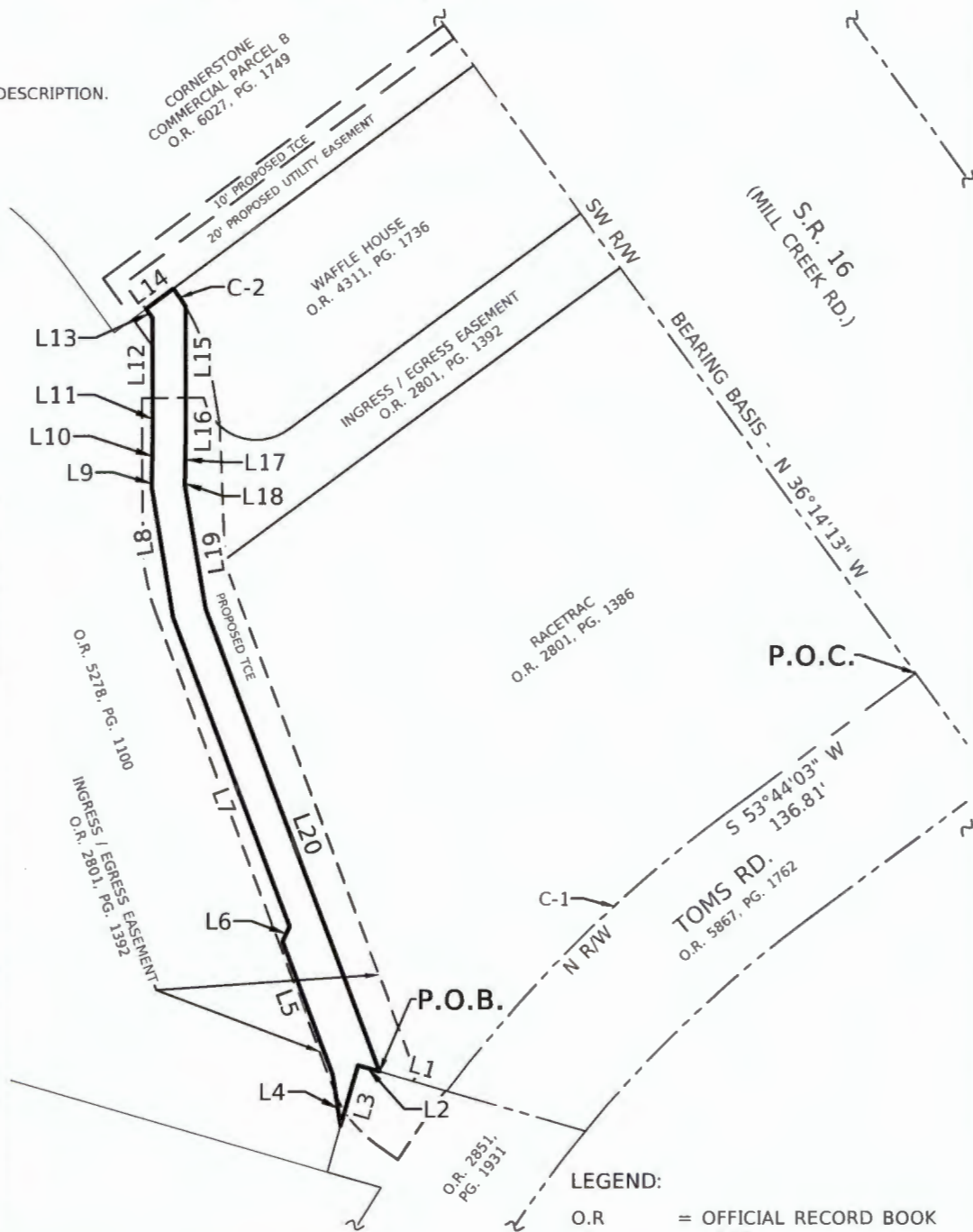
NOT VALID WITHOUT THE ATTACHED DESCRIPTION.

# LEGAL DESCRIPTION & SKETCH

## ELEVATION POINTE UTILITY EASEMENT

### SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST

### ST. JOHNS COUNTY, FLORIDA



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N 73° 58' 27" W	42.36'
L2	N 73° 58' 27" W	13.37'
L3	S 16° 16' 06" W	37.37'
L4	N 09° 07' 53" W	30.84'
L5	N 20° 43' 12" W	84.54'
L6	N 24° 16' 48" E	9.90'
L7	N 20° 43' 12" W	197.52'
L8	N 09° 28' 12" W	78.74'
L9	N 01° 46' 48" E	5.28'
L10	N 00° 58' 48" E	19.85'
L11	N 00° 10' 48" E	19.91'
L12	N 00° 00' 00" W	55.66'
L13	N 36° 22' 07" W	6.54'
L14	N 53° 37' 53" E	20.43'
L15	S 00° 00' 00" E	62.26'
L16	S 00° 10' 48" W	20.08'
L17	S 00° 58' 48" W	20.12'
L18	S 01° 46' 48" W	3.45'
L19	S 09° 28' 12" E	74.80'
L20	S 20° 43' 12" E	295.44'

**CURVE TABLE**

CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	240.87'	840.00'	016° 25' 46"	S 45° 31' 11" W	240.04'
C-2	13.12'	121.00'	006° 12' 45"	S 34° 30' 00" E	13.11'

**LEGEND:**

- O.R = OFFICIAL RECORD BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- S.R. = STATE ROAD
- TCE = TEMPORARY CONSTRUCTION EASEMENT

REVISED 11-5-2024



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## LEGAL DESCRIPTION & SKETCH

### ELEVATION POINTE UTILITY EASEMENT

DRAWN: RH 09-15-2024		CHECKED: AG 09-16-2024		CLIENT: ST. JOHNS COUNTY	
PROJECT NO.: 24-1958	SECTION: 6	TOWNSHIP: 7 S	RANGE: 29 E	COUNTY: ST. JOHNS	SHEET 2 OF 2



EXHIBIT B TO RESOLUTION

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

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by and between **ELEVATION POINTE, LLC**, a Florida limited liability company, with an address of 189 S. Orange Avenue, Suite 1550, Orlando, Florida 32801 as Grantor and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, Grantee.

**WITNESSETH**, that for and in consideration of the sum of **\$10.00 (Dollars)** and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the Grantor hereby gives, grants, bargains and releases to the Grantee, a Temporary Construction Easement to enter upon and use the Grantor's property located in St. Johns County, Florida, described below, for staging and construction, together with non-exclusive rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use, occupancy or redevelopment of retail or commercial improvements constructed, or to be constructed, upon the property owned by Grantor. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations. The Temporary Construction Easement granted herein may contain project signage and other project improvements not inconsistent with the rights granted to the Grantee herein, however, Grantor must maintain a five-foot horizontal and one foot vertical separation from the utility mains.

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.

**SEE EXHIBIT "A" ATTACHED HERETO**

It is understood and agreed by the parties hereto that the rights granted herein shall terminate on the date that the project at this location and upon these premises is complete. Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, or plantings, which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment; however, Grantee shall restore any existing access roads, driveways or other

associated improvements located on adjacent properties to their prior existing (or better) condition in order to maintain or improve access to such adjacent properties. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

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:

[Signature]  
Witness Signature

MARIA E. RUST  
Print Name

189 S. Orange Ave.  
Orlando, FL 32801

Witness Address **REQUIRED** BUSINESS OR PERSONAL

[Signature]  
Witness Signature

Maria Sanchez  
Print Name

189 S. Orange Ave.  
Orlando, FL 32801

Witness Address **REQUIRED** BUSINESS OR PERSONAL

**ELEVATION POINTE, LLC**

By: [Signature]

Print Name: Owais Khanani

Title: manager

STATE OF Florida  
COUNTY OF Orange

The foregoing instrument was acknowledged before me before me by means of  physical presence or  online notarization, this 16th day of December, 2021, by Owais Khanani, who is Manager of Elevation Pointe, LLC. Such person is personally known to me or has produced DL as identification.

[Signature]  
Notary Public  
My Commission Expires: 9.8.26



Holly Hughes  
Comm.: # HH 310113  
Expires: September 8, 2026  
Notary Public - State of Florida



**LEGAL DESCRIPTION & SKETCH**  
**TEMPORARY CONSTRUCTION EASEMENT**  
**SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST**  
**ST. JOHNS COUNTY, FLORIDA**

**DESCRIPTION:**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5278, PAGE 1100, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16 AND THE NORTH RIGHT OF WAY OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5867, PAGE 1762; THENCE SOUTH 53°44'03" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 136.81 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 840.00 FEET, A DELTA OF 16°25'46" BEING SUBTENDED BY A CHORD BEARING SOUTH 45°31'11" WEST, A CHORD DISTANCE OF 240.04 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 240.87 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 2851, PAGE 1931; THENCE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 73°58'27" WEST, A DISTANCE OF 21.43 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID NORTH RIGHT OF WAY LINE, NORTH 73°58'27" WEST, A DISTANCE OF 20.94 FEET; THENCE LEAVING SAID NORTH RIGHT OF WAY, NORTH 20°43'12" WEST, A DISTANCE OF 295.44 FEET; THENCE NORTH 09°28'12" WEST, A DISTANCE OF 74.80 FEET; THENCE NORTH 01°46'48" EAST, A DISTANCE OF 3.45 FEET; THENCE NORTH 00°58'48" EAST, A DISTANCE OF 20.12 FEET; THENCE NORTH 00°10'48" EAST, A DISTANCE OF 20.08 FEET; THENCE NORTH 00°00'00" WEST, A DISTANCE OF 62.26 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID POINT ALSO BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 121.00 FEET, A DELTA OF 18°56'54", BEING SUBTENDED BY A CHORD BEARING SOUTH 21°55'10" EAST, A CHORD DISTANCE OF 39.83 FEET; THENCE ALONG SAID SOUTHWEST LINE AND THE ARC OF SAID CURVE FOR A DISTANCE OF 40.02 FEET; THENCE CONTINUE ALONG SAID SOUTHWEST LINE, SOUTH 09°27'59" EAST, A DISTANCE OF 34.62 FEET; THENCE SOUTH 02°10'07" EAST, A DISTANCE OF 80.45 FEET TO THE NORTHWEST CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2801, PAGE 1386, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA AND THE BEGINNING OF A NON-TANGENT CURVE TO LEFT HAVING A RADIUS OF 75.00 FEET, A DELTA OF 05°48'58", BEING SUBTENDED BY A CHORD BEARING SOUTH 17°41'05" EAST, A CHORD DISTANCE OF 7.61 FEET; THENCE ALONG THE SOUTHWEST LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 2801, PAGE 1386 AND ALONG SAID CURVE FOR A DISTANCE OF 7.61 FEET; THENCE CONTINUE ALONG SAID SOUTHWEST LINE, SOUTH 20°35'37" EAST, A DISTANCE OF 307.80 FEET TO A POINT OF CURVATURE OF A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET, A DELTA OF 26°24'30", BEING SUBTENDED BY A CHORD BEARING SOUTH 33°48'02" EAST, A CHORD DISTANCE OF 11.42 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 11.52 FEET TO A POINT OF CUSP AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 860.00 FEET, A DELTA OF 00°27'12" BEING SUBTENDED BY A CHORD BEARING SOUTH 37°00'51" WEST, A CHORD DISTANCE OF 6.80 FEET; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 6.80 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,154 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD 16 BEING N36°14'13"W.

**NOTES:**

1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.



ALEKSANDAR GRKOVIC  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE. NO. 7099

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

REVISED 10-22-2024



**AIM Engineering & Surveying, Inc.**  
 2161 FOWLER STREET, SUITE 100  
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**LEGAL DESCRIPTION & SKETCH**  
**TEMPORARY CONSTRUCTION EASEMENT**

DRAWN: RH 09-15-2024		CHECKED: AG 09-16-2024		CLIENT: ST. JOHNS COUNTY	
PROJECT NO.: 24-1958	SECTION: 6	TOWNSHIP: 7 S	RANGE: 29 E	COUNTY: ST. JOHNS	SHEET 1 OF 2

J:\Active\24-1958 St. Johns Co. Elevation Pointe Easements\Working\2409\_rh\24-1958\_20 FOOT\_TCE.dwg 10/23/2024 10:44:21 AM



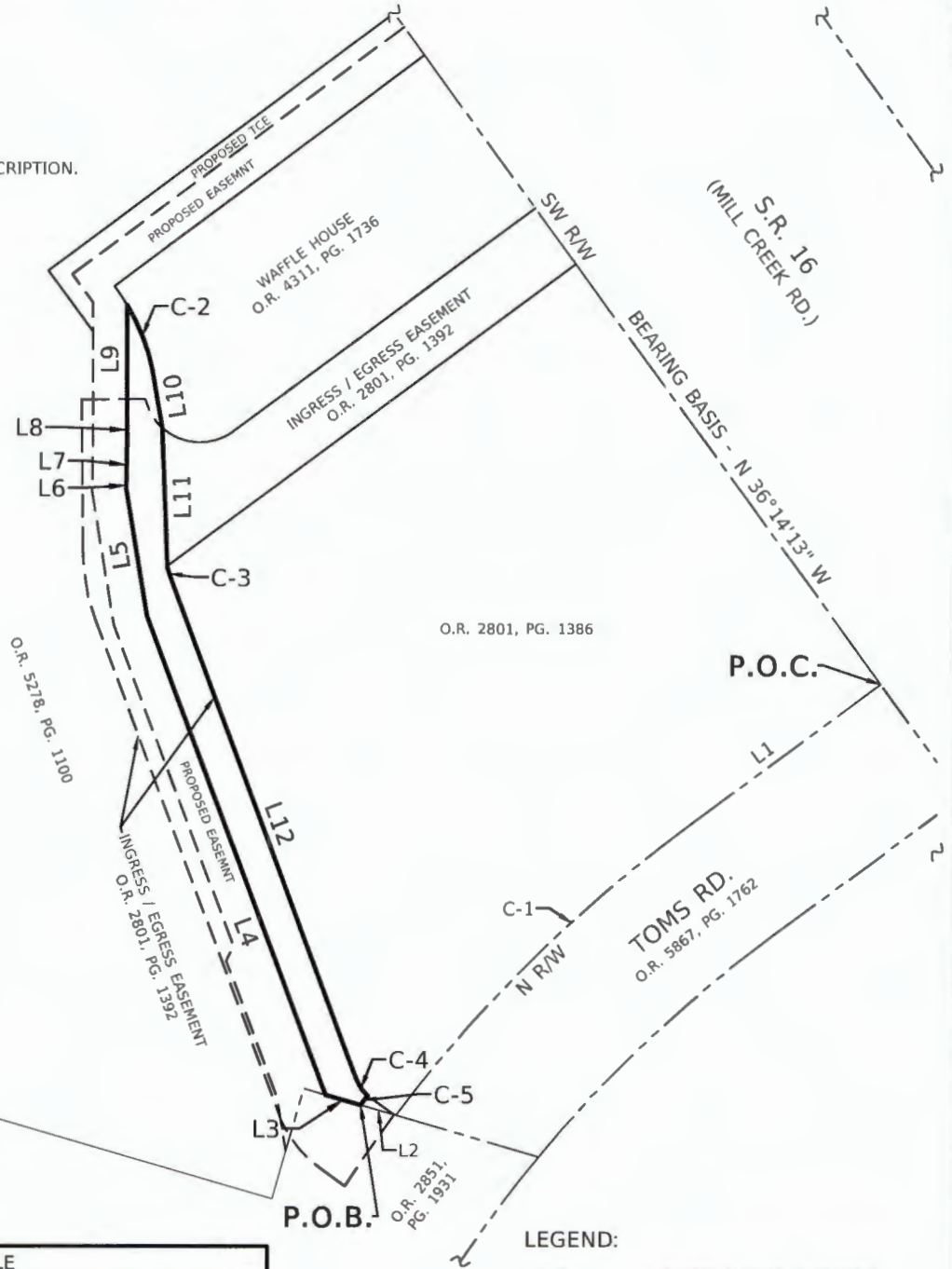
**LEGAL DESCRIPTION & SKETCH**  
 TEMPORARY CONSTRUCTION EASEMENT  
 SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST  
 ST. JOHNS COUNTY, FLORIDA



0 50 100

INTENDED DISPLAY SCALE: 1" = 100'

NOT VALID WITHOUT THE ATTACHED DESCRIPTION.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 53° 44' 03" W	136.81'
L2	N 73° 58' 27" W	21.43'
L3	N 73° 58' 27" W	20.94'
L4	N 20° 43' 12" W	295.44'
L5	N 09° 28' 12" W	74.80'
L6	N 01° 46' 48" E	3.45'
L7	N 00° 58' 48" E	20.12'
L8	N 00° 10' 48" E	20.08'
L9	N 00° 00' 00" W	62.26'
L10	S 09° 27' 59" E	34.62'
L11	S 02° 10' 07" E	80.45'
L12	S 20° 35' 37" E	307.80'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C-1	240.87'	840.00'	016° 25' 46"	S 45° 31' 11" W	240.04'
C-2	40.02'	121.00'	018° 56' 54"	S 21° 55' 10" E	39.83'
C-3	7.61'	75.00'	005° 48' 58"	S 17° 41' 05" E	7.61'
C-4	11.52'	25.00'	026° 24' 30"	S 33° 48' 02" E	11.42'
C-5	6.80'	860.00'	000° 27' 12"	S 37° 00' 51" W	6.80'

**LEGEND:**

- INST. = INSTRUMENT NUMBER
- O.R. = OFFICIAL RECORD BOOK
- PG. = PAGE
- POB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- R = RADIUS
- R/W = RIGHT OF WAY
- S.R. = STATE ROAD

REVISED 10-22-2024

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**AIM Engineering & Surveying, Inc.**  
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 www.aimengr.com  
 PHONE (239) 332-4569  
 TOLL FREE (800) 226-4569  
 LICENSED BUSINESS No. 3114

**LEGAL DESCRIPTION & SKETCH**  
 TEMPORARY CONSTRUCTION EASEMENT

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PROJECT NO.: 24-1958	SECTION: 6	TOWNSHIP: 7 S	RANGE: 29 E	COUNTY: ST. JOHNS	SHEET 2 OF 2

**LEGAL DESCRIPTION & SKETCH**  
**ELEVATION POINTE TEMPORARY CONSTRUCTION EASEMENT**  
**SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST**  
**ST. JOHNS COUNTY, FLORIDA**

**DESCRIPTION:**

A PORTION OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 5278, PAGE 1100, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA; SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16 AND THE NORTH RIGHT OF WAY OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5867, PAGE 1762, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY, NORTH 36°14'13" WEST FOR A DISTANCE OF 449.22 FEET; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY AND RUNNING ALONG THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND THE EXTENSION THEREOF, SAID LINE ALSO BEING THE SOUTH LINE OF COMMERCIAL PARCEL B AS DESCRIBED IN OFFICIAL RECORD BOOK 6027, PAGE 1749, PUBLIC RECORDS, ST. JOHNS COUNTY, SOUTH 53°37'53" WEST, A DISTANCE OF 244.60 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 36°22'07" EAST, A DISTANCE OF 6.54 FEET; THENCE SOUTH 00°00'00" EAST, A DISTANCE OF 16.86 FEET; THENCE NORTH 36°22'07" WEST, A DISTANCE OF 20.12 FEET TO SAID SOUTH LINE; THENCE ALONG SAID SOUTH LINE, NORTH 53°37'53" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 133 SQUARE FEET MORE OR LESS.

BEARINGS ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF STATE ROAD 16 BEING N36°14'13"W.

**NOTES:**

1. ALL DIMENSIONS ARE IN U.S. SURVEY FEET OR DECIMALS THEREOF.
2. NOT VALID WITHOUT THE ATTACHED SKETCH OF DESCRIPTION.
3. THIS IS NOT A BOUNDARY SURVEY.



ALEKSANDAR GRKOVIC  
 PROFESSIONAL SURVEYOR AND MAPPER  
 FLORIDA CERTIFICATE. NO. 7099

NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**REVISED 11-5-2024**



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		COUNTY: ST. JOHNS	SHEET 1 OF 2

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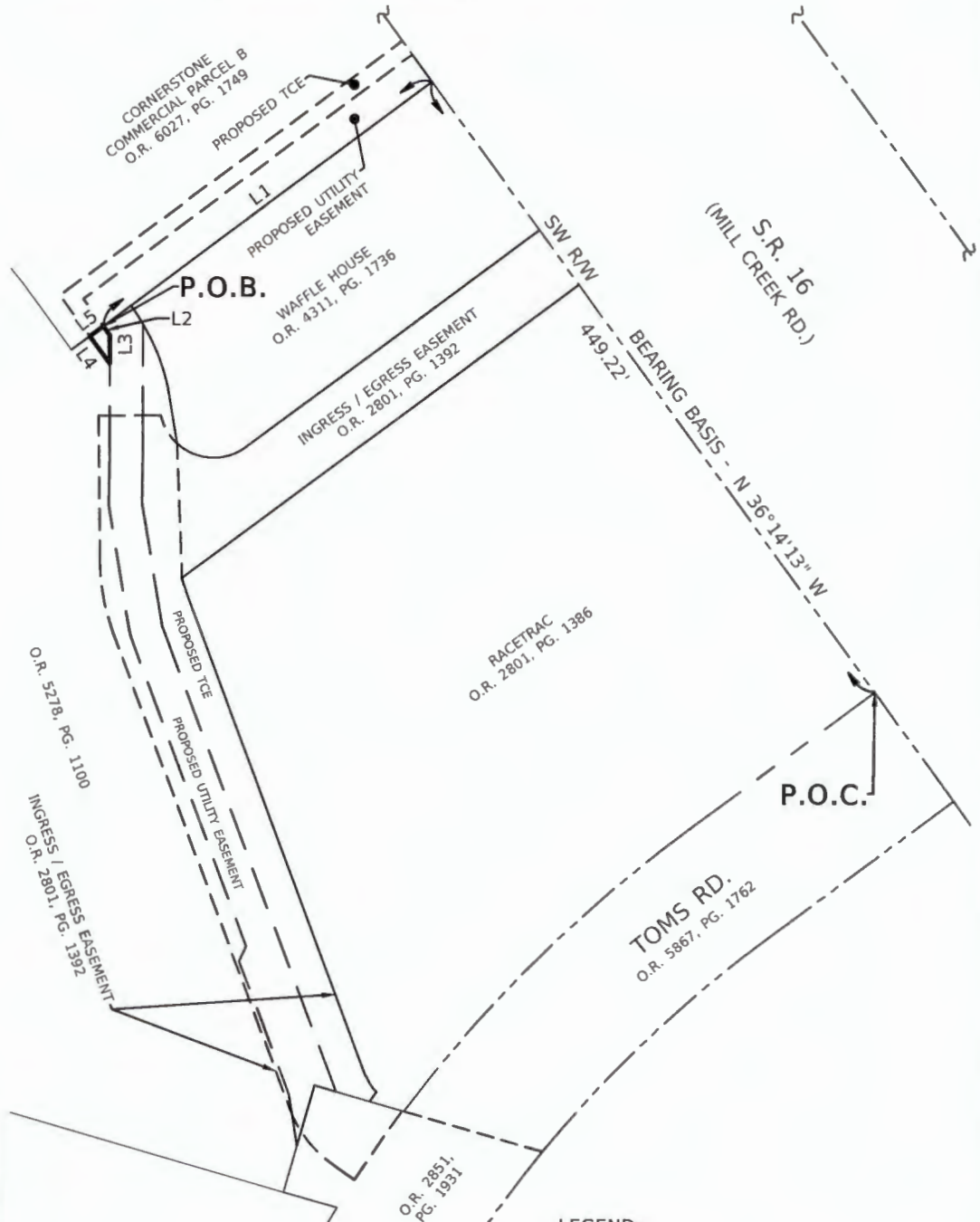


**LEGAL DESCRIPTION & SKETCH**  
**ELEVATION POINTE TEMPORARY CONSTRUCTION EASEMENT**  
**SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST**  
**ST. JOHNS COUNTY, FLORIDA**



0 50 100

INTENDED DISPLAY SCALE: 1" = 100'



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	S 53° 37' 53" W	244.60'
L2	S 36° 22' 07" E	6.54'
L3	S 00° 00' 00" E	16.86'
L4	N 36° 22' 07" W	20.12'
L5	N 53° 37' 53" E	10.00'

**LEGEND:**

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REVISED 11-5-2024



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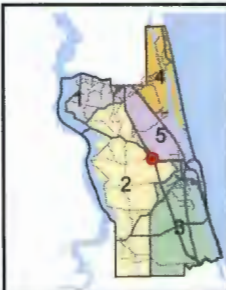
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20 ft Utility Easement

20 ft Temporary Construction Easement



2023 Aerial Imagery

Date: 12/17/2024

**ELEVATION POINTE, LLC**  
**EASEMENT FOR UTILITIES AND TEMPORARY CONSTRUCTION EASEMENT**



**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.





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Limited Liability Company  
ELEVATION POINTE, LLC

### Filing Information

<b>Document Number</b>	L20000066513
<b>FEI/EIN Number</b>	84-4914606
<b>Date Filed</b>	02/28/2020
<b>Effective Date</b>	02/28/2020
<b>State</b>	FL
<b>Status</b>	ACTIVE
<b>Last Event</b>	LC NAME CHANGE
<b>Event Date Filed</b>	04/23/2021
<b>Event Effective Date</b>	NONE

### Principal Address

189 S. ORANGE AVE, SUITE 1550  
ORLANDO, FL 32801

Changed: 01/05/2022

### Mailing Address

189 S. ORANGE AVE, SUITE 1550  
ORLANDO, FL 32801

Changed: 01/05/2022

### Registered Agent Name & Address

KHANANI, OWAIS  
189 S. ORANGE AVE, SUITE 1550  
ORLANDO, FL 32801

Address Changed: 01/05/2022

### Authorized Person(s) Detail

#### **Name & Address**

Title MGR

KHANANI, OWAIS

189 S. ORANGE AVE, SUITE 1550  
ORLANDO, FL 32801

**Annual Reports**

<b>Report Year</b>	<b>Filed Date</b>
2021	04/22/2021
2022	01/05/2022
2023	04/28/2023

**Document Images**

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<a href="#">04/23/2021 -- LC Name Change</a>	<a href="#">View image in PDF format</a>
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<a href="#">02/28/2020 -- Florida Limited Liability</a>	<a href="#">View image in PDF format</a>