

RESOLUTION NO. 2025- 30

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES AND A TEMPORARY CONSTRUCTION EASEMENT FROM CORNERSTONE COLLARD AUGUSTINE, 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, Cornerstone Collard Augustine, 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, 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 4th day of February, 2025.

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

Rendition Date FEB 5 2025

By: 
Krista Joseph, Chair

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

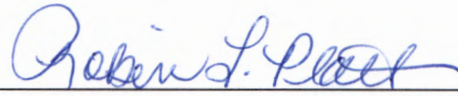

Deputy Clerk



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 _____, 20____ by **CORNERSTONE COLLARD AUGUSTINE, LLC**, a Florida limited liability company, with an address of 2100 Hollywood Boulevard, Hollywood, FL 33020, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

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

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

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

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

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

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground 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. 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, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. 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.

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

CORNERSTONE COLLARD AUGUSTINE, LLC

In the presence of:

[Signature]

By: Cornerstone Augustine Manager LLC

Witness Signature

as Manager

Kristian Lastrc

By: [Signature]

Print Name

Print Name: Leon J. Wolfe

2100 Hollywood Blvd.

Title: Manager

Hollywood, FL 33020

Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]

Witness Signature

MARA S. MADES

Print Name

2100 Hollywood Blvd

Hollywood, FL 33020

Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Miami

The foregoing instrument was acknowledged before me me by means of physical presence or online notarization, this 16 day of December, 2024, by Leon Wolfe, who is Manager of Cornerstone Collard Augustine, LLC. Such person is personally known to me or has produced as identification.

[Signature]
Notary Public Jacqueline Silva
My Commission Expires: _____

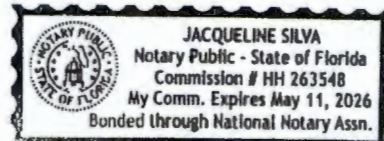


EXHIBIT "A"

LEGAL DESCRIPTION & SKETCH
 CORNERSTONE 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 6027, PAGE 1749, 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:

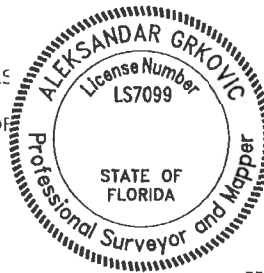
COMMENCING AT AN INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY OF STATE ROAD 16 AND THE NORTH RIGHT OF WAY OF TOMS ROAD AS DESCRIBED IN OFFICIAL RECORD BOOK 5867, PAGE 1762, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 53°44'03" WEST ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 136.81 FEET 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 55.73 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 AND THE POINT OF BEGINNING; THENCE CONTINUE NORTH 36°22'07" WEST, A DISTANCE OF 20.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 20.00 FEET NORTHWEST OF THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, NORTH 53°37'53" EAST, A DISTANCE OF 244.64 FEET TO A POINT ON SAID SOUTHWESTERLY RIGHT OF WAY LINE OF STATE ROAD 16; THENCE ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE, SOUTH 36°14'13" EAST, A DISTANCE OF 20.00 FEET TO THE NORTHWEST CORNER OF SAID LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736; THENCE ALONG SAID NORTHWESTERLY LINE, SAID LINE ALSO BEING THE SAID SOUTH LINE OF COMMERCIAL PARCEL B, SOUTH 53°37'53" WEST, A DISTANCE OF 244.59 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,892 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

Digitally signed by Aleksandar Grkovic
 Date: 2024.11.22 15:50:07 -05'00'

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.

J:\Active\24-1997 St. Johns Co. Cornerstone Easements\Working\2411_MG_Rev Legal\24-1958 UE_LS_Cornerstone_Rev1.dwg 11/22/2024 2:57:51 PM



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
 CORNERSTONE 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

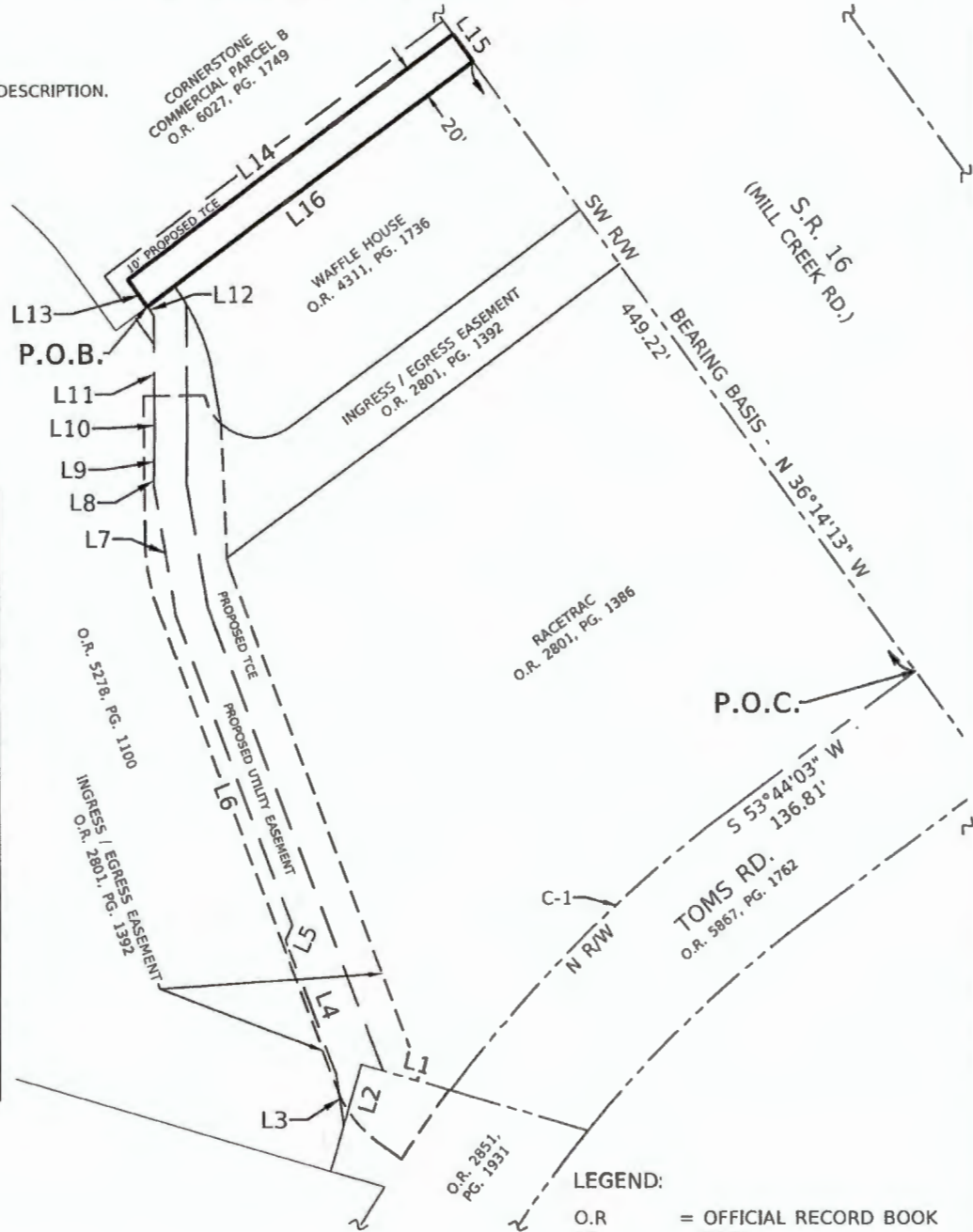


0 50 100

INTENDED DISPLAY SCALE: 1" = 100'

NOT VALID WITHOUT THE ATTACHED DESCRIPTION.

LEGAL DESCRIPTION & SKETCH
CORNERSTONE 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	55.73'
L2	S 16° 16' 06" W	37.37'
L3	N 09° 07' 53" W	30.84'
L4	N 20° 43' 12" W	84.54'
L5	N 24° 16' 48" E	9.90'
L6	N 20° 43' 12" W	197.52'
L7	N 09° 28' 12" W	78.74'
L8	N 01° 46' 48" E	5.28'
L9	N 00° 58' 48" E	19.85'
L10	N 00° 10' 48" E	19.91'
L11	N 00° 00' 00" W	55.66'
L12	N 36° 22' 07" W	6.54'
L13	N 36° 22' 07" W	20.00'
L14	N 53° 37' 53" E	244.64'
L15	S 36° 14' 13" E	20.00'
L16	S 53° 37' 53" W	244.59'

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'

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



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
CORNERSTONE 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 **CORNERSTONE COLLARD AUGUSTINE, LLC**, a Florida limited liability company, with a principal address of 2100 Hollywood Boulevard, Hollywood, FL 33020, 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 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. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations.

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 the date that the project at this location and upon these premises is complete or no later than June 1, 2026, whichever shall occur first. 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, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility

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

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:

[Signature]
Witness Signature

Kristian Lastre
Print Name

[Signature]
2100 Hollywood Blvd
Hollywood FL 33020
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness Signature

MARA S. MAJES
Print Name

2100 Hollywood Blvd.
Hollywood, FL 33020
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF Miami Dade

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 16 day of December, 2024 by Leon Wolfe, who is Manager of Cornerstone Collard Augustine, LLC. Such person is personally known to me or has produced _____ as identification.

CORNERSTONE COLLARD AUGUSTINE, LLC

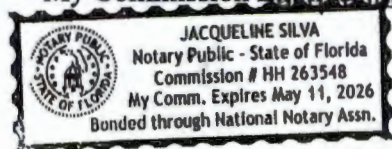
By: Cornerstone Augustine Manager, LLC, as Manager

By: [Signature]

Name: Leon J. Wolfe

Title: Manager

[Signature]
Notary Public
My Commission Expires line Silva



5/11/26

EXHIBIT "A"

LEGAL DESCRIPTION & SKETCH
 CORNERSTONE 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 AND OFFICIAL RECORD BOOK 6027, PAGE 1749, 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 469.22 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID SOUTHWESTERLY RIGHT OF WAY AND RUNNING ALONG A LINE PARALLEL WITH AND 20.00 FEET NORTHWEST OF THE NORTHWESTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORD BOOK 4311, PAGE 1736, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SOUTH 53°37'53" WEST, A DISTANCE OF 244.64 FEET; THENCE SOUTH 36°22'07" EAST, A DISTANCE OF 20.00 FEET; THENCE ALONG THE SOUTH LINE OF COMMERCIAL PARCEL "B" AS DESCRIBED IN OFFICIAL RECORD BOOK 6027, PAGE 1749, PUBLIC RECORDS OF ST. JOHNS COUNTY, SAID LINE BEING AN EXTENSION OF SAID NORTHWESTERLY LINE, SOUTH 53°37'53" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 36°22'07" WEST, A DISTANCE OF 30.00 FEET; THENCE ALONG A LINE PARALLEL WITH AND 30.00 FEET NORTHWEST OF SAID NORTHWESTERLY LINE, NORTH 53°37'53" EAST, A DISTANCE OF 254.66 FEET TO SAID SOUTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTH 36°14'13" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 2,746 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

Digitally signed by Aleksandar Grkovic
 Date: 2024.11.22 15:47:12 -05'00'

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

J:\Active\24-1958 St. Johns Co. Elevation Points\Easements\Working\2409_rh\24-1958_10 FOOT TcE_Cornerstone_Rev1.dwg 11/5/2024 1:37:33 PM



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

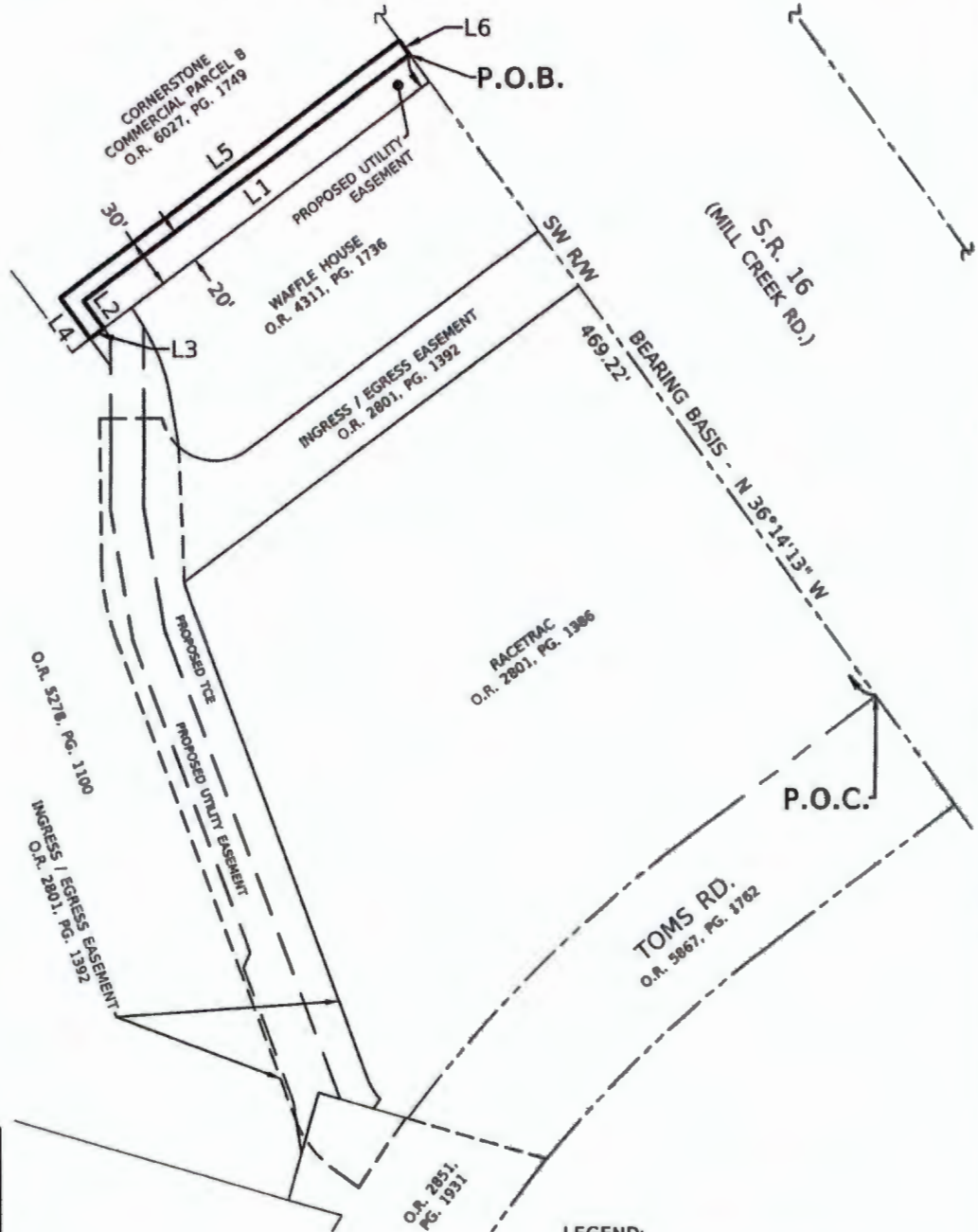
LEGAL DESCRIPTION & SKETCH
 CORNERSTONE TEMPORARY CONSTRUCTION EASEMENT

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

LEGAL DESCRIPTION & SKETCH
CORNERSTONE 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	244.64'
L2	S 36° 22' 07" E	20.00'
L3	S 53° 37' 53" W	10.00'
L4	N 36° 22' 07" W	30.00'
L5	N 53° 37' 53" E	254.66'
L6	S 36° 14' 13" E	10.00'

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

NOT VALID WITHOUT THE ATTACHED DESCRIPTION.

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
CORNERSTONE 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 2 OF 2

J:\Active\24-1958 St. Johns Co Elevation Pointe Easements\Working\2409_rh\24-1958_10 FOOT TCE_Cornerstone_Rev1.dwg 11/5/2024 1:38:04 PM



10 ft Temporary Construction Easement

20 ft Utility Easement

State Road 16

Toms Rd



2023 Aerial Imagery

Date: 12/18/2024

CORNERSTONE COLLARD
AUGUSTINE, 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 hereon.



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

Detail by Entity Name

Florida Limited Liability Company
CORNERSTONE COLLARD AUGUSTINE, LLC

Filing Information

Document Number	L24000263259
FEI/EIN Number	99-3528725
Date Filed	06/12/2024
State	FL
Status	ACTIVE
Last Event	LC NAME CHANGE
Event Date Filed	07/02/2024
Event Effective Date	NONE

Principal Address

2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Mailing Address

2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Registered Agent Name & Address

WOLFE, LEON J
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

CORNERSTONE AUGUSTINE MANAGER, LLC
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

Document Images

[07/02/2024 -- LC Name Change](#)

[View image in PDF format](#)



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

Detail by Entity Name

Florida Limited Liability Company
CORNERSTONE AUGUSTINE MANAGER, LLC

Filing Information

Document Number L24000295905
FEI/EIN Number NONE
Date Filed 07/02/2024
State FL
Status ACTIVE

Principal Address

2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Mailing Address

2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Registered Agent Name & Address

WOLFE, LEON J
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Authorized Person(s) Detail

Name & Address

Title MGR

LOPEZ, JORGE
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Title MGR

WOLFE, LEON J
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Title MGR

MADES, MARA
2100 HOLLYWOOD BLVD
HOLLYWOOD, FL 33020

Annual Reports

No Annual Reports Filed

Document Images

[07/02/2024 -- Florida Limited Liability](#) [View image in PDF format](#)