

RESOLUTION NO. 2025- 302

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY AND A GRANT OF EASEMENT FOR CONSTRUCTION AND FUTURE MAINTANANCE OF A SIDEWALK ALONG A PORTION OF COURTNEY VISTA DRIVE.**

**RECITALS**

**WHEREAS**, Land Planners Development II, Inc., a Florida corporation, has executed and presented to St. Johns County, a Deed of Dedication Right-of-Way (“Deed”), attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, conveying a portion of its property along Courtney Vista Drive; and

**WHEREAS**, Silver Landing Homeowners Association, Inc., a Florida not-for-profit corporation, has executed and presented to St. Johns County, a Grant of Easement (“Easement”), attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, across a portion of its property along Courtney Vista Drive; and

**WHEREAS**, the Deed and Easement are given to allow for construction and future maintenance of a sidewalk; and

**WHEREAS**, it is in the best interest of the County to accept the Deed and Easement for the health, safety and welfare of its citizens.

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

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

Section 2. The above described Deed and Easement are hereby accepted by the Board County Commissioners.

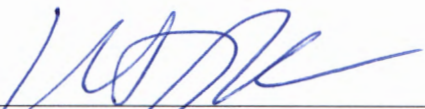
Section 3. The Clerk is instructed to record the original Deed and Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA, this 2nd day of September, 2025.

Rendition Date SEP 02 2025

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By:   
Krista Joseph, Chair

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

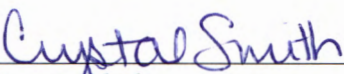
By:   
Deputy Clerk



Exhibit "A" to the Resolution

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

**DEED OF DEDICATION  
RIGHT-OF-WAY**

THIS INDENTURE, this 15 day of July, 2025, between **LAND PLANNERS DEVELOPMENT II INC.**, a Florida corporation, whose address is 50 Silver Forest Drive, Suite 200, St. Augustine, Florida 32092, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** that for and in consideration of the acceptance of this Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

**TO HAVE AND HOLD** the same unto the Grantees, its successors and assigns forever, in fee simple for a public road and/or sidewalk including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land, and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever, and that said land is free of all encumbrances, except taxes accruing subsequent to December 31, 2024.

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

Signed and Sealed  
in Our Presence:

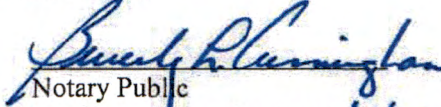
(sign) *[Signature]*  
(print) Kimberly S. Bryan  
(address) 50 Silver Forest Dr #200  
St. Augustine, FL 32092

(sign) *[Signature]*  
(print) Beverly L. Cunningham  
address) 50 Silver Forest Dr #200  
St. Augustine, FL 32092

GRANTOR:  
Land Planners Development II Inc.,  
a Florida corporation  
By: *[Signature]*  
Kimberly S. Bryan  
Its: Vice President

State of Florida  
County of St. Johns

- The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15 day of July, 2025, by Kimberly S Bryan as Vice President for Land Planners Development II Inc., a Florida corporation, personally known to me.

  
Notary Public  
My Commission Expires: 11/20/2027

Personally Known or Produced Identification  
Type of Identification Produced



**BEVERLY L. CUNNINGHAM**  
Notary Public  
State of Florida  
Comm# HH445328  
Expires 11/20/2027

EXHIBIT "A"

COURTNEY VISTA DRIVE-PART OF TRACT "QQ", MAP BOOK 109, PAGES 1-45

A PORTION OF LAND LYING IN TRACT "QQ", AS SHOWN IN SILVER LANDING AS RECORDED IN MAP BOOK 109, PAGES 1-45 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE NORTHWEST CORNER OF SAID TRACT "QQ"; SAID POINT ALSO LYING ON THE NORTHEASTERLY RIGHT OF WAY LINE OF WOODHALL DRIVE AS NOW ESTABLISHED; THENCE NORTH 59°36'47" EAST, DEPARTING SAID RIGHT OF WAY LINE AND ALONG THE NORTHWESTERLY LINE OF SAID TRACT "QQ", A DISTANCE OF 10.00 FEET; THENCE SOUTH 30°23'13" EAST, DEPARTING SAID NORTHWESTERLY LINE, A DISTANCE OF 6.32 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 15.00 FEET, THROUGH A CENTRAL ANGLE OF 86°55'09", AN ARC DISTANCE OF 22.76 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°50'47" EAST, 20.64 FEET; THENCE NORTH 62°41'38" EAST, A DISTANCE OF 12.03 FEET TO ITS INTERSECTION WITH THE EASTERLY LINE OF AFOREMENTIONED TRACT "QQ"; THENCE SOUTH 01°45'52" WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 11.44 FEET TO ITS INTERSECTION WITH THE SOUTHEAST CORNER OF SAID TRACT "QQ"; SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 6100, PAGE 912 OF THE CURRENT PUBLIC RECORDS OF AFOREMENTIONED COUNTY; THENCE SOUTH 62°41'38" WEST, DEPARTING SAID EASTERLY LINE AND ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE, A DISTANCE OF 6.47 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 86°55'09", AN ARC DISTANCE OF 37.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°50'47" WEST, 34.39 FEET; THENCE NORTH 30°23'13" WEST ALONG THE NORTHEASTERLY RIGHT OF WAY LINE OF AFOREMENTIONED WOODHALL DRIVE, A DISTANCE OF 6.32 FEET TO THE POINT OF BEGINNING.

CONTAINING 459 SQUARE FEET, MORE OR LESS.

**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF LAND LYING IN TRACT "QQ"  
AS SHOWN IN SILVER LANDING AS RECORDED IN MAP BOOK 109, PAGES 1-45  
OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA  
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

**SURVEYORS NOTES:**

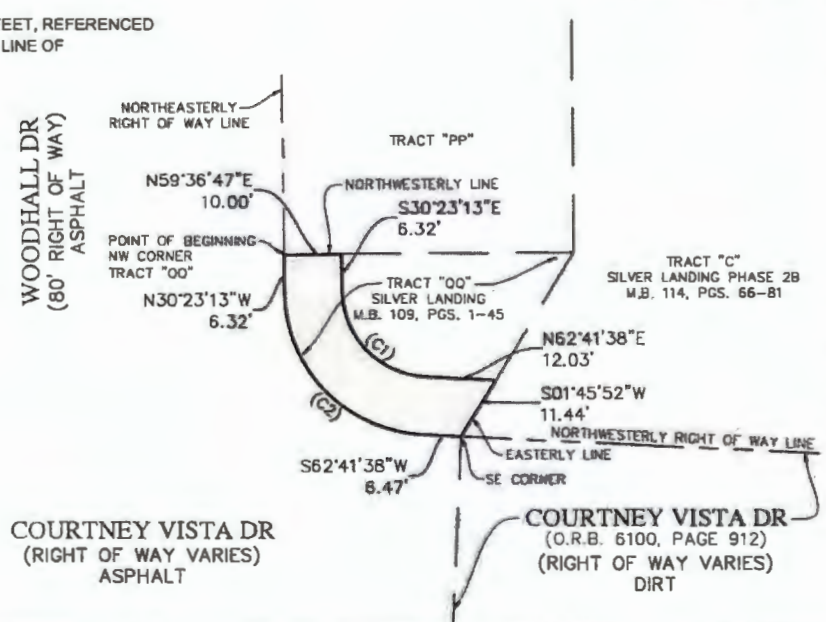
1. THIS IS A SKETCH OF DESCRIPTION AND DOES NOT PURPORT TO BE AN ACTUAL BOUNDARY SURVEY.
2. THIS SKETCH WAS CREATED USING A .DWG FILE OF THE EASEMENTS PROVIDED BY ENGLAND-THIMS & MILLER, INC.
3. NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
4. NO UNDERGROUND UTILITIES, INSTALLATIONS OR IMPROVEMENTS HAVE BEEN LOCATED, EXCEPT AS SHOWN.
5. NO INSTRUMENTS OF RECORD REFLECTING EASEMENTS, RIGHT OF WAY AND/OR OWNERSHIP WERE FURNISHED THIS SURVEYOR, EXCEPT AS SHOWN.
6. BEARING DATUM BASED ON STATE PLANE COORDINATES, FLORIDA EAST ZONE, IN UNITS OF US SURVEY FEET, REFERENCED TO A DRAWING PROVIDED BY ENGLAND-THIMS & MILLER, INC., AND THE NORTHWESTERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE BEARING S 82°41'38" W.
7. EXISTING EASEMENTS ARE NOT SHOWN.
8. DESCRIPTION FURNISHED SEPARATELY.
9. AERIAL PHOTOGRAPHY, IF SHOWN, WAS OBTAINED IN DECEMBER 2024.



**LEGEND**

- M.B. MAP BOOK
- PGS. PAGES
- Δ CENTRAL ANGLE
- RIGHT OF WAY LINE

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE
C1	15.00'	86°55'09"	22.76'	S73°50'47"E	20.64'
C2	25.00'	88°55'09"	37.93'	N73°50'47"W	34.39'



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 49-19, F.A.C., PURSUANT TO SECTION 463.08, FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**COURTNEY VISTA DR  
TRACT "QQ"  
MAP BOOK 109, PAGES 1-45**

SKETCH OF DESCRIPTION  
DATE OF SKETCH: JULY 8, 2025



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**

500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
Phone (904) 209-0770  
Email: dbradshaw@sjcfl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1373A
SHEET NO. 1
OF 1

T:\Survey\Land\Projects\25\COURTNEY VISTA DR\DWG\COURTNEY VISTA DR-TRACK QQ - MB109-PCST-45.dwg  
Plotted: 7/8/2025 3:54 PM By: Jim Manning

Exhibit "B" to the Resolution

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

**GRANT OF EASEMENT**

**THIS INDENTURE**, made this 28 day of July, 2025, between **SILVER LANDING HOMEOWNERS ASSOCIATION INC.**, a Florida not-for-profit corporation, whose address is 327 Office Plaza Drive Suite 211 Tallahassee, FL 32301, hereinafter called Grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called Grantee.

**WITNESSETH:** That Grantor, for and in consideration of the sum of One Dollar (\$1.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt of which hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns, a non-exclusive perpetual easement with the right, privilege and authority to said Grantee, its successors and assigns, to construct, operate, lay, maintain, improve and repair a sidewalk on, along, over, through, across or under the following described land, situate in St. Johns County, Florida, to wit:

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

**TO HAVE AND TO HOLD**, unto Grantee, its successors and assigns for the purposes aforesaid.

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

**Signed and Sealed in Our Presence as Witnesses:**

**Grantor:**  
**Silver Landing Homeowners Association Inc.,**  
**A Florida not-for-profit corporation**

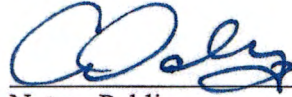
(sign)   
(print) Melvin D. Thomas Jr.  
(address) 5906 Carravero Dr.  
Day, FL 32216

By:   
Print Name: Michael Murray  
Title: COO. - C.A.M

(sign)   
(print) Tom R. ...  
(address) 100 S.W. 13th St, St A  
St. Johns, FL 32084

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 28 day of July, 2025, by Michael Murray as Manager for Silver Landing Homeowners Association, Inc., a Florida not-for-profit corporation.



Notary Public

My Commission Expires: 2/12/2027

Personally Known or Produced Identification   
Type of Identification Produced



**CALEB JAMES DALY**  
Notary Public  
State of Florida  
Comm# HH361310  
Expires 2/12/2027

EXHIBIT "A"

COURTNEY VISTA DRIVE-SIDEWALK EASEMENT-TRACT "C", MAP BOOK 114, PAGES 66-81

A PORTION OF LAND LYING IN TRACT "C", AS SHOWN IN SILVER LANDING PHASE 2B AS RECORDED IN MAP BOOK 114, PAGES 66-81 IN THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHWEST CORNER OF SAID TRACT "C"; SAID POINT ALSO LYING ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COURTNEY VISTA DRIVE AS RECORDED IN OFFICIAL RECORDS BOOK 6100, PAGE 912 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH  $01^{\circ}45'52''$  EAST, DEPARTING SAID NORTHWESTERLY RIGHT OF WAY LINE AND ALONG THE EASTERLY LINE OF TRACT "QQ" AS SHOWN ON SILVER LANDING AS RECORDED IN MAP BOOK 109, PAGES 1-45 OF THE CURRENT PUBLIC RECORDS OF SAID COUNTY, A DISTANCE OF 11.44 FEET; THENCE NORTH  $62^{\circ}41'38''$  EAST, DEPARTING SAID EASTERLY LINE AND ALONG A LINE THAT IS NORTHWESTERLY OF, PARALLEL WITH, AND 10.00 FEET PERPENDICULAR TO AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 93.15 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF A CURVE THAT IS NORTHWESTERLY OF, PARALLEL WITH, AND 10.00 FEET PERPENDICULAR TO SAID RIGHT OF WAY LINE, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 700.00 FEET, THROUGH A CENTRAL ANGLE OF  $06^{\circ}03'25''$ , AN ARC DISTANCE OF 74.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $65^{\circ}43'21''$  EAST, 73.97 FEET; THENCE SOUTH  $21^{\circ}14'57''$  EAST, DEPARTING SAID PARALLEL LINE, A DISTANCE OF 10.00 FEET TO ITS INTERSECTION WITH AFOREMENTIONED NORTHWESTERLY RIGHT OF WAY LINE; THENCE ALONG SAID RIGHT OF WAY LINE SOUTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 690.00 FEET, THROUGH A CENTRAL ANGLE OF  $06^{\circ}03'25''$ , AN ARC DISTANCE OF 72.94 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $65^{\circ}43'21''$  WEST, 72.91 FEET; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, SOUTH  $62^{\circ}41'38''$  WEST, A DISTANCE OF 98.71 FEET TO ITS POINT OF INTERSECTION WITH THE SOUTHWEST CORNER OF AFOREMENTIONED TRACT "C"; SAID POINT BEING THE POINT OF BEGINNING.

CONTAINING 1,694 SQUARE FEET, MORE OR LESS.

**MAP SHOWING A SKETCH OF DESCRIPTION OF A PORTION OF LAND LYING IN TRACT "C"  
AS SHOWN IN SILVER LANDING PHASE 2B AS RECORDED IN MAP BOOK 114, PAGES 66-81  
OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA  
FOR: ST. JOHNS COUNTY ENGINEERING DIVISION**

**SURVEYORS NOTES:**

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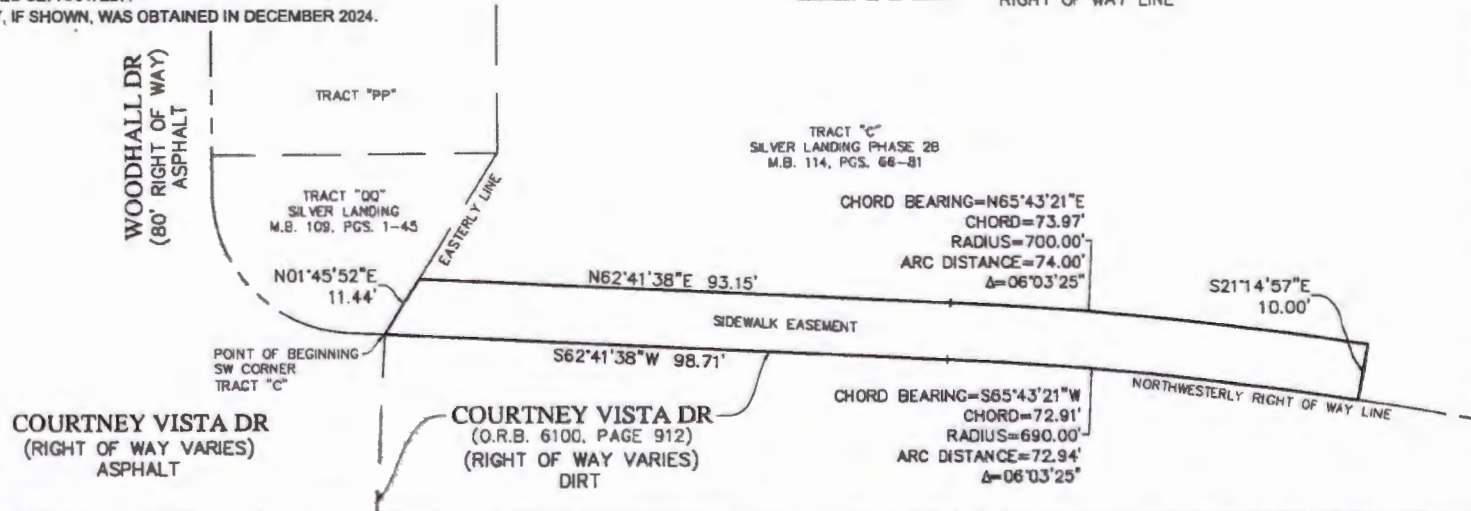
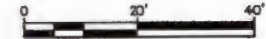
**LEGEND**

M.B. MAP BOOK

PGS. PAGES

Δ CENTRAL ANGLE

--- RIGHT OF WAY LINE



THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA STATE BOARD OF PROFESSIONAL LAND SURVEYORS, CHAPTER 45-17, F.A.C., PURSUANT TO SECTION 475.087 FLORIDA STATUTES, SUBJECT TO ALL NOTES AND NOTATIONS SHOWN HEREON.

**COURTNEY VISTA DR-SIDEWALK EASEMENT  
TRACT "C"  
MAP BOOK 114, PAGES 66-81.**

SKETCH OF DESCRIPTION  
DATE OF SKETCH: JUNE 17, 2025



**ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS  
SURVEYING AND MAPPING DIVISION**

500 SAN SEBASTIAN VIEW  
ST AUGUSTINE, FLORIDA 32084

DONALD A. BRADSHAW P.S.M. NO. 5513  
Phone (904) 209-0770  
Email: dbradshaw@sjofl.us

DRAWN BY: J.MANNING
FILE NUMBER: S-1373B
SHEET NO. 1
OF 1



Imagery Date: 12/2024

Date: 8/5/2025

**Courtney Vista Drive**

**Deed of Dedication  
Right-of-Way  
Grant of Easement**



**Land Management  
Systems  
Real Estate Division  
(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 herein.