

RESOLUTION NO. 2025-395

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, AUTHORIZING THE CHAIR OF THE BOARD, ON BEHALF OF THE COUNTY, TO EXECUTE AND DELIVER A TEMPORARY EASEMENT TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION CONVEYING EASEMENT RIGHTS OVER PORTIONS OF COUNTY RIGHTS-OF-WAY OFF STATE ROAD 16.**

**RECITALS**

**WHEREAS**, the State of Florida Department of Transportation (“FDOT”) proposes to construct or improve State Road 16 from International Golf Parkway to I-95 (SR 9), Section No. 78060, F.P. No. 2104475 in St. Johns County, Florida; and

**WHEREAS**, it is necessary that certain rights-of-way, owned by St. Johns County (“County”) be used temporarily by FDOT; and

**WHEREAS**, FDOT has made application to the County to execute and deliver to FDOT a Temporary Construction Easement, attached hereto as Exhibit “A”, for the purpose of maintenance, traffic, and tying in, conforming, harmonizing, and/or reconnecting existing grade, slope, pavement, drainage, utility, driveway, walkway, turnout, and/or other features located on or within the said real property. Said project is for transportation purposes which are in the public or community interest and for public welfare and said request having been duly considered.

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

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

Section 2. The Board of County Commissioners hereby authorizes the Chair of the Board, on behalf of the County, to execute and deliver to FDOT the above-described Temporary Construction Easement, attached hereto.

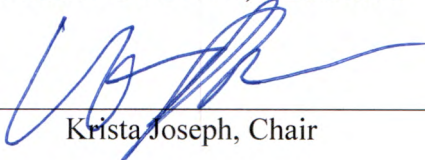
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Temporary Construction Easements in the Public Records of St. Johns County, Florida.


PASSED AND ADOPTED this 21<sup>st</sup> day of October, 2025.

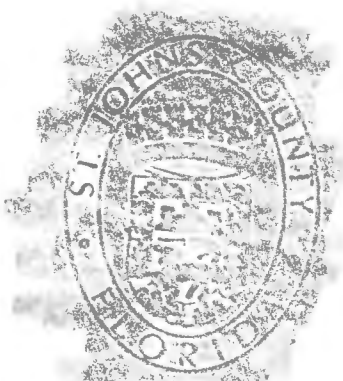
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date ~~OCT 22 2025~~

By:   
Krista Joseph, Chair

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

By:   
Deputy Clerk



08-TE.11-Date: September 9, 2025

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

PARCEL NO. 704.1  
SECTION NO. 78060  
F.P. NO. 2104475  
STATE ROAD NO. 16 from International  
Golf Pkwy to I-95 (SR 9)  
COUNTY OF St. Johns

**TEMPORARY EASEMENT**

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

WITNESSETH that for and in consideration of the sum of One Dollar (\$1.00) 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  
for the purpose of maintenance traffic, and tying in, conforming, harmonizing, and/or  
reconnecting *existing* grade, slope, pavement, drainage, utility, driveway, walkway, turnout,  
and/or other features located on or within the real property described below in St. Johns County,  
Florida, with the construction undertaken by the Department on adjacent State Road No. 16  
from International Golf Pkwy to I-95 (SR 9), as part of the above-referenced financial project  
(collectively the "Reconnection Work"), together with related incidental purposes necessary to  
complete the Reconnection Work.

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

THIS EASEMENT shall be for a period of eighty-eight (88) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

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

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

Print Name: \_\_\_\_\_  
Ex-Officio Clerk (or Deputy Clerk)

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

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

Print Name: \_\_\_\_\_  
Its Chairperson (or Vice-Chairperson)

**Exhibit "A"**

Section No. 78060 SR 16 from International Golf Pkwy to I-95 (SR 9) St. Johns County  
F.P. No. 2104475

Parcel No. 704

Temporary Construction Easement

**Part "A"**

A Part Of Francis Road, (As Per St. Johns County Maintenance Map, As Recorded In County Road Plat Book 1, Page 23, Of The Public Records Of St. Johns County, Florida, Having A 59.00 Foot Right Of Way), Lying in Section 38, Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" x 4" Concrete Monument With Nail And Disk Stamped "FDOT LB3731" At The Northwest Corner Of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence North 89°44'35" East, Along The North Line Of Said Section 36, A Distance Of 1270.67 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way), And To A Curve To The Left, Having A Radius Of 1909.86 Feet; Thence Northwesterly Along Said Baseline Of Survey The following 5 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 16°54'45", An Arc Distance Of 563.75 Feet And A Chord Bearing And Distance Of North 50°21'32" West, 561.71 Feet; (2) North 58°48'55" West, 1960.15 Feet To A Curve To The Right, Having A Radius Of 11459.16 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of 10°55'00", An Arc Distance Of 2183.34 Feet And A Chord Bearing And Distance Of North 53°21'25" West, 2180.04 Feet; (4) North 47°53'55" West, 2362.12 Feet To A Curve To The Left, Having A Radius Of 4583.66 Feet; (5) Along The Arc Of Said Curve, Through An Angle Of 15°39'46", An Arc Distance Of 1253.03 Feet And A Chord Bearing And Distance Of North 55°43'48" West, 1249.13 Feet To The Baseline Of Survey Of Francis Road (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475); Thence North 21°32'37" East, Along Said Baseline Of Survey, A Distance Of 130.46 Feet To The Northeasterly Existing Right Of Way Line Of Said State Road No. 16 And To A Curve To The Left, Having A Radius Of 4713.66 Feet And To The **Point Of Beginning**; Thence Along Said Northeasterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°24'09", An Arc Distance Of 33.11 Feet And A Chord Bearing And Distance Of North 63°53'53" West, 33.11 Feet To The Northwesterly Maintained Right Of Way Line Of Francis Road (As Per St. Johns County Maintenance Map, As Recorded In County Road Plat Book 1, Page 23, Of The Public Records Of St. Johns County, Florida, Having A 59.00 Foot Right Of Way). Thence North 21°32'37" East, Along Said Northwesterly Maintained Right Of Way Line, A Distance Of 246.53 Feet; Thence South 68°21'38" East, A Distance Of 33.00 Feet To Said Baseline Of Survey Of Francis Road; Thence Continue South 68°21'38" East, A Distance Of 26.00 Feet To The Southeasterly Maintained Right Of Way Line Of Said Francis Road. Thence South 21°32'37" West, Along Said Southeasterly Maintained Right Of Way Line, A Distance Of 251.30 Feet To Said Northeasterly Existing Right Of Way Line Of State Road No. 16 And To A Curve To The Left, Having A Radius Of 4713.66 Feet; Thence Along Said Northeasterly Existing Right Of Line, And Along The Arc Of Said Curve. Through An Angle Of 00°19'02", An Arc Distance Of 26.10 Feet And A Chord Bearing And Distance Of North 63°32'17" West, 26.10 Feet To The **Point Of Beginning**.

Containing: 14,682 Square Feet, More Or Less.

ALSO:

## Part "B"

A Part Of Turnbull Drive, (As Per Turnbull Woods, As Recorded In Map Book 25, Page 1, Of The Public Records Of St. Johns County, Florida, Having A 60.00 Foot Right Of Way), Lying in Section 38, Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" x 4" Concrete Monument With Nail And Disk Stamped "FDOT LB3731" At The Northwest Corner Of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence North 89°44'35" East, Along The North Line Of Said Section 36, A Distance Of 1270.67 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way), And To A Curve To The Left, Having A Radius Of 1909.86 Feet; Thence Northwesterly Along Said Baseline Of Survey The following 5 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 16°54'45", An Arc Distance Of 563.75 Feet And A Chord Bearing And Distance Of North 50°21'32" West, 561.71 Feet; (2) North 58°48'55" West, 1960.15 Feet To A Curve To The Right, Having A Radius Of 11459.16 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of 10°55'00", An Arc Distance Of 2183.34 Feet And A Chord Bearing And Distance Of North 53°21'25" West, 2180.04 Feet; (4) North 47°53'55" West, 2362.12 Feet To A Curve To The Left, Having A Radius Of 4583.66 Feet; (5) Along The Arc Of Said Curve, Through An Angle Of 04°02'21", An Arc Distance Of 323.14 Feet And A Chord Bearing And Distance Of North 49°55'06" West, 323.07 Feet To The Baseline Of Survey Of Turnbull Drive (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475); Thence South 38°05'22" West, Along Said Baseline Of Survey, A Distance Of 70.00 Feet To The Southwesterly Existing Right Of Way Line Of Said State Road No. 16 And To A Curve To The Right, Having A Radius Of 4513.66 Feet And To The **Point Of Beginning**; Thence Along Said Southwesterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°22'51", An Arc Distance Of 30.00 Feet And A Chord Bearing And Distance Of South 51°44'52" East, 30.00 Feet To The Southeasterly Existing Right Of Way Line Of Said Turnbull Drive (As Per Turnbull Woods, As Recorded In Map Book 25, Page 1, Of The Public Records Of St. Johns County, Florida, Having A 60.00 Foot Right Of Way), Lying in Section 38, Antonio Huertas Grant, Township 6 South, Range 28 East, St. Johns County, Florida. Thence South 38°05'22" West, Along Said Southeasterly Existing Right Of Way Line, A Distance Of 100.00 Feet To A Curve To The Left, Having A Radius Of 4413.66 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°23'22", An Arc Distance Of 30.00 Feet And A Chord Bearing And Distance Of North 51°44'39" West, 30.00 Feet To Said Baseline Of Survey Of Turnbull Drive And To A Curve To The Left Having A Radius Of 4413.66 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°23'22", An Arc Distance Of 30.00 Feet And A Chord Bearing And Distance Of North 52°08'01" West, 30.00 Feet To The Northwesterly Existing Right Of Way Line Of Said Turnbull Drive; Thence North 38°05'22" East, Along Said Northwesterly Existing Right Of Way Line, A Distance Of 100.00 Feet To Said Southwesterly Existing Right Of Way Line Of State Road No. 16 And To A Curve To The Right, Having A Radius Of 4513.66 Feet; Thence Along Said Southwesterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°22'51", An Arc Distance Of 30.00 Feet And A Chord Bearing And Distance Of South 52°07'43" East, 30.00 Feet To The **Point Of Beginning**.

Containing: 6,000 Square Feet, More Or Less.

ALSO:

## Part "C"

A Part Of Windward Ranch Boulevard, (As Per Windward Ranch Phase One, As Recorded In Map Book 75, Page 43, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying in Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" x 4" Concrete Monument With Nail And Disk Stamped "FDOT LB3731" At The Northwest Corner Of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence North 89°44'35" East, Along The North Line Of Said Section 36, A Distance Of 1270.67 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way), And To A Curve To The Right, Having A Radius Of 1909.86 Feet; Thence Southeasterly Along Said Baseline Of Survey The following 3 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 05°13'52", An Arc Distance Of 174.37 Feet And A Chord Bearing And Distance Of South 39°17'14" East, 174.31 Feet; (2) South 36°40'18" East, 3444.06 Feet To A Curve To The Left, Having A Radius Of 5729.58 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of 05°08'41", An Arc Distance Of 514.45 Feet And A Chord Bearing And Distance Of South 39°14'38" East, 514.28 Feet To The Baseline Of Survey Of Windward Ranch Boulevard (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475); Thence South 48°11'55" West, Along Said Baseline Of Survey, A Distance Of 70.00 Feet To The Southwesterly Existing Right Of Way Line Of Said State Road No. 16 And To A Curve To The Left, Having A Radius Of 5799.58 Feet And To The **Point Of Beginning**; Thence Along Said Southwesterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°38'22", An Arc Distance Of 64.72 Feet And A Chord Bearing And Distance Of South 42°08'08" East, 64.72 Feet To The Southeasterly Existing Right Of Way Line Of Windward Ranch Boulevard (As Recorded In Windward Ranch Phase One, Map Book 75, Page 43, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying in Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, And A Curve To The Left, Having A Radius Of 25.00 Feet; Thence Southwesterly Along Said Southeasterly Existing Right Of Way Line The Following 2 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 89°20'46", An Arc Distance Of 38.99 Feet And A Chord Bearing And Distance Of North 87°07'42" West, 35.15 Feet; (2) South 48°11'55" West, 75.23 Feet To A Curve To The Right; Having A Radius Of 5899.58 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°23'19", An Arc Distance Of 40.00 Feet And A Chord Bearing And Distance Of North 42°00'36" West, 40.00 Feet To Said Baseline Of Survey Of Windward Ranch Boulevard And To A Curve To The Right Having A Radius Of 5899.58 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°23'19", An Arc Distance Of 40.00 Feet And A Chord Bearing And Distance Of North 41°37'17" West, 40.00 Feet To The Northwesterly Existing Right Of Way Line Of Said Windward Ranch Boulevard; Thence Northeasterly Along Said Northwesterly Existing Right Of Way Line The Following 2 Courses: (1) North 48°11'55" East, 75.22 Feet To A Curve To The Left, Having A Radius Of 25.00 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of 89°22'30", An Arc Distance Of 39.00 Feet And A Chord Bearing And Distance Of North 03°30'40" East, 35.16 Feet To Said Southwesterly Existing Right Of Way Line Of State Road No. 16 And To A Curve To The Left, Having A Radius Of 5799.58 Feet; Thence Along Said Southwesterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°38'22", An Arc Distance Of 64.73 Feet And A Chord Bearing And Distance Of South 41°29'46" East, 64.73 Feet To The **Point Of Beginning**.

Containing: 8,262 Square Feet, More Or Less.

ALSO:

**Part "D"**

A Part Of Downs Corner Road, (As Per Park Place, As Recorded In Map Book 79, Page 27, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying In Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" x 4" Concrete Monument With Nail And Disk Stamped "FDOT LB3731" At The Northwest Corner Of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence North 89°44'35" East, Along The North Line Of Said Section 36, A Distance Of 1270.67 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way), And To A Curve To The Right, Having A Radius Of 1909.86 Feet; Thence Southeasterly Along Said Baseline Of Survey The following 3 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 05°13'52", An Arc Distance Of 174.37 Feet And A Chord Bearing And Distance Of South 39°17'14" East, 174.31 Feet; (2) South 36°40'18" East, 3444.06 Feet To A Curve To The Left, Having A Radius Of 5729.58 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of 11°00'10", An Arc Distance Of 1100.29 Feet And A Chord Bearing And Distance Of South 42°10'23" East, 1098.60 Feet To The Baseline Of Survey Of Downs Corner Road (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475); Thence North 42°25'37" East, Along Said Baseline Of Survey, A Distance Of 130.00 Feet To The Northeasterly Existing Right Of Way Line Of Said State Road No. 16 And To A Curve To The Right, Having A Radius Of 5599.58 Feet And To The **Point Of Beginning**; Thence Along Said Northeasterly Existing Right Of Line, And Along The Arc Of Said Curve, Through An Angle Of 00°21'29", An Arc Distance Of 34.99 Feet And A Chord Bearing And Distance Of North 47°29'52" West, 34.99 Feet To The Northwesterly Existing Right Of Way Line Of Downs Corner Road (As Per Park Place, As Recorded In Map Book 79, Page 27, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying In Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence Along Said Northwesterly Existing Right Of Way Line The Following 3 Courses: (1) North 42°25'37" East, 39.84 Feet To A Curve To The Right, Having A Radius Of 150.00 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of 13°01'33", An Arc Distance Of 34.10 Feet And A Chord Bearing And Distance Of North 48°56'24" East, 34.03 Feet; (3) North 55°27'10" East, 27.01 Feet To A Curve To The Left, Having A Radius Of 5499.58 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°16'40", An Arc Distance Of 26.68 Feet And A Chord Bearing And Distance Of South 47°33'24" East, 26.68 Feet To Said Baseline Of Survey Of Downs Corner Road And To A Curve To The Left Having A Radius Of 5499.58 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°20'52", An Arc Distance Of 33.37 Feet And A Chord Bearing And Distance Of South 47°52'10" East, 33.37 Feet To The Southeasterly Existing Right Of Way Line Of Said Downs Corner Road; Thence South 42°25'37" West, Along Said Southeasterly Existing Right Of Way Line, A Distance Of 100.00 Feet To Said Northeasterly Existing Right Of Way Line Of State Road No. 16 And To A Curve To The Right, Having A Radius Of 5599.58 Feet; Thence Along The Arc Of Said Curve, Through An Angle Of 00°21'29", An Arc Distance Of 35.00 Feet And A Chord Bearing And Distance Of North 47°51'21" West, 35.00 Feet To The **Point Of Beginning**.

Containing: 6,773 Square Feet, More Or Less.

ALSO:

## Part "E"

A Part Of Whisper Ridge Drive, (As Per Whisper Ridge Unit One, As Recorded In Map Book 49, Page 43, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying In Section 36, Township 6 South, Range 28 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 4" x 4" Concrete Monument With Nail And Disk Stamped "FDOT LB3731" At The Northwest Corner Of Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence North  $89^{\circ}44'35''$  East, Along The North Line Of Said Section 36, A Distance Of 1270.67 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way), And To A Curve To The Right, Having A Radius Of 1909.86 Feet; Thence Southeasterly Along Said Baseline Of Survey The following 4 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of  $05^{\circ}13'52''$ , An Arc Distance Of 174.37 Feet And A Chord Bearing And Distance Of South  $39^{\circ}17'14''$  East, 174.31 Feet; (2) South  $36^{\circ}40'18''$  East, 3444.06 Feet To A Curve To The Left, Having A Radius Of 5729.58 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of  $19^{\circ}20'48''$ , An Arc Distance Of 1934.67 Feet And A Chord Bearing And Distance Of South  $46^{\circ}20'42''$  East, 1925.49 Feet; (4) South  $56^{\circ}01'06''$  East, 641.66 Feet To The Baseline Of Survey Of Whisper Ridge Drive (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475); Thence South  $33^{\circ}58'54''$  West, Along Said Baseline Of Survey, A Distance Of 70.00 Feet To The Southwesterly Existing Right Of Way Line Of Said State Road No. 16 And To The **Point Of Beginning**; Thence South  $56^{\circ}01'06''$  East, Along Said Southwesterly Existing Right Of Way Line, A Distance Of 50.00 Feet To The Southeasterly Existing Right Of Way Line Of Whisper Ridge Drive, (As Per Whisper Ridge Unit One, As Recorded In Map Book 49, Page 43, Of The Public Records Of St. Johns County, Florida, Having A Variable Width Right Of Way), Lying In Section 36, Township 6 South, Range 28 East, St. Johns County, Florida; Thence Southwesterly Along Said Southeasterly Existing Right Of Way Line The Following 2 Courses: (1) South  $33^{\circ}58'54''$  West, 89.87 Feet To A Curve To The Right, Having A Radius Of 100.00 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of  $05^{\circ}48'50''$ , An Arc Distance Of 10.15 Feet And A Chord Bearing And Distance Of South  $36^{\circ}53'20''$  West, 10.14 Feet; Thence North  $56^{\circ}01'06''$  West, A Distance Of 42.83 Feet To The Southeasterly Line Of Tract "A" As Per Said Whisper Ridge Unit One And A Curve To The Left, Having A Radius Of 44.00 Feet; Thence Northeasterly Along Said Southeasterly Line Of Tract "A" The following 4 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of  $27^{\circ}08'52''$ , An Arc Distance Of 20.85 Feet And A Chord Bearing And Distance Of North  $47^{\circ}33'20''$  East, 20.65 Feet; (2) North  $33^{\circ}58'54''$  East, 51.90 Feet To A Curve To The Left, Having A Radius Of 44.00 Feet; (3) Along The Arc Of Said Curve, Through An Angle Of  $35^{\circ}15'21''$ , An Arc Distance Of 27.07 Feet And A Chord Bearing And Distance Of North  $16^{\circ}21'14''$  East, 26.65 Feet To A Curve To The Left, Having A Radius Of 4.20 Feet; (4) Along The Arc Of Said Curve, Through An Angle Of  $54^{\circ}44'39''$ , An Arc Distance Of 4.01 Feet And A Chord Bearing And Distance Of North  $28^{\circ}38'46''$  West, 3.86 Feet To Said Baseline Of Survey Of Whisper Ridge Drive And A Curve To The Left Having A Radius Of 4.20 Feet; Thence Southwesterly Along The Northwesterly Line Of Said Tract "A", The following 4 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of  $54^{\circ}44'39''$ , An Arc Distance Of 4.01 Feet And A Chord Bearing And Distance Of North  $83^{\circ}23'25''$  West, 3.86 Feet To A Curve To The Left Having A Radius Of 44.00 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of  $35^{\circ}15'21''$ , An Arc Distance Of 27.07 Feet And A Chord Bearing And Distance Of South  $51^{\circ}36'35''$  West, 26.65 Feet; (3) South  $33^{\circ}58'54''$  West, 51.90 Feet To A Curve To The Left, Having A Radius Of 44.00 Feet; (4) Along The Arc Of Said Curve, Through An Angle Of  $27^{\circ}08'52''$ , An Arc Distance Of 20.85 Feet And A Chord Bearing And Distance Of South  $20^{\circ}24'29''$  West, 20.65 Feet; Thence North  $56^{\circ}01'06''$  West, A Distance Of 42.83 Feet To The

Northwesterly Existing Right Of Way Line Of Said Whisper Ridge Drive, And To A Curve To The Right, Have A Radius Of 100.00 Feet; Thence Northeasterly Along Said Northwesterly Existing Right Of Way Line The Following 2 Courses: (1) Along The Arc Of Said Curve, Through An Angle Of 05°48'50", An Arc Distance Of 10.15 Feet And A Chord Bearing And Distance Of North 31°04'29" East, 10.14 Feet; (2) North 33°58'54" East, 89.87 Feet To Said Southwesterly Existing Right Of Way Line Of State Road No. 16; Thence South 56°01'06" East, Along Said Southwesterly Existing Right Of Way Line, A Distance Of 50.00 Feet To The **Point Of Beginning**.

Containing: 7,943 Square Feet, More Or Less.

ALSO:

**Part "F"**

A Part Of Toms Road, (Having A Variable Width Right Of Way), Lying in Section 6, Township 7 South, Range 29 East, St. Johns County, Florida, Being More Particularly Described As Follows:

**Commence** At A 3" x 4" Coquina Monument And Brass Disk Stamped "DD MOODY 267" At The Northeast Corner Of Section 6, Township 7 South, Range 29 East, St. Johns County, Florida; Thence South 89°06'31" West, Along The North Line Of Said Section 6, A Distance Of 4390.64 Feet To The Baseline Of Survey Of State Road No. 16 (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having A 200.00 Foot Right Of Way); Thence Southeasterly Along Said Baseline Of Survey The following 3 Courses: (1) South 56°01'06" East, 973.77 Feet To A Curve To The Right, Having A Radius Of 1909.86 Feet; (2) Along The Arc Of Said Curve, Through An Angle Of 19°45'42", An Arc Distance Of 658.72 Feet And A Chord Bearing And Distance Of South 46°08'15" East, 655.46 Feet; (3) South 36°15'23" East, 2997.17 Feet To The Baseline Of Survey Of Toms Road (As Per Florida Department Of Transportation Right Of Way Map, Section 78060, F.P. 2104475, Having a Variable Width Right Of Way); Thence South 53°43'08" West, Along Said Baseline Of Survey, A Distance Of 70.00 Feet To The Southwesterly Existing Right Of Way Line Of Said State Road No. 16 And To The **Point Of Beginning**; Thence South 36°15'23" East, Along Said Southwesterly Existing Right Of Way Line, A Distance Of 40.00 Feet To The Southeasterly Existing Right Of Way Line Of Said Toms Road; Thence South 53°43'08" West, Along Said Southeasterly Existing Right Of Way Line, A Distance Of 132.28 Feet; Thence North 36°15'23" West, A Distance Of 40.00 Feet To Said Baseline Of Survey Of Toms Road; Thence Continue North 36°15'23" West, A Distance Of 40.00 Feet To The Northwesterly Existing Right Of Way Line Of Said Toms Road; Thence North 53°43'08" East, Along Said Northwesterly Existing Right Of Way Line, A Distance Of 132.28 Feet To Said Southwesterly Existing Right Of Way Line Of State Road No. 16; Thence South 36°15'23" East, Along Said Southwesterly Existing Right Of Way Line, A Distance Of 40.00 Feet To The **Point Of Beginning**.

Containing: 10,582 Square Feet, More Or Less.



S Francis Rd

Subject Properties

State Road 16

Turnbull Dr



Imagery Date: 12/2024

Date: 9/17/2025

State Road 16  
S Francis Rd and Turnbull Dr

FDOT Temporary  
Construction 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 hereon.



Subject Property



Imagery Date: 12/2024

Date: 9/17/2025

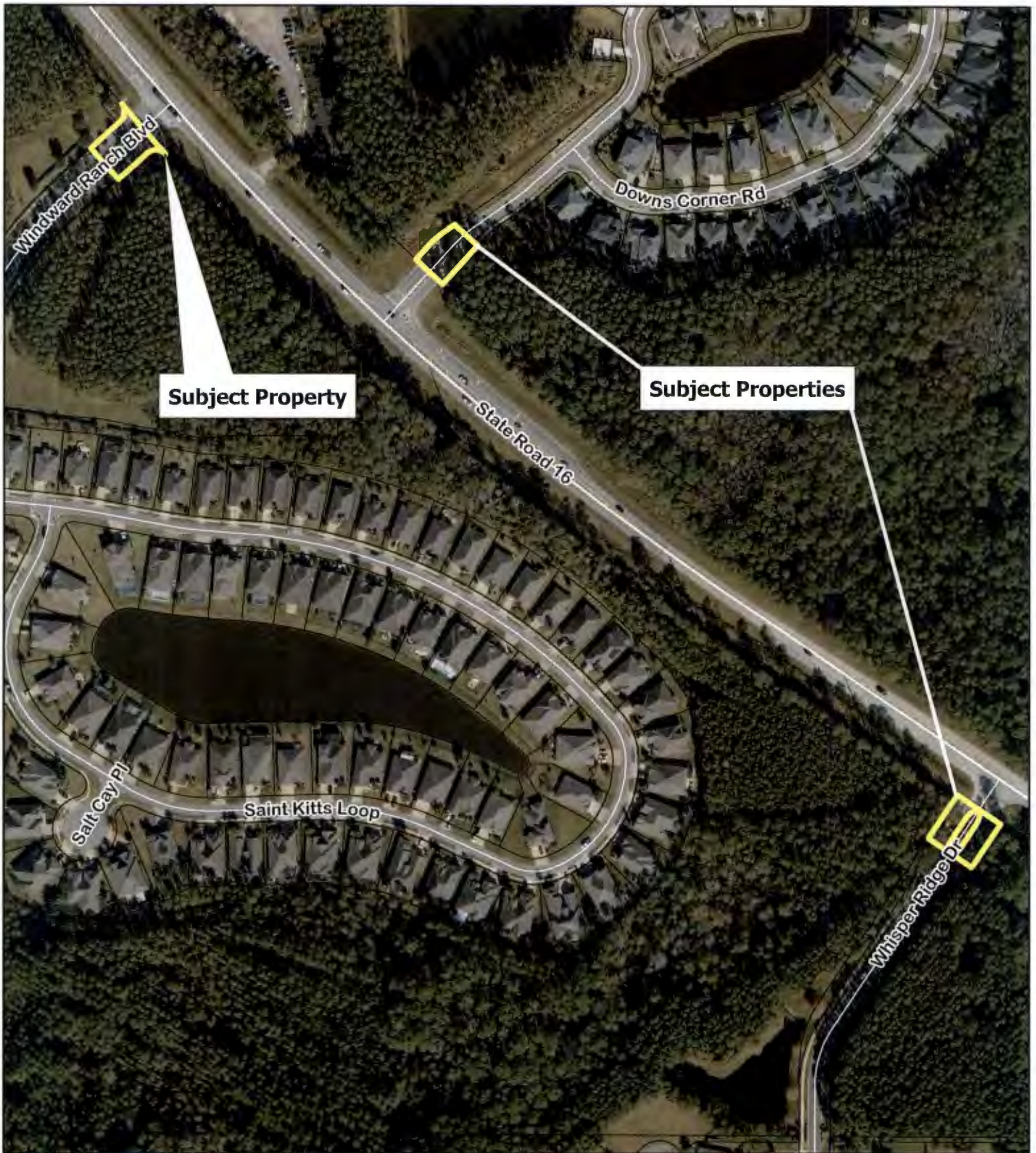
State Road 16  
Toms Rd

FDOT Temporary  
Construction 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 hereon.



**Subject Property**

**Subject Properties**




Imagery Date: 12/2024  
Date: 9/17/2025

**State Road 16  
Windward Ranch Blvd  
Downs Corner Rd  
Whisper Ridge Dr**

**FDOT Temporary  
Construction 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 hereon.