

RESOLUTION NO. 2025- 443

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE WATER SYSTEM TO SERVE SILVERLEAF PARCEL 8 AMENITY LOCATED OFF JOHNS ISLAND PARKWAY.**

**RECITALS**

**WHEREAS**, Silverleaf Master Owners Association, Inc., a Florida not for profit corporation, has executed and presented to the County an Easement associated with the water system to serve Silverleaf Parcel 8 Amenity, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "B" incorporated by reference and made a part hereof.

**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 Easement for Utilities is hereby accepted by the Board of County Commissioners.

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 Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18th day of November, 2025.

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

Rendition Date November 19, 2025

By: [Signature]  
Chair

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

[Signature]  
Deputy Clerk

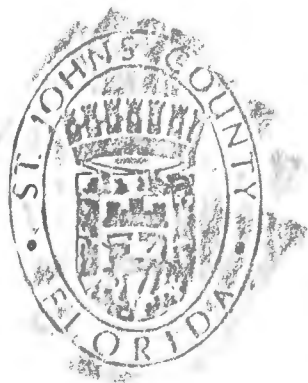


Exhibit "A" to the Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by Silverleaf Master Owner's Association Inc., with an address of 50 Silver Forest Dr #200, St Augustine, FL 32092, 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, alien, 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 meters 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 and/or sewer 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 and foundations, footing and/or anchors for surface improvements.

(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 and sewer 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. WATER SYSTEM - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines located within the boundary of the Grantor's property excluding the water meters.

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. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. 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 corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered In the presence of:

Beverly L. Cunningham  
Witness

By: Kimberly S Bryan  
Its: Authorized Agent/Board member

Beverly L. Cunningham  
Print Name

50 Silver Forest Dr #200

St Augustine, FL 32092  
Witness Address REQUIRED BUSINESS OR PERSONAL

Jennie H. Hume  
Witness

Tarisa G. Crumney  
Print Name

50 Silver Forest Dr #200

St Augustine, FL 32092  
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 14 day of February, 2024, by Kimberly S Bryan as Authorized Agent/Board member for Silverleaf Master Owners Association, Inc.



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

Beverly L. Cunningham  
Notary Public  
My Commission Expires: 11/20/2027

Personally Known or Produced Identification  
Type of Identification Produced

EXHIBIT "A"  
EASEMENT AREA



March 6, 2025

Work Order No. 24-524.02

File No. 130F-13.02A

**St. Johns County Utility Easement 1**

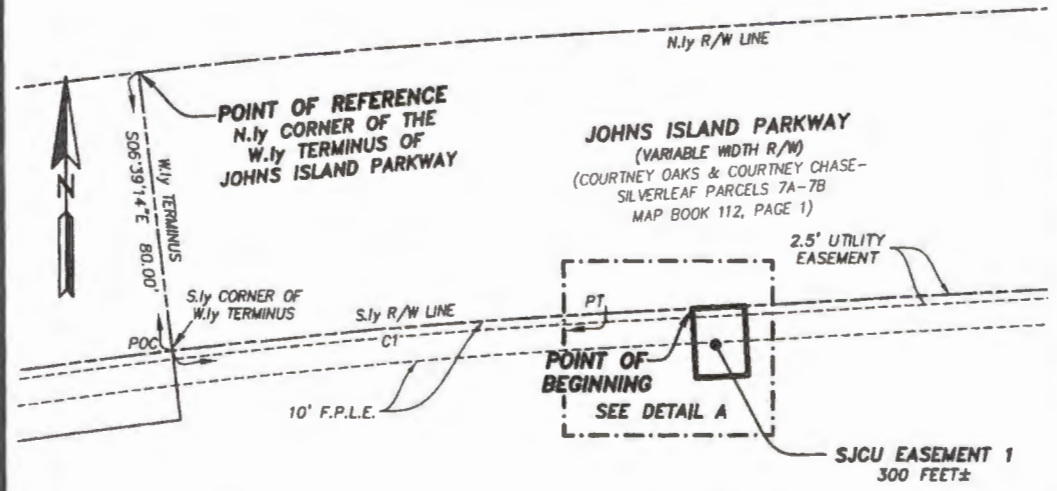
A portion of Tract "A", as depicted on Silverleaf Parcel 8B, Phase 2, a plat recorded in Map Book 128, pages 50 through 64, of the Public Records St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northerly corner of the Westerly terminus of Johns Island Parkway, a variable width right of way as depicted on Courtney Oaks & Courtney Chase – Silverleaf Parcels 7A-7B, a plat recorded in Map Book 112, page 1, of the Public Records of said county; thence South  $06^{\circ}39'14''$  East, along said Westerly terminus, 80.00 feet to the Southerly corner thereof, said corner being the Southerly right of way line of said Johns Island Parkway; thence Easterly along said Southerly right of way line and along the arc of a non-tangent curve concave Southerly having a radius of 1960.00 feet, through a central angle of  $03^{\circ}40'14''$ , an arc length of 125.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $85^{\circ}10'53''$  East, 125.54 feet; thence North  $87^{\circ}00'59''$  East, continuing along said Southerly right of way line, 24.87 feet to the Point of Beginning.

From said Point of Beginning, thence continue North  $87^{\circ}00'59''$  East along said Southerly right of way line, 15.00 feet; thence South  $02^{\circ}59'01''$  East, departing said Southerly right of way line, 20.00 feet; thence South  $87^{\circ}00'59''$  West, 15.00 feet; thence North  $02^{\circ}59'01''$  West, 20.00 feet to the Point of Beginning.

Containing 300 square feet, more or less.

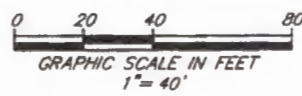
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF TRACT "A", AS DEPICTED ON SILVERLEAF PARCEL 8B, PHASE 2,  
MAP BOOK 128, PAGES 50 THROUGH 64, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



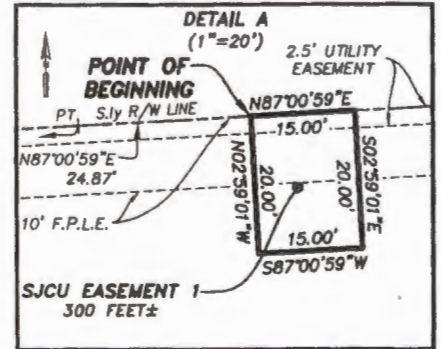
SILVERLEAF PARCEL 8B  
PHASE 2  
M.B. 128, PGS. 50-64

TRACT "A"  
(FUTURE AMENITY)

- LEGEND:**
- R/W RIGHT OF WAY
  - POC POINT ON CURVE
  - L1 TABULATED LINE DATA
  - C1 TABULATED CURVE DATA
  - M.B. MAP BOOK
  - PGS. PAGES
  - PT POINT OF TANGENCY
  - S.J.C.U. ST. JOHNS COUNTY UTILITY
  - F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1960.00'	3°40'14"	125.58'	N85°10'53"E	125.54'



- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE WESTERLY TERMINUS OF JOHNS ISLAND PARKWAY AS BEING SOUTH  $06^{\circ}39'14"$  EAST.

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
SURVEYING & MAPPING

Trusted  
Advisors,  
Creating  
Community.

14775 Old St. Augustine Rd. Jacksonville, Florida 32258  
(904) 642-8550 www.etm-inc.com  
Certificate of Authorization No: LB 3824

SCALE: 1"=40'  
DATE: MARCH 6, 2025  
G. C. COLYER III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6963

Exhibit "B" to the Resolution



**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**TO:** David Kaufman, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**DATE:** October 15, 2025  
**SUBJECT:** Silverleaf Parcel 8 Amenity (ASBULT 2025000066)

St. Johns County Utility Department has reviewed and approved the Easement. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Silverleaf Parcel 8 Amenity.

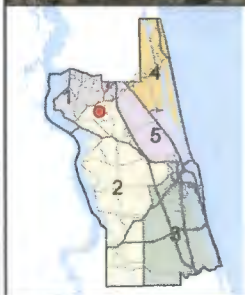
After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.

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**Subject Property**



Imagery Date: 12/2024

Date: 10/18/2025

## Silverleaf Parcel 8 Amenity 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.