

RESOLUTION NO. 2025- 486

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A GRANT OF EASEMENT TO ST. JOHNS COUNTY FOR DRAINAGE ALONG NATURE WALK PARKWAY.**

**RECITALS**

**WHEREAS**, Offices at Johns Creek Condominium Association, Inc., a Florida not-for-profit corporation, has executed and presented to St. Johns County, a Grant of Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, across a portion of its property; and

**WHEREAS**, the easement is given upon the County's request to allow for drainage in connection with Nature Walk Parkway; and

**WHEREAS**, it is in the best interest of the County to accept the Grant of 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 Grant of Easement is hereby accepted by the Board of County Commissioners.

Section 3. The Clerk is instructed to record the original Grant of 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 16th day of December, 2025.

Rendition Date DEC 18 2025

BOARD OF COUNTY COMMISSIONERS OF  
ST. JOHNS COUNTY, FLORIDA

By: Clay Murphy  
Clay Murphy, Chair

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

By: Robin J. Platt  
Deputy Clerk

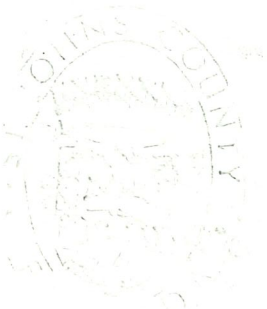


Exhibit "A" to the Resolution

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

**GRANT OF EASEMENT  
(Off-Site Drainage)**

**THIS INDENTURE**, made this 4<sup>th</sup> day of NOVEMBER, 2025, BETWEEN **OFFICES AT JOHNS CREEK CONDOMINIUM ASSOCIATION, INC.**, a Florida Not for Profit Corporation, party of the first part, whose mailing address is 1648 SE Port St. Lucie Blvd. Port St. Lucie, FL 34952 and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, party of the second part, whose mailing address is 500 San Sebastian View St. Augustine, FL 32804.

**WITNESSETH:** That the said party of the first part, for and in consideration of the sum of Ten Dollars, to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, have hereby granted, bargained, sold and conveyed to the said party of the second part, its successors and assigns forever, a non-exclusive unobstructed right of way and easement with the right, privilege, and authority to said party of the second part, its successors and assigns, to construct, operate, lay, maintain, improve and/or repair subsurface and associated equipment for drainage, on, along, over, through, across or under the following described land situate in St. Johns County, Florida, to-wit:

**SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.**

**TOGETHER** with the right of said party of the second part, its successors and assigns, of ingress and egress, to and over said above described premises, and for doing anything necessary or useful or convenient or removing at any time any and all of said improvements upon, over, under, or in said lands, together also with the right and easements, privileges and appurtenances in and to said land which may be required for the enjoyment of the rights herein granted.

**IN WITNESS WHEREOF**, the said party of the first part have signed and sealed these presents the day and year first above written.

Signed and Sealed in Our  
Presence as Witnesses:

sign *Suzanne Wilson*  
print Suzanne Wilson

address 3505 US1 SOUTH  
ST. AUGUSTINE, FL 32086

sign *Corey Clement*  
print Corey Clement

address 3505 U.S. 1 S.  
St. Augustine FL 32086

Grantor:  
Offices at Johns Creek  
Condominium Association Inc.  
A Florida Not for Profit Corporation

By: *Marc Jacarone*

Print Name: MARC JACARONE

Title: PRES.

STATE OF FLORIDA  
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 4<sup>th</sup> day of November, 2025, by Marc Jacarone  
as President for Offices at Johns Creek Condominium Association Inc., a Florida Not for  
Profit Corporation.

*Durinda K Conner*

Notary Public

My Commission Expires: 5-1-2026

Personally Known or Produced Identification  
Type of Identification Produced



DURINDA K. CONNER  
Commission # HH 228115  
Expires May 1, 2026



# MAP SHOWING SKETCH AND DESCRIPTION OF

A PART OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST, TOGETHER WITH A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: (SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTION)

OFFSITE EASEMENT FOR SWE#8

UNPLATTED PORTION OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST 748.57' 514'42.52'E

POINT OF BEGINNING L13

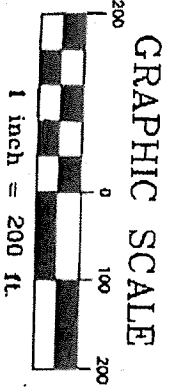
OFFSITE EASEMENT 4.80 ACRES

PROPOSED ROAD (SWE#8) JERIMOS BUFFER

PROPOSED JOHNS CREEK

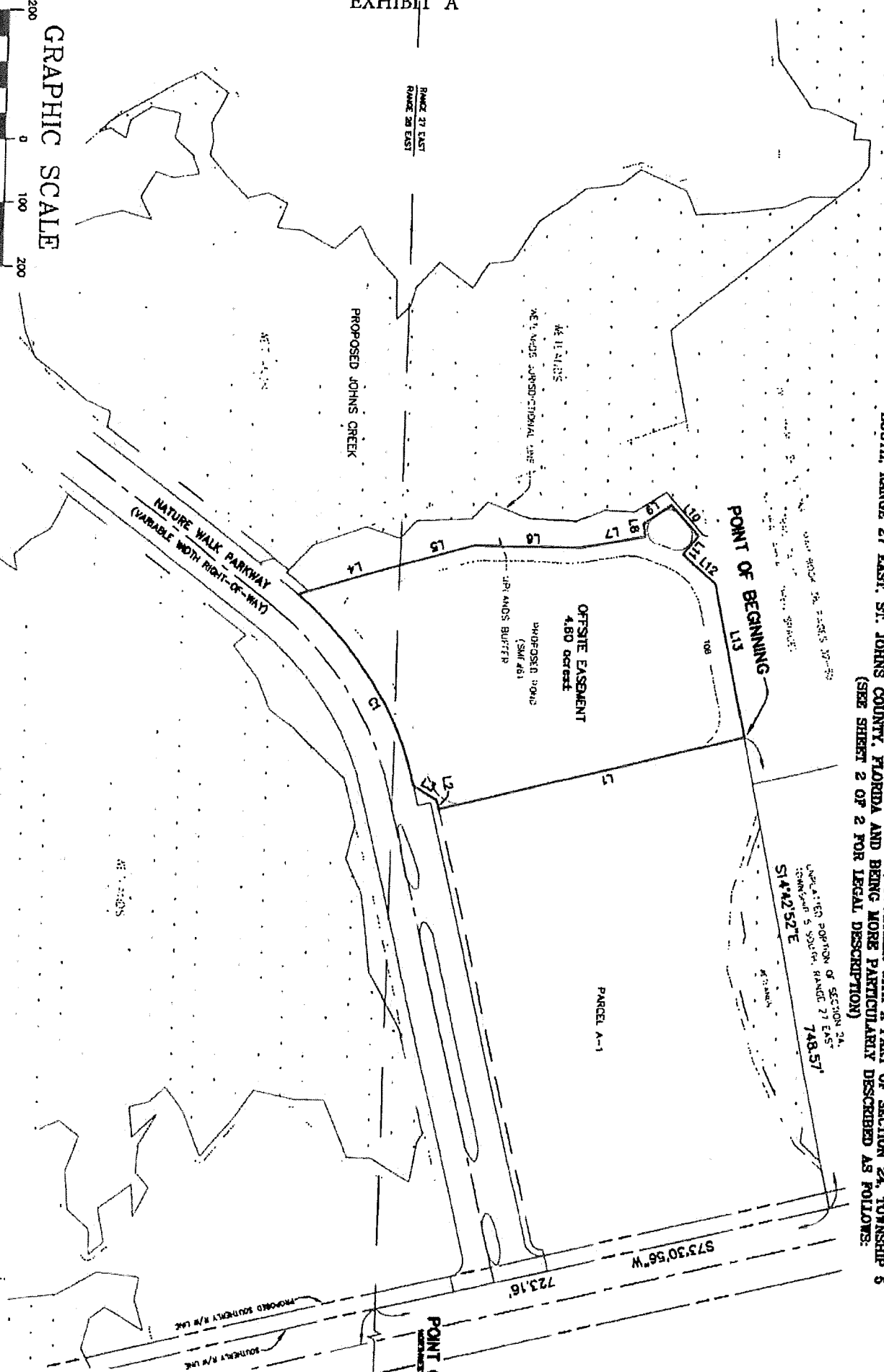
NATURE WALK PARKWAY (VARIABLE WIDTH RIGHT-OF-WAY)

RANGE 27 EAST RANGE 28 EAST



ORDER NO. 00-751-65

ALL AMERICAN SURVEYORS OF LAND SURVEYORS - 6820 SOUTHPOINT PARKWAY, SUITE 1 - JACKSONVILLE, FLORIDA 32216 -



S75°30'56"W

723.16'

POINT OF BEGINNING

PROPOSED SOUTHERLY R/W L&K SOUTHERLY R/W L&K

# MAP SHOWING SKETCH AND DESCRIPTION OF

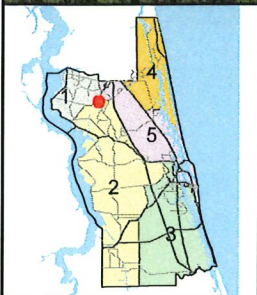
**SHEET 2 OF 2  
SEE SHEET 1 OF 2  
FOR GRAPHIC DEPICTION**

## OFFSITE EASEMENT FOR SMF#6

A PART OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 28 EAST TOGETHER WITH A PART OF SECTION 24, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 19; FROM THE POINT OF REFERENCE THUS DESCRIBED RUN SOUTH  $02^{\circ}34'09''$  EAST, ALONG THE WESTERLY LINE OF SAID SECTION 19, A DISTANCE OF 594.51 FEET TO ITS INTERSECTION WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 210 (A 100 FOOT RIGHT-OF-WAY AS PER STATE OF FLORIDA STATE ROAD DEPARTMENT RIGHT OF WAY MAP SECTION 7851-250, FORMERLY STATE ROAD NO. 210); THENCE RUN SOUTH  $73^{\circ}30'56''$  WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 723.16 FEET; THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE RUN SOUTH  $14^{\circ}42'52''$  EAST, A DISTANCE OF 748.57 FEET TO THE POINT OF BEGINNING; FROM THE POINT OF BEGINNING THUS DESCRIBED, THENCE RUN NORTH  $72^{\circ}56'55''$  EAST, A DISTANCE OF 487.64 FEET; THENCE RUN SOUTH  $16^{\circ}29'04''$  EAST, A DISTANCE OF 14.36 FEET; THENCE RUN SOUTH  $61^{\circ}29'05''$  EAST, A DISTANCE OF 42.43 FEET TO THE POINT OF A NON-TANGENT CURVE TO THE LEFT, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 540.00 FEET; THENCE RUN SOUTHEAST ALONG AND AROUND THE ARC OF SAID CURVE, AN ARC DISTANCE OF 354.94 FEET TO A POINT, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $35^{\circ}18'54''$  EAST, 348.59 FEET; THENCE ON A NON-TANGENT BEARING RUN SOUTH  $70^{\circ}22'24''$  WEST, A DISTANCE OF 172.24 FEET; THENCE RUN SOUTH  $71^{\circ}52'43''$  WEST, A DISTANCE OF 109.58 FEET; THENCE RUN SOUTH  $87^{\circ}02'44''$  WEST, A DISTANCE OF 165.42 FEET; THENCE RUN SOUTH  $76^{\circ}43'19''$  WEST, A DISTANCE OF 102.27 FEET; THENCE RUN SOUTH  $13^{\circ}16'41''$  EAST, A DISTANCE OF 20.32 FEET; THENCE RUN SOUTH  $52^{\circ}12'56''$  WEST, A DISTANCE OF 52.42 FEET; THENCE RUN NORTH  $45^{\circ}03'05''$  WEST, A DISTANCE OF 64.95 FEET; THENCE RUN NORTH  $36^{\circ}27'05''$  EAST, A DISTANCE OF 37.02 FEET; THENCE RUN NORTH  $53^{\circ}32'55''$  WEST, A DISTANCE OF 69.12 FEET; THENCE RUN NORTH  $14^{\circ}42'52''$  WEST, A DISTANCE OF 242.56 FEET TO THE POINT OF BEGINNING.

THE LANDS THUS DESCRIBED CONTAIN 4.60 ACRES, MORE OR LESS.



Imagery Date: 12/2024

Date: 11/13/2025

**Nature Walk Parkway  
Off-Site Drainage Pond**

**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 hereon.