

RESOLUTION NO. 2026- 119

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING AN EXCHANGE OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES, IN CONNECTION WITH THE PROPOSED COMMERCIAL DEVELOPMENT WITHIN CYPRESS LAKES PUD KNOWN AS CYPRESS VILLAGE.**

**RECITALS**

**WHEREAS**, HDG Moose Tracks, LLC, a Florida limited liability company, (“HDG”) owns the proposed commercial development within the Cypress Lakes PUD known as Cypress Village; and

**WHEREAS**, St. Johns County (“County”) owns the property adjacent to and south of HDG’s property that includes a stormwater pond (“Pond”) that is partly on HDG’s property; and

**WHEREAS**, HDG and County have agreed that it is of mutual benefit that HDG to own part of the County’s property that includes the Pond to have the ability to expand and maintain the Pond and have joint use with the County when the HDG parcel is developed; and

**WHEREAS**, HDG and the County have agreed that an exchange of property can be used to allow the expansion, maintenance, and joint use by virtue of a conveyance of the pond area on the County’s parcel by County Deed from the County to HDG, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, and a Grant of Easement and Covenant between HDG and the County over the entire pond area, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof; and

**WHEREAS**, approval of this exchange will ultimately be beneficial to the County by HDG taking over maintenance responsibilities of the Pond and passage of this Resolution will deem the County’s property not needed for County purposes as the Grant of Easement and Covenant will grant the County the full rights for adequate stormwater drainage; and

**WHEREAS**, the proposed exchange has been advertised in accordance with Section 125.37, Florida Statutes.

**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 into the body of this Resolution and such Recitals are adopted as findings of fact.

Section 2. This Resolution is passed and adopted:

- a. The County Deed attached hereto as Exhibit "A" is hereby approved and the Chair of the Board is hereby authorized to execute the deed on behalf of the County.
- b. The Grant of Easement and Covenant attached hereto as Exhibit "B" is hereby accepted and the Chair of the Board is hereby authorized to join in the execution of the easement on behalf of the County.
- c. The Clerk is instructed to record the original County Deed and Grant of Easement and Covenant in the public records of St. Johns County, Florida.

Section 3. 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 21 day of April, 2026.

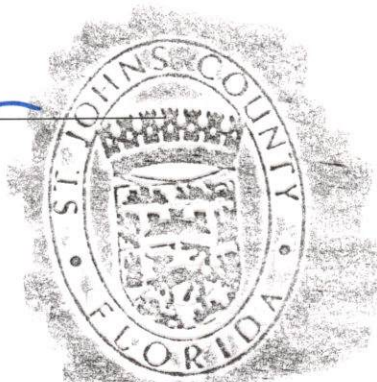
**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**

**Rendition Date** APR 21 2026

By: Clay Murphy  
Clay Murphy, Chair

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

By: Arthur K. Al  
Deputy Clerk



This Instrument Prepared By:  
St. Johns County  
500 San Sebastian View  
St. Augustine, FL 32084

**COUNTY DEED**

**THIS DEED**, made without warranty of title or warranty of method of conveyance, made this \_\_\_\_ day of \_\_\_\_\_, 2026, by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is County Administration Building, 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter "Grantor", to **HDG MOOSE TRACKS, LLC**, a Florida limited liability company, whose address is 200 Business Park Circle, Suite 105, St. Augustine, Florida 32095, hereinafter "Grantee". (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and their successors, and assigns of organizations).

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantee, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411(3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

**SEE EXHIBIT "A" ATTACHED HERETO**

**TOGETHER** with all tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Pursuant to Section 270.11, Florida Statutes, Grantor does NOT reserve any right, title or interest in or to any phosphate, minerals, metals or petroleum that are or may be in, on or under the Property or any right to mine or develop same, and Grantor specifically releases and waives any rights under such statute with respect to the Property.

**[Signatures appear on the following page]**

**IN WITNESS WHEREOF** the said Grantor has caused the presents to be executed in its name by its Board of County Commissioners acting by the Chair of the Board, the day and year aforesaid.

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

By: \_\_\_\_\_  
Clay Murphy  
Chair of the Board of County Commissioners  
of St. Johns County, Florida

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

\_\_\_\_\_  
Clerk (or Deputy Clerk)

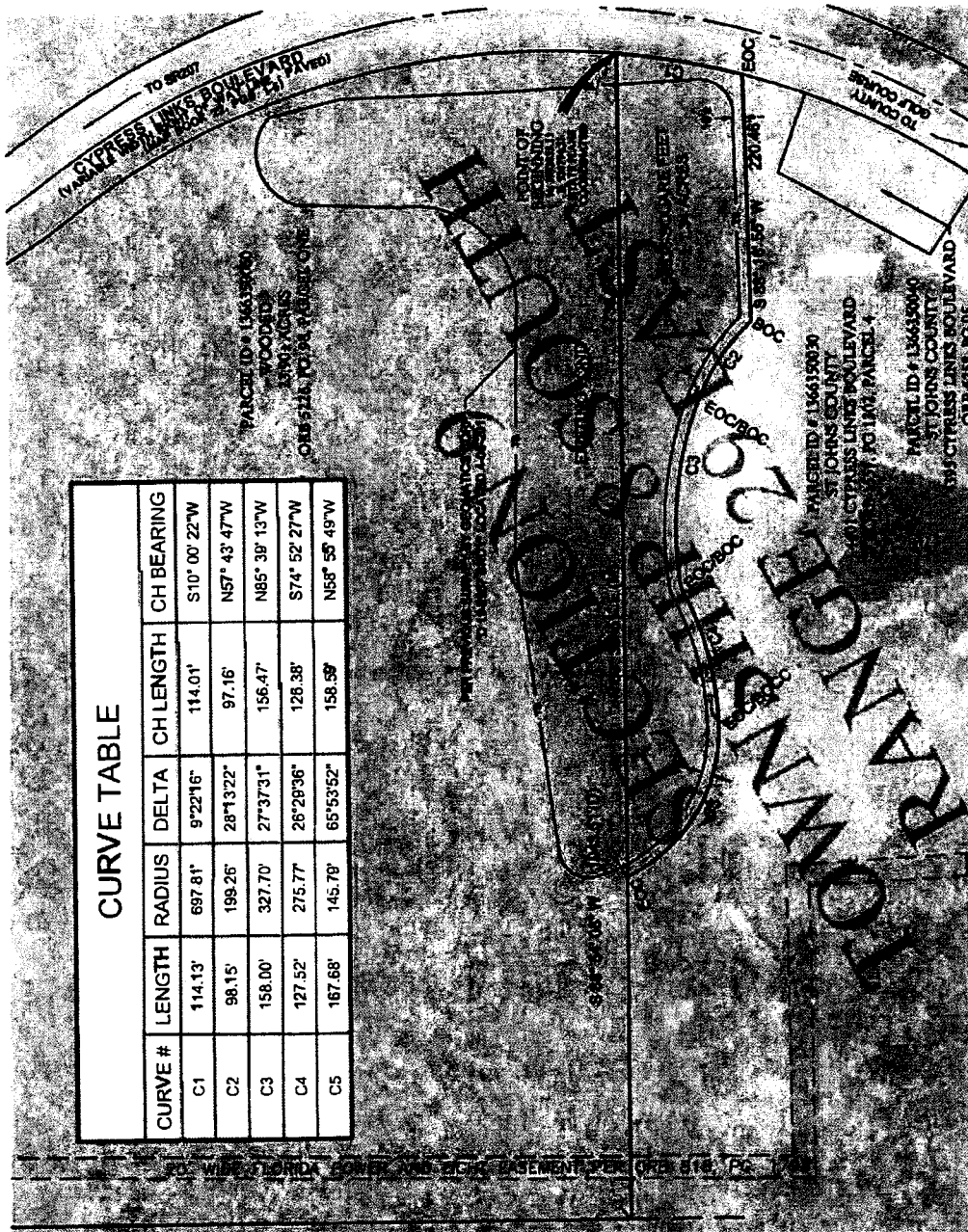
STATE OF FLORIDA  
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_ day of \_\_\_\_\_, 2026, by Clay Murphy, Chair of the Board of County Commissioners of St. Johns County, Florida.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

SKETCH & DESCRIPTION  
of  
**A PORTION OF AN EXISTING POND**  
in  
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST  
ST. JOHNS COUNTY, FLORIDA

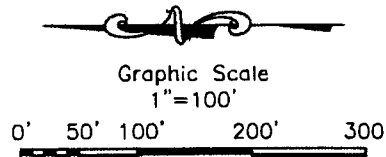


CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CH BEARING
C1	114.13'	697.81'	9°22'16"	S10° 00' 22"W
C2	98.15'	199.26'	28°13'22"	N57° 43' 47"W
C3	158.00'	327.70'	27°37'31"	N85° 39' 13"W
C4	127.52'	275.77'	26°29'36"	S74° 52' 27"W
C5	167.68'	145.79'	65°53'52"	N58° 50' 49"W

**LEGEND / ABBREVIATIONS**

- TS ..... TOP OF BANK
- BOC ..... BEGINNING OF CURVE
- BOCC ..... BEGINNING OF COMPOUND CURVE
- CH ..... CHORD
- (D) ..... DEED
- EOC ..... END OF CURVE
- (M) ..... MEASURED
- ORB ..... OFFICIAL RECORDS BOOK
- PG ..... PAGE
- SR ..... STATE ROAD

Digitally signed  
by Pablo Ferrari  
Date:  
2026.03.19  
13:56:06-04'00'  
Pablo Ferrari, Florida PSM #5601  
Not Valid Without The Digital Signature Of  
A Florida Licensed Surveyor & Mapper



\* REV. NOTE 03/19/26 UPDATED EASEMENT

FIELD BY	N/A	N/A
DRAWN BY	DAH	11/19/25
CHECKED BY	PF	11/19/25
FIELD BOOK	N/A	
PAGE(S)	N/A	

**DRMP**  
2804 N Fifth Street, Suite 101, St. Augustine, Florida 32084

**CERTIFIED TO:**  
Sea Glass Title  
Fidelity National Title Insurance  
Company  
HDG Moose Tracks  
St. Johns County

NOT COMPLETE WITHOUT ALL SHEETS  
PRESENT SEE SHEET 2 OF 2 FOR  
DESCRIPTION & NOTES

JOB NO.	B-25-1288.000-POND
DATE	11/19/2025
SCALE	1"=100'
PROJECT #	B 25-1288.000 MOOSETRACKS S&D
SHEET	1 OF 2

SKETCH & DESCRIPTION  
of  
**A PORTION OF AN EXISTING POND**  
in  
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST  
ST. JOHNS COUNTY, FLORIDA

POND DESCRIPTION (BY SURVEYOR)

A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1557, PAGE 1302, PARCEL 4, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5226, PAGE 98, PARCEL ONE, OF SAID PUBLIC RECORDS, SAME BEING THE NORTHEASTERLY CORNER OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1557, PAGE 1302, PARCEL 4, SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS LINKS BOULEVARD, PER MAP OR PLAT OF CYPRESS LAKES PHASE 1, RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG JUST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF CYPRESS LINKS BOULEVARD, ALONG A CURVE CONCAVE WESTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 16 SECONDS, HAVING A RADIUS OF 697.81 FEET, AND AN ARC LENGTH OF 114.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 00 MINUTES 22 SECONDS WEST, 114.01 FEET, TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 88 DEGREES 16 MINUTES 56 SECONDS WEST, ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, 220.46 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 22 SECONDS, A RADIUS OF 199.26 FEET, AND AN ARC LENGTH OF 98.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 43 MINUTES 47 SECONDS WEST, 97.16 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 27 DEGREES 37 MINUTES 31 SECONDS, A RADIUS OF 327.70 FEET, AND AN ARC LENGTH OF 158.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 39 MINUTES 13 SECONDS WEST, 156.47 FEET, TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE NORTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE 26 DEGREES 29 MINUTES 36 SECONDS, A RADIUS OF 275.77 FEET, AND AN ARC LENGTH OF 127.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 52 MINUTES 27 SECONDS WEST, 126.38 FEET, TO THE END OF SAID CURVE AND THE BEGINNING OF A COMPOUND CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE NORTHEASTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE 65 DEGREES 53 MINUTES 52 SECONDS, A RADIUS OF 145.79 FEET, AND AN ARC LENGTH OF 167.68 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58 DEGREES 55 MINUTES 49 SECONDS WEST, 158.59 FEET, TO THE END OF SAID CURVE, SAME BEING A POINT ON THE SOUTHERLY LINE OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5226, PAGE 98, PARCEL ONE, SAME BEING THE NORTHERLY LINE OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1557, PAGE 1302, PARCEL 4; THENCE ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, NORTH 89 DEGREES 30 MINUTES 51 SECONDS EAST, ALONG JUST MENTIONED SOUTHERLY AND NORTHERLY LINES, 736.24 FEET, TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 58536 SQUARE FEET OR 1.34 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) NO FIELD WORK WAS PERFORMED IN PREPARATION OF THIS SKETCH.
- 3) THE BEARINGS SHOWN HEREON ARE BASED ON A PREVIOUS SURVEY BY GEOMATICS CORP. "D 19-2967 BNDY" REVISED MARCH 23, 2021. AND OTHER SURVEYS/SKETCHES AS NOTED. THEY REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (901), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011). COORDINATES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
- 4) THIS SKETCH & DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE INSTRUMENTS OF RECORD AND NOT OF RECORD, AFFECTING THE SUBJECT PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.
- 5) THE SUBJECT PARCEL CONTAINS 58536 SQUARE FEET OR 1.34 ACRES, MORE OR LESS.
- 6) IMAGERY CIRCA 2024 FROM ST. JOHNS COUNTY.
- 7) THE SUBJECT PARCEL LIES 10 FEET MORE OR LESS FROM THE TOP OF BANK OF AN EXISTING POND.

 <b>DRMP</b> <small>DESIGN • SURVEYING • PLANNING • CONSTRUCTION</small> <small>187 2548</small>	NOT COMPLETE WITHOUT ALL SHEETS PRESENT	JOB NO. B-25-1288.000-POND DATE 11/19/2025 SCALE N/A
	PROJECT # B 25-1288.000 MOOSETRACKS S&D	
	SHEET 2 OF 2	

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

**GRANT OF EASEMENT AND COVENANT**

**THIS GRANT OF EASEMENT and covenants running with the land**, made this \_\_\_\_ day of \_\_\_\_\_, 2026, between **HDG MOOSE TRACKS, LLC**, a Florida limited liability company, whose address is 200 Business Park Circle, Suite 105, St. Augustine, Florida 32095, hereinafter called the "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 the "Grantee."

**WITNESSETH:** That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration to them in hand paid by Grantee, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold, and conveyed to the Grantee, its successor and assigns forever, a non-exclusive perpetual drainage easement with the right, privilege, and authority to said Grantee, its successor and assigns, to use, maintain, improve, and repair, either above or below the surface of the ground, the stormwater pond and drainage facilities (the "Pond Facilities"), on, along, over, through, across, or under the following described land situate in St. Johns County, Florida, subject to the parameters described in the obligations of the Grantor set forth below to wit:

Property attached hereto as Exhibit "A," incorporated by reference and made a part hereof (the "Pond Easement Area").

**TOGETHER** with the right to said Grantee its successors and assigns, of ingress and egress, to and over the above-described property, and for doing anything necessary, useful or convenient for the enjoyment of the easement herein granted.

1. Grantor hereby agrees to:
  - a. Be responsible for the maintenance of the Pond Easement Area and keep them in good condition and in compliance with all applicable laws, rules, regulations, and ordinances.
  - b. The existing treatment volume as documented in St. Johns River Water Management District ERP Permits # 4-109-21387-2, # 4-109-21387-10, # 4-109-21387-32, and all Permit Sequence #4-109-21387.
2. Grantor may, at Grantor's expense, modify, reconfigure, and/or relocate the facilities or easement areas that are the subject matter of this Easement, pursuant to plans approved by St. Johns River Water Management District and St. Johns County, and provided the existing stormwater treatment volumes are maintained for any proposed relocation of the Pond Facilities. Any such modification, reconfigured, and/or relocation shall be documented and memorialized by amending this Easement.

3. The Grantor and Grantee covenant and agree that neither party shall knowingly discharge, through their use of the Pond Facilities into or through the Pond Easement Area, any hazardous or toxic material or substances, any pollutants, or any other substances or materials prohibited or regulated under a federal, state, or local law, ordinance, rule regulation or permit, except in accordance with such laws, ordinances, rules, regulations and permits. The Parties shall each make all reasonable efforts to contact each other regarding any known prohibited discharge into or within the Pond Easement Area originating from any public right-of-way, upon notification, the party receiving said notification shall responsibly perform the necessary action to contain and eliminate the discharge. Any obligation pertaining to a substance, material, or pollutant cleanup of either party, whether such violation of such laws, ordinances, rules, regulations or permits was known or unknown by the originating party shall, once known, be performed and paid for in full by the originating party. In the event of a prohibited discharge into or within the Pond Easement Area, either party may immediately cure the same and be reimbursed upon demand for reasonable cost thereof as appropriate. Nothing herein shall preclude the Grantor or Grantee from seeking reimbursement from another party responsible identified as the source of the prohibited discharge.

4. In consideration of the granting of this Easement, Grantee hereby agrees to indemnify, defend and hold Grantor harmless from and against any and all losses, damages, causes of action, claims, liabilities, claims alleging personal injury, including bodily injury or death, and/or property damage, and cost and expenses relating to the foregoing, including reasonable attorneys' fees and court costs, but only to the extent that such claims arise out of Grantee's activities on the Grantor Property, arise out of Grantee's use of the Grant of Easement, and/or are caused by Grantee or any officer, employee, representative or agent of Grantee. Nothing herein shall be construed as a waiver of Grantee's sovereign immunity nor as its consent to be sued by third parties, except as set forth in Section 768.28, Florida Statutes (2023). Grantee's liability is limited in an amount not to exceed the monetary limits on liability and attorney's fees and costs set forth in Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

In consideration of the Grantee conveying a portion of the Pond Easement Area to Grantor, Grantor hereby agrees to indemnify, defend and hold Grantee harmless from and against any and all losses, damages, causes of action, claims, liabilities, claims alleging personal injury, including bodily injury or death, and/or property damage, and cost and expenses relating to the foregoing, including reasonable attorneys' fees and court costs, but only to the extent that such claims arise out of Grantor's activities on the Grantor Property, arise out of Grantor's use of the Grantor Property, and/or are caused by Grantor or any officer, employee, representative or agent of Grantor.

These Easement covenants and the obligations and rights set forth above are running with the land and shall be binding upon and inure to the benefit and burden of the successors and assigns of the respective parties hereto.

[Signatures appear on the following pages.]

**IN WITNESS WHEREOF**, Grantor and Grantee have hereunto set hand and seal as of the day and year first above written.

By Signed, sealed and delivered in the presence of:

GRANTOR:  
HDG MOOSE TRACKS, LLC,  
a Florida limited liability company

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_ as \_\_\_\_\_ of HDG Moose Tracks, LLC, a Florida limited liability company.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

Signed, sealed and delivered in the presence of:

GRANTEE:  
ST. JOHNS COUNTY, FLORIDA

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

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

Witness: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF FLORIDA  
COUNTY OF ST. JOHNS

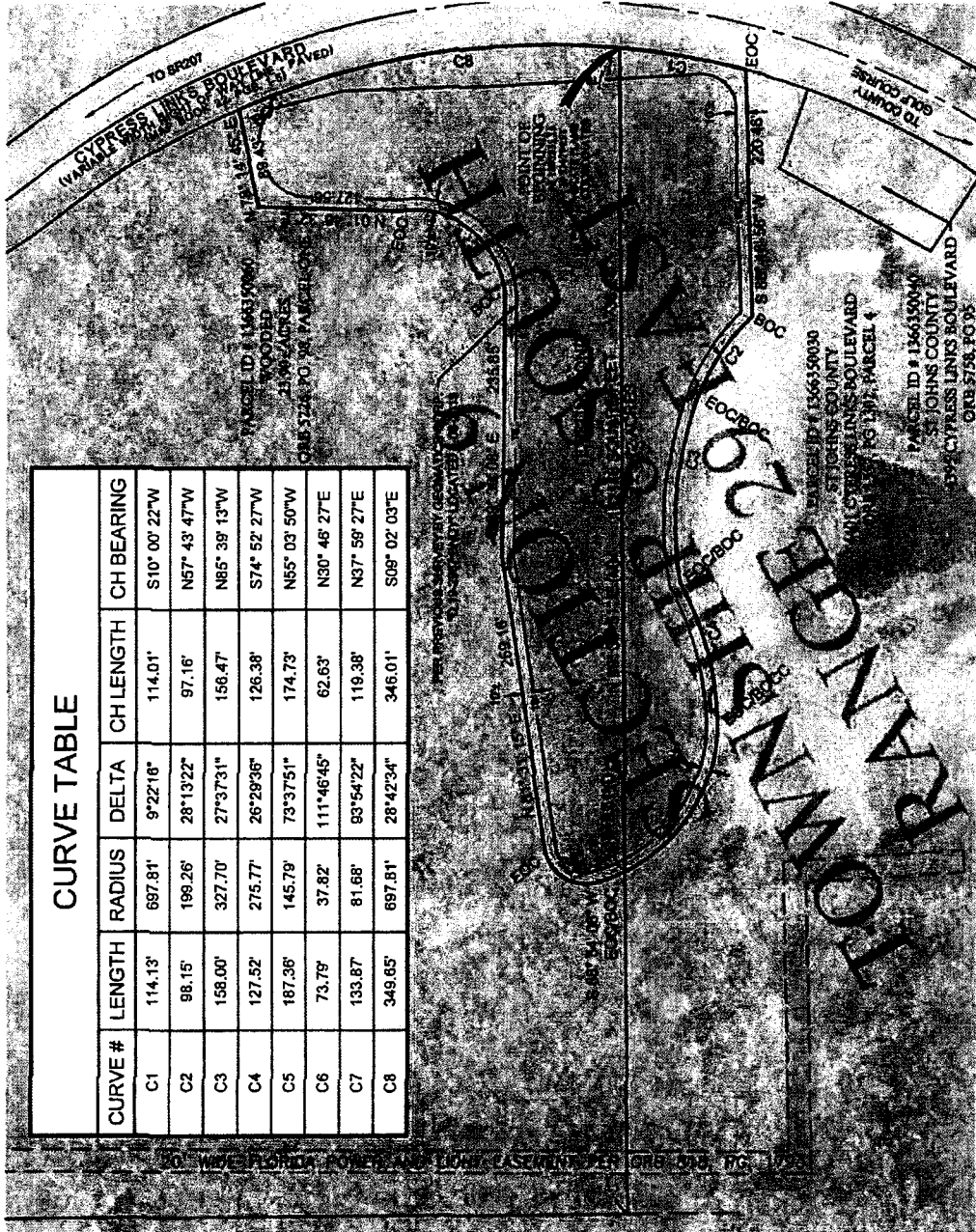
The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this \_\_\_\_\_ day of \_\_\_\_\_, 2026, by \_\_\_\_\_, Chair of the Board of County Commissioners.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Personally Known or Produced Identification  
Type of Identification Produced

**SKETCH & DESCRIPTION**  
of  
**AN EXISTING POND**

in  
SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST  
ST. JOHNS COUNTY, FLORIDA



CURVE TABLE							
CURVE #	LENGTH	RADIUS	DELTA	CH LENGTH	CH BEARING		
C1	114.13'	697.81'	9°22'18"	114.01'	S10° 00' 22"W		
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C4	127.52'	275.77'	26°29'36"	126.38'	S74° 52' 27"W		
C5	187.36'	145.79'	73°37'51"	174.73'	N55° 03' 50"W		
C6	73.78'	37.82'	111°46'45"	62.63'	N30° 46' 27"E		
C7	133.87'	81.68'	93°54'22"	119.38'	N37° 59' 27"E		
C8	349.65'	697.81'	28°42'34"	346.01'	S08° 02' 03"E		

**LEGEND / ABBREVIATIONS**

- BOC ..... TOP OF BANK
- BOCC ..... BEGINNING OF CURVE
- CH ..... BEGINNING OF COMPOUND CURVE
- (O) ..... CHORD
- EOC ..... DEED
- (M) ..... END OF CURVE
- ORB ..... MEASURED
- PG ..... OFFICIAL RECORDS BOOK
- SR ..... PAGE
- SR ..... STATE ROAD

Digitally signed  
by Pablo Ferrari  
Date: 2026.03.19  
13:57:45-04'00'

Pablo Ferrari, Florida PSM #5601  
Not Valid Without The Digital Signature Of  
A Florida Licensed Surveyor & Mapper



Graphic Scale  
1"=100'



FIELD BY	N/A	N/A
DRAWN BY	MMB	03/19/26
CHECKED BY	PF	03/19/26
FIELD BOOK	N/A	
PAGE(S)	N/A	

**CERTIFIED TO:**  
Sea Glass Title  
Fidelity National Title Insurance  
Company  
HDG Moose Tracks  
St. Johns County

NOT COMPLETE WITHOUT ALL SHEETS PRESENT SEE SHEET 2 OF 2 FOR DESCRIPTION & NOTES

JOB NO.	B-25-1288.000-POND2
DATE	03/19/2026
SCALE	1"=100'
SHEET	1 OF 2

**SKETCH & DESCRIPTION**

of  
**AN EXISTING POND**

in

**SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST**

**ST. JOHNS COUNTY, FLORIDA**

POND EASEMENT DESCRIPTION (BY SURVEYOR)

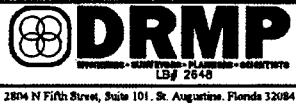
A PORTION OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1557, PAGE 1302, PARCEL 4, AND A PART OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5226, PAGE 98 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING WITHIN SECTION 9, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

AS A POINT OF BEGINNING COMMENCE AT THE SOUTHEAST CORNER OF THOSE LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 5226, PAGE 98, PARCEL ONE, OF SAID PUBLIC RECORDS, SAME BEING THE NORTHEASTERLY CORNER OF AFOREMENTIONED LANDS AS DESCRIBED IN OFFICIAL RECORDS BOOK 1557, PAGE 1302, PARCEL 4, SAME BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF CYPRESS LINKS BOULEVARD, PER MAP OR PLAT OF CYPRESS LAKES PHASE 1, RECORDED IN MAP BOOK 22, PAGES 1 THROUGH 5 OF SAID PUBLIC RECORDS; THENCE SOUTHERLY ALONG JUST MENTIONED WESTERLY RIGHT-OF-WAY LINE OF CYPRESS LINKS BOULEVARD, ALONG A CURVE CONCAVE WESTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 09 DEGREES 22 MINUTES 16 SECONDS, HAVING A RADIUS OF 697.81 FEET, AND AN ARC LENGTH OF 114.13 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10 DEGREES 00 MINUTES 22 SECONDS WEST, 114.01 FEET, TO THE END OF SAID CURVE; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY LINE, SOUTH 88 DEGREES 16 MINUTES 56 SECONDS WEST, ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, 220.46 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 28 DEGREES 13 MINUTES 22 SECONDS, A RADIUS OF 199.26 FEET, AND AN ARC LENGTH OF 98.15 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 43 MINUTES 47 SECONDS WEST, 97.16 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE; THENCE NORTHWESTERLY ON A CURVE CONCAVE SOUTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 27 DEGREES 37 MINUTES 31 SECONDS, A RADIUS OF 327.70 FEET, AND AN ARC LENGTH OF 158.00 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 85 DEGREES 39 MINUTES 13 SECONDS WEST, 156.47 FEET, TO THE END OF SAID CURVE AND THE BEGINNING OF A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ALONG SAID CURVE CONCAVE NORTHERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE 26 DEGREES 29 MINUTES 36 SECONDS, A RADIUS OF 275.77 FEET, AND AN ARC LENGTH OF 127.52 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 74 DEGREES 52 MINUTES 27 SECONDS WEST, 126.38 FEET, TO THE END OF SAID CURVE AND THE BEGINNING OF A COMPOUND CURVE; THENCE NORTHWESTERLY ALONG SAID CURVE CONCAVE NORTHEASTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 73 DEGREES 37 MINUTES 51 SECONDS, A RADIUS OF 145.79 FEET, AND AN ARC LENGTH OF 187.36 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55 DEGREES 03 MINUTES 50 SECONDS WEST, 174.73 FEET, TO THE END OF SAID CURVE, THENCE NORTHEASTERLY ON A CURVE CONCAVE SOUTHEASTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 111 DEGREES 46 MINUTES 45 SECONDS, HAVING A RADIUS OF 37.82 FEET, AND AN ARC LENGTH OF 73.79 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 46 MINUTES 27 SECONDS EAST, 62.63 FEET, TO THE END OF SAID CURVE; THENCE ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, NORTH 81 DEGREES 31 MINUTES 15 SECONDS EAST, 259.16 FEET, THENCE SOUTH 89 DEGREES 30 MINUTES 08 SECONDS EAST, 235.85 FEET TO THE BEGINNING OF NON-TANGENT CURVE; THENCE NORTHEASTERLY ON A CURVE CONCAVE NORTHWESTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 93 DEGREES 54 MINUTES 22 SECONDS, HAVING A RADIUS OF 81.68 FEET, AND AN ARC LENGTH OF 133.87 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37 DEGREES 59 MINUTES 27 SECONDS EAST, 119.38 FEET, TO THE END OF SAID CURVE; THENCE ALONG A LINE NON-TANGENT TO LAST DESCRIBED CURVE, NORTH 01 DEGREES 48 MINUTES 32 SECONDS EAST, 127.56 FEET; THENCE NORTH 78 DEGREES 14 MINUTES 45 SECONDS EAST, 89.43 FEET, TO THE BEGINNING OF A CURVE AND SAID WESTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD; THENCE SOUTHERLY ALONG JUST MENTIONED WESTERLY RIGHT-OF-WAY LINE, ALONG A CURVE CONCAVE WESTERLY, THE ARC OF SAID CURVE PASSING THROUGH A CENTRAL ANGLE OF 28 DEGREES 42 MINUTES 34 SECONDS, HAVING A RADIUS OF 697.81 FEET, AND AN ARC LENGTH OF 349.65 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 03 MINUTES 03 SECONDS EAST, 346.01 FEET, TO THE END OF SAID CURVE AND POINT OF BEGINNING.

THE ABOVE DESCRIBED LANDS CONTAIN 16211B SQUARE FEET OR 3.72 ACRES, MORE OR LESS.

SURVEYOR'S NOTES

- 1) THIS IS NOT A BOUNDARY SURVEY.
- 2) NO FIELD WORK WAS PERFORMED IN PREPARATION OF THIS SKETCH.
- 3) THE BEARINGS SHOWN HEREON ARE BASED ON A PREVIOUS SURVEY BY GEOMATICS CORP. "D 19-2967 BNDY" REVISED MARCH 23, 2021. AND OTHER SURVEYS/SKETCHES AS NOTED. THEY REFER TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE (90'), NORTH AMERICAN DATUM OF 1983, 2011 ADJUSTMENT (NAD83/2011). COORDINATES SHOWN ARE EXPRESSED IN U.S. SURVEY FEET.
- 4) THIS SKETCH & DESCRIPTION WAS PERFORMED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE. THERE MAY BE INSTRUMENTS OF RECORD AND NOT OF RECORD, AFFECTING THE SUBJECT PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.
- 5) THE SUBJECT PARCEL CONTAINS 16211B SQUARE FEET OR 3.72 ACRES, MORE OR LESS.
- 6) IMAGERY CIRCA 2024 FROM ST. JOHNS COUNTY.
- 7) THE SUBJECT PARCEL LIES 10 FEET MORE OR LESS FROM THE TOP OF BANK OF AN EXISTING POND.



NOT COMPLETE WITHOUT ALL SHEETS PRESENT	JOB NO. B-25-1288.000-POND2
	DATE 03/18/2026
	N/A
PROJECT # 25-1588.000 MOOSE TRACKS S&D-FULL POND	SHEET 2 OF 2



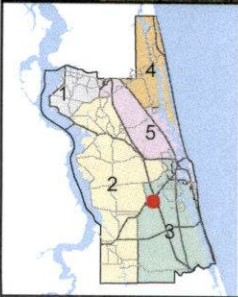
Subject Property

State Road 207

Cypress Links Blvd

LE Parrish Rd

Golf Ridge Dr



Imagery Date: 12/2024

Date: 3/25/2026

### Cypress Links Boulevard Property Exchange - County Deed



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.



Subject Property

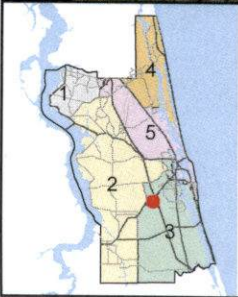
State Road 207

Cypress Links Blvd

LE Parrish Rd

Golf Ridge Dr

Eagle Creek Ct



Imagery Date: 12/2024

Date: 3/25/2026

Cypress Links Boulevard

Property Exchange -  
Grant of Easement  
and Covenant



Land Management  
Systems  
Real Estate Division  
(904) 209-0790

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## AFFIDAVIT OF PUBLICATION

Minutes And Records  
Brandon Patty, Clerk of Circuit Court & Comptroller  
4010 Lewis Speedway  
St Augustine FL 32084-8637

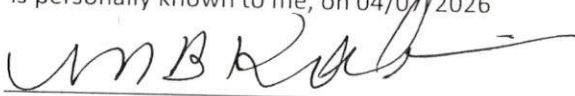
STATE OF WISCONSIN, COUNTY OF BROWN

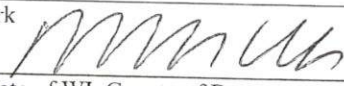
Before the undersigned authority personally appeared, who on oath says that he or she is the Legal Coordinator of the St Augustine Record, published in St Johns County, Florida; that the attached copy of advertisement, being a Public Notices, was published on the publicly accessible website of St Johns County, Florida, or in a newspaper by print in the issues of, on:

SAG St Augustine Record 03/31/2026, 04/07/2026  
SAG staugustine.com 03/31/2026, 04/07/2026

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

Subscribed and sworn to before me, by the legal clerk, who is personally known to me, on 04/07/2026

  
\_\_\_\_\_  
Legal Clerk

  
\_\_\_\_\_  
Notary, State of WI, County of Brown

8.25.26

My commission expires

Publication Cost: \$138.08  
Tax Amount: \$0.00  
Payment Cost: \$138.08  
Order No: 12190738 # of Copies: 1  
Customer No: 764114  
PO #: Exchange of Property

**THIS IS NOT AN INVOICE!**

*Please do not use this form for payment remittance.*

MARIAH VERHAGEN  
Notary Public  
State of Wisconsin

## **NOTICE OF PROPOSED EXCHANGE OF COUNTY PROPERTY**

On Tuesday, April 21, 2026, the Board of County Commissioners of St. Johns County, Florida, in the St. Johns County Auditorium, County Administration Building, 500 San Sebastian View (U.S. #1 North), St. Augustine, Florida, 32084, will consider and may take action on a Resolution approving an exchange of real property between St. Johns County (owner of real property described in County Deed - Exhibit "A" to the Resolution) and HDG Moose Tracks, LLC, a Florida limited liability company (owner of real property described in Grant of Easement and Covenant - Exhibit "B" to the Resolution) in reference to property with the Cypress Lakes PUD.

The proposed legal descriptions and maps of the real property to be exchanged are shown in the Exhibits of the Resolution which are available for inspection by the public in the Office of the Clerk of Courts, Ex-Officio Clerk to the Board of County Commissioners, located in the Richard O. Watson Judicial Center, 4010 Lewis Speedway, St. Augustine, Florida.

**NOTICE OF PERSONS NEEDING SPECIAL ACCOMMODATIONS AND TO ALL HEARING IMPAIRED PERSONS:** In accordance with the Americans with Disabilities Act, persons needing special accommodations to participate in these proceedings should contact, ADA Coordinator, at (904) 209-0400 or at the Facilities Management Department, 2416 Dobbs Road, St. Augustine, FL 32086. For hearing-impaired individuals: Florida Relay Service: 1-800-955-8770, no later than 5 days prior to the date of the meeting.

**BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA**  
BRANDON J. PATTY, ITS CLERK  
By: Artricia Allen, Deputy Clerk