

RESOLUTION NO. 2026- 13

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING A FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE AMENDMENT ON BEHALF OF THE COUNTY IN CONNECTION WITH ACCOLADE AVENUE.

WHEREAS, SP Legend Point 4, LLC, an Indiana limited liability company (“SP Legend”) and St. Johns County (“County”) entered into that certain Access Easement Agreement dated June 4, 2024, and recorded June 11, 2024, in the Official Records Book 5966, Page 71, of the public records of St. Johns County, Florida, (the “Agreement”) to provide access across the private road known as Accolade Avenue; and

WHEREAS, SP Legend and the County desire to amend the Agreement by removing a strip of land from legal description of the original Agreement; and

WHEREAS, the Exhibit “A” of the original Agreement is deleted in its entirety and replaced with a new Exhibit “A” depicting the new legal description attached to the First Amendment to Access Easement Agreement attached hereto as Exhibit “A” incorporated herein by reference and made part hereof; and

WHEREAS, except to the extent expressly modified by this First Amendment, all the terms and conditions of the Agreement are hereby ratified by SP Legend and the County and remain in full force and effect.

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 approves and authorizes the Chair to execute the First Amendment to Access Easement Agreement, attached hereto.

Section 3. The Clerk is instructed to record the First Amendment to Access Easement Agreement in the Official Records of St. Johns County, Florida.

Section 4. To the extent that there are typographical 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 20th day of January, 2026.

Rendition Date JAN 20 2026

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: Crystal Smith
Deputy Clerk



PREPARED BY AND AFTER
RECORDING RETURN TO:

Julie M. Elliott, Counsel
Scannell Properties
8801 River Crossing Blvd., Suite 300
Indianapolis, IN 46240
Parcel Nos. 023700-0177; 023700-0178;
023700-0179; and 023700-0180

**Cross References: Instrument #2024045574
Book 5966; Page 71**

FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT

THIS FIRST AMENDMENT TO ACCESS EASEMENT AGREEMENT (this "**First Amendment**") is made and entered into as of the ___ day of _____, 2025 (the "**Effective Date**"), by **SP LEGEND POINT 4, LLC**, an Indiana limited liability company ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("**Grantee**").

RECITALS

WHEREAS, Grantor and Grantee entered into that certain Access Easement Agreement dated June 4, 2024, which was recorded on June 11, 2024 in the Official Records of the St. Johns County Clerk of the Circuit Court and Comptroller as Instrument #2024045574 in Book 5966, Page 71 (the "**Agreement**"); and

WHEREAS, Grantor and Grantee desire to amend the Agreement as set forth herein.

AGREEMENT:

NOW, THEREFORE, in consideration of the foregoing recitals, the Agreement and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor and Grantee hereby agree as follows:

1. **Incorporation of Recitals; Capitalized Terms.** The foregoing recitals are hereby incorporated herein by reference as if fully set forth herein. Capitalized terms used and not defined in this First Amendment have the meanings ascribed to such terms in the Agreement. The Agreement, as modified by this First Amendment, is referred to herein as the "**Agreement**".

2. **Exhibit A – Grantor Property and Access Easement Area.** Exhibit A of the Agreement is deleted in its entirety and replaced with Exhibit A attached to this First Amendment and incorporated herein by reference.

3. **No Further Modifications.** Except to the extent expressly modified by this First Amendment, all of the terms and conditions of the Agreement are hereby ratified by Grantor and Grantee and remain in full force and effect.

[Remainder of page intentionally left blank; signature page follows.]

IN WITNESS WHEREOF, Grantor and Grantee have executed the foregoing First Amendment to Access Easement Agreement as of the Effective Date.

Signed in the presence of:

Shannon Parkhurst

Printed Name:
Shannon Parkhurst

Address: 8801 River Crossing Blvd., Ste 300
Indianapolis, Indiana 46240

Joan Emmidge

Printed Name:
Joan Emmidge

Address: 8801 River Crossing Blvd., Ste 300
Indianapolis, Indiana 46240

GRANTOR:

SP LEGEND POINT 4, LLC,
an Indiana limited liability company

By: Marc D. Pflieger
Marc D. Pflieger, Manager

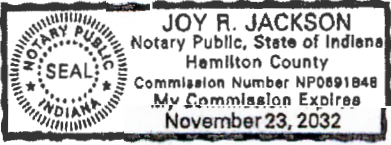
STATE OF INDIANA)
) SS:
COUNTY OF MARION)

BEFORE ME, a Notary Public in and for said County and State, by means of physical presence or online notarization, personally appeared the above named Marc D. Pflieger, in his capacity as the Manager of SP LEGEND POINT 4, LLC, an Indiana limited liability company, and who acknowledged that he did sign the foregoing instrument for and on behalf of said limited liability company and that the same is the free act and deed of said limited liability company and his free act and deed individually and as such Manager.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Indianapolis, Indiana this 9th day of December, 2025.

Joy R. Jackson
NOTARY PUBLIC
My Commission Expires: 11/23/32

[SEAL]



Personally Known or Produced Identification
Type of Identification Produced

Signed in the presence of:

Printed Name:

Address: _____

Printed Name:

Address: _____

GRANTEE:

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the State of Florida

By: _____

Printed: _____

Title: County Administrator

STATE OF FLORIDA)

) SS:

COUNTY OF ST. JOHNS)

BEFORE ME, a Notary Public in and for the above County and State by means of physical presence or online notarization, personally appeared the above named _____, the County Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, and who acknowledged the execution of the foregoing First Amendment to Access Easement Agreement for and on behalf of said St. Johns County and who, having been duly sworn, stated that any representations therein are true.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal this ____ day of _____, 2025.

NOTARY PUBLIC
My Commission Expires: _____

[SEAL]

Personally Known or Produced Identification
Type of Identification Produced

Exhibit A

Legal Description of Grantor Property and Access Easement Area

A PORTION OF SECTIONS 3 AND 10, LYING IN TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927), WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, (AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78020); THENCE ALONG SAID NORTHWESTERLY RIGHT OF WAY LINE OF SAID COUNTY ROAD NO. 210 RE-ALIGNMENT, RUN THE FOLLOWING TWELVE COURSES: COURSE NO. 1) SOUTH 48 DEGREES 59 MINUTES 07 SECONDS WEST, 117.57 FEET; COURSE NO. 2) SOUTH 44 DEGREES 53 MINUTES 31 SECONDS WEST, 682.53 FEET; COURSE NO. 3) SOUTH 69 DEGREES 13 MINUTES 29 SECONDS WEST, 48.54 FEET; COURSE NO. 4) NORTH 44 DEGREES 53 MINUTES 31 SECONDS EAST, 8.89 FEET; COURSE NO. 5) NORTH 40 DEGREES 36 MINUTES 08 SECONDS WEST, 266.33 FEET; COURSE NO. 6) SOUTH 46 DEGREES 06 MINUTES 05 SECONDS WEST, 560.47 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID RIGHT OF WAY LINE, THE FOLLOWING FOUR COURSES: COURSE NO. 1) SOUTH 38 DEGREES 56 MINUTES 37 SECONDS EAST, 245.85 FEET; COURSE NO. 2) SOUTH 51 DEGREES 03 MINUTES 21 SECONDS WEST, 181.31 FEET; COURSE NO. 3) NORTH 57 DEGREES 05 MINUTES 49 SECONDS WEST, 52.17 FEET; COURSE NO. 4) SOUTH 62 DEGREES 16 MINUTES 40 SECONDS WEST, 119.40 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF PHASE 3 CONSERVATION EASEMENT NO. 4, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 769 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE EASTERLY LINE OF SAID CONSERVATION EASEMENT NO. 4, THE FOLLOWING TEN COURSES: COURSE NO. 1) NORTH 37 DEGREES 48 MINUTES 51 SECONDS WEST, 31.65 FEET; COURSE NO. 2) SOUTH 72 DEGREES 29 MINUTES 28 SECONDS WEST, 17.27 FEET; COURSE NO. 3) NORTH 61 DEGREES 05 MINUTES 32 SECONDS WEST, 23.21 FEET; COURSE NO. 4) NORTH 18 DEGREES 39 MINUTES 30 SECONDS WEST, 102.93 FEET; COURSE NO. 5) NORTH 34 DEGREES 37 MINUTES 00 SECONDS EAST, 29.84 FEET; COURSE NO. 6) NORTH 67 DEGREES 48 MINUTES 24 SECONDS WEST, 3.82 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 104.13 FEET; COURSE NO. 7) THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 65.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34 DEGREES 19 MINUTES 26 SECONDS WEST, 64.44 FEET TO A POINT ON SAID CURVE; COURSE NO. 8) NORTH 03 DEGREES 40 MINUTES 16 SECONDS WEST, 49.69 FEET; COURSE NO. 9) NORTH 00 DEGREES 47 MINUTES 00 SECONDS EAST, 161.37 FEET; COURSE NO. 10) NORTH 14 DEGREES 41 MINUTES 14 SECONDS EAST, 29.15 FEET; THENCE NORTH 49 DEGREES 05 MINUTES 59 SECONDS EAST, 174.10 FEET; THENCE NORTH 02 DEGREES 32 MINUTES 50 SECONDS EAST, 146.44 FEET A POINT ON A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 83.94 FEET; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 68.06 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15 DEGREES 01 MINUTES 12 SECONDS WEST, 66.21 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 38 DEGREES 14 MINUTES 58 SECONDS WEST, 187.49 FEET; THENCE NORTH 41 DEGREES 01 MINUTES 56 SECONDS WEST, 382.56 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 333.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 48 DEGREES 23 MINUTES 39 SECONDS WEST, 93.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 55 DEGREES 32 MINUTES 30 SECONDS WEST, 130.21 FEET; THENCE NORTH 78 DEGREES 06 MINUTES 18 SECONDS WEST, 142.13 FEET TO THE AFORESAID EASTERLY LINE OF CONSERVATION EASEMENT NO. 4; THENCE ALONG THE EASTERLY AND NORTHERLY LINES OF SAID CONSERVATION EASEMENT NO. 4, THE FOLLOWING NINE COURSES: COURSE NO. 1) NORTH 70 DEGREES 18 MINUTES 49 SECONDS WEST, 31.94 FEET; COURSE NO. 2) NORTH 01 DEGREES 31 MINUTES 47 SECONDS WEST, 13.47 FEET; COURSE NO. 3) NORTH 43 DEGREES 40 MINUTES 54 SECONDS WEST, 51.98 FEET; COURSE NO. 4) NORTH 64 DEGREES 33 MINUTES 44 SECONDS WEST, 49.77 FEET; COURSE NO. 5) SOUTH 61

DEGREES 06 MINUTES 46 SECONDS WEST, 43.38 FEET; COURSE NO. 6) SOUTH 41 DEGREES 04 MINUTES 10 SECONDS WEST, 27.43 FEET; COURSE NO. 7) SOUTH 64 DEGREES 10 MINUTES 40 SECONDS WEST, 40.36 FEET; COURSE NO. 8) SOUTH 28 DEGREES 56 MINUTES 44 SECONDS WEST, 20.18 FEET; COURSE NO. 9) SOUTH 68 DEGREES 43 MINUTES 39 SECONDS WEST, 11.95 FEET TO THE SOUTHEAST CORNER OF PHASE 5 CONSERVATION EASEMENT NO. 3, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4224, PAGE 931 OF SAID PUBLIC RECORDS; THENCE ALONG THE EASTERLY LINE OF SAID CONSERVATION EASEMENT NO. 3, THE FOLLOWING TWO COURSES: COURSE NO. 1) NORTH 01 DEGREES 59 MINUTES 06 SECONDS WEST, 42.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 318.58 FEET; COURSE NO. 2) NORTHWESTERLY, ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 157.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18 DEGREES 10 MINUTES 42 SECONDS WEST, 155.49 FEET TO A POINT ON SAID CURVE; THENCE NORTH 48 DEGREES 59 MINUTES 41 SECONDS EAST, LEAVING SAID EASTERLY LINE, 151.88 FEET; THENCE SOUTH 55 DEGREES 32 MINUTES 30 SECONDS EAST, 385.40 FEET; THENCE NORTH 48 DEGREES 59 MINUTES 41 SECONDS EAST, 54.50 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 56 SECONDS EAST, 423.57 FEET; THENCE SOUTH 48 DEGREES 59 MINUTES 41 SECONDS WEST, 5.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 33 SECONDS EAST, 574.41 FEET; THENCE SOUTH 48 DEGREES 59 MINUTES 58 SECONDS WEST, 75.74 FEET TO A POINT ON A CURVE CONCAVE WESTERLY, HAVING A RADIUS OF 550.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AN ARC LENGTH OF 199.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 41 MINUTES 08 SECONDS EAST, 198.26 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 06 DEGREES 41 MINUTES 52 SECONDS WEST, 162.77 FEET TO THE SOUTHWESTERLY PROJECTION OF SAID NORTHERLY RIGHT OF WAY LINE COUNTY ROAD NO. 210 RE-ALIGNMENT; THENCE NORTH 46 DEGREES 06 MINUTES 05 SECONDS EAST, ALONG SAID PROJECTION, 23.63 FEET TO THE POINT OF BEGINNING. CONTAINING 7.41 ACRES MORE OR LESS.

LESS AND EXCEPT THE FOLLOWING:

A PORTION OF THOSE LANDS DESIGNATED "ROADWAY PARCEL", DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5722, PAGE 1800 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, LYING IN SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, SAID ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, (A VARIABLE WIDTH RIGHT OF WAY PER FLORIDA EAST COAST RAILWAY COMPANY RIGHT OF WAY AND TRACK MAP, DATED DECEMBER 31, 1927), WITH THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210 RE-ALIGNMENT, (A VARIABLE WIDTH PUBLIC AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78020-2104207); THENCE NORTH 41°00'19" WEST, ALONG SAID SOUTHWESTERLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, 590.52 FEET TO THE NORTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5883, PAGE 1897 OF SAID PUBLIC RECORDS; THENCE SOUTH 48°59'41" WEST, ALONG LAST SAID LINE, 1100.22 FEET WESTERLY LINE OF THOSE LANDS DESIGNATED "LOT 2", AND DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5934, PAGE 1654 OF SAID PUBLIC RECORDS, AND THE POINT OF BEGINNING; THENCE SOUTH 48°58'11" WEST, 10.68 FEET; THENCE NORTH 41°00'19" WEST, 287.99 FEET; THENCE NORTH 48°58'24" EAST, 10.57 FEET TO SAID WESTERLY LINE OF OFFICIAL RECORDS BOOK 5934, PAGE 1654; THENCE SOUTH 41°01'33" EAST, ALONG LAST SAID LINE, 287.99 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL CONTAINS 3,060 SQUARE FEET.



Subject Property



Imagery Date: 12/2024

Date: 12/19/2025

Accolade Avenue
First Amendment to
Easement Agreement



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.