

RESOLUTION NO. 2026-142

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO GRANT OF EASEMENTS FOR TRAFFIC SIGNAL EQUIPMENT AT THE INTERSECTION OF MARSH LANDING PARKWAY, TPC BOULEVARD, AND SOLANA ROAD.

RECITALS

WHEREAS, Marsh Landing at Sawgrass Master Association, Inc, 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 on Marsh Landing Parkway; and

WHEREAS, The Sawgrass Players Club Association Inc., has executed and presented to St. Johns County, a Grant of Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, across a portion of its property on TPC Boulevard; and

WHEREAS, these Grant of Easements are necessary to provide the County access and future maintenance of the traffic signal equipment on, along, over, through, across or under land described in said easements; and

WHEREAS, it is in the best interest of the County to accept these Grant of Easements 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 Easements are hereby accepted by the Board County Commissioners.

Section 3. The Clerk is instructed to record the original Grant of Easements 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 5th day of May, 2026.

Rendition Date MAY 05 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



Exhibit "A" to the Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 31st day of MARCH, 2026, by and between MARSH LANDING AT SAWGRASS MASTER ASSOCIATION, INC., a Florida not-for-profit company, whose address is 4200 Marsh Landing Boulevard #200 Jacksonville, Florida 32250, 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, 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, releases and conveys to the grantee, its successors and assigns forever, a non-exclusive easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair traffic signal equipment on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

PROPERTY AS DESCRIBED AND DEPICTED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER with the right of said grantee, 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 easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted, provided that grantee and its successors an assigns will not interfere in any material respect with grantor's use and enjoyment of the land upon which said above described premises are located.

Grantee and its successors and assigns shall comply with all applicable laws, regulations and ordinances affecting said land, and shall maintain any and all improvements thereon in a good and safe condition and repair. The easement granted herein is non-exclusive, and grantor reserves the right to use said land and to grant such further and additional easements and other interests in said land for purposes that do not substantially interfere with the rights of grantee set forth herein.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) Sylvia Gurganios
(print) Sylvia Gurganios
Address: 4200 Marsh Landing Blvd.
Jacksonville Beach, FL 32250

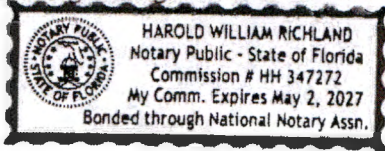
(sign) Nancy Burns
(print) Nancy Burns
Address 4200 Marsh Landing Blvd.
Jacksonville Bch, FL 32250

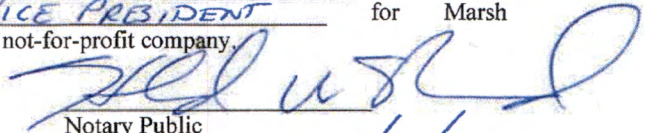
GRANTOR:
Marsh Landing at Sawgrass Master
Association, Inc.
A Florida not-for-profit company

By: Cery Wellman
Its: V.P.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 31 day of MARCH, 2026, by AMY WALLMAN as VICE PRESIDENT for Marsh Landing at Sawgrass Master Association, Inc., a Florida not-for-profit company.




Notary Public
My Commission Expires: 5/2/27

Personally Known or Produced Identification
Type of Identification Produced

EXHIBIT "A"

MARSH LANDING PARKWAY (FORMERLY KNOWN AS T.P.C. BOULEVARD NORTH) – EASEMENT

A PART OF T.P.C. BOULEVARD NORTH, NOW KNOWN AS MARSH LANDING PARKWAY, AS SHOWN ON MAP BOOK 14, PAGES 71-74 OF THE CURRENT PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE SOUTHEASTERLY 25.00 FEET OF SAID MARSH LANDING PARKWAY, LYING ADJACENT TO THE NORTHWESTERLY RIGHT OF WAY OF SOLANA ROAD, AS NOW ESTABLISHED.

Exhibit "B" to the Resolution

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

GRANT OF EASEMENT

THIS EASEMENT this 13 day of April, 2026, by and between THE SAWGRASS PLAYERS CLUB ASSOCIATION, INC., a Florida not-for-profit company, whose address is 4200 Marsh Landing Boulevard #200 Jacksonville, Florida 32250, 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, 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, releases and conveys to the grantee, its successors and assigns forever, a non-exclusive easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair traffic signal equipment on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit:

PROPERTY AS DESCRIBED AND DEPICTED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

TOGETHER with the right of said grantee, 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 easement, privileges and appurtenances in and to said land which may be required for the enjoyment of rights herein granted, provided that grantee and its successors an assigns will not interfere in any material respect with grantor's use and enjoyment of the land upon which said above described premises are located.

Grantee and its successors and assigns shall comply with all applicable laws, regulations and ordinances affecting said land, and shall maintain any and all improvements thereon in a good and safe condition and repair. The easement granted herein is non-exclusive, and grantor reserves the right to use said land and to grant such further and additional easements and other interests in said land for purposes that do not substantially interfere with the rights of grantee set forth herein.

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in
Our presence as Witnesses:

(sign) Sylvia Gurganions
(print) Sylvia Gurganions
Address: 4200 Marsh Landing Blvd. Suite 200
Jacksonville Beach, FL 32250

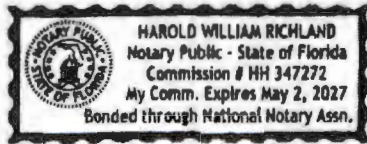
(sign) Kate Richardson
(print) Kate Richardson
Address: 4200 Marsh Landing Blvd.
Jacksonville Beach, FL 32250


GRANTOR:
The Sawgrass Player Club Association, Inc.
A Florida not-for-profit company

By: [Signature]
Its: President

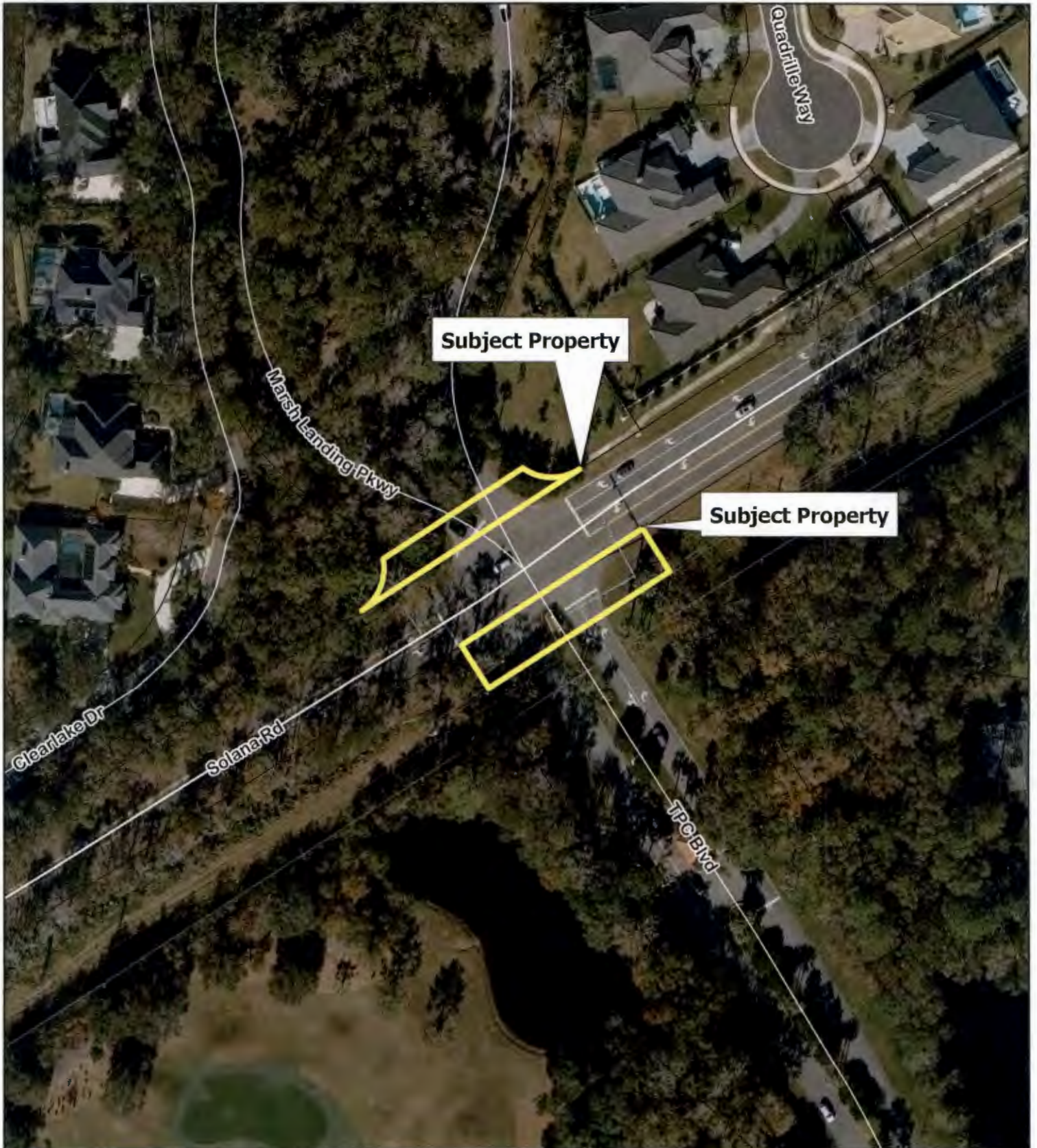
STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 13 day of April, 2026, by JOHN FLYNN as PRESIDENT for The Sawgrass Players Club Association, Inc., a Florida not-for-profit company.




Notary Public
My Commission Expires: 5/2/27

Personally Known or Produced Identification
Type of Identification Produced



Subject Property

Subject Property

Clearlake Dr

Solana Rd

TPC Blvd

Marsh Landing Pkwy

Grandville Way



Imagery Date: 12/2024

Date: 3/4/2026

**Marsh Landing Pkwy &
TPC Blvd Mast Arms for Traffic Signal
Easement for Utilities**



**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.