

RESOLUTION NO. 2026- 222

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, DESIGNATING A PORTION OF ST. JOHNS COUNTY OWNED PROPERTY, BEING PART OF THE FRANCES P. FATIO GRANT, SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, AS ADDITIONAL ROAD RIGHT-OF-WAY FOR GREENBRIAR ROAD.

RECITALS

WHEREAS, St. Johns County ("County") was dedicated certain property located on Greenbriar Road at its intersection with Longleaf Pine Parkway by deed recorded in Official Records Book 5843, page 56, of the public records of St. Johns County, Florida, and accepted in Resolution No. 2023-393; and

WHEREAS, owning the property helps with the planned intersection improvements at Greenbriar Road and Longleaf Pine Parkway; and

WHEREAS, a part of the above mentioned property, as described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, is needed for public right-of-way and the County Engineer has requested that it be designated as additional road right-of-way to create a uniform right-of-way along Greenbriar Road.

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. The Board of County Commissioners of St. Johns County, Florida hereby designates the property described in Exhibit "A", attached hereto, incorporated by reference and made a part hereof, as additional road right-of-way for Greenbriar Road.

Section 3. The Clerk is instructed to record a certified copy of this Resolution 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 Borad of County Commissioners of St. Johns County, Florida, this 21 day of July, 2026.

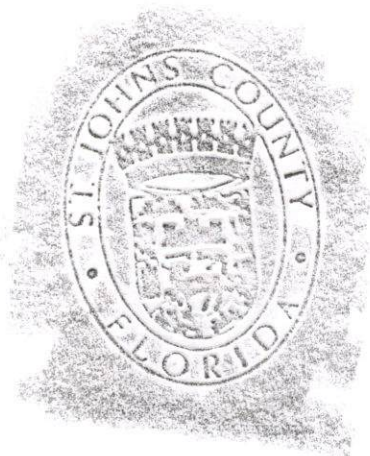
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date JUL 21 2026

By: Clay Murphy
Clay Murphy, Chair

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

By: Arthur K. Ah
Deputy Clerk





SURVEYING & MAPPING

14775 Old St. Augustine Road, Jacksonville, Florida 32258
etminc.com | 904.642.8550

May 18, 2026

Work Order No. 25-075.01
File No. 131G-21.01(100)

Parcel 100

A portion of the Francis P. Fatio Grant, lying in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5843, page 56, of the Public Records of said county, being more particularly described as follows:

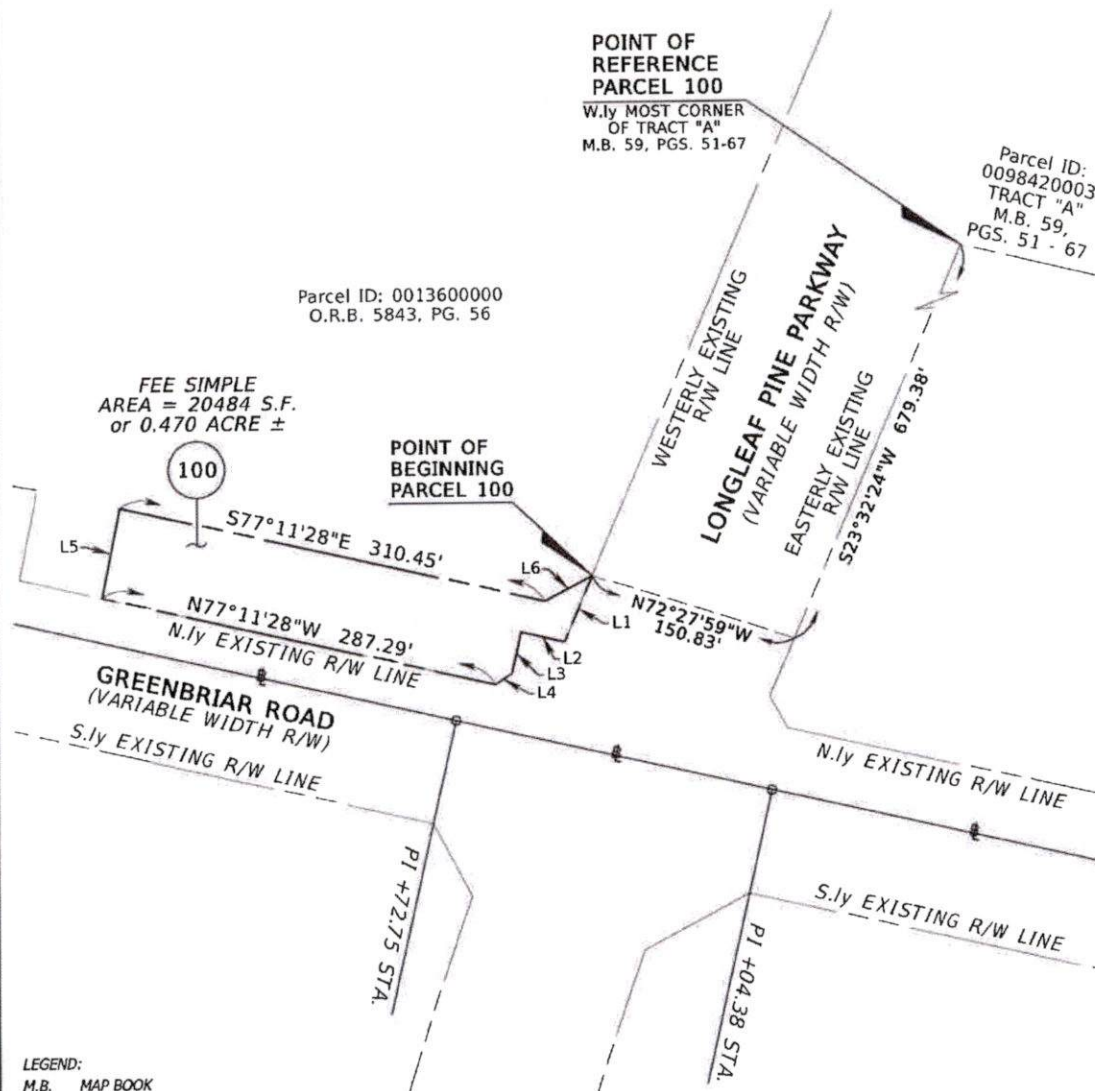
For a Point of Reference, commence at the Westerly most corner of Tract "A", Stormwater Management Facility, as depicted on County Road 244 West, a plat recorded in Map Book 59, pages 51 through 67, of said Public Records; thence South $23^{\circ}32'24''$ West, along the Easterly right of way line of Longleaf Pine Parkway (County Road 244), a variable width right of way, as depicted in said Map Book 59, pages 51 through 67, a distance of 679.38 feet; thence North $72^{\circ}27'59''$ West, departing said Easterly right of way line, 150.83 feet to a point lying on the Westerly right of way line of said Longleaf Pine Parkway, and to the Point of Beginning.

From said Point of Beginning, thence along said Westerly right of way line the following 3 Courses: Course 1, thence South $23^{\circ}32'24''$ West, 50.41 feet; Course 2, thence North $77^{\circ}11'28''$ West, 32.04 feet; Course 3, thence South $12^{\circ}48'30''$ West, 30.00 feet; thence South $57^{\circ}48'33''$ West, along said Westerly right of way line and the transition to the Northerly right of way line of Greenbriar Road, a variable width right of way as presently established, 14.14 feet; thence North $77^{\circ}11'28''$ West, along said Northerly right of way line, 287.29 feet; thence North $11^{\circ}36'45''$ East, departing said Northerly right of way line, 65.01 feet; thence South $77^{\circ}11'28''$ East, 310.45 feet; thence North $63^{\circ}10'53''$ East, 38.45 feet to the Point of Beginning.

Containing 20484 square feet or 0.470 acre, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF THE FRANCIS P. FATIO GRANT, LYING IN SECTION 39, TOWNSHIP 5 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5843, PAGE 56, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN A SEPERATE ATACHEMENT.



LEGEND:

M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
POT POINT ON TANGENT
PI POINT OF INTERSECTION
R/W RIGHT OF WAY
S.F. SQUARE FEET
STA STATION
T1 TABULATED LINE DATA
BASELINE OF SURVEY OF GREENBRIAR ROAD
PROPERTY LINE
± MORE OR LESS

LINE DATA		
LINE	BEARING	DISTANCE
L1	S23°32'24"W	50.41'
L2	N77°11'28"W	32.04'
L3	S12°48'30"W	30.00'
L4	S57°48'33"W	14.14'
L5	N11°36'45"E	65.01'
L6	N63°10'53"E	38.45'

0 50 100
Scale: 1" = 100'

GENERAL NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY AS BEING SOUTH 23°32'24" WEST.

THIS DOCUMENT 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. THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY JOSEPH K. LEK, P.S.M. LS 6016 ON MAY 18, 2026.

I HEREBY CERTIFY THAT THE INFORMATION HEREON WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE FOR SURVEYORS AND MAPPERS AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



SCALE: 1"=100'

DATE: MAY 18, 2026

ETM
SURVEYING & MAPPING

14775 Old St. Augustine Rd.
Jacksonville, Florida 32258

(904) 642-8550
www.etmlnc.com

Certificate of Authorization No: LB 3624

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Community.

JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 6016



May 18, 2026

Work Order No. 25-075.02
File No. 131G-21.02(101)**Parcel 101**

A portion of the Francis P. Fatio Grant, lying in Section 39, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of those lands described and recorded in Official Records Book 5843, page 56, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Westerly most corner of Tract "A", Stormwater Management Facility, as depicted on County Road 244 West, a plat recorded in Map Book 59, pages 51 through 67, of said Public Records; thence South $23^{\circ}32'24''$ West, along the Easterly right of way line of Longleaf Pine Parkway (County Road 244), a variable width right of way, as depicted in said Map Book 59, pages 51 through 67, a distance of 679.38 feet to the Point of Beginning.

From said Point of Beginning, thence South $26^{\circ}48'57''$ East, departing said Easterly right of way line, 36.54 feet; thence South $77^{\circ}11'46''$ East, 1399.93 feet; thence South $12^{\circ}48'14''$ West, 4.48 feet; thence South $77^{\circ}11'46''$ East, 862.23 feet to a point lying on the Easterly line of said Official Records Book 5843, page 56; thence South $00^{\circ}49'46''$ West, along said Easterly line, 76.47 feet to its intersection with the Northerly right of way line of Greenbriar Road, a variable width right of way as presently established; thence along said Northerly right of way line the following 8 Courses: Course 1, thence North $77^{\circ}11'20''$ West, 553.88 feet; Course 2, thence North $12^{\circ}48'40''$ East, 30.00 feet; Course 3, thence North $77^{\circ}11'20''$ West, 800.00 feet; Course 4, thence North $12^{\circ}48'40''$ East, 20.00 feet; Course 5, thence North $77^{\circ}11'20''$ West, 37.97 feet; Course 6, thence North $77^{\circ}35'25''$ West, 838.31 feet; Course 7, thence North $77^{\circ}11'21''$ West, 62.38 feet; Course 8, thence North $28^{\circ}28'31''$ West, along said Northerly right of way line and the transition to said Easterly right of way line of Longleaf Pine Parkway, 25.89 feet; thence North $23^{\circ}32'24''$ East, along said Easterly right of way line, 44.34 feet to the Point of Beginning.

Containing 2.517 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

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LINE DATA		
LINE	BEARING	DISTANCE
L1	S26°48'57"E	36.54'
L2	S12°48'14"W	4.48'
L3	S00°49'46"W	76.47'
L4	N12°48'40"E	30.00'
L5	N12°48'40"E	20.00'
L6	N77°11'20"W	37.97'
L7	N77°11'21"W	62.38'
L8	N28°28'31"W	25.89'
L9	N23°32'24"E	44.34'

0 100 200
Scale: 1" = 200'

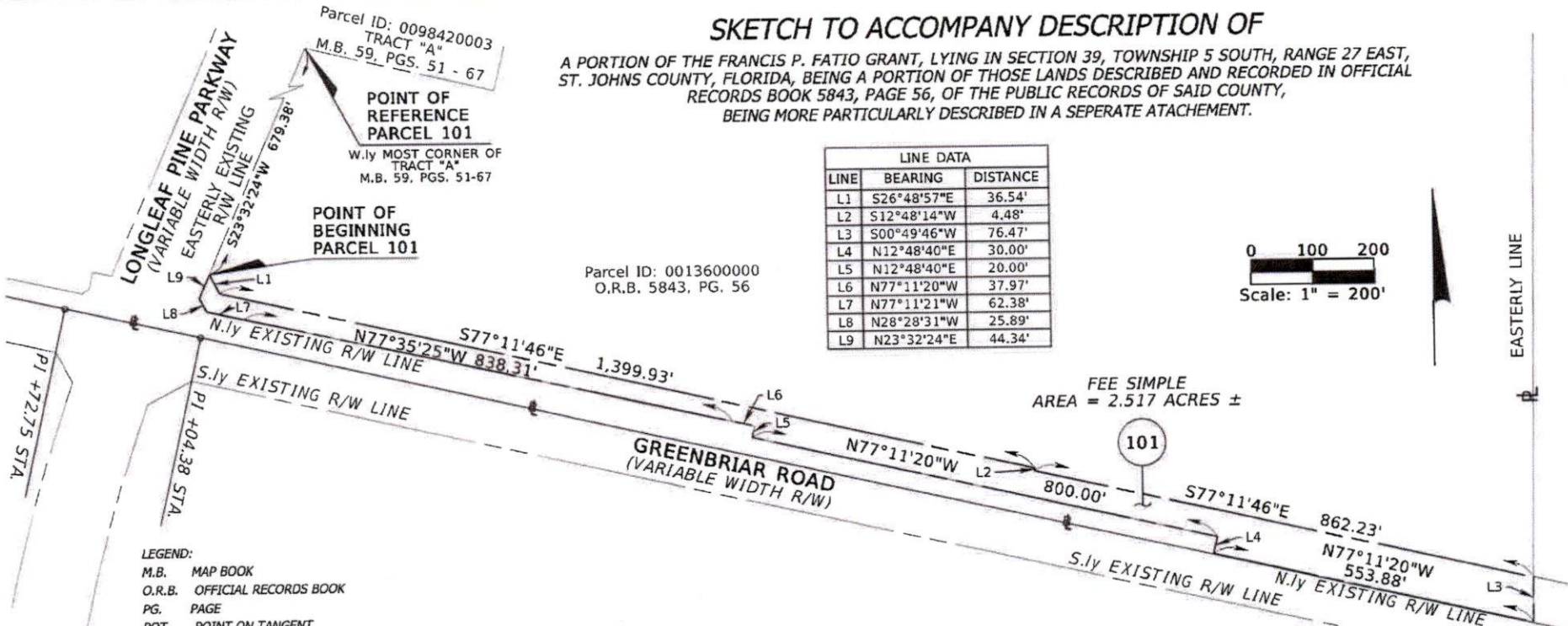
Parcel ID: 0013600000
O.R.B. 5843, PG. 56

Parcel ID: 0098420003
TRACT "A"
M.B. 59, PGS. 51 - 67

POINT OF
REFERENCE
PARCEL 101

W.ly MOST CORNER OF
TRACT "A"
M.B. 59, PGS. 51-67

POINT OF
BEGINNING
PARCEL 101



LEGEND:

M.B. MAP BOOK
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
POT POINT ON TANGENT
PI POINT OF INTERSECTION
R/W RIGHT OF WAY
STA STATION
L1 TABULATED LINE DATA
B BASELINE OF SURVEY OF GREENBRIAR ROAD
P PROPERTY LINE
± MORE OR LESS

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF LONGLEAF PINE PARKWAY AS BEING SOUTH 23°32'24" WEST.

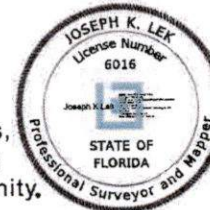
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SCALE: 1"=200'

DATE: MAY 18, 2026

FEE SIMPLE
AREA = 2.517 ACRES ±

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Joseph K. Lek
JOSEPH K. LEK
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA No. LS 6016



Subject Property

Rivertown Shops Dr

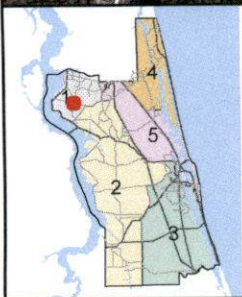
Longleaf Pine Pkwy

Oak Timber Dr

Pine Chase Way

Greenbriar Rd

Dalton Mill Dr



Imagery Date: 01/2026

Date: 6/8/2026

Greenbriar Road Additional Right-of-Way



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.