

RESOLUTION NO. 2001- 89

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A TEMPORARY GRANT OF EASEMENT FROM JULINGTON PARTNERS LIMITED PARTNERSHIP TO ST. JOHNS COUNTY LOCATED AT THE DEAD END OF LOCH TANNA LOOP IN JULINGTON CREEK PLANTATION PARCEL 54 PHASE 1 TO ALLOW USE OF A TURNAROUND FOR PUBLIC SAFETY PURPOSES UNTIL JULINGTON CREEK PLANTATION PARCEL 53 PHASE 1 IS COMPLETED.**

**WHEREAS,** Julington Partners Limited Partnership has submitted to the County an executed Temporary Grant of Easement for construction of a turnaround attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS,** Loch Tanna Loop is a roadway shown within Julington Creek Plantation Parcel 54 Phase 1 Subdivision that comes to a dead end but will be extended into adjacent lands owned by Julington Partners Limited in a future phase of the Subdivision; and

**WHEREAS,** until such extension to Loch Tanna Loop is completed, the County has determined that public safety considerations require the construction of a temporary turnaround at the dead end of Loch Tanna Loop and that a Temporary Grant of Easement be granted to allow use of the turnaround by future lot owners within the Subdivision, their guests and invitees, emergency service personnel, utility providers and the like; and

**WHEREAS,** the easement will no longer be necessary once the additional land adjacent to said Subdivision is platted and Loch Tanna Loop is extended.

**NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA,** as follows:

Section 1. The acceptance of the Temporary Grant of Easement attached hereto as Exhibit "A", is hereby approved.

Section 2. The Clerk is instructed to record the original Temporary Grant of Easement in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED BY THE BOARD OF COUNTY  
COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 8<sup>th</sup> day of  
May, 2001.

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

By: Mary F. Kohnke  
Mary F. Kohnke, Chair

ATTEST: Cheryl Strickland, Clerk

Gwenne King  
Deputy Clerk

Exhibit "A" to Resolution

Prepared By and Return to:  
Linda Connor Kane, Esquire  
Holland & Knight LLP  
50 North Laura Street, Suite 3900  
Jacksonville, FL 32202

**TEMPORARY GRANT OF EASEMENT**

Project Name: Julington Creek Plantation

**THIS INDENTURE**, Made this 12<sup>th</sup> day of February, 2001, between **JULINGTON PARTNERS LIMITED PARTNERSHIP**, a Delaware limited partnership, whose address is 950 Davis Pond Boulevard, Jacksonville, Florida 32254, hereinafter called "Grantor", to **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 33085, hereinafter called "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 whereof is hereby acknowledged, has granted, bargained, sold and conveyed to the Grantee, its successors and assigns forever, a temporary non exclusive easement for ingress and egress over, through, across or under the following described land situate in St. Johns County, Florida, to-wit:

As further described on Exhibit "A" attached hereto and by this reference incorporated herein and made a part hereof ("Property").

This is a Temporary Grant of Easement which shall become null and void upon the recording of a plat in the public records of St. Johns County, Florida, which includes the land described on Exhibit "A" attached hereto.

**IN WITNESS WHEREOF**, the said Grantor has caused this instrument to be executed in its name by its authorized officers and caused its Corporate Seal to be

hereunto affixed the day and year first above written.

Signed, sealed and delivered  
in the presence of:

**JULINGTON PARTNERS LIMITED  
PARTNERSHIP**, a Delaware limited  
partnership

By: Julington-Cypress Limited Partnership,  
a Delaware limited partnership,  
Its sole general partner

By: Julington-Cypress, Inc.,  
a Delaware corporation,  
Its sole general partner

*Donna M. Cesaro-Pengue*  
Print Name: Donna M. Cesaro-Pengue

*Wanda A. Johnson*  
Print Name: Wanda A. Johnson

By: *Nader G.M. Salour*  
Nader G.M. Salour  
Senior Vice President

(CORPORATE SEAL)

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

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of Feb, 2001, by NADER G.M. SALOUR, the Senior Vice President of Julington-Cypress, Inc., a Delaware corporation, as the Sole General Partner of Julington-Cypress Limited Partnership, a Delaware limited partnership authorized to transact business in the State of Florida, the sole general partner of Julington Partners Limited Partnership, a Delaware limited partnership, for and on behalf of said limited partnership. He is personally known to the undersigned or he produced \_\_\_\_\_ as identification.

*Donna M. Cesaro-Pengue*  
Print Name: \_\_\_\_\_  
Notary Public, State of Florida  
My Commission Expires:  
Commission Number:





Robert M. Angas Associates, Inc.  
Land Surveyors, Planners and Civil Engineers  
Since 1924

EXHIBIT "A"

Page 1

14775 St. Augustine Road  
Jacksonville, FL 32258  
Tel: (904) 642-8550  
Fax: (904) 642-4165

October 12, 2000

Work Order No. 00-114  
File No. 00A-6382

### EASEMENT FOR TEMPORARY CUL-DE-SAC

A portion of Section 34, Township 4 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

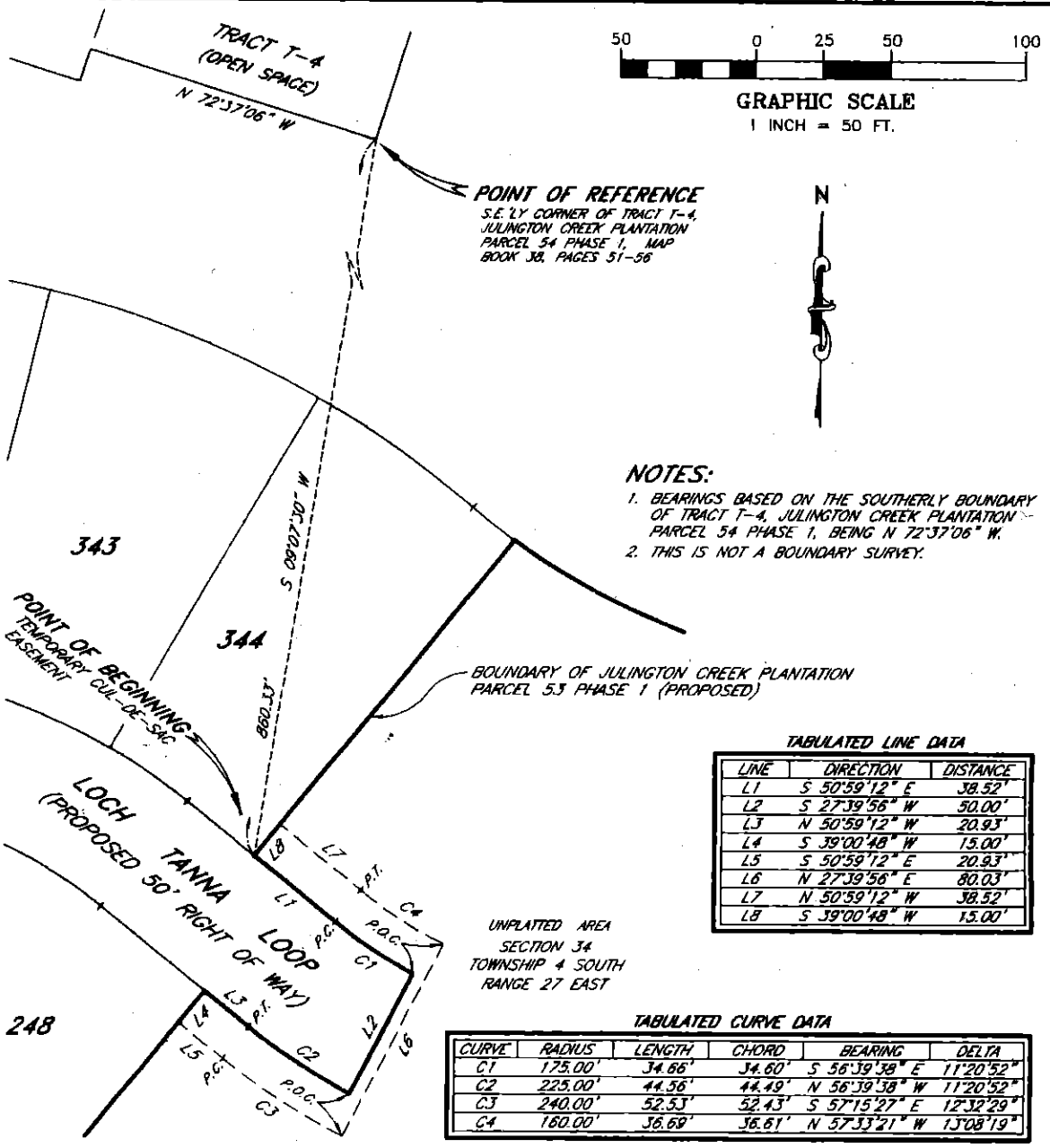
For a Point of Reference, commence at a point lying in the Southerly boundary of Julington Creek Plantation Parcel 54 Phase 1, according to the plat thereof recorded in Map Book 38, Pages 51 through 56, of the Public Records of St. Johns County, Florida, said point being the Southeasterly corner of Tract T-4, as shown thereon; thence South  $09^{\circ} 07' 30''$  West, departing said Southeasterly corner of Tract T-4, a distance of 860.33 feet to the Point of Beginning for this description.

From the Point of Beginning thus described, thence South  $50^{\circ} 59' 12''$  East, a distance of 38.52 feet to the point of curvature of a curve lying concave Northeasterly and having a radius of 175.00 feet; thence Southeasterly, around the arc of said curve and through a central angle of  $11^{\circ} 20' 52''$ , for an arc distance of 34.66 feet to a point on said curve, said arc being subtended by a chord which bears South  $56^{\circ} 39' 38''$  East, 34.60 feet; thence South  $27^{\circ} 39' 56''$  West, departing said curve, a distance of 50.00 feet to a point on a curve lying concave Northeasterly, said curve having a radius of 225.00 feet and being concentric with the last mentioned curve; thence Northwesterly, around the arc of said curve and through a central angle of  $11^{\circ} 20' 52''$ , for an arc distance of 44.56 feet to the point of tangency thereof, said arc being subtended by a chord which bears North  $56^{\circ} 39' 38''$  West, 44.49 feet; thence North  $50^{\circ} 59' 12''$  West, tangent to said curve, a distance of 20.93 feet; thence South  $39^{\circ} 00' 48''$  West, 15.00 feet; thence South  $50^{\circ} 59' 12''$  East, a distance of 20.93 feet to the point of curvature of a curve lying concave Northeasterly, said curve having a radius of 240.00 feet and being concentric with the last mentioned curve; thence Southeasterly, around the arc of said curve and through a central angle of  $12^{\circ} 32' 29''$ , for an arc distance of 52.53 feet to a point on said curve, said arc being subtended by a chord which bears South  $57^{\circ} 15' 27''$  East, 52.43 feet; thence North  $27^{\circ} 39' 56''$  East, departing said curve, a distance of 80.03 feet to a point on a curve lying concave Northeasterly, said curve having a radius of 160.00 feet and being concentric with the last mentioned curve; thence Northwesterly, around the arc of said curve and through a central angle of  $13^{\circ} 08' 19''$ , for an arc distance of 36.69 feet to the point of tangency thereof, said arc being subtended by a chord which bears North  $57^{\circ} 33' 21''$  West, 36.61 feet; thence North  $50^{\circ} 59' 12''$  West, tangent to said curve, a distance of 38.52 feet; thence South  $39^{\circ} 00' 48''$  West, a distance of 15.00 feet to the Point of Beginning.

Lands thus described contain 0.06 acres, more or less, and are subject to any and all easements, rights of way, restrictions, and reservations of record.

# MAP TO ACCOMPANY DESCRIPTION

A PORTION OF SECTION 34, TOWNSHIP 4 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



**GRAPHIC SCALE**  
1 INCH = 50 FT.

**POINT OF REFERENCE**  
S.E. 1/4 CORNER OF TRACT T-4,  
JULINGTON CREEK PLANTATION  
PARCEL 54 PHASE 1, MAP  
BOOK 38, PAGES 51-56



**NOTES:**

1. BEARINGS BASED ON THE SOUTHERLY BOUNDARY OF TRACT T-4, JULINGTON CREEK PLANTATION - PARCEL 54 PHASE 1, BEING N 72°37'06" W.
2. THIS IS NOT A BOUNDARY SURVEY.

**TABULATED LINE DATA**

LINE	DIRECTION	DISTANCE
L1	S 50°59'12" E	38.52'
L2	S 27°39'56" W	50.00'
L3	N 50°59'12" W	20.93'
L4	S 39°00'48" W	15.00'
L5	S 50°59'12" E	20.93'
L6	N 27°39'56" E	80.03'
L7	N 50°59'12" W	38.52'
L8	S 39°00'48" W	15.00'

UNPLATTED AREA  
SECTION 34  
TOWNSHIP 4 SOUTH  
RANGE 27 EAST

**TABULATED CURVE DATA**

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	175.00'	34.86'	34.60'	S 56°39'38" E	11°20'52"
C2	225.00'	44.56'	44.49'	N 56°39'38" W	11°20'52"
C3	240.00'	52.53'	52.43'	S 57°15'27" E	12°32'29"
C4	180.00'	36.69'	36.61'	N 57°33'21" W	13°08'19"



**Robert M. Angas Associates, inc.**  
LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS  
SINCE 1924

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER

14775 St. Augustine Road, Jacksonville, FL 32258 Tel: (904) 642-8550  
Certificate of Authorization No.: LB 3624

DATE OCTOBER 12, 2000 SCALE 1" = 50'  
ORDER NO. 00-114 FIELD BOOK: NONE

*(Signature)*  
JOSEPH LESLIE REYNOLDS III  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA No. LS 5517

CAD FILE: I:\SURVEY\SUNSHINE\EJG\JCPLANT\6382  
DRAWN BY: E.J.G. CHECKED BY: J.L.R.

FILE NO. 00A-8382