

RESOLUTION NO. 2025-97

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE A PURCHASE AND SALE AGREEMENT FOR EASEMENT FOR UTILITIES AND TEMPORARY CONSTRUCTION EASEMENT PROVIDED BY NINE GRANDS RETREAT, LLC FOR A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED OFF COUNTY ROAD 208, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THE DOCUMENTS ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, Senate Bill 64 was enacted by the Florida Legislature in 2021, requiring domestic wastewater utilities to reduce or eliminate non-beneficial surface water discharge by January 1, 2032; and

**WHEREAS**, St. Johns County recently acquired a parcel located off State Road 207, west of I-95, to construct a new Water Reclamation Facility to accept flows from the State Road 207 and Anastasia Island wastewater service areas to reduce the surface water discharge from the Anastasia Island Water Reclamation Facility to meet the goals of Senate Bill 64; and

**WHEREAS**, the new Water Reclamation Facility will expand the wastewater treatment and water reclamation capacity for the State Road 207 and Anastasia Island wastewater service areas which have recently seen rapid growth; and

**WHEREAS**, Nine Grands Retreat, LLC has executed and presented to St. Johns County a Purchase and Sale Agreement for Easement for Utilities and Temporary Construction Easement for the amount of two hundred and fifty thousand dollars (\$250,000.00), attached hereto as Exhibit "A", incorporated by reference and made a part hereof, allowing the County to purchase an Easement for Utilities and a Temporary Construction Easement along a portion of their property; and

**WHEREAS**, the Easement for Utilities also provides St. Johns County the ability to install, construct, operate, maintain, repair, replace and/or remove pipes and mains constituting an underground water distribution system, gravity sewer collection system or sewer force main at this location if needed in the future; and

**WHEREAS**, it is in the best interest of the public to acquire this Easement for Utilities and Temporary Construction Easement for the health, safety and welfare of the citizens of St. Johns County.

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

1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

2. The Board of County Commissioners hereby approves the terms and conditions of the Purchase and Sale Agreement for Easement for Utilities Temporary Construction Easement and authorizes the County Administrator, or designee, to execute the Agreement on behalf of the County and move forward to close the transaction.

3. To the extent that there are typographical, scrivener 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.

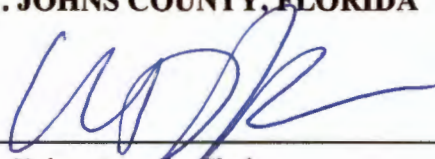
4. The Clerk of Court is instructed to file the original Purchase and Sale Agreement in the office of the Clerk of Court.

**PASSED AND ADOPTED** this 1st day of April, 2025.

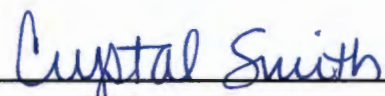
**BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA**

Rendition Date APR 01 2025

BY: \_\_\_\_\_

  
Krista Joseph, Chair

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

  
\_\_\_\_\_  
Deputy Clerk



**PURCHASE AND SALE AGREEMENT FOR  
EASEMENT FOR UTILITIES AND  
TEMPORARY CONSTRUCTION EASEMENT**

**THIS PURCHASE AND SALE AGREEMENT** (“Agreement”) is made and effective as of \_\_\_\_\_, 2025, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (“Buyer”) and **NINE GRANDS RETREAT, LLC**, a Florida limited liability company (“Seller”), whose address is 9301 Old Kings Road S, Jacksonville, Florida 32257.

**WITNESSETH:**

**WHEREAS**, the County is desirous of purchasing an Easement for Utilities and a Temporary Construction Easement over the Seller’s property described on attached Exhibit “A”, incorporated by reference and made a part hereof, upon the terms and conditions hereinafter expressed; and

**WHEREAS**, it is in the public interest for the Buyer to acquire an Easement for Utilities and a Temporary Construction Easement (“Easement Area”) over the land for utility purposes.

**NOW THEREFORE**, it is mutually agreed as follows:

1. Recitals. The above Recitals are incorporated into the body of this Agreement, and such Recitals are adopted as Findings of Fact.

2. Purchase Price. The purchase price (“Purchase Price”) for the Easement for Utilities and Temporary Construction Easement is Two Hundred Fifty Thousand and 00/100 Dollars (\$250,000.00). The Purchase Price shall be in cash or other immediately available funds.

Said Easements shall contain substantially the same terms and conditions as set forth on the Easement for Utilities (Exhibit “B”) and Temporary Construction Easement (Exhibit “C”) attached hereto, and by this reference incorporated herein. If the Easement Area does not have physical and legal access to a dedicated public road, street or highway, then Buyer shall obtain legal access to the Easement Area from within this easement and the Buyer's adjoining easement from the southern boundary line to facilitate Buyer’s inspection rights under the Easement for Utilities. Seller will provide Buyer with a Temporary Construction Easement from Foal Ridge Road along what is referred to as Park Meadows Drive, or thereabout.

3. Closing. Unless extended by the terms of Section 24, or other provisions hereof, the closing of the sale of the Easement Area (“Closing”) shall take place at the offices of the Escrow Agent, Estate Title of St. Augustine, 71 Carrera Street, St. Augustine, Florida 32084, on or before ninety (90) days from the date of this Agreement (“Closing Date”), TIME BEING OF THE ESSENCE.

4. Seller’s Representations. Seller represents to Buyer that they own fee simple title to the Easement Area and have full right and authority to execute this Agreement and consummate the transaction contemplated hereby subject to the terms, provisions and conditions hereof.

5. Closing Procedure and Documents.

(a) At the Closing, simultaneously with the payment of the Purchase Price by Buyer, Seller shall deliver or cause to be delivered to Buyer an Easement for Utilities and a Temporary Construction Easement.

(b) At the Closing, Seller and Buyer shall mutually execute and deliver to each other a closing statement in customary form.

(c) At the Closing, Seller and Buyer shall execute such further documents and agreements as are reasonably appropriate or reasonably necessary to consummate the transaction as herein contemplated.

6. Closing Expenses. Buyer shall pay the cost of recording the Easement for Utilities and Temporary Construction Easement, including documentary stamps and title insurance and Seller will pay costs to clear the title up to \$5,000, real estate commission, if any, and property taxes due to day of closing. Each party shall bear the expense of its own legal counsel.

7. Condition of Property and Buyer's Right of Inspection. Buyer shall have the right for ninety (90) days from the date of this Agreement ("Inspection Termination Date") to enter upon the Easement Area for the purpose of physically inspecting the Easement Area and conducting surveys, studies and tests, or assessments, including but not limited to Phase 1 Environmental Study, Real Estate Appraisal, and Engineering analysis and Permitting to determine the Easement Area's suitability for Buyer's intended purpose. Seller hereby gives Buyer the right to enter upon, test and inspect the Property at Buyer's sole cost and risk. Seller agrees to provide Buyer any documents, tests, easements, wetland assessments, environmental assessments, surveys, etc., within their possession that would help Buyer make a suitability decision regarding the property. Buyer agrees to provide Seller with copies of all reports conducted on the Easement Area. If Buyer determines that the Easement Area is unsuitable for any reason, Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on, or prior to, the Inspection Termination Date. Such notice of termination must be given on, or before, the Inspection Termination Date. Buyer shall require all of its contractors to obtain and keep in force general liability insurance in the amount of \$1,000,000 per occurrence, \$2,000,000 aggregate, and \$5,000,000 umbrella with general environmental pollution coverage, at all times during the period of contractual obligations and term of the Temporary Construction Easement. Buyer shall promptly deliver written evidence of such insurance to Seller prior to commencement of construction on the Utility Property in the form of a current certificate of insurance and Seller shall be listed as an additional insured (instead of a certificate holder) on the certificate of insurance.

8. Default.

(a) Default by Seller. If Seller defaults by performance of any of Seller's obligations in this Agreement or breaches any warranty or representation, Buyer may terminate this Agreement.

(b) Default by Buyer. If Buyer defaults in the performance of any of Buyer's obligations in this Agreement for any reason, other than the Seller's default or the termination of this

Agreement pursuant to the specific provisions hereof, Seller will be entitled to receive the Deposit, if there is one, as Seller's sole and exclusive remedy for any such default, Seller hereby waiving any rights it might otherwise have to sue for damages or specific performance, and this Agreement and the rights of the parties hereunder shall immediately and automatically terminate.

9. Survival. All covenants, terms, provisions, representations and warranties set forth in this Agreement, except as specifically provided otherwise herein, shall at the Closing be merged into the Easement.

10. Counterparts. This Agreement may be executed in one or more counterparts, each of which shall be deemed to be an original but all of which shall constitute one and the same Agreement.

11. Modification Must be in Writing. No modification or termination of this Agreement shall be valid unless executed in writing and signed by the applicable duly authorized representatives of Seller and Buyer.

12. No Waiver. No waiver of any provision of this Agreement shall be effective unless it is in writing and signed by the party against whom it is asserted, and any such written waiver shall only be applicable to the specific instance to which it relates and shall not be deemed to be a continuing or future waiver.

13. Termination of Contract. If Buyer for any reason determines that the Property is unsuitable for the Buyer's intended use, or that there are other circumstances that negatively affect the Buyer's intended use, then Buyer shall give written notice to Seller advising of such unsuitability and electing to terminate this Agreement on or prior to the Inspection Termination Date. If such notice is timely given, the Deposit, if there is one, shall be returned to Buyer, and upon such return, this Agreement shall terminate.

14. Assignability. This Agreement may not be assigned by Seller or Buyer without the written consent of all parties.

15. Time. Time is of the essence of all provisions of this Agreement.

16. Governing Law and Venue. This Agreement shall be construed and enforced in accordance with and governed by the laws of the State of Florida. The invalidation of one or more of the terms of this Agreement shall not affect the validity of the remaining terms. It is agreed venue for determination of such disputes shall be in St. Johns County.

17. Notices. Any notice hereunder must be in writing and delivered personally or by United States Mail, Registered or Certified, Return Receipt Requested; United States Express Mail; or Federal Express or equivalent courier service, and shall be effective only if and when received by the party to be notified. For purposes of notice, the addresses of the parties shall be set forth below or as may be designated by notice to the other from time to time.

Buyer: St. Johns County, Florida, a political subdivision  
of the State of Florida  
500 San Sebastian View  
St. Augustine, Florida 32084

Seller: Nine Grands Retreat, LLC  
9301 Old Kings Road S  
Jacksonville, FL 32257

18. Entire Agreement. This Agreement constitutes the entire agreement between the parties and there are no agreements, representations or warranties, oral or written which have not been incorporated herein.

19. Applicability. This Agreement shall be binding upon and shall inure to the benefits of the parties hereto and their respective successors and, to the extent that assignment is permitted hereunder, their assigns.

20. Commission Dues. There are not any real estate commissions due as a result of this transaction.

21. Board of County Commission Approval. This Agreement is subject to the adoption of a resolution by the St. Johns County Commissioners authorizing the County Administrator to execute this Agreement and approving the performance of this Agreement by Buyer.

22. Effective Date. The effective date of this Agreement shall be the first date upon which this Agreement or its valid counterparties are properly executed by all named parties.

23. Radon Gas. Radon is a naturally occurring radioactive gas that, when it has accumulated in a building in sufficient quantities, may present health risks to persons who are exposed to it over a period of time. Levels of radon that exceed federal and state guidelines have been found in buildings in Florida. Additional information regarding radon and radon testing may be obtained from your county public health unit. (Section 404.056(5), F.S.)

24. Amendment. Notwithstanding any other provision contained in this Agreement, the closing date may be extended by the County, and the Seller, without further action of the Board of County Commissioners of St. Johns County. As a result, the County Administrator may execute an extension of the Inspection Termination Date and Closing Date, without such referenced further action of the Board. This accommodation extends only to extension of the Inspection Termination Date and the Closing Date. Any other Amendment of this Purchase and Sale Agreement must be approved by action of the Board of County Commissioners of St. Johns County.

25. Access to Records. The access to, disclosure, non-disclosure, or exemption of records, data, documents, and/or materials associated with this Agreement/Contract shall be subject to the applicable provisions of the Florida Public Records Law (Chapter 119, Florida Statutes). Access to such public records may not be blocked, thwarted, or hindered by placing the public records in the possession of a third party, or an unaffiliated party.

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

Alisha Blankenship 3/10/25  
Signature Date

Alisha Blankenship  
Print Name

Shinton 3/10/25  
Signature Date

Shelby Hinton  
Print Name

SELLER:

NINE GRANDS RETREAT, LLC

By: [Signature]

Richard R. Dostie  
Print Name

MANAGER  
Title

March 10, 2025  
Date

IN WITNESS WHEREOF, the parties hereto have duly executed this Agreement or its counterparts.

WITNESSES:

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature Date

\_\_\_\_\_  
Print Name

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

\_\_\_\_\_  
Deputy Clerk

BUYER:

ST. JOHNS COUNTY, FLORIDA

A political subdivision of the State of Florida

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

Joy Andrews  
County Administrator

Date: \_\_\_\_\_

**EXHIBIT "A"**  
**DESCRIPTION OF SELLER'S PROPERTY**

A tract of land lying within Section 18, Township 7 South, Range 29 East, St. Johns County, Florida and being more particularly described as follows:

BEGIN at the South  $\frac{1}{4}$  corner of said Section 18; thence S  $84^{\circ}20'31''$  W, along the South line of the Southwest  $\frac{1}{4}$  of said Section 18, for 229.22 feet to the Southeast corner of that certain property described as Welland Area "C", as recorded in Official Records Book 3126, page 910 of the Public Records of St. Johns County, Florida; thence along the easterly line of said certain property, the following three (3) courses; (1) thence N  $09^{\circ}18'46''$  W, for 2748.70 feet; (2) thence N  $19^{\circ}19'49''$  E, for 249.09 feet; (3) thence N  $42^{\circ}43'32''$  W, for 60.16 feet; thence N  $02^{\circ}57'48''$  E, leaving said easterly line, for 63.94 feet; thence N  $20^{\circ}18'18''$  E, for 15.04 feet; thence N  $29^{\circ}23'54''$  E, for 37.72 feet; thence N  $23^{\circ}47'17''$  W, for 43.79 feet; thence N  $13^{\circ}57'29''$  W, for 46.24 feet; thence N  $54^{\circ}02'38''$  W, for 47.83 feet; thence N  $30^{\circ}35'09''$  W, for 67.52 feet; thence S  $55^{\circ}55'04''$  W, for 27.77 feet; thence S  $21^{\circ}16'36''$  W, for 29.38 feet; thence S  $52^{\circ}19'53''$  W, for 31.53 feet; thence N  $67^{\circ}01'21''$  W, for 19.78 feet; thence S  $20^{\circ}19'14''$  E, for 29.63 feet; thence S  $40^{\circ}38'46''$  W, for 8.34 feet; thence N  $40^{\circ}07'00''$  W, for 27.94 feet; thence N  $28^{\circ}06'31''$  W, for 55.70 feet; thence N  $14^{\circ}06'53''$  W, for 251.94 feet; thence N  $13^{\circ}19'20''$  W, for 223.25 feet; thence N  $13^{\circ}07'50''$  W, for 14.19 feet to the point of intersection with a curve concave to the East; thence northwesterly along the arc of said curve, having a radius of 170.00 feet, a central angle of  $07^{\circ}46'56''$ , an arc length of 23.09 feet and a chord bearing N  $01^{\circ}04'09''$  W, for 23.07 feet to the point of reverse curvature of a curve concave to the West; thence northwesterly along the arc of said curve, having a radius of 230.00 feet, a central angle of  $16^{\circ}09'17''$ , an arc length of 64.85 feet and a chord bearing N  $05^{\circ}15'20''$  W, for 64.63 feet to the point of tangency; thence N  $13^{\circ}19'59''$  W, for 35.94 feet to the point of curvature of a curve concave to the Southwest; thence northwesterly along the arc of said curve, having a radius of 230.00 feet, a central angle of  $16^{\circ}09'21''$ , an arc length of 64.85 feet and a chord bearing N  $21^{\circ}24'39''$  W, for 64.64 feet to the point of reverse curvature of a curve concave to the Northeast; thence northwesterly along the arc of said curve, having a radius of 170.00 feet, a central angle of  $08^{\circ}13'33''$ , an arc length of 24.41 feet and a chord bearing N  $25^{\circ}22'33''$  W, for 24.39 feet; thence N  $13^{\circ}17'05''$  W, for 48.18 feet; thence N  $15^{\circ}41'34''$  W, for 49.61 feet; thence N  $12^{\circ}34'52''$  W, for 258.01 feet to the point of intersection with a curve concave to the Northwest; thence northeasterly along the arc of said curve, having a radius of 55.00 feet, a central angle of  $30^{\circ}28'30''$ , an arc length of 29.25 feet and a chord bearing N  $01^{\circ}35'03''$  E, for 28.91 feet to the point of tangency; thence N  $13^{\circ}39'11''$  W, for 77.09 feet to the Southwest corner of that certain property described as Welland Area "F", as recorded in Official Records Book 3126, page 910 of the Public Records of St. Johns County, Florida; thence S  $88^{\circ}36'19''$  E, along the South line of said certain property, for 700.53 feet to the Southeast corner thereof; thence along the East lines of said certain property, the following four (4) courses; (1) thence N  $09^{\circ}28'18''$  W, for 141.20 feet to the point of curvature of a curve concave to the Northeast; (2) thence northwesterly along the arc of said curve, having a radius of 130.00 feet, a central angle of  $04^{\circ}05'26''$ , an arc length of 9.28 feet and a chord bearing N  $07^{\circ}25'35''$  W, for 9.28 feet to the point of tangency; (3) thence N  $05^{\circ}22'54''$  W, for 60.08 feet to the point of intersection with a curve concave to the Southwest; (4) thence northwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of  $82^{\circ}48'45''$ , an arc length of 36.13 feet and a chord bearing N  $46^{\circ}46'55''$  W, for 33.07 feet to a point of cusp; thence S  $88^{\circ}10'55''$  E, for 21.99 feet to the point of curvature of a curve concave to the North; thence northeasterly along the arc of said curve, having a radius of 140.00 feet, a central

angle of  $07^{\circ}11'58''$ , an arc length of 17.59 feet and a chord bearing  $N 88^{\circ}13'06'' E$ , for 17.58 feet to the point of tangency; thence  $N 84^{\circ}37'07'' E$ , for 67.48 feet to the point of cusp with a curve concave to the Southeast, said point also being a point on the North line of that certain property described as Wetland Area "E", as recorded in Official Records Book 3126, page 910 of the Public Records of St. Johns County, Florida; thence along the northerly, westerly and southerly lines of said certain property, the following thirty-eight (38) courses; (1) thence southwesterly along the arc of said curve, having a radius of 25.00 feet, a central angle of  $90^{\circ}00'52''$ , an arc length of 39.28 feet and a chord bearing  $S 39^{\circ}37'06'' W$ , for 35.36 feet; (2) thence  $S 05^{\circ}32'02'' E$ , for 61.02 feet; (3) thence  $S 09^{\circ}28'35'' E$ , for 191.92 feet; (4) thence  $N 73^{\circ}42'56'' E$ , for 34.38 feet; (5) thence  $N 16^{\circ}20'34'' W$ , for 24.20 feet; (6) thence  $N 22^{\circ}01'56'' E$ , for 54.24 feet; (7) thence  $N 41^{\circ}04'51'' E$ , for 30.10 feet; (8) thence  $S 05^{\circ}24'34'' W$ , for 67.30 feet; (9) thence  $S 03^{\circ}20'39'' E$ , for 76.83 feet; (10) thence  $S 34^{\circ}32'21'' W$ , for 55.21 feet; (11) thence  $S 24^{\circ}19'29'' E$ , for 49.74 feet; (12) thence  $N 61^{\circ}04'00'' E$ , for 35.91 feet; (13) thence  $S 07^{\circ}57'02'' E$ , for 28.00 feet; (14) thence  $S 29^{\circ}29'57'' E$ , for 30.28 feet; (15) thence  $S 04^{\circ}38'47'' E$ , for 30.97 feet; (16) thence  $S 10^{\circ}38'02'' E$ , for 39.02 feet; (17) thence  $S 06^{\circ}45'15'' W$ , for 22.49 feet; (18) thence  $S 07^{\circ}03'44'' E$ , for 19.88 feet; (19) thence  $S 17^{\circ}34'45'' W$ , for 28.73 feet; (20) thence  $S 15^{\circ}54'04'' E$ , for 33.75 feet; (21) thence  $S 40^{\circ}16'43'' E$ , for 21.20 feet; (22) thence  $S 19^{\circ}10'48'' E$ , for 28.58 feet; (23) thence  $S 42^{\circ}43'52'' E$ , for 28.58 feet; (24) thence  $S 64^{\circ}41'35'' E$ , for 34.80 feet; (25) thence  $S 58^{\circ}12'51'' E$ , for 32.00 feet; (26) thence  $N 58^{\circ}35'56'' E$ , for 25.60 feet; (27) thence  $N 70^{\circ}12'04'' E$ , for 19.57 feet; (28) thence  $S 87^{\circ}26'50'' E$ , for 20.14 feet; (29) thence  $N 74^{\circ}18'34'' E$ , for 27.14 feet; (30) thence  $N 36^{\circ}31'53'' E$ , for 29.29 feet; (31) thence  $N 76^{\circ}49'06'' E$ , for 27.40 feet; (32) thence  $N 87^{\circ}18'43'' E$ , for 22.89 feet; (33) thence  $S 87^{\circ}49'15'' E$ , for 26.85 feet; (34) thence  $S 48^{\circ}15'22'' E$ , for 34.96 feet; (35) thence  $S 08^{\circ}18'27'' E$ , for 33.30 feet; (36) thence  $S 10^{\circ}44'53'' E$ , for 71.94 feet; (37) thence  $S 19^{\circ}15'21'' W$ , for 25.46 feet; (38) thence  $N 75^{\circ}14'03'' E$ , for 156.71 feet; thence  $S 11^{\circ}17'38'' E$ , leaving said lines, for 3792.46 feet to the point of intersection with the South line of the Southeast  $\frac{1}{4}$  of aforesaid Section 18; thence  $S 84^{\circ}20'27'' W$ , along said South line, for 1013.11 feet to the POINT OF BEGINNING of the parcel herein described.

Real Estate Assessment No.: 0955720000 and 0955720001

EXHIBIT "B" TO PURCHASE AND SALE AGREEMENT

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

**AMENDED AND RESTATED  
EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this \_\_\_\_ day of \_\_\_\_\_, 2025 by **NINE GRANDS RETREAT, LLC**, a Florida limited liability company, with an address of 9301 Old Kings Road S, Jacksonville, FL 32257, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor, its successors and assigns, does hereby grant, bargain, sell, alienate, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system and reuse utility mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water distribution system and reuse utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as described in Exhibit "B" attached, as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or reuse utility services only and does not convey any right to install other utilities such as cable television service lines, gas pipelines, or any other utility, fuel, or communication lines.

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate,

maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and/or reuse utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, further Grantee shall be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. Notwithstanding, Grantee's obligations are limited as set forth in Section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in Section 768.28, Florida Statutes, except in the event a circuit court ruling finding inverse condemnation is upheld, or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in Section 768.28, Florida Statutes. Nothing hereby

shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

5. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

6. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

7. This Amended and Restated Easement for Utilities shall completely amend, restate and supersede that certain Grant of Easement provided by CRD Terra Pines, LLC dated January 27, 2005 and recorded in Official Records Book 2379, Page 1626 of the public records of St. Johns County, Florida.

***REMAINDER OF PAGE INTENTIONALLY LEFT BLANK***

***SIGNATURES COMMENCE ON THE FOLLOWING PAGE.***

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its company seal to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

NINE GRANDS RETREAT, LLC

Shinton  
Witness Signature

By: [Signature]

Shelby Hinton  
Print Name

Print Name: Richard R. Dostie

Title: MANAGER

9301 Old Kings Rd S.

Jax, FL 32257

Witness Address REQUIRED BUSINESS OR PERSONAL

Alisha Blankenship  
Witness Signature

Alisha Blankenship  
Print Name

9301 Old Kings Rd S

Jacksonville, FL 32257

Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FL  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10 day of March, 2025, by Richard R. Dostie, who is Manager of Nine Grands Retreat, LLC. Such person is personally known to me or has produced P.K. as identification.

Shinton  
Notary Public  
My Commission Expires: 8/5/28



EXHIBIT "A" TO EASEMENT FOR UTILITIES

# MAP SHOWING

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## PERPETUAL EASEMENT

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 18, THENCE NORTH 84 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 18, 307.16 FEET TO THE POINT OF BEGINNING; THENCE NORTH 06 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WESTERLY LINE OF AN EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626 OF THE PUBLIC RECORDS OF SAID COUNTY, 685.94 FEET; THENCE NORTH 09 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID WESTERLY LINE, 2927.31 FEET; THENCE NORTH 18 DEGREES 02 MINUTES 03 SECONDS WEST ALONG SAID WESTERLY LINE, 193.05 FEET; THENCE NORTH 71 DEGREES 37 MINUTES 05 SECONDS EAST ALONG A LINE LYING 20 FEET NORTH WHEN MEASURED AT RIGHT ANGLES TO THE NORTHERLY LINE OF SAID EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626, 419.85 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF AN EASEMENT DESCRIBED AND RECORDED AS WETLAND AREA E, IN OFFICIAL RECORDS BOOK 3126, PAGE 910 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 48 DEGREES 15 MINUTES 22 SECONDS EAST ALONG LAST SAID LINE, 20.43 FEET; THENCE SOUTH 08 DEGREES 18 MINUTES 27 SECONDS EAST ALONG LAST SAID LINE, 20.31 FEET; THENCE SOUTH 71 DEGREES 37 MINUTES 05 SECONDS WEST ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626, 391.31 FEET TO AN INTERSECTION WITH A LINE LYING 15 FEET EAST WHEN MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF SAID EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626; THENCE SOUTH 18 DEGREES 02 MINUTES 03 SECONDS EAST ALONG LAST SAID LINE, 155.90 FEET; THENCE SOUTH 09 DEGREES 24 MINUTES 28 SECONDS EAST ALONG LAST SAID LINE, 2930.88 FEET; THENCE SOUTH 06 DEGREES 22 MINUTES 51 SECONDS EAST ALONG LAST SAID LINE, 687.30 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 18; THENCE SOUTH 84 DEGREES 20 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, 35.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) BEARINGS AND COORDINATES SHOWN HEREBON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE OF FLORIDA. AND REFERENCED TO THE SOUTH LINE OF SECTION 18, WHICH IS N 84°20'27"E.
- 3) SURVEY DATA SHOWN HEREON WAS TAKEN FROM DEGROVE SURVEYORS ROUTE SURVEY #2022203.

I CERTIFY TO: ST. JOHNS COUNTY



THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

*Gordon R. Niles*  
 SIGNED

Gordon R. Niles  
 2025-02-19  
 15:02-05:00

**DEGROVE**  
 Surveyors, Inc.



GORDON R. NILES, FLORIDA SURVEYOR AND MAPPER  
 REGISTRATION # 4112; L.B. # 4603

2131 CORPORATE SQUARE BLVD.  
 JACKSONVILLE, FLORIDA 32216  
 (904) 722-0400

O.R.B. OFFICIAL RECORDS BOOK

DATE: 02/19/2025 SCALE 1" = 100'

MATCH LINE A

OFFICIAL RECORDS VOLUME 2378, PAGE 1826 (EASEMENT)

O.R.B. 5760, PAGE 1715)  
NINE GRANDS RETREAT, LLC  
PARCEL ID# 095572000



S06° 22' 51" E 687.30'

N06° 22' 51" W 685.94'

15'

POINT OF COMMENCEMENT  
SOUTH 1/4 CORNER OF SECTION 18

N84°20'27"E 307.16'

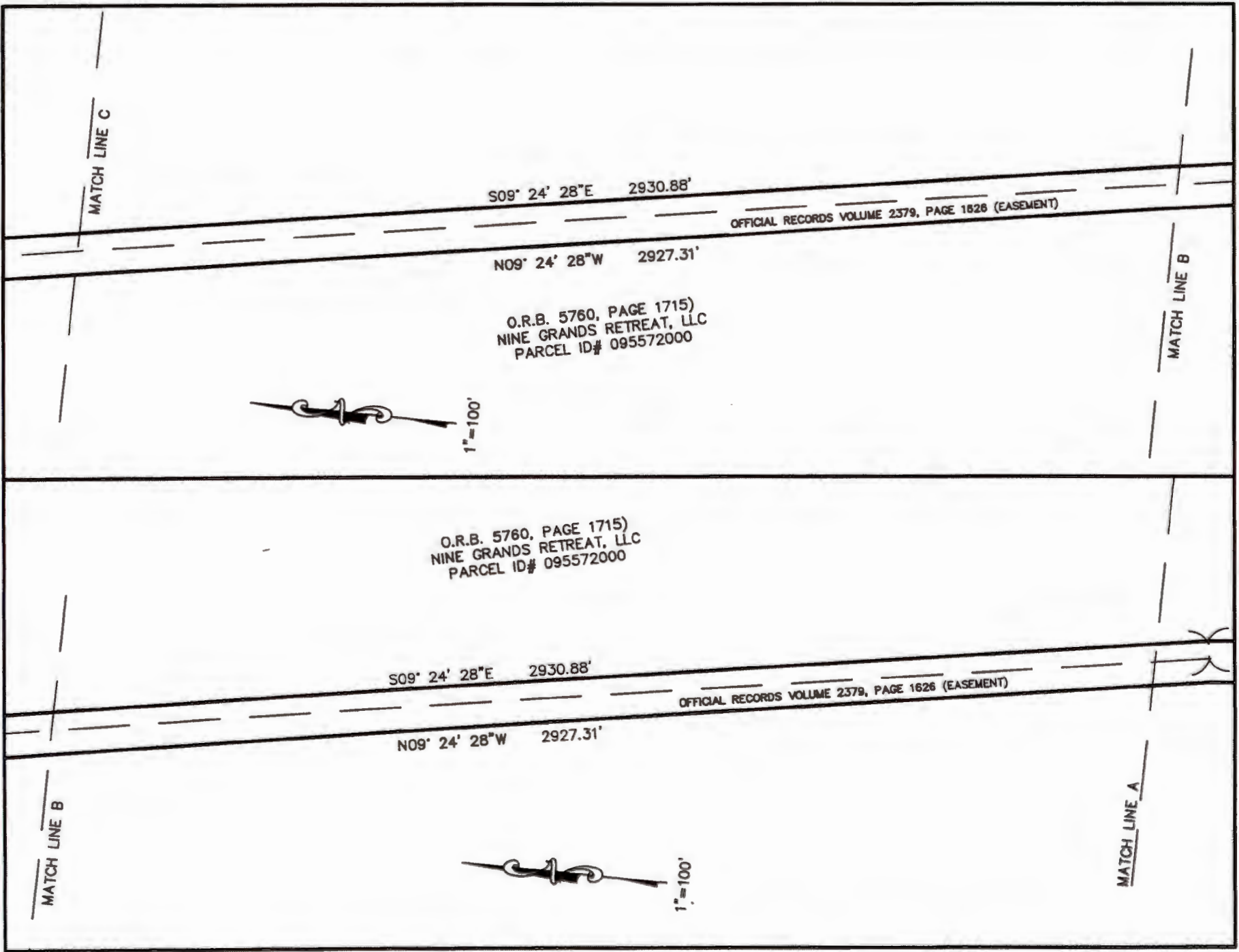
SOUTH LINE SECTION 18

SECTION 19

POINT OF BEGINNING

ACCESS & UTILITY EASEMENT  
O.R.B. 404, PAGE 246

S84° 20' 27" W  
35.00'



MATCH LINE D

N09° 24' 28" W 2927.31'

S09° 24' 28" E 2930.88'

OFFICIAL RECORDS VOLUME 2379, PAGE 1626 (EASEMENT)

O.R.B. 5760, PAGE 1715)  
NINE GRANDS RETREAT, LLC  
PARCEL ID# 095572000



MATCH LINE C

S48° 15' 22" E 20.43'  
S08° 18' 27" E 20.31'  
(WETLAND AREA E - O.R.B. 3126, PAGE 910)

28'

N71° 37' 05" E 419.85'

OFFICIAL RECORDS VOLUME 2379, PAGE 1626 (EASEMENT)

S71° 37' 05" W 391.31'

O.R.B. 5760, PAGE 1715)  
NINE GRANDS RETREAT, LLC  
PARCEL ID# 095572000

S18° 02' 03" E 155.90'

N18° 02' 03" W 193.05'

MATCH LINE D



**EXHIBIT "B"**

**ACCESS EASEMENT AREA**

**Ingress and egress shall be from the south and along the easement area described in Exhibit "A" above.**

## EXHIBIT "C" TO PURCHASE AND SALE AGREEMENT

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

### TEMPORARY CONSTRUCTION EASEMENT

**THIS TEMPORARY CONSTRUCTION EASEMENT** made this \_\_\_\_ day of \_\_\_\_\_, 2025, by and between **NINE GRANDS RETREAT, LLC**, a Florida limited liability company, whose address is 9301 Old Kings Road S, Jacksonville, Florida 32257 as Grantor and **ST. JOHNS COUNTY**, 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 **\$10.00 (Dollars)** and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the Grantor hereby gives, grants, bargains and releases to the Grantee, a Temporary Construction Easement to enter upon and use the Grantor's property located in St. Johns County, Florida, described below, for staging and construction, together with non-exclusive rights of ingress and egress to access the Easement Area for reuse utility purposes contemporaneously entered into between the parties as necessary for the use and enjoyment of the easement herein granted. Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use, occupancy or redevelopment of retail or commercial improvements constructed, or to be constructed, upon the property owned by Grantor. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations.

### **SEE EXHIBIT "A" and EXHIBIT "B" ATTACHED HERETO**

It is understood and agreed by the parties hereto that the rights granted herein shall terminate on the date that the project at this location and upon these premises is complete, or no later than 24 months from execution of this easement whichever is sooner. Grantee shall restore the property to its original condition when the project is complete or this easement terminates, including but not limited to, refilling any holes or trenches in a proper and workmanlike manner and restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. All such restoration shall be accomplished at Grantee's sole cost and expense.

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:

NINE GRANDS RETREAT, LLC

Shinton  
Witness Signature

By: [Signature]

Shelby Hinton  
Print Name

Print Name: Richard R. Dostie

9301 Old Kings Rds.  
Jax, FL 32257

Title: Manager

Date: March 10, 2025

Witness Address REQUIRED BUSINESS OR PERSONAL

Aisha Blankenship  
Witness Signature

Aisha Blankenship  
Print Name

9301 Old Kings Rd S  
Jacksonville, FL 32257

Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence  
or  online notarization, this 10 day of March, 2025, by  
Richard R. Dostie, on behalf of Nine Grands Retreat, LLC, who is personally  
known to me  or has produced P.K. as identification.

(Notary Seal)

Notary Public: Shinton  
My Commission Expires: 8/5/28



EXHIBIT "A" TO TEMPORARY CONSTRUCTION EASEMENT

# MAP SHOWING

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## TEMPORARY CONSTRUCTION EASEMENT

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 18, THENCE NORTH 84 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 18, 327.16 FEET; THENCE NORTH 06 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE EASTERLY LINE OF AN EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626 OF THE PUBLIC RECORDS OF SAID COUNTY, 668.72 FEET; THENCE NORTH 09 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID EASTERLY LINE, 2929.35 FEET; THENCE NORTH 18 DEGREES 02 MINUTES 03 SECONDS WEST ALONG SAID EASTERLY LINE, 154.68 FEET; THENCE NORTH 71 DEGREES 37 MINUTES 05 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626, 15.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 71 DEGREES 37 MINUTES 05 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626, 334.40 FEET; THENCE SOUTH 15 DEGREES 31 MINUTES 31 SECONDS EAST, 25.03 FEET; THENCE SOUTH 71 DEGREES 37 MINUTES 05 SECONDS WEST, 333.30 FEET; THENCE NORTH 18 DEGREES 02 MINUTES 03 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING.



NOTES:

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- 2) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE OF FLORIDA. AND REFERENCED TO THE SOUTH LINE OF SECTION 18, WHICH IS N 84°20'27"E.
- 3) SURVEY DATA SHOWN HEREON WAS TAKEN FROM DEGROVE SURVEYORS ROUTE SURVEY #2022203.

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

Gordon R. Niles  
2025-02-25  
08:37-05:00

**DEGROVE**  
Surveyors, Inc.



SIGNED: GORDON R. NILES, FLORIDA SURVEYOR AND MAPPER  
REGISTRATION # 4112; L.B. # 4603

2131 CORPORATE SQUARE BLVD.  
JACKSONVILLE, FLORIDA 32216  
(904) 722-0400

DATE: 02/12/2025, 02/25/25 SCALE 1" = 100'

O.R.B. OFFICIAL RECORDS BOOK

POINT OF BEGINNING

N71° 37' 05"E 15.00'

N18° 02' 03"W 25.00'

N71° 37' 05"E 334.40'

S15° 31' 31"E 25.03'

S71° 37' 05"W 333.30'

N18° 02' 03"W 154.65'

N09° 24' 28"W 2929.35'

OFFICIAL RECORDS VOLUME 2379, PAGE 1626 (EASEMENT)

N08° 22' 51"W 888.72'



1" = 100'

O.R.B. 5780, PAGE 1715)  
NINE GRANDS RETREAT, LLC PARCEL  
ID# 095572000

POINT OF COMMENCEMENT  
SOUTH 1/4 CORNER OF SECTION 18

N84°20'27"E 327.16'

SOUTH LINE SECTION 18

SECTION 19

ACCESS & UTILITY EASEMENT  
O.R.B. 404, PAGE 246

# MAP SHOWING

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

## TEMPORARY CONSTRUCTION EASEMENT

A PART OF SECTION 18, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH ¼ CORNER OF SAID SECTION 18, THENCE NORTH 84 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 18, 307.16 FEET; THENCE NORTH 06 DEGREES 22 MINUTES 51 SECONDS WEST ALONG THE WESTERLY LINE OF AN EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2379, PAGE 1626 OF THE PUBLIC RECORDS OF SAID COUNTY, 685.94 FEET; THENCE NORTH 09 DEGREES 24 MINUTES 28 SECONDS WEST ALONG SAID WESTERLY LINE, 2927.31 FEET; THENCE NORTH 18 DEGREES 02 MINUTES 03 SECONDS WEST ALONG SAID WESTERLY LINE AND IT'S NORTHERLY PROLONGATION, 193.05 FEET TO THE POINT OF BEGINNING; THENCE NORTH 18 DEGREES 22 MINUTES 55 SECONDS WEST, 50.00 FEET; THENCE NORTH 71 DEGREES 37 MINUTES 05 SECONDS EAST, 148.00 FEET; THENCE SOUTH 61 DEGREES 09 MINUTES 22 SECONDS EAST, 68.12 FEET; THENCE SOUTH 71 DEGREES 37 MINUTES 05 SECONDS WEST, 194.26 FEET TO THE POINT OF BEGINNING.



### NOTES:

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- 2) BEARINGS AND COORDINATES SHOWN HEREON ARE BASED ON THE FLORIDA STATE PLANE COORDINATE SYSTEM, NAD 83 (2011), EAST ZONE OF FLORIDA. AND REFERENCED TO THE SOUTH LINE OF SECTION 18, WHICH IS N 84°20'27"E.
- 3) SURVEY DATA SHOWN HEREON WAS TAKEN FROM DEGROVE SURVEYORS ROUTE SURVEY #2022203.

I CERTIFY TO: ST. JOHNS COUNTY

THAT THIS MAP MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS IN THE STATE OF FLORIDA PURSUANT TO CHAPTER 5J-17.051 & 5J-17.052, F.A.C.

SIGNED

GORDON R. NILES, FLORIDA SURVEYOR AND MAPPER  
REGISTRATION # 4112; L.B. # 4603

DATE: 02/12/2025 SCALE 1" = 100'

**DEGROVE**  
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.  
JACKSONVILLE, FLORIDA 32216  
(904) 722-0400

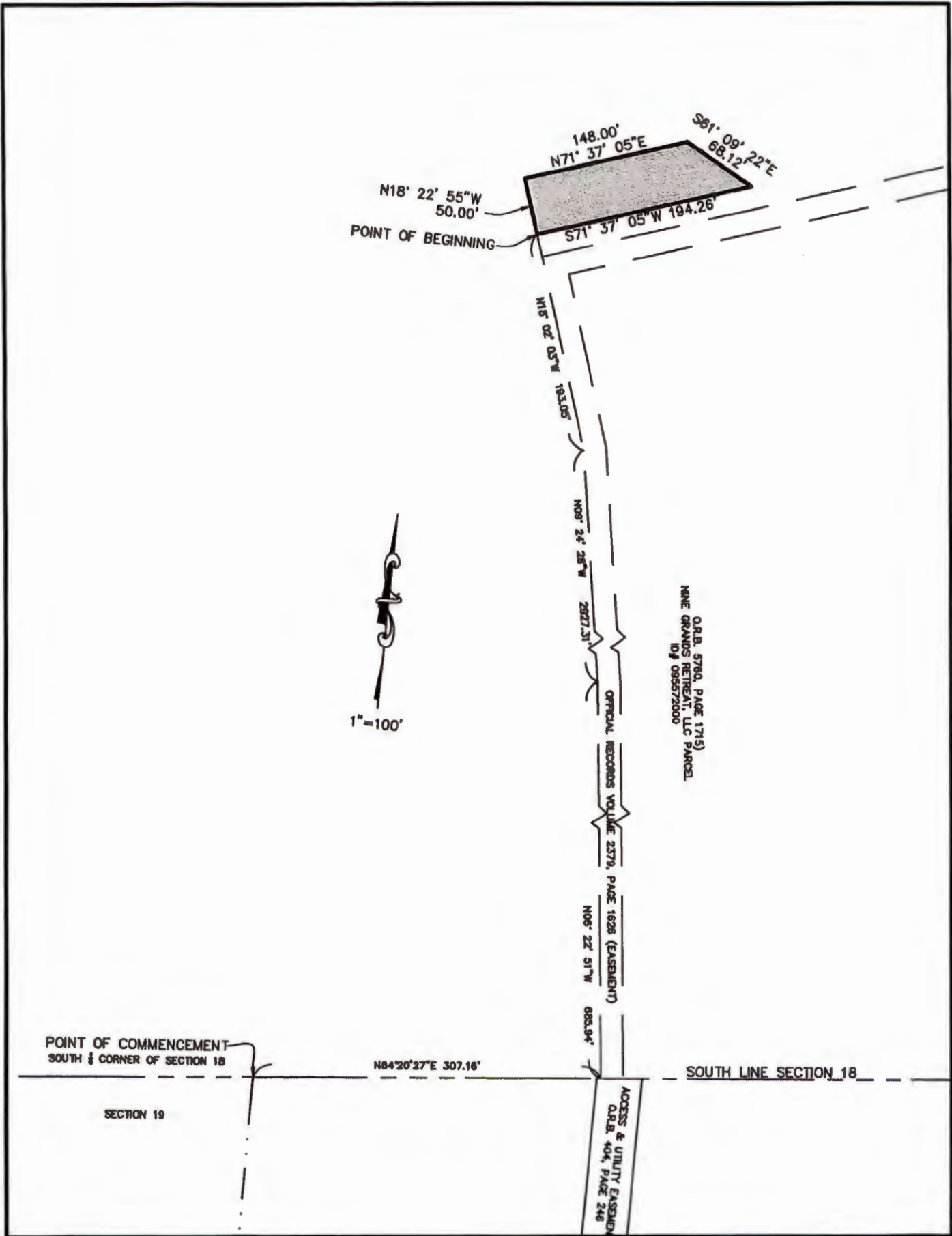


O.R.B. OFFICIAL RECORDS BOOK

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

JOB #2022203

SHEET 1 OF 2 SHEETS



148.00'  
 N71° 37' 05"E  
 68.12'  
 S81° 09' 22"E  
 194.26'  
 S71° 37' 05"W  
 50.00'  
 N18° 22' 55"W  
 POINT OF BEGINNING

N18° 02' 05"W 183.05'  
 N09° 24' 28"W 2927.31'  
 OFFICIAL RECORDS VOLUME 2379, PAGE 1828 (EASEMENT)  
 N06° 22' 51"W 883.94'  
 N84° 20' 27"E 307.18'

O.R.B. 5780, PAGE 1715  
 NINE GRANDS RETREAT, LLC PARCEL  
 DJ# 095572000



POINT OF COMMENCEMENT  
 SOUTH 1/4 CORNER OF SECTION 18

SECTION 19

SOUTH LINE SECTION 18

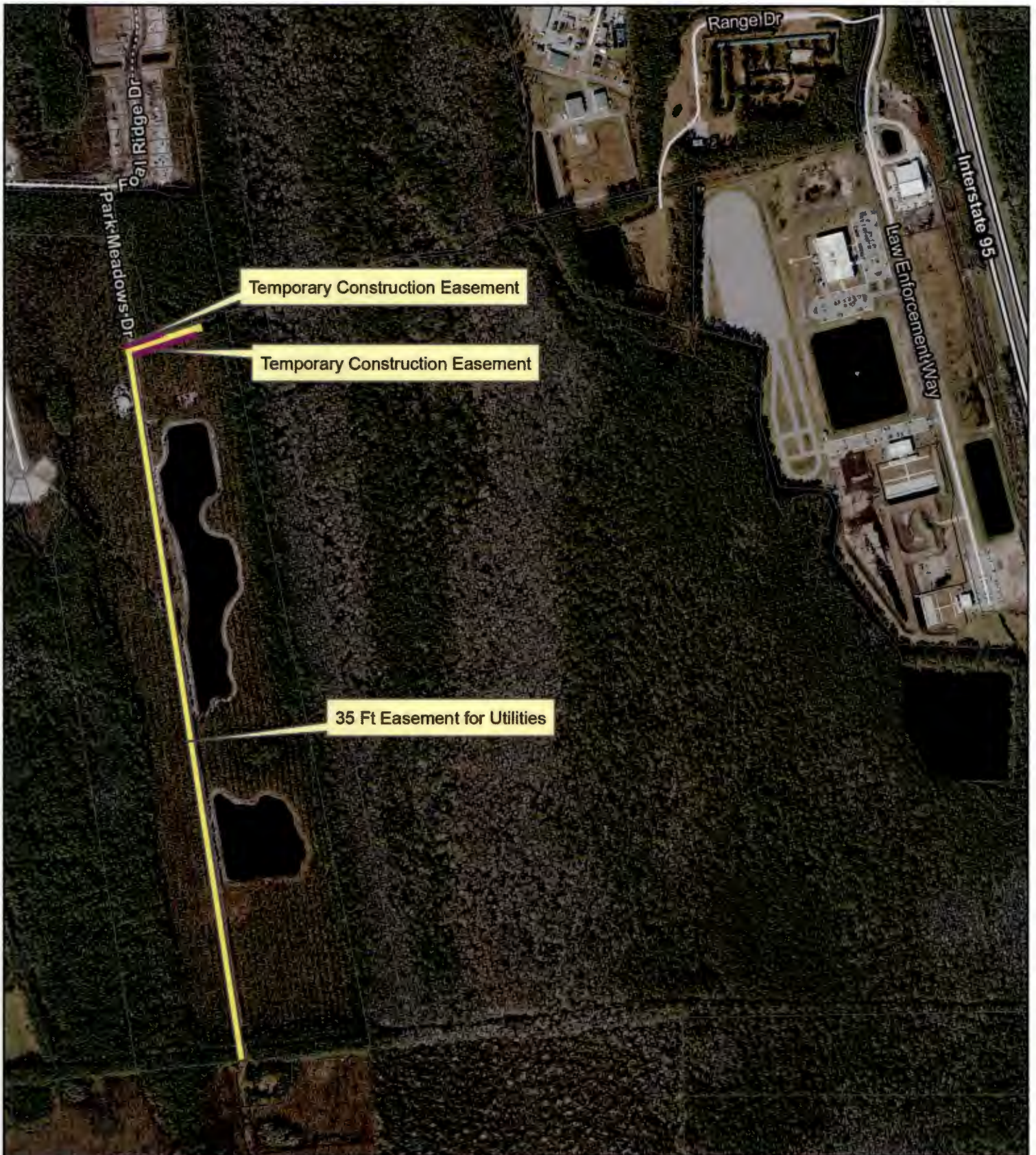
ACCESS & UTILITY EASEMENT  
 O.R.B. 404, PAGE 248

**EXHIBIT "B"**

**ACCESS EASEMENT AREA**

Ingress and egress access shall be from Foal Ridge Drive and what is referred to as Park Meadows Drive.





2024 Aerial Imagery  
Date: 2/25/2025

**Nine Grands Retreat, LLC**  
**Purchase and Sale Agreement**  
**for Easement for Utilities and**  
**Temporary Construction Easement**



**Land Management**  
**Systems**  
**(904) 209-0764**

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.