

RESOLUTION NO. 2010- 290

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A ROADWAY DRAINAGE EASEMENT AGREEMENT IN CONNECTION WITH THE NOCATEE PHASE 2 ROADWAY DEDICATION AND AUTHORIZING THE BOARD CHAIR TO JOIN IN THE EXECUTION OF THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, Tolomato Community Development District (the "CDD") has dedicated to St. Johns County (the "County") a certain roadway right-of-way known as Nocatee Parkway Phase 2; and

WHEREAS, in connection with the dedication of the roadway, the CDD, Sonoc Company, L.L.C. and Sandy Ridge North, L.L.C. have agreed to grant to the County a Roadway Drainage Easement Agreement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, over a portions of their property adjacent to the roadway, for the purposes of providing stormwater retention and drainage and allowing the County to construct, maintain and operate all improvements necessary for such purposes; and

WHEREAS, it is in the best interest of the County to accept the Roadway Drainage Easement Agreement 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 into the body of this Resolution and such Recitals are adopted as findings of fact.

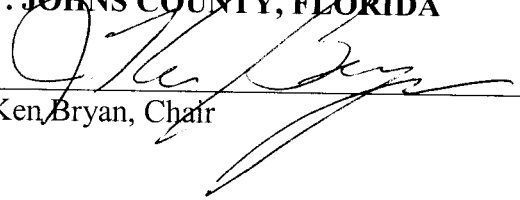
Section 2. The County hereby accepts the Roadway Drainage Easement Agreement and authorizes the Board Chair to join in the execution of the Agreement on behalf of the County.

Section 3. The Clerk is instructed to record the original Roadway Drainage Easement Agreement in the public records of St. Johns County, Florida.

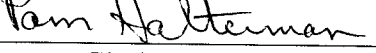
Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 21 day of December, 2010.

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

By: 
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 12/28/10



THIS DOCUMENT PREPARED
BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
PAPPAS, METCALF, JENKS & MILLER, P.A.
245 RIVERSIDE AVENUE, SUITE 400
JACKSONVILLE, FLORIDA 32202

ROADWAY DRAINAGE EASEMENT AGREEMENT

[NOCATEE PHASE 2 ROADWAY DEDICATION]

This **ROADWAY DRAINAGE EASEMENT AGREEMENT** (the "Agreement") is made as of the 20th day of September, 2010, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company ("SONOC"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, **TOLOMATO COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida (the "CDD"), whose address is 14785-4 St. Augustine Road, Jacksonville, Florida 32258, and **SANDY RIDGE NORTH, LLC**, a Florida limited liability company ("Sandy Ridge"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224 (collectively, the "Grantors"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

RECITALS:

A. The CDD has dedicated or intends to dedicate to Grantee a certain roadway right-of-way known as Nocatee Parkway Phase 2 located in St. Johns County, Florida, as described and depicted on **Exhibit "A"** attached hereto ("Property").

B. In connection with the dedication of the Property, the Grantors have agreed to grant Grantee a drainage easement over the lands described on **Exhibits "B", "C", and "D"** attached hereto (collectively, the "Easement Property"), such land described on **Exhibit "B"** being owned by the CDD, the land described on **Exhibit "C"** being owned by SONOC, and the land described on **Exhibit "D"** being owned by Sandy Ridge.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties intending to be mutually bound do hereby agree as follows:

1. **Recitals.** The above stated recitals are true and correct and hereby incorporated by reference.

2. **Grant of Easement.** The Grantors hereby grant and convey to Grantee a non-exclusive and perpetual easement over, on, under, through, and across the Easement Property, for purposes of providing stormwater retention and drainage for the Property and allowing Grantee to construct, maintain, and operate all improvements necessary for such purpose, all in accordance with St. Johns

River Water Management District Permit Numbers 4-031-87432-25, 4-031-87432-44, and 4-031-87432-66. Grantors reserve all other rights in and to the Easement Property.

3. Relocation of Easement. The Grantors (or any individual Grantor alone, as to the portion of the Easement Property owned by such Grantor) shall have the right to relocate the location of the Easement Property and any improvements thereon, provided that drainage of the Property is not disrupted or diminished at any time. The Grantors (or any individual Grantor(s) electing to relocate, as applicable) shall be responsible, at its sole cost and expense, for obtaining any permits necessary for such relocation and for the construction of any improvements within the replacement Easement Property. Upon an election to relocate, the Grantor(s) electing to relocate shall record a modification to this Agreement which shall describe the amendment to the Easement Property. The recording of the amendment shall be conclusive proof to any third parties that the easement over the Easement Property has been modified as described in the amendment. No joinder by any third party shall be required in the amendment but Grantee nevertheless agrees to join in any amendment upon request by the relocating Grantor(s).

4. Successors and Assigns. This Agreement shall run with title to the Property and the Easement Property and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

5. Entire Agreement. This Agreement constitutes the entire agreement between the parties and understanding between the Grantors and Grantee relating to the subject matter hereof.

6. Severability and Governing Law. The invalidity of any provision contained in this Agreement shall not affect the remaining portions of this Agreement, provided that such remaining portions remain consistent with the intent of this Agreement and do not violate Florida law, which law shall govern this Agreement.

7. Construction of Terms. The parties acknowledge that each party has reviewed and revised this Agreement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Agreement.

8. Counterparts. This Agreement may be executed by the parties hereto individually or in combination in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

9. Duty to Cooperate. Grantee agrees to cooperate with the Grantors in a timely manner and in good faith in any necessary permitting efforts of Grantors relating to the Easement Property, such as the execution of any documents or requisite authorizations. Any cost in connection with any such permitting efforts shall be the responsibility of the Grantors (or any individual Grantor, as applicable).

[This space intentionally left blank]

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first written above.

Signed sealed and delivered in the presence of:

[Handwritten signature of Lori A. Goddard]

Print Name: LORI A. GODDARD

[Handwritten signature of Gail L. McGraw]
Print Name: Gail L. McGraw

"Grantors"

SONOC COMPANY, LLC, a Delaware limited liability company

By: *[Handwritten signature of Harry D. Francis]*
Print Name: HARRY D. FRANCIS
Its: VICE PRESIDENT

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20 day of SEPTEMBER, 2010, by HARRY D. FRANCIS, the V. PRESIDENT of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company.



[Handwritten signature of Lori A. Goddard]
Print Name: LORI A. GODDARD
NOTARY PUBLIC
State of Florida at Large
Commission # DD960886
My Commission Expires: 4.27.2014
Personally Known or
Produced ID
Type of Identification Produced:

Signed sealed and delivered
in the presence of:

**TOLOMATO COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established pursuant
to Chapter 190 Florida Statutes

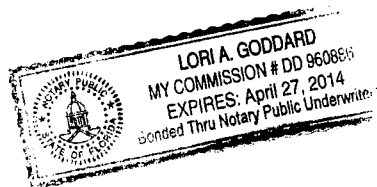
Ina Euforum
Print Name: TWALE DAVIS

By: R May
Print Name: RICHARD T. RAY
Its: CHAIRMAN

Lori A. Goddard
Print Name: LORI A. GODDARD

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 23 day of
SEPTEMBER, 2010, by RICHARD T. RAY, the CHAIRMAN of
TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose
government established pursuant to Chapter 190, Florida Statutes.



Lori A. Goddard
Print Name: LORI A. GODDARD
NOTARY PUBLIC
State of Florida at Large
Commission # DD960886
My Commission Expires: 4.27.2014
Personally Known or
Produced ID
Type of Identification Produced:

Signed sealed and delivered
in the presence of:

[Handwritten signature]

Print Name: LOZI A. GODDARD

SANDY RIDGE NORTH, LLC, a Florida
limited liability company

By: *[Handwritten signature]*
Print Name: HARRY D. FRANCIS
Its: VICE PRESIDENT

[Handwritten signature]
Print Name: Gail L. McGraw

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 30 day of SEPTEMBER, 2010, by HARRY D. FRANCIS, the V. PRESIDENT of **SANDY RIDGE, LLC**, a Florida limited liability company, on behalf of the company.



[Handwritten signature]
Print Name: LOZI A. GODDARD
NOTARY PUBLIC

State of Florida at Large
Commission # DD 960886
My Commission Expires: 4.27.2014
Personally Known or
Produced ID
Type of Identification Produced:

Signed sealed and delivered
in the presence of:

“Grantee”

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

Print Name: _____

By: _____

Print Name: _____

Its: _____

Print Name: _____

LEGAL FORM APPROVED:

By: _____

Name: _____

Title: _____

County Attorney’s Office

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____,
2010, by _____, the _____ of **ST.**
JOHNS COUNTY, FLORIDA, on behalf of the County.

Print Name: _____

NOTARY PUBLIC

State of Florida at Large

Commission # _____

My Commission Expires: _____

Personally Known [] or

Produced ID []

Type of Identification Produced:

SUBORDINATION OF MORTGAGE HOLDER

SONOC COMPANY, LLC, as Mortgagee ("Mortgagee"), is the holder of that certain unrecorded Purchase Money Mortgage, Assignment of Rents and Security Agreement from Sandy Ridge North, LLC dated June 1, 2010 ("Mortgage"). Mortgagee hereby subordinates its interest under the Mortgage to the foregoing Roadway Drainage Easement Agreement in favor of St. Johns County and Mortgagee hereby agrees that its rights under the Mortgage shall be subject to the terms of the foregoing Roadway Drainage Easement Agreement.

Signed, sealed and delivered
in the presence of:

Print Name LORI A. GODDARD

Print Name Gail L. McGraw

SONOC COMPANY, LLC,
a Delaware limited liability company

By: [Signature]
Name: HARRY D. FRANCIS
Title: VICE PRESIDENT

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 20 day of SEPTEMBER, 2010 by HARRY D. FRANCIS, the V. PRESIDENT of **SONOC COMPANY, LLC**, a Delaware limited liability company, on behalf of the company.



[Signature]
Print Name LORI A. GODDARD
NOTARY PUBLIC
State of Florida at Large
Commission # DD960886
My Commission Expires: 4.27.2014
Personally known X or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced _____

EXHIBIT "A"

[Property]

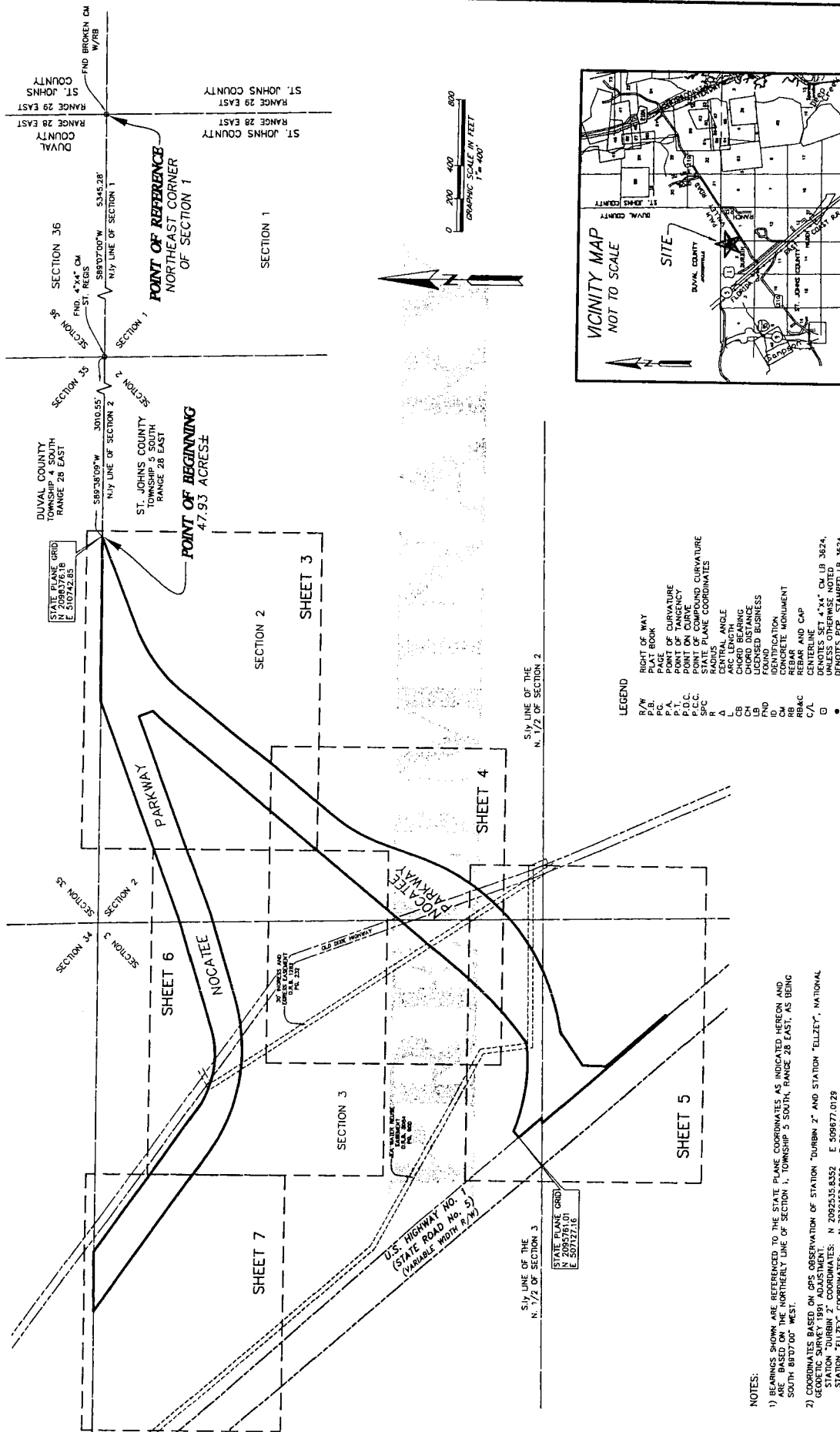
The following describes and depicts the certain roadway right-of-way known as Nocatee Parkway Phase 2.

NOCATEE PARKWAY PHASE 2

A PORTION OF SECTIONS 2 AND 3, TOWNSHIP 5 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

MAP BOOK PAGE

SHEET 2 OF 7 SHEETS



- LEGEND**
- R/W RIGHT OF WAY
 - P.B. POINT OF BEGINNING
 - P.T. POINT OF TANGENCY
 - P.O.C. POINT OF CURVATURE
 - S.P.C. STATE PLANE COORDINATES
 - R RADIUS
 - Δ CENTRAL ANGLE
 - CB CHORD BEARING
 - CD CHORD DISTANCE
 - FO FOUNDED BUSINESS
 - ID IDENTIFICATION
 - CM CONCRETE MONUMENT
 - RB REBAR AND CAP
 - C/L CENTERLINE
 - DENOTES SET 4"x4" CK LB 3824
 - DENOTES PCP, STAMPED LB 3824
 - PCP PERMANENT CONTROL POINT

NOTES:

- 1) BEARINGS SHOWN ARE REFERENCED TO THE STATE PLANE COORDINATES AS INDICATED HEREON AND SHOULD BE USED ON THE NORTHERLY LINE OF SECTION 1, TOWNSHIP 5 SOUTH, RANGE 28 EAST, AS BEING SOUTH 88°07'00" WEST.
- 2) COORDINATES BASED ON GPS OBSERVATION OF STATION "DURBIN 2" AND STATION "TELLEY", NATIONAL GEODESIC "DURBIN" ADJUSTMENT. STATION "DURBIN" COORDINATES: N 209515.5552 E 509677.0729 STATION "TELLEY" COORDINATES: N 209545.5552 E 509677.0729 COORDINATE DATUM: STATE PLANE IN U.S. SURVEY FEET (FLORIDA EAST ZONE 801, N.A.D. 1983/1991).
- 3) SECTION LINES AND QUARTER SECTION LINES DERIVED HEREON ARE GRAPHIC REPRESENTATIONS ONLY AND DO NOT REFLECT FIELD MEASURE UNLESS OTHERWISE NOTED.
- 4) THE LANDS DEPICTED HEREON ARE SUBJECT TO DEVELOPER AND UTILITY SERVICE AGREEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2358, PAGE 1979 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- 5) THE LANDS DEPICTED HEREON ARE SUBJECT TO CONVEYANCE EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2570, PAGE 1550 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER DEPICTION OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT SHOWN ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32258 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

EXHIBIT "B"

[Easement Property]

The following describes and depicts the Easement Property owned by Tolomato Community Development District.



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

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

May 26, 2010
Nocatee\Phase 2 RW
Page 1 of 2

Work Order No. 08-264.00
File No. 120E-04.00CB

Drainage Easement 3B

A portion of Section 3, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3156, page 1753, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 3; thence South $89^{\circ}39'09''$ West, along the Northerly line of said Section 3, a distance of 2367.11 feet; thence South $54^{\circ}57'29''$ East, departing said Northerly line, 1095.15 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $54^{\circ}57'29''$ East, 98.25 feet to the point of curvature of a curve concave Northeasterly having a radius of 1073.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $23^{\circ}37'01''$, an arc length of 442.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $66^{\circ}46'00''$ East, 439.16 feet; thence Southerly, along the arc of a curve concave Westerly having a radius of 94.00 feet, through a central angle of $16^{\circ}36'00''$, an arc length of 27.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}52'25''$ East, 27.14 feet; thence South $49^{\circ}18'22''$ East, 231.98 feet; thence North $68^{\circ}57'33''$ East, 12.60 feet to the point of curvature of a curve concave Southwesterly having a radius of 16.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $94^{\circ}57'53''$, an arc length of 26.52 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $63^{\circ}33'31''$ East, 23.59 feet; thence South $16^{\circ}04'34''$ East, 3.71 feet to the point of curvature of a curve concave Westerly having a radius of 30.00 feet; thence Southerly, along the arc of said curve, through a central angle of $47^{\circ}22'52''$, an arc length of 24.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $07^{\circ}36'51''$ West, 24.11 feet; thence South $31^{\circ}18'17''$ West, 27.04 feet to the point of curvature of a curve concave Northwesterly having a radius of 30.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of $36^{\circ}22'53''$, an arc length of 19.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $49^{\circ}29'44''$ West, 18.73 feet; thence South $67^{\circ}41'11''$ West, 16.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 31.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of $91^{\circ}16'22''$, an arc length of 49.38 feet to the point of tangency of said curve, said arc being subtended by a

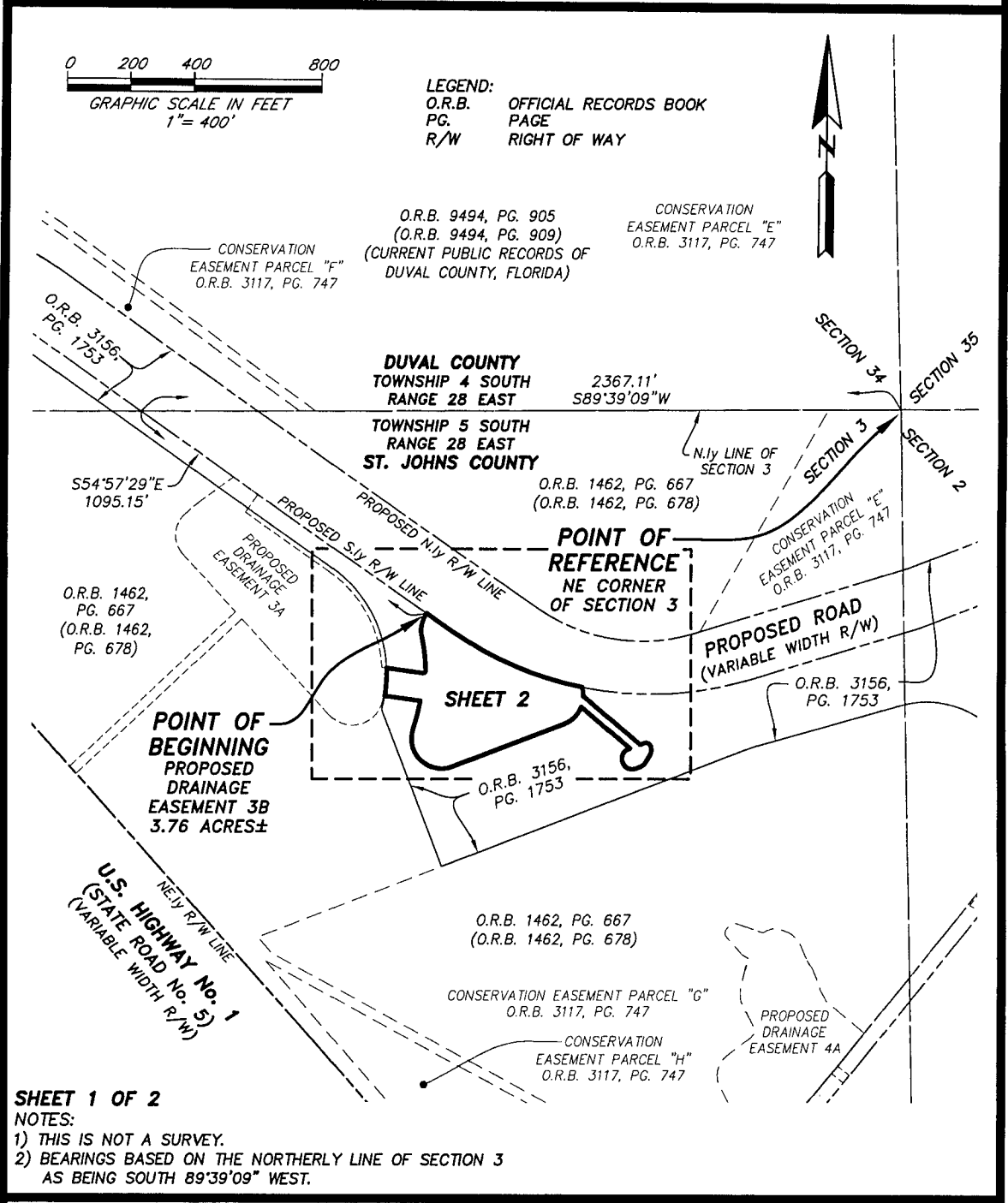
Drainage Easement 3B (continued)

chord bearing and distance of North 66°40'38" West, 44.32 feet; thence North 21°02'27" West, 3.38 feet to the point of curvature of a curve concave Southeasterly having a radius of 31.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 90°00'00", an arc length of 48.69 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 23°57'33" East, 43.84 feet; thence North 68°57'33" East, 5.66 feet; thence North 49°18'22" West, 198.75 feet to a point on a curve concave Northwesterly having a radius of 94.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of 47°21'53", an arc length of 77.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 45°16'36" West, 75.51 feet; thence South 68°57'33" West, 371.26 feet to the point of curvature of a curve concave Northeasterly having a radius of 94.00 feet; thence Northwesterly, along the arc of said curve, through a central angle of 130°11'51", an arc length of 213.60 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 45°56'31" West, 170.52 feet; thence Northerly, along the arc of a curve concave Westerly having a radius of 518.00 feet, through a central angle of 09°50'43", an arc length of 89.01 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 14°14'03" East, 88.90 feet; thence North 82°02'37" West, 112.04 feet to a point lying on the boundary line of said Official Records Book 3156, page 1753, said boundary line being a curve concave Westerly having a radius of 406.00 feet; thence Northerly, along said boundary line and along the arc of said curve, through a central angle of 12°11'42", an arc length of 86.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North 03°35'16" East, 86.25 feet; thence South 82°02'37" East, 113.12 feet to the point of curvature of a curve concave Northwesterly having a radius of 9.00 feet; thence Northeasterly, along the arc of said curve, through a central angle of 99°10'28", an arc length of 15.58 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of North 48°22'09" East, 13.71 feet; thence Northerly, along the arc of a curve concave Westerly having a radius of 528.00 feet, through a central angle of 11°37'39", an arc length of 107.15 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 07°01'55" West, 106.97 feet; thence Northerly, along the arc of a curve concave Easterly having a radius of 84.00 feet, through a central angle of 51°18'00", an arc length of 75.21 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North 12°48'16" East, 72.72 feet.

Containing 3.76 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1753,
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 2

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 3 AS BEING SOUTH 89°39'09" WEST.

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



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

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

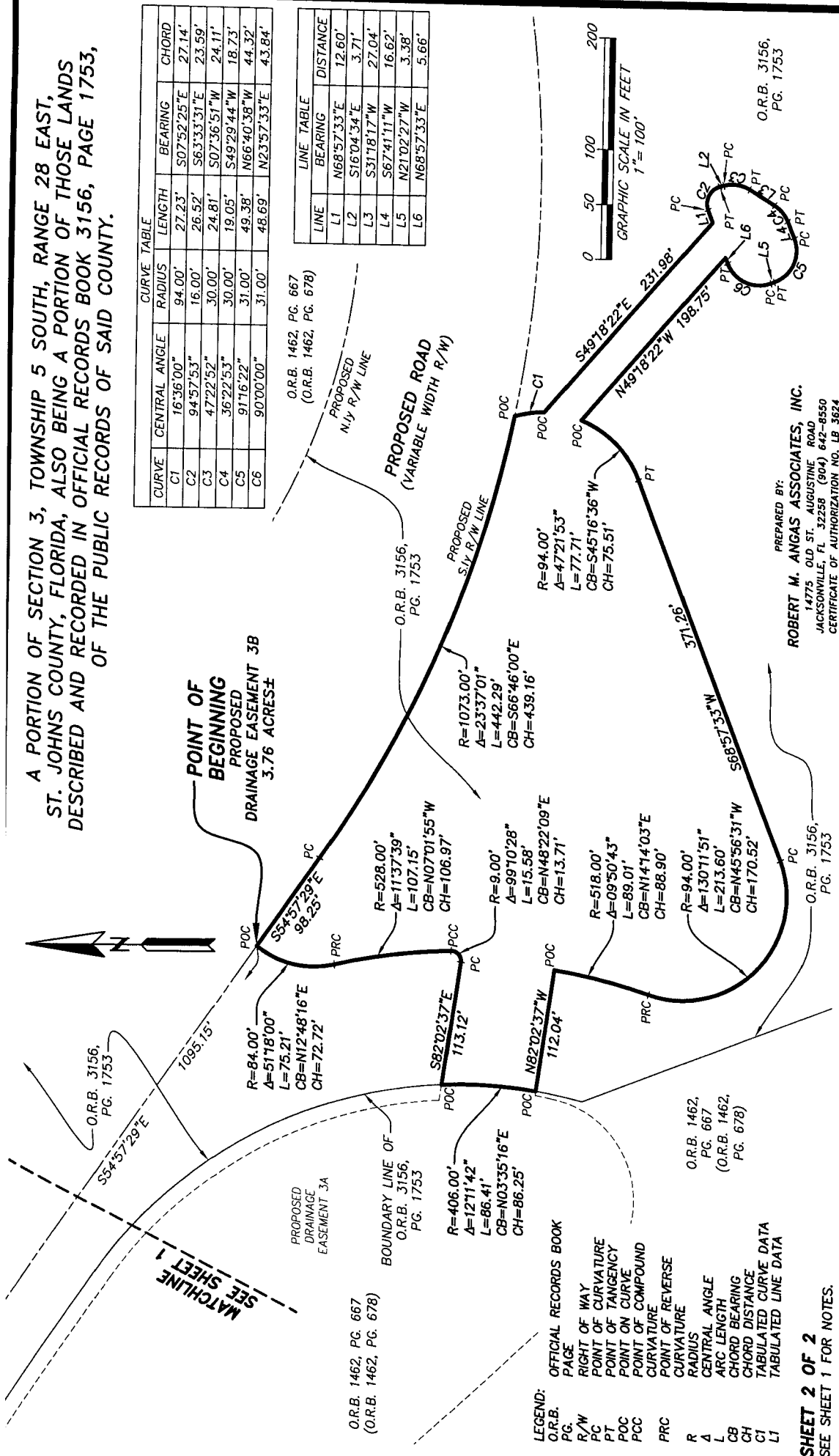
Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

DATE: MAY 26, 2010 SCALE: 1"=400'

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1753,
OF THE PUBLIC RECORDS OF SAID COUNTY.

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	16°36'00"	94.00'	27.23'	S07°52'25"E	27.14'
C2	94°57'53"	16.00'	26.52'	S63°33'31"E	23.59'
C3	47°22'52"	30.00'	24.81'	S07°36'51"W	24.11'
C4	36°22'53"	30.00'	19.05'	S49°29'44"W	18.73'
C5	91°16'22"	31.00'	49.38'	N66°40'38"W	44.32'
C6	90°00'00"	31.00'	48.69'	N23°57'33"E	43.84'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N68°57'33"E	12.60'
L2	S16°04'34"E	3.71'
L3	S31°18'17"W	27.04'
L4	S67°41'11"W	16.62'
L5	N21°02'27"W	3.38'
L6	N68°57'33"E	5.66'



PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - POC POINT ON CURVE
 - PCC POINT OF COMPOUND CURVATURE
 - PRC POINT OF REVERSE CURVATURE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE
 - C1 C1
 - L1 TABULATED CURVE DATA
 - L2 TABULATED LINE DATA

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES.



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

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

May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00DB

Drainage Easement 4B

A portion of Section 3, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3156, page 1753, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 3; thence South $00^{\circ}58'28''$ East, along the Easterly line of said Section 3, a distance of 1776.64 feet to its intersection with the boundary line of said Official Records Book 3156, page 1753; thence South $39^{\circ}08'02''$ West, departing said Easterly line of Section 3 and along said boundary line, 352.16 feet to the Point of Beginning.

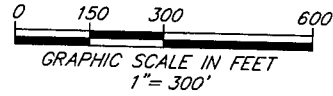
From said Point of Beginning, thence South $50^{\circ}49'42''$ East, departing said boundary line of Official Records Book 3156, page 1753, a distance of 47.00 feet; thence South $39^{\circ}08'02''$ West, 30.00 feet; thence North $50^{\circ}49'42''$ West, 47.07 feet to a point on a curve concave Northwesterly having a radius of 6753.00 feet, said point lying on said boundary line of Official Records Book 3156, page 1753; thence Northeasterly, along said boundary line and along the arc of said curve, through a central angle $00^{\circ}15'16''$, an arc length of 30.00 feet to the point of tangency of said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $39^{\circ}15'40''$ East, 30.00 feet.

Containing 1411 square feet, more or less.

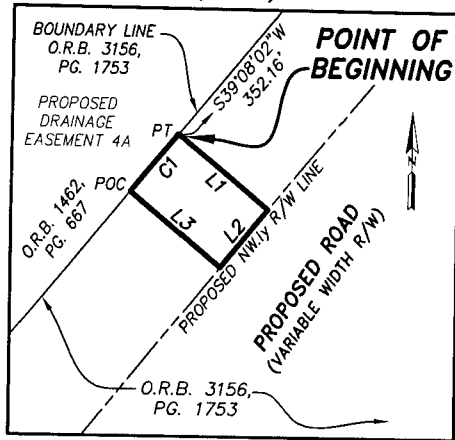
SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1753, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S50°49'42"E	47.00'
L2	S39°08'02"W	30.00'
L3	N50°49'42"W	47.07'



DETAIL "A"
(1"=60')



CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	00°15'16"	6753.00'	30.00'	N39°15'40"E	30.00'

- LEGEND:**
- O.R.B. OFFICIAL RECORDS BOOK
 - PG. PAGE
 - R/W RIGHT OF WAY
 - CSV CONSERVATION EASEMENT
 - POC POINT ON CURVE
 - PT POINT OF TANGENCY
 - L1 TABULATED LINE DATA
 - C1 TABULATED CURVE DATA

- NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE EASTERLY LINE OF SECTION 3 AS BEING SOUTH 00°58'28" EAST.

DUVAL COUNTY
TOWNSHIP 4 SOUTH
RANGE 28 EAST

ST. JOHNS COUNTY
TOWNSHIP 5 SOUTH
RANGE 28 EAST

POINT OF REFERENCE
NE CORNER OF SECTION 3

PROPOSED N.W. R/W LINE
PROPOSED ROAD
(VARIABLE WIDTH R/W)
PROPOSED S.W. R/W LINE

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)

E.W. LINE OF SECTION 3

SE.W. LINE OF CSV PARCEL "G"

POINT OF BEGINNING
PROPOSED DRAINAGE EASEMENT 4B
1411 SQUARE FEET±

CONSERVATION EASEMENT PARCEL "G"
O.R.B. 3117, PG. 747

SEE DETAIL "A"

PROPOSED DRAINAGE EASEMENT 4A

BOUNDARY LINE OF O.R.B. 3156, PG. 1753

O.R.B. 3156, PG. 1753

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

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

DATE: MAY 26, 2010 SCALE: 1"=300'

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

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284



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Land Surveyors, Planners and Civil Engineers
Since 1924

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

May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00F

Drainage Easement 6

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3156, page 1753, of the Public Records of said county, being more particularly described as follows:

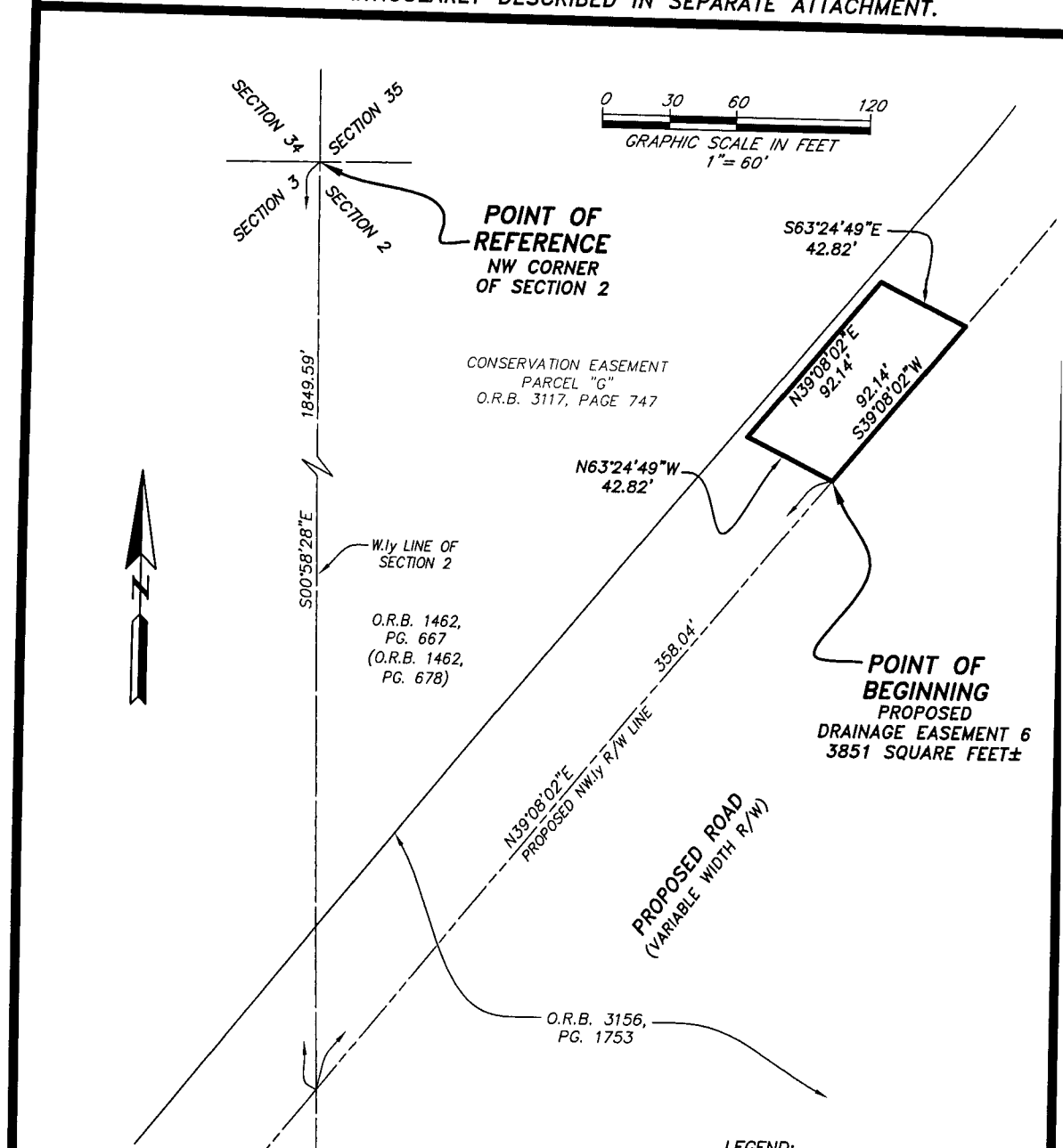
For a Point of Reference, commence at the Northwest corner of said Section 2; thence South $00^{\circ}58'28''$ East, along the Westerly line of said Section 2, a distance of 1849.59 feet; thence North $39^{\circ}08'02''$ East, departing said Westerly line, 358.04 feet to the Point of Beginning.

From said Point of Beginning, thence North $63^{\circ}24'49''$ West, 42.82 feet; thence North $39^{\circ}08'02''$ East, 92.14 feet; thence South $63^{\circ}24'49''$ East, 42.82 feet; thence South $39^{\circ}08'02''$ West, 92.14 feet to the Point of Beginning.

Containing 3851 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1753,
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY LINE OF SECTION 2 AS BEING SOUTH 00°58'28" EAST.

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY

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

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

DATE: MAY 26, 2010 SCALE: 1"=60'

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

Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

EXHIBIT "C"

[Easement Property]

The following describes and depicts the Easement Property owned by SONOC Company, LLC.



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

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

May 26, 2010
Nocatee\Phase 2 RW
Page 1 of 2

Work Order No. 08-264.00
File No. 120E-04.00CA

Drainage Easement 3A

A portion of Section 3, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 3; thence South $89^{\circ}39'09''$ West, along the Northerly line of said Section 3, a distance of 2367.11 feet; thence South $54^{\circ}57'29''$ East, departing said Northerly line, 355.82 feet; thence South $53^{\circ}58'51''$ West, 56.03 feet to a point lying on the boundary line of those lands described and recorded in Official Records Book 3156, page 1753 of the Public Records of said county, and the Point of Beginning.

From said Point of Beginning, thence South $54^{\circ}57'29''$ East, along said boundary line of Official Records Book 3156, page 1753, a distance of 112.38 feet; thence South $35^{\circ}02'31''$ West, departing said boundary line, 14.68 feet; thence South $54^{\circ}57'29''$ East, 319.22 feet to the point of curvature of a curve concave Southwesterly having a radius of 391.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $52^{\circ}02'32''$, an arc length of 355.15 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $28^{\circ}56'13''$ East, 343.06 feet; thence South $82^{\circ}02'37''$ East, 14.56 feet to a point lying on said boundary line of Official Records Book 3156, page 1753, said point lying on a curve concave Westerly having a radius of 406.00 feet; thence Southerly, along said boundary line and along the arc of said curve, through a central angle of $12^{\circ}11'42''$, an arc length of 86.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $03^{\circ}35'16''$ West, 86.25 feet; thence North $82^{\circ}02'37''$ West, departing said boundary line, 4.00 feet; thence South $11^{\circ}54'05''$ West, 15.37 feet to the point of curvature of a curve concave Northwesterly having a radius of 96.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of $125^{\circ}18'30''$, an arc length of 209.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $74^{\circ}33'20''$ West, 170.54 feet; thence North $42^{\circ}47'25''$ West, 294.05 feet; thence North $42^{\circ}34'37''$ West, 111.10 feet; thence South $47^{\circ}13'24''$ West, 708.60 feet to a point lying on the Northeasterly right of way line of U.S. Highway No. 1 (State Road No. 5), a variable width right of way as presently established; thence North $41^{\circ}52'06''$ West, along said Northeasterly right of way line, 30.00 feet; thence North $47^{\circ}13'24''$ East, departing said Northeasterly right of way line, 708.23 feet; thence North $42^{\circ}34'37''$ West, 235.66 feet;

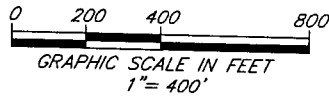
Drainage Easement 3A (continued)

thence North $38^{\circ}59'51''$ West, 15.71 feet to the point of curvature of a curve concave Easterly having a radius of 86.00 feet; thence Northerly, along the arc of said curve, through a central angle of $87^{\circ}48'47''$, an arc length of 131.81 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $04^{\circ}54'32''$ East, 119.28 feet; thence North $48^{\circ}48'56''$ East, 60.97 feet; thence North $53^{\circ}58'51''$ East, 74.22 feet to the Point of Beginning.

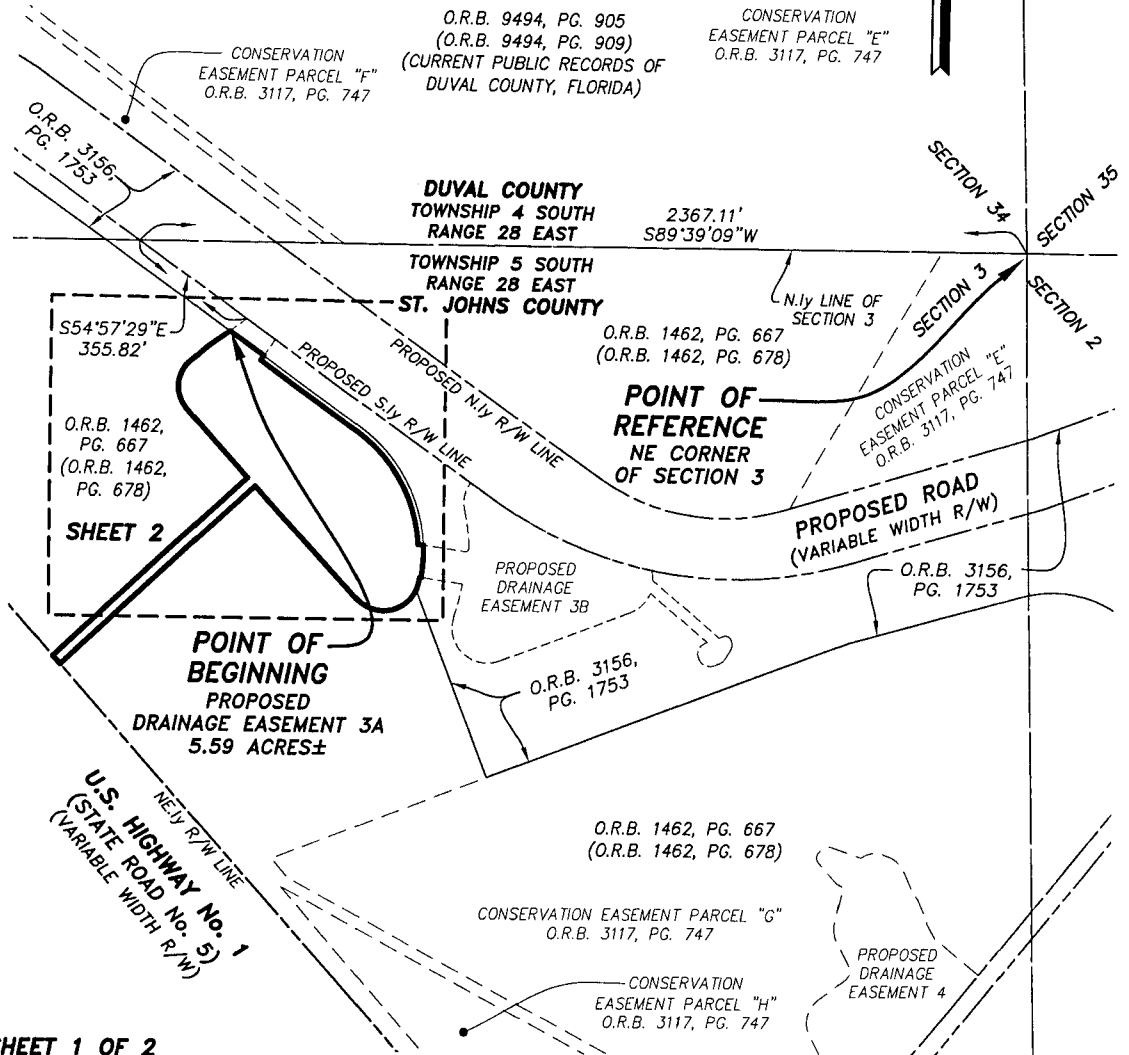
Containing 5.59 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY

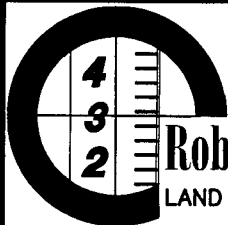


SHEET 1 OF 2

NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 3 AS BEING SOUTH 89°39'09" WEST.

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



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
 SINCE 1924

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 Certificate of Authorization No.: LB 3624

DATE: MAY 26, 2010 SCALE: 1"=400'

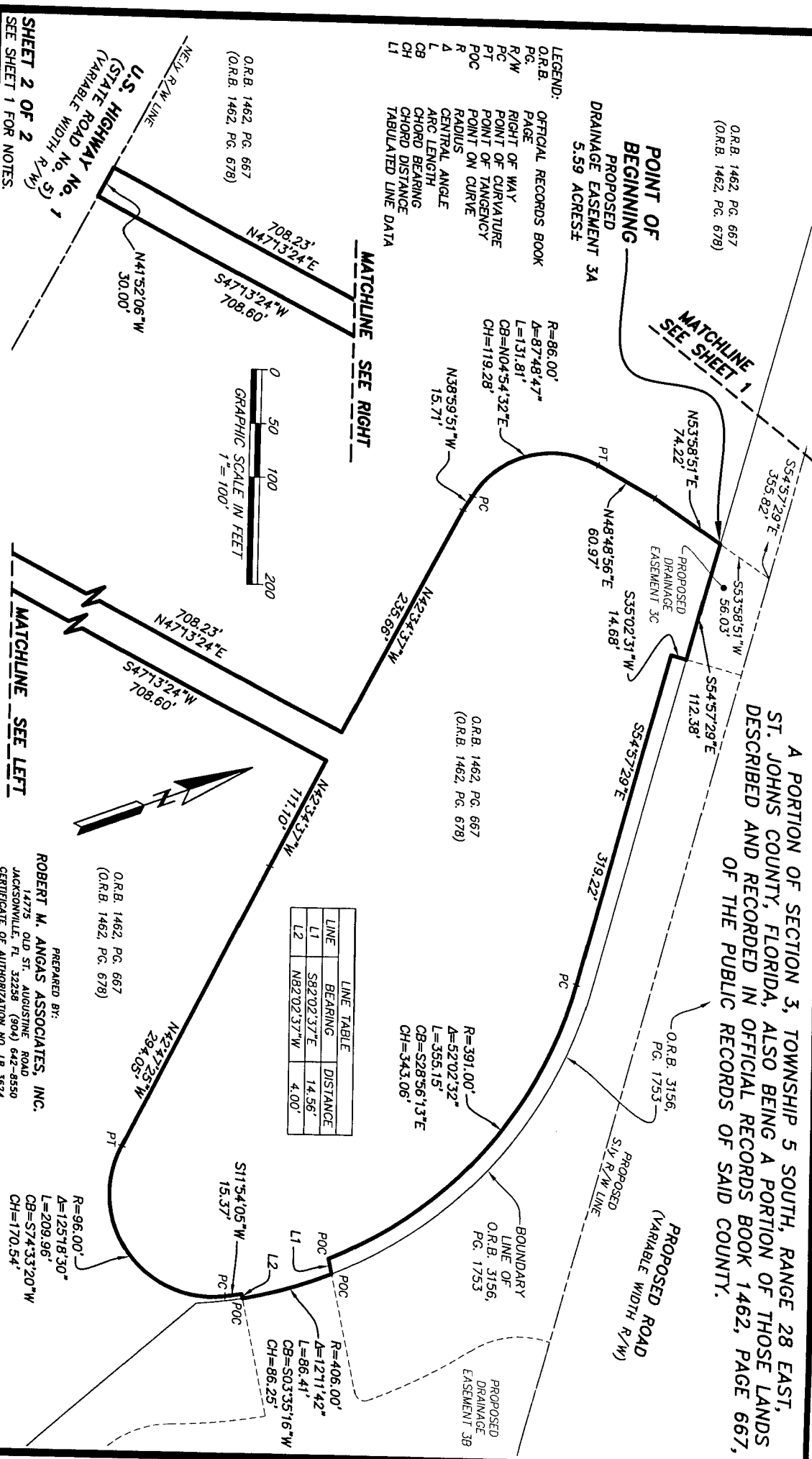
Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)

POINT OF BEGINNING
PROPOSED DRAINAGE EASEMENT 3A
5.59 ACRES±

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
PG. PAGE
R/W RIGHT OF WAY
PC POINT OF CURVATURE
PT POINT OF TANGENCY
POC POINT ON CURVE
R RADIUS
A ARG LENGTH
L CHORD BEARING
CB CHORD DISTANCE
CH TABULATED LINE DATA

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY.



LINE	BEARING	DISTANCE
L1	S82°02'37"E	14.56'
L2	N82°02'37"W	4.00'

SHEET 2 OF 2
SEE SHEET 1 FOR NOTES.

ORDER NO.: 08-264.00 FILE NO.: 120E-04.0002A CAD FILE: I:\Survey\MapPro\Woodlee\Plats\Roadway\Plat\Phase 2\RW\Sketches\DE 03A.dwg

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 5624

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)

O.R.B. 3156, PG. 1753

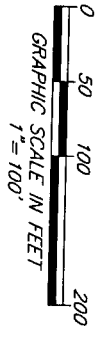
O.R.B. 3156, PG. 1753

R=406.00'
A=121°14'2"
L=66.41'
CB=503'35'16"W
CH=86.25'

R=96.00'
A=125°18'30"
L=209.96'
CB=574'33'20"W
CH=170.54'

R=391.00'
A=52°02'32"
L=355.15'
CB=528'56'13"E
CH=343.06'

R=86.00'
A=87°48'47"
L=131.81'
CB=N04°54'32"E
CH=119.28'





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

14775 Old St. Augustine Road
Jacksonville, FL 32258
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May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00CC

Drainage Easement 3C

A portion of Section 3, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3156, page 1753, of the Public Records of said county, being more particularly described as follows:

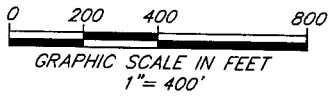
For a Point of Reference, commence at the Northeast corner of said Section 3; thence South $89^{\circ}39'09''$ West, along the Northerly line of said Section 3, a distance of 2367.11 feet; thence South $54^{\circ}57'29''$ East, departing said Northerly line, 355.82 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $54^{\circ}57'29''$ East, 94.19 feet; thence South $35^{\circ}02'31''$ West, 53.00 feet to a point lying on the boundary line of said Official Records Book 3156, page 1753; thence North $54^{\circ}57'29''$ West, along said boundary line, 112.38 feet; thence North $53^{\circ}58'51''$ East, departing said boundary line, 56.03 feet to the Point of Beginning.

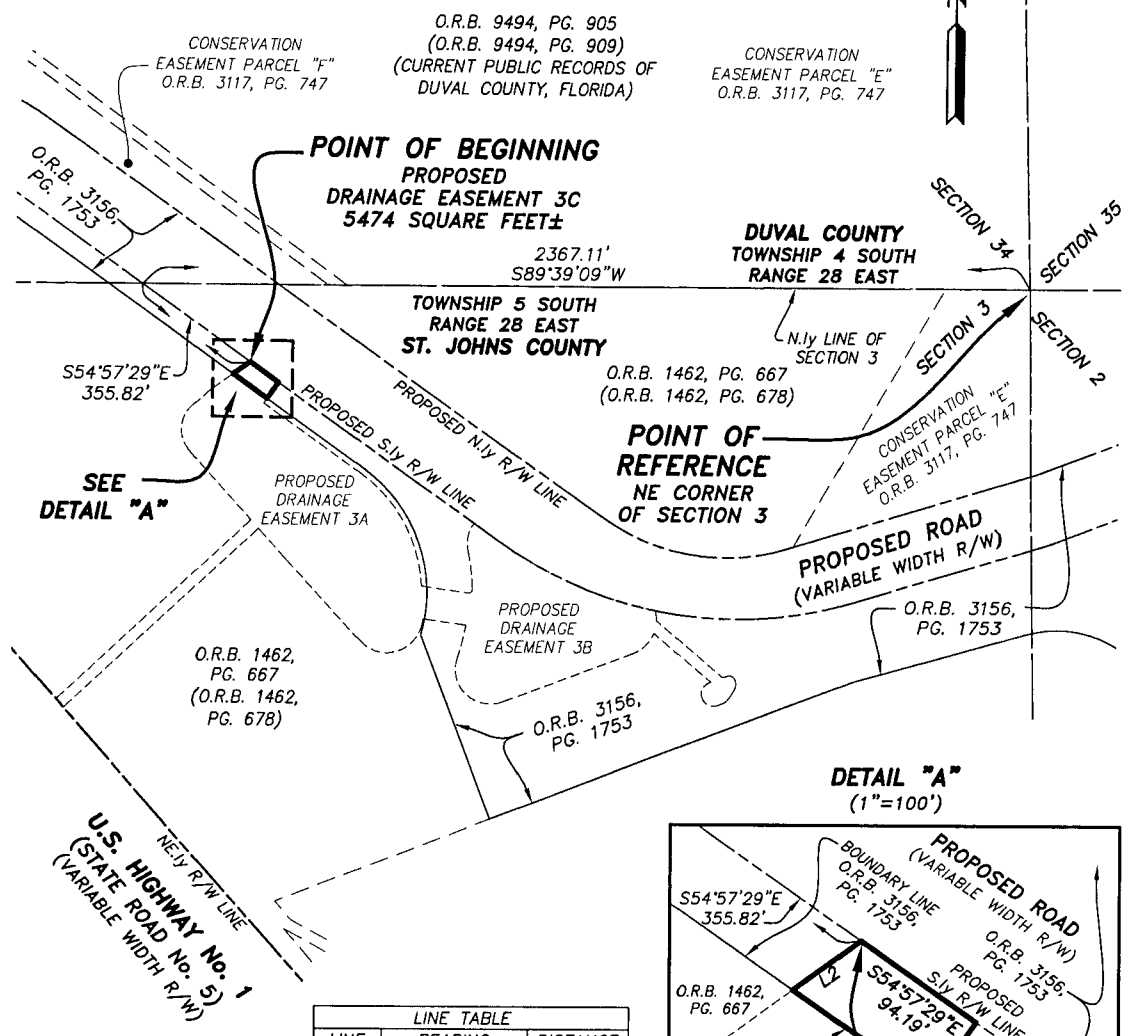
Containing 5474 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

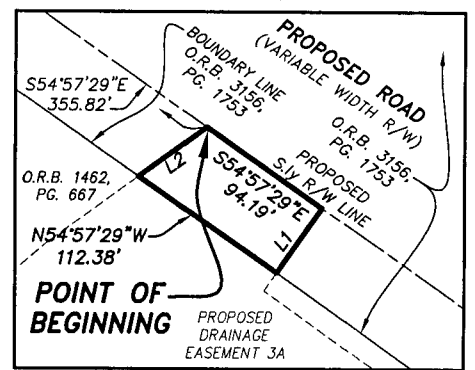
A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3156, PAGE 1753,
 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 L1 TABULATED LINE DATA



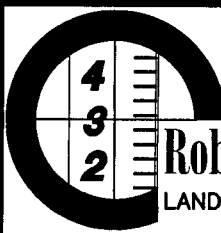
DETAIL "A"
 (1"=100')



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S35°02'31"W	53.00'
L2	N53°58'51"E	56.03'

- NOTES:**
- 1) THIS IS NOT A SURVEY.
 - 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 3 AS BEING SOUTH 89°39'09" WEST.

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



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

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 Certificate of Authorization No.: LB 3624

Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

DATE: MAY 26, 2010 SCALE: 1"=400'



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Jacksonville, FL 32258
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May 26, 2010
Nocatee\Phase 2 RW
Page 1 of 2

Work Order No. 08-264.00
File No. 120E-04.00DA

Drainage Easement 4A

A portion of Section 3, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeast corner of said Section 3; thence South $00^{\circ}58'28''$ East, along the Easterly line of said Section 3, a distance of 1776.64 feet to its intersection with the Southeasterly line of Conservation Easement Parcel "G", as described and recorded in Official Records Book 3117, page 747, of said Public Records, said line also being the boundary line of those lands described and recorded in Official Records Book 3156, page 1753, said Public Records; thence South $39^{\circ}08'02''$ West, departing said Easterly line of Section 3, along said Southeasterly line and along said boundary line, 221.21 feet to the Point of Beginning.

From said Point of Beginning, thence South $39^{\circ}08'02''$ West, departing said Southeasterly line of Conservation Easement Parcel "G" and continuing along said boundary line of Official Records Book 3156, page 1753, a distance of 130.95 feet to the point of curvature of a curve concave Northwesterly having a radius of 6753.00 feet; thence Southwesterly, continuing along said boundary line and along the arc of said curve, through a central angle of $03^{\circ}02'03''$, an arc length of 357.60 feet to a point on said curve, said point lying on said Southeasterly line of Conservation Easement Parcel "G", said arc being subtended by a chord bearing and distance of South $40^{\circ}39'03''$ West, 357.56 feet; thence along the boundary line of said Conservation Easement Parcel "G" the following 25 courses: Course 1, thence North $40^{\circ}29'48''$ West, departing said boundary line of Official Records Book 3156, page 1753, a distance of 105.33 feet; Course 2, thence North $27^{\circ}24'14''$ West, 140.68 feet to the point of curvature of a curve concave Easterly having a radius of 78.00 feet; Course 3, thence Northerly along the arc of said curve, through a central angle of $79^{\circ}58'03''$, an arc length of 108.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $12^{\circ}34'47''$ East, 100.24 feet; Course 4, thence North $52^{\circ}33'49''$ East, 90.57 feet; Course 5, thence North $39^{\circ}24'20''$ East, 19.15 feet; Course 6, thence North $09^{\circ}47'26''$ West, 21.20 feet; Course 7, thence North $26^{\circ}16'00''$ West, 68.84 feet to the point of curvature of a curve concave Easterly having a radius of 86.00 feet; Course 8, thence Northerly along the arc of said curve, through a central angle of $39^{\circ}12'42''$, an arc length of 58.86 feet to the point of tangency of said curve, said arc being subtended by a chord bearing

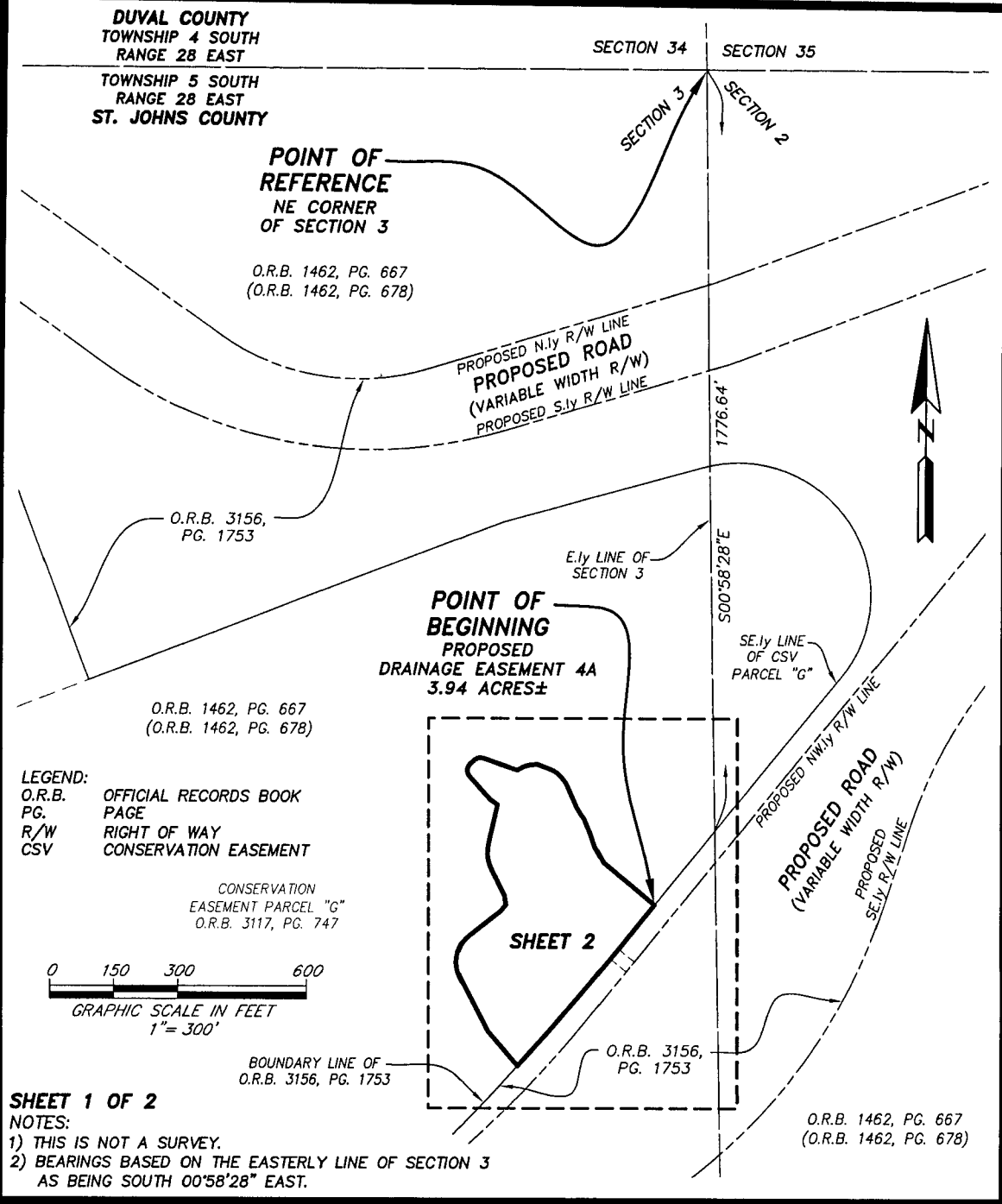
Drainage Easement 4A (continued)

and distance of North $06^{\circ}39'39''$ West, 57.71 feet; Course 9, thence North $12^{\circ}56'42''$ East, 93.69 feet; Course 10, thence North $55^{\circ}49'30''$ West, 20.13 feet; Course 11, thence North $41^{\circ}49'32''$ West, 72.99 feet to the point of curvature of a curve concave Easterly, having a radius of 20.00 feet; Course 12, thence Northerly along the arc of said curve, through a central angle of $89^{\circ}22'29''$, an arc length of 31.20 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}51'43''$ East, 28.13 feet; Course 13, thence North $47^{\circ}32'57''$ East, 14.32 feet to the point of curvature of a curve concave Southerly, having a radius of 20.00 feet; Course 14, thence Easterly along the arc of said curve, through a central angle of $62^{\circ}01'22''$, an arc length of 21.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}33'38''$ East, 20.61 feet; Course 15, thence South $70^{\circ}25'41''$ East, 83.27 feet to a point on a curve concave Southeasterly, having a radius of 82.00 feet; Course 16, thence Easterly along the arc of said curve, through a central angle of $34^{\circ}32'36''$, an arc length of 49.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $73^{\circ}30'33''$ East, 48.69 feet; Course 17, thence South $69^{\circ}53'09''$ East, 27.52 feet to the point of curvature of a curve concave Southwesterly, having a radius of 78.00 feet; Course 18, thence Southeasterly along the arc of said curve, through a central angle of $46^{\circ}18'55''$, an arc length of 63.05 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $46^{\circ}43'42''$ East, 61.35 feet; Course 19, thence South $23^{\circ}34'14''$ East, 53.62 feet; Course 20, thence South $31^{\circ}40'13''$ East, 16.74 feet; Course 21, thence South $37^{\circ}27'34''$ East, 11.76 feet; Course 22, thence South $22^{\circ}42'41''$ East, 41.51 feet; Course 23, thence South $18^{\circ}13'36''$ East, 29.92 feet; Course 24, thence South $29^{\circ}16'55''$ East, 41.72 feet; Course 25, thence South $50^{\circ}15'47''$ East, 152.05 feet to the Point of Beginning.

Containing 3.94 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667,
 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



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

Damon J. Kelly
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

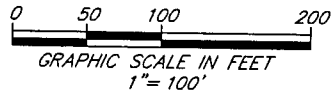
DATE: MAY 26, 2010 SCALE: 1"=300'

A PORTION OF SECTION 3, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667,
OF THE PUBLIC RECORDS OF SAID COUNTY.

CURVE TABLE					
CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	39°12'42"	86.00'	58.86'	N06°39'39"W	57.71'
C2	89°22'29"	20.00'	31.20'	N02°51'43"E	28.13'
C3	62°01'22"	20.00'	21.65'	N78°33'38"E	20.61'
C4	34°32'36"	82.00'	49.44'	N73°30'33"E	48.69'
C5	46°18'55"	78.00'	63.05'	S46°43'42"E	61.35'

MATCHLINE SEE SHEET 1

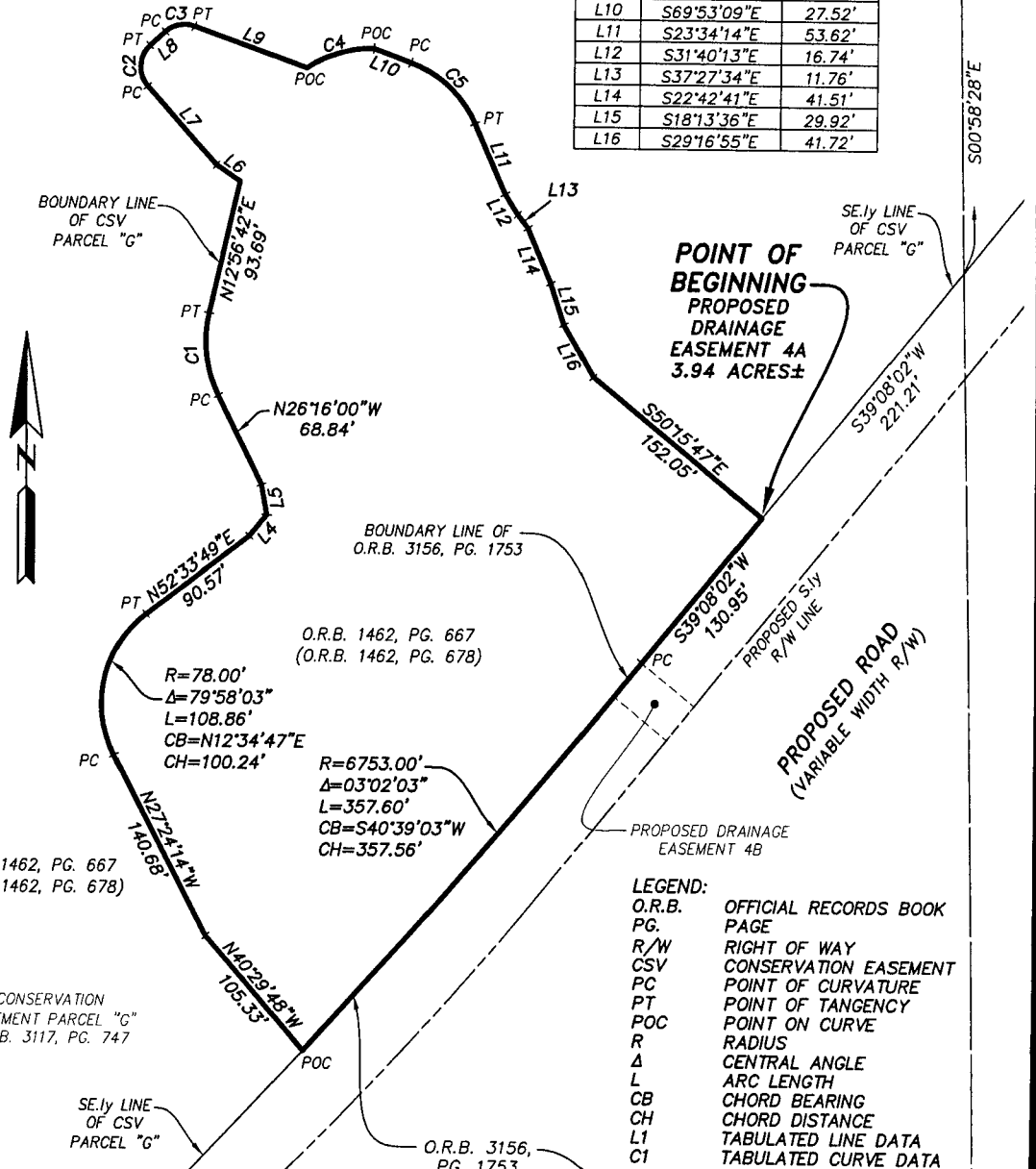
E. ly LINE OF SECTION 3



CONSERVATION
EASEMENT PARCEL "G"
O.R.B. 3117, PG. 747

O.R.B. 1462, PG. 667
(O.R.B. 1462, PG. 678)

LINE TABLE		
LINE	BEARING	DISTANCE
L4	N39°24'20"E	19.15'
L5	N09°47'26"W	21.20'
L6	N55°49'30"W	20.13'
L7	N41°49'32"W	72.99'
L8	N47°32'57"E	14.32'
L9	S70°25'41"E	83.27'
L10	S69°53'09"E	27.52'
L11	S23°34'14"E	53.62'
L12	S31°40'13"E	16.74'
L13	S37°27'34"E	11.76'
L14	S22°42'41"E	41.51'
L15	S18°13'36"E	29.92'
L16	S29°16'55"E	41.72'



SHEET 2 OF 2
SEE SHEET 1 FOR NOTES.

PREPARED BY:
ROBERT M. ANGAS ASSOCIATES, INC.
14775 OLD ST. AUGUSTINE ROAD
JACKSONVILLE, FL 32258 (904) 642-8550
CERTIFICATE OF AUTHORIZATION NO. LB 3624

EXHIBIT "D"

[Easement Property]

The following describes and depicts the Easement Property owned by Sandy Ridge North, LLC.



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Since 1924

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Revised May 7, 2010
May 4, 2010
Nocatee\Phase 2 RW
Page 1 of 2

Work Order No. 08-264.00
File No. 120E-04.00B

Drainage Easement 2

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 2; thence South $00^{\circ}58'28''$ East, along the Westerly line of said Section 2, a distance of 2526.24 feet to its intersection with a Southerly line of those lands described and recorded in Official Records Book 3156, page 1753, of said Public Records, said intersection lying on a curve concave Northwesterly having a radius of 1318.00 feet; thence Northeasterly, departing said Westerly line, along said Southerly line and along the arc of said curve, through a central angle of $13^{\circ}13'09''$, an arc length of 304.08 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $41^{\circ}49'16''$ East, 303.41 feet.

From said Point of Beginning, thence Northeasterly, continuing along said Southerly line of Official Records Book 3156, page 1753, the following 3 courses: Course 1, thence Northeasterly, along the arc of a curve concave Northwesterly having a radius of 1318.00 feet, through a central angle of $16^{\circ}44'30''$, an arc length of 385.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $26^{\circ}50'27''$ East, 383.75 feet; Course 2, thence North $18^{\circ}28'12''$ East, 207.67 feet to the point of curvature of a curve concave Southeasterly having a radius of 1106.00 feet; Course 3, thence Northeasterly, along the arc of said curve, through a central angle of $03^{\circ}35'39''$, an arc length of 69.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $20^{\circ}16'01''$ East, 69.37 feet; thence South $75^{\circ}49'24''$ East, departing said Southerly line, 153.82 feet; thence North $42^{\circ}22'10''$ East, 71.86 feet; thence South $83^{\circ}38'28''$ East, 82.00 feet; thence North $83^{\circ}53'35''$ East, 21.83 feet to the point of curvature of a curve concave Southwesterly having a radius of 35.00 feet; thence Southeasterly, along the arc of said curve, through a central angle of $106^{\circ}27'25''$, an arc length of 65.03 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $42^{\circ}52'43''$ East, 56.07 feet; thence South $10^{\circ}21'00''$ West, 62.10 feet; thence South $79^{\circ}39'00''$ East, 201.46 feet; thence South $84^{\circ}58'28''$ East; 180.34 feet to the point of curvature of a curve concave Southwesterly having a radius of 104.00 feet; thence Southeasterly, along the arc of said

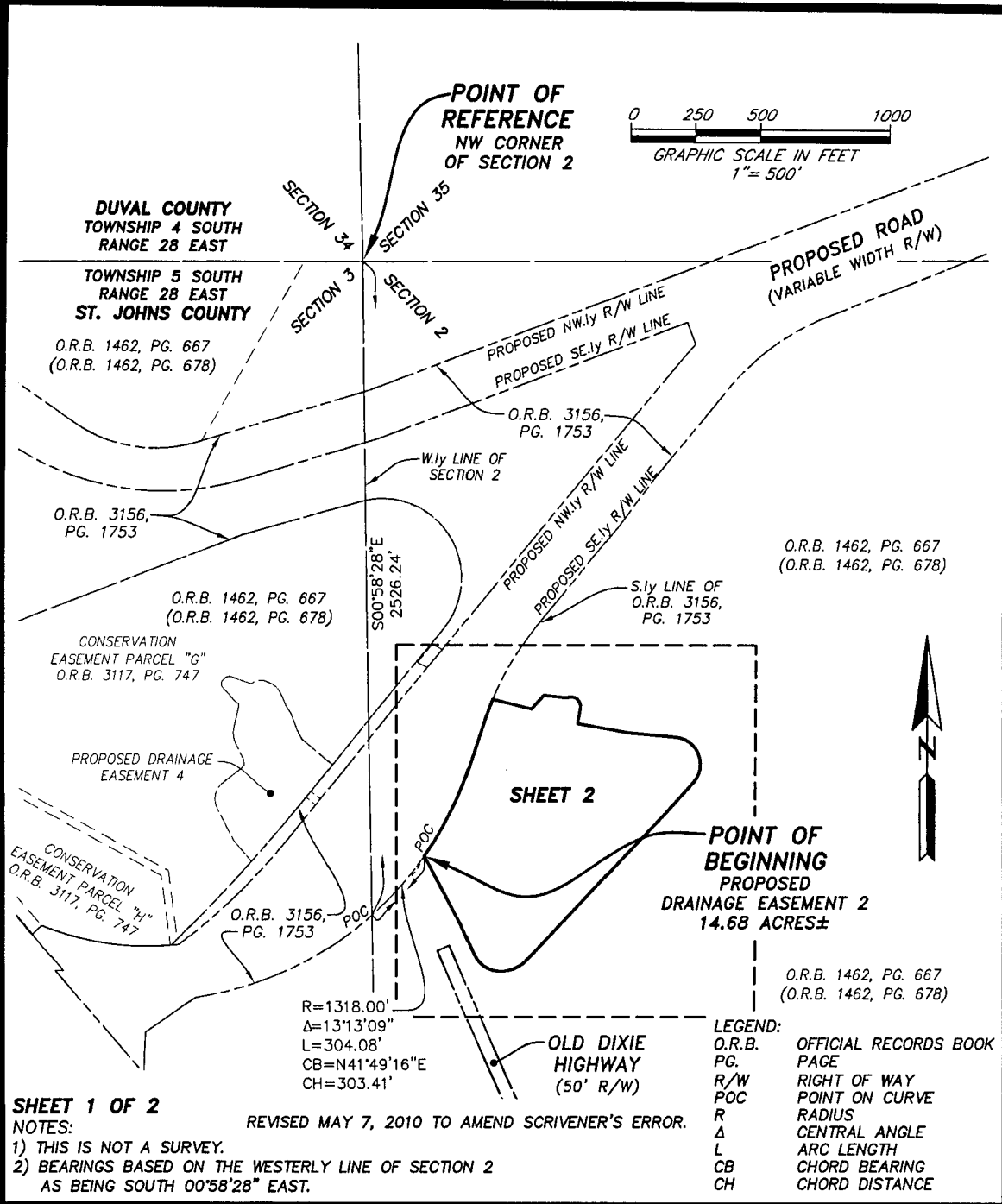
Drainage Easement 2 (continued)

curve, through a central angle of $126^{\circ}57'14''$, an arc length of 230.44 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $21^{\circ}29'51''$ East, 186.11 feet; thence South $41^{\circ}58'46''$ West, 172.93 feet; thence South $43^{\circ}26'43''$ West, 766.26 feet to the point of curvature of a curve concave Northwesterly having a radius of 139.00 feet; thence Southwesterly, along the arc of said curve, through a central angle of $50^{\circ}45'20''$, an arc length of 123.13 feet to a point of compound curvature, said arc being subtended by a chord bearing and distance of South $68^{\circ}49'23''$ West, 119.15 feet; thence Northwesterly, along the arc of a curve concave Northeasterly having a radius of 107.49 feet, through a central angle of $61^{\circ}21'39''$, an arc length of 115.11 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}07'08''$ West, 109.69 feet; thence North $24^{\circ}26'19''$ West, 136.76 feet; thence North $28^{\circ}11'26''$ West, 289.22 feet to the Point of Beginning.

Containing 14.68 acres, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



SHEET 1 OF 2

NOTES:

- THIS IS NOT A SURVEY.
- BEARINGS BASED ON THE WESTERLY LINE OF SECTION 2 AS BEING SOUTH 00°58'28" EAST.

REVISED MAY 7, 2010 TO AMEND SCRIVENER'S ERROR.

LEGEND:

O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
R/W	RIGHT OF WAY
POC	POINT ON CURVE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE



Robert M. Angas Associates, inc.

LAND SURVEYORS, PLANNERS AND CIVIL ENGINEERS
SINCE 1924

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Certificate of Authorization No.: LB 3624

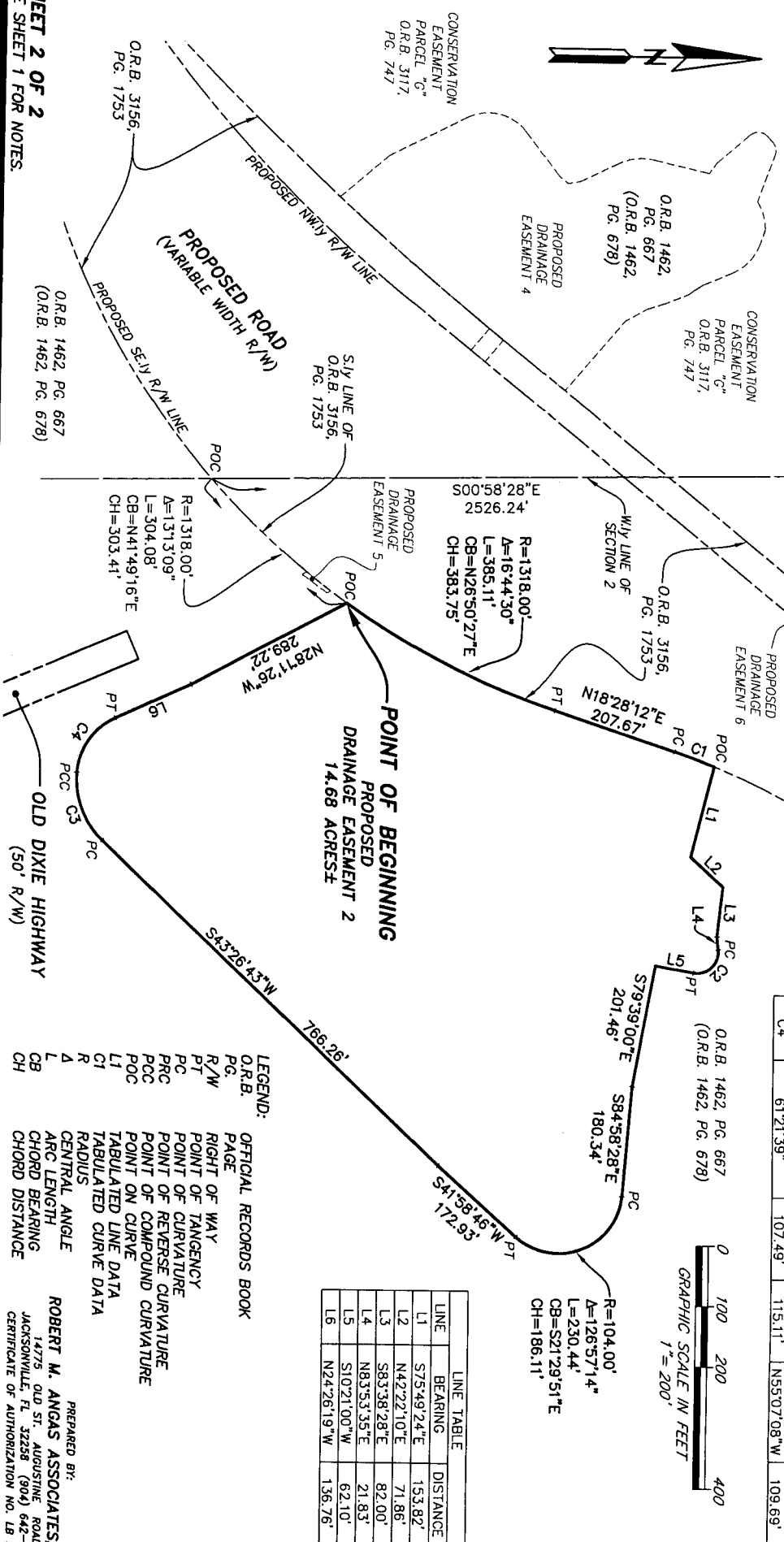
DATE: MAY 4, 2010 SCALE: 1"=500'

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

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

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY.

MATCHLINE SEE SHEET 1



CURVE TABLE

CURVE	CENTRAL ANGLE	RADIUS	LENGTH	BEARING	CHORD
C1	03°35'39"	1106.00'	69.38'	N201°6'01"E	69.37'
C2	106°27'25"	35.00'	65.03'	S42°32'43"E	56.07'
C3	50°45'20"	139.00'	123.13'	S68°49'23"W	119.15'
C4	61°21'39"	107.49'	115.11'	N55°07'08"W	109.69'



LINE TABLE

LINE	BEARING	DISTANCE
L1	S75°49'24"E	153.82'
L2	N42°22'10"E	71.86'
L3	S83°36'28"E	82.00'
L4	N83°53'35"E	21.83'
L5	S10°21'00"W	62.10'
L6	N24°26'19"W	136.76'

LEGEND:

- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- R/W RIGHT OF WAY
- PT POINT OF TANGENCY
- PC POINT OF CURVATURE
- PRC POINT OF REVERSE CURVATURE
- POC POINT OF COMPOUND CURVATURE
- L1 POINT ON CURVE
- C1 TABULATED CURVE DATA
- R RADIUS
- A CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE

PREPARED BY:
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 14775 OLD ST. AUGUSTINE ROAD
 JACKSONVILLE, FL 32256 (904) 642-8550
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 2 OF 2
 SEE SHEET 1 FOR NOTES.

ORDER NO.: 08-264.00 FILE NO.: 120E-04.00B CAD FILE: I:\Survey\KMapro\Woodlee\Plats\Roadway\Plats\Phase 2 RW\Sketches\DE 02.dwg



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May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00E

Drainage Easement 5

A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

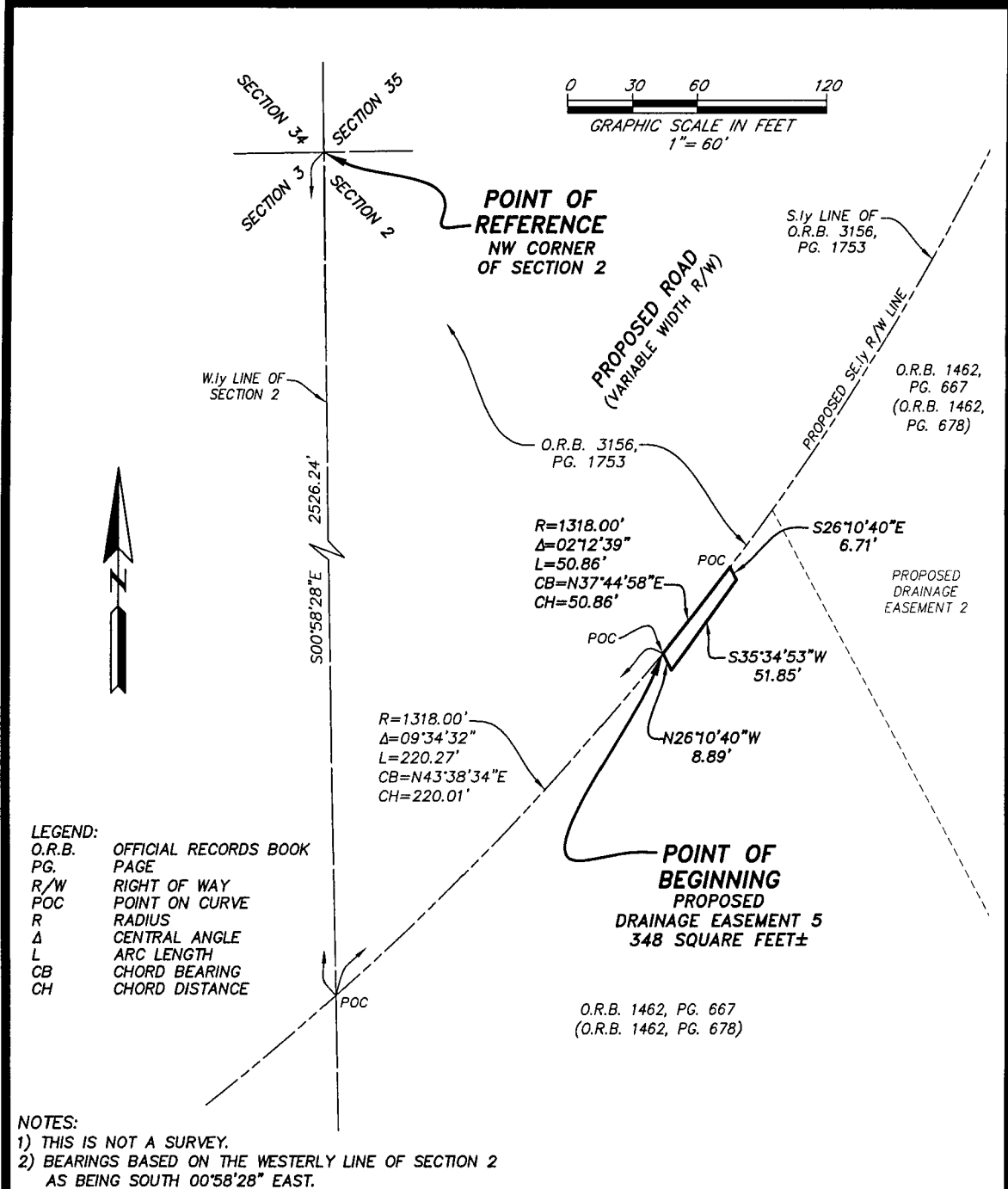
For a Point of Reference, commence at the Northwest corner of said Section 2; thence South $00^{\circ}58'28''$ East, along the Westerly line of said Section 2, a distance of 2526.24 feet to its intersection with a Southerly line of those lands described and recorded in Official Records Book 3156, page 1753, of said Public Records, said intersection lying on a curve concave Northwesterly having a radius of 1318.00 feet; thence Northeasterly, departing said Westerly line, along said Southerly line and along the arc of said curve, through a central angle of $09^{\circ}34'32''$, an arc length of 220.27 feet to a point on said curve and the Point of Beginning, said arc being subtended by a chord bearing and distance of North $43^{\circ}38'34''$ East, 220.01 feet.

From said Point of Beginning, thence Northeasterly, continuing along said Southerly line of Official Records Book 3156, page 1753, and along the arc of a curve concave Northwesterly having a radius of 1318.00 feet, through a central angle of $02^{\circ}12'39''$, an arc length of 50.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $37^{\circ}44'58''$ East, 50.86 feet; thence South $26^{\circ}10'40''$ East, departing said Southerly line, 6.71 feet; thence South $35^{\circ}34'53''$ West, 51.85 feet; thence North $26^{\circ}10'40''$ West, 8.89 feet to the Point of Beginning.

Containing 348 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667,
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



Robert M. Angas Associates, inc.
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SINCE 1924

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Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

DATE: MAY 26, 2010 SCALE: 1"=60'



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May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00G

Drainage Easement 7

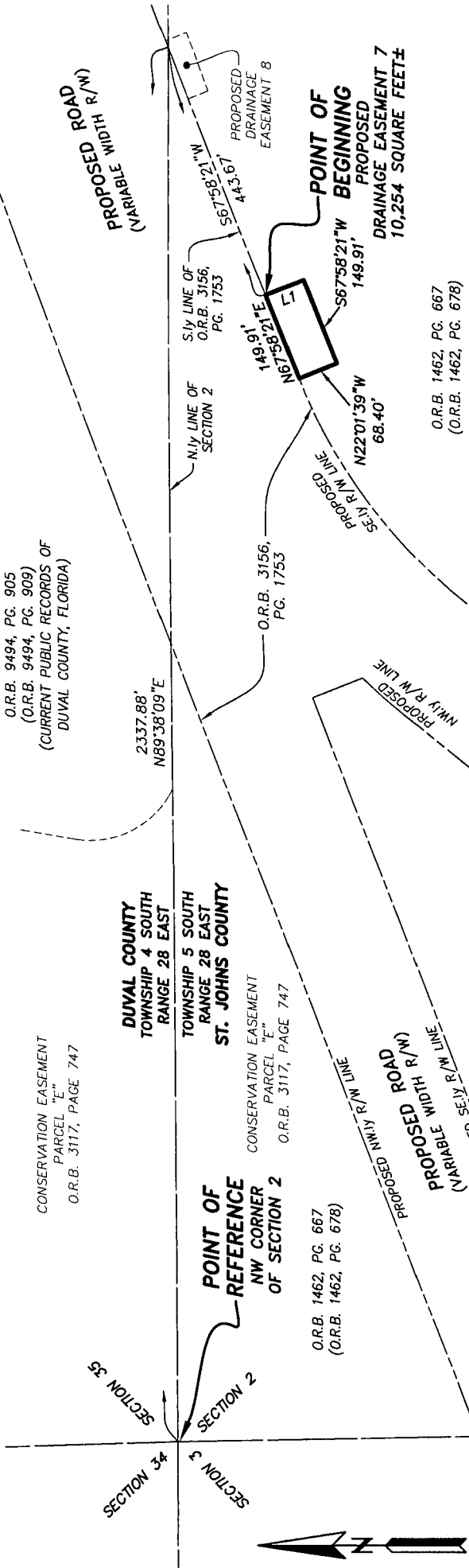
A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 2; thence North $89^{\circ}38'09''$ East, along the Northerly line of said Section 2, a distance of 2337.88 feet to its intersection with a Southerly line of those lands described and recorded in Official Records Book 3156, page 1753, of said Public Records; thence South $67^{\circ}58'21''$ West, departing said Northerly line and along said Southerly line, 443.67 feet to the Point of Beginning.

From said Point of Beginning, thence South $22^{\circ}01'39''$ East, departing said Southerly line of Official Records Book 3156, page 1753, a distance of 68.40 feet; thence South $67^{\circ}58'21''$ West, 149.91 feet; thence North $22^{\circ}01'39''$ West, 68.40 feet to a point lying on said Southerly line of Official Records Book 3156, page 1753; thence North $67^{\circ}58'21''$ East, along said Southerly line, 149.91 feet to the Point of Beginning.

Containing 10,254 square feet, more or less.

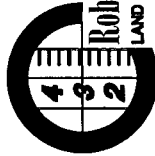
SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 PG. PAGE
 R/W RIGHT OF WAY
 L1 TABULATED LINE DATA

LINE	BEARING	DISTANCE
L1	S22°01'39"E	68.40'

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 2 AS BEING NORTH 89°38'09" EAST.



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

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 Certificate of Authorization No.: LB 3624

[Signature]
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

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

DATE: MAY 26, 2010 SCALE: 1"=200'



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Revised October 21, 2010
May 26, 2010
Nocatee\Phase 2 RW

Work Order No. 08-264.00
File No. 120E-04.00H

Drainage Easement 8

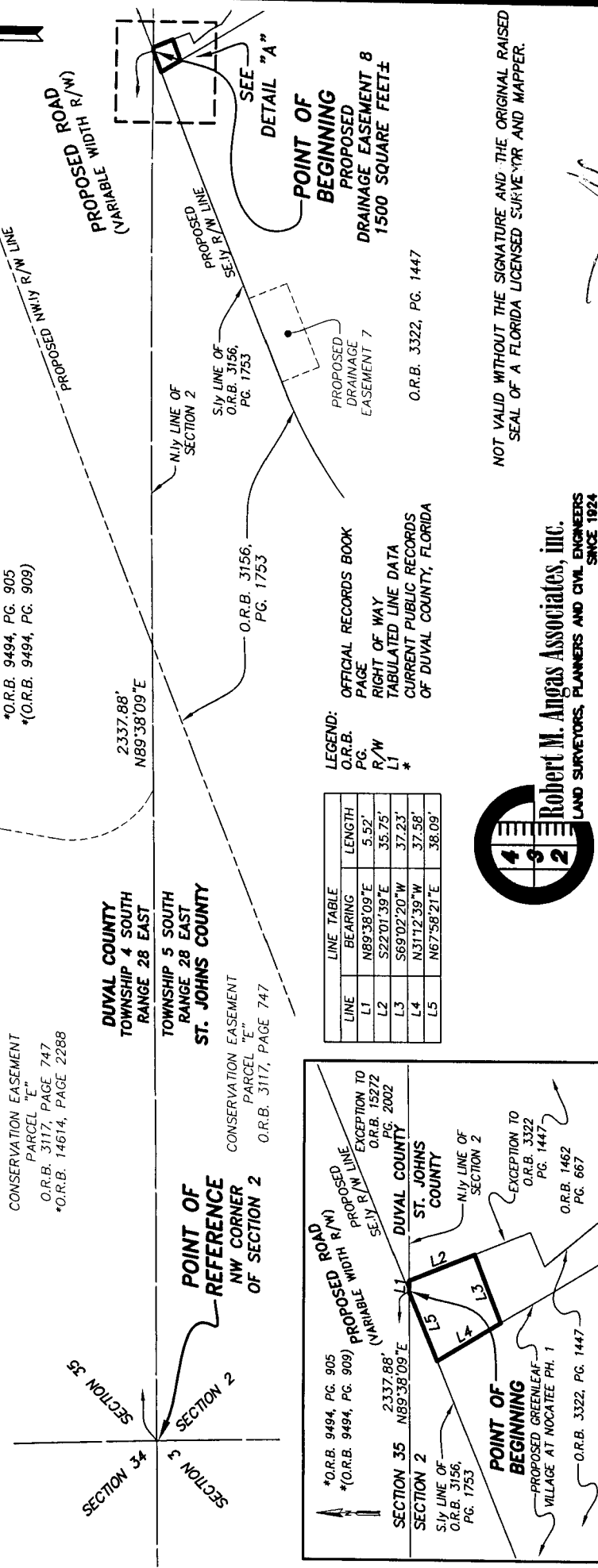
A portion of Section 2, Township 5 South, Range 28 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 3322, page 1447, of the Public Records of said St. Johns County, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 2; thence North $89^{\circ}38'09''$ East, along the Northerly line of said Section 2, a distance of 2337.88 feet to its intersection with a Southerly line of those lands described and recorded in Official Records Book 3156, page 1753, said Public Records of St. Johns County for the Point of Beginning.

From said Point of Beginning, thence continue North $89^{\circ}38'09''$ East, along said Northerly line, 5.52 feet; thence South $22^{\circ}01'39''$ East, departing said Northerly line and along the Westerly line of the Exception to said Official Records Book 3322, page 1447, a distance of 35.75 feet; thence South $69^{\circ}02'20''$ West, departing said Westerly line, 37.23 feet; thence North $31^{\circ}12'39''$ West, 37.58 feet to a point lying on said Southerly line of Official Records Book 3156, page 1753; thence North $67^{\circ}58'21''$ East, along said Southerly line, 38.09 feet to the Point of Beginning.

Containing 1500 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 2, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3322, PAGE 1447, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



*O.R.B. 9494, PG. 905
*(O.R.B. 9494, PG. 909)

CONSERVATION EASEMENT
PARCEL "E"
O.R.B. 3117, PAGE 747
*O.R.B. 14614, PAGE 2288

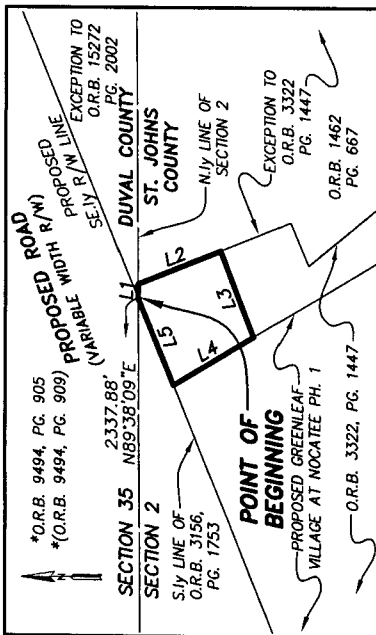
DUVAL COUNTY
TOWNSHIP 4 SOUTH
RANGE 28 EAST

TOWNSHIP 5 SOUTH
RANGE 28 EAST
ST. JOHNS COUNTY

CONSERVATION EASEMENT
PARCEL "E"
O.R.B. 3117, PAGE 747

LEGEND:
O.R.B.
PG.
R/W
L1
*

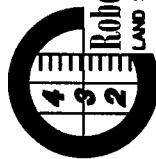
LINE	BEARING	LENGTH
L1	N89°38'09"E	5.52'
L2	S22°01'39"E	35.75'
L3	S69°02'20"W	37.23'
L4	N31°12'39"W	37.58'
L5	N67°58'21"E	38.09'



NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 2 AS BEING NORTH 89°38'09" EAST.

REVISOR OCTOBER 6, 2010 TO AMEND MAP AND DESCRIPTION
REVISED OCTOBER 21, 2010 TO AMEND MAP AND DESCRIPTION

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Certificate of Authorization No.: LB 3624



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SINCE 1924

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

Damon J. Kelly
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA - LS No. 6284

DATE: MAY 26, 2010
SCALE: 1"=200'