

RESOLUTION NO. 2015- 378

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A WARRANTY DEED FOR ADDITIONAL RIGHT OF WAY ALONG COUNTY ROAD 210 ALONG WITH MULTIPLE EASEMENTS FOR DRAINAGE AND UTILITIES IN CONNECTION WITH THE TWIN CREEKS DRI AND AUTHORIZING THE COUNTY ADMINISTRATOR TO JOIN IN THE EXECUTION OF CERTAIN DOCUMENTS.**

**RECITALS**

**WHEREAS**, South Jacksonville Properties, LLC, a Florida limited liability company, ("South Jax"), has executed and presented a Warranty Deed for additional right of way along County Road 210 and more particularly described in Exhibit "A," attached hereto incorporated by reference and made a part hereof; and

**WHEREAS**, South Jax and Heartwood 23, LLC, a Florida limited liability company, have presented multiple easements for drainage, utilities and temporary construction in connection with the Twin Creek DRI, as described in Exhibits "B through M", attached hereto incorporated by reference and made a part hereof; and

**WHEREAS**, the easements will allow the County to drain storm water off County Road 210 into drainage ponds within the Twin Creeks DRI.

**NOW THEREFORE, BE IT RESOLVED**, by the Board of County Commissions of St. Johns County, Florida as follows:

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


Section 2. Upon acceptance of this Resolution by the Board of County Commissioners, the Warranty Deed and Easement documents are hereby accepted and the County Administrator is authorized to join in the execution of the documents.

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


Section 4. The Clerk of Circuit Court is instructed to record all documents in the Public Records of St. Johns County.

**PASSED AND ADOPTED** by the Board of County Commissioners of St. Johns County, this 15<sup>th</sup> day of December, 2015.

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

By:   
Chair

**Attest:** Hunter S. Conrad, Clerk of Court

By:   
Deputy Clerk

**RENDITION DATE** 12/17/15



Exhibit "A" to Resolution

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

**WARRANTY DEED**

**THIS WARRANTY DEED**, made and executed the 26th day of, October, 2015, by **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, conveying non-homestead property, whose address is 1 Town Center, Suite 600, Boca Raton, Florida 33486 ("**Grantor**") to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

**WITNESSETH:** That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St. Johns County, State of Florida, described as follows;

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE  
MADE A PART HEREOF ("THE PROPERTY")**

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD** the same in fee simple forever.

**AND** the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2015.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1  
Printed Name: John T. Kinsey

Witness #2  
Printed Name: OMAR KIEM

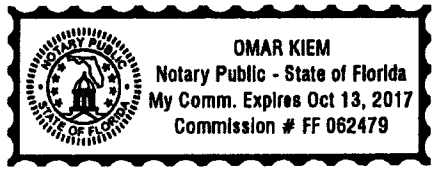
GRANTOR:

**SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company

By: [Signature]  
Arthur J. Falcone, Manager

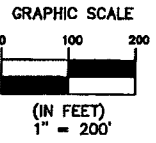
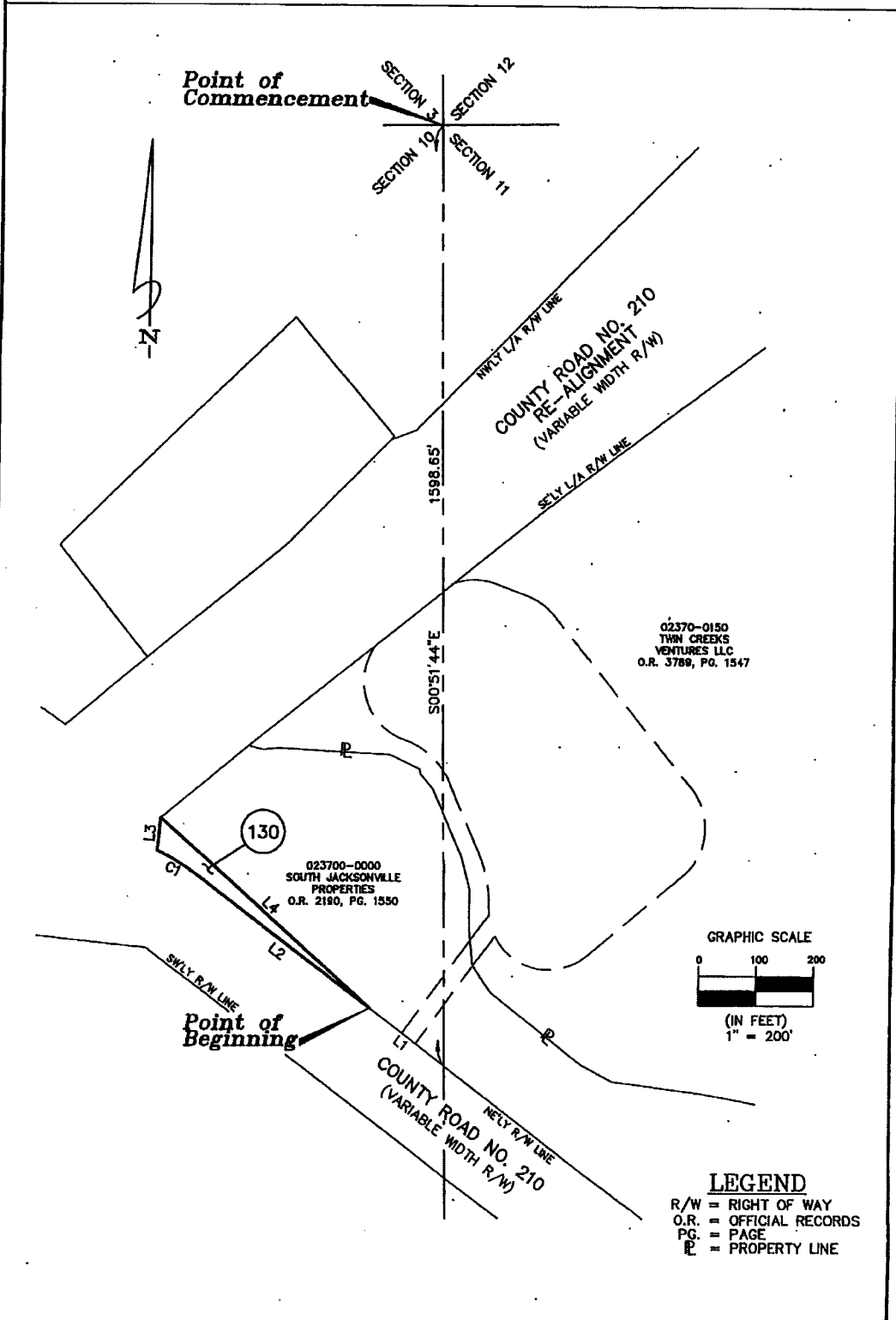
The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced NA as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A" to Deed**

# MAP SHOWING



**LEGEND**  
 R/W = RIGHT OF WAY  
 O.R. = OFFICIAL RECORDS  
 PG. = PAGE  
 P = PROPERTY LINE

PARCEL 130

SHEET 1 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-27-15  
 SCALE 1"=200'  
 CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*[Signature]*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 FL NO. 3751  
 3850 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 269-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 130

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°51'44" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1598.65 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTHWESTERLY, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 53°14'48" WEST, A DISTANCE OF 164.70 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 53°14'48" WEST, A DISTANCE OF 377.82 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 393.31 FEET, THROUGH A CENTRAL ANGLE OF 11°28'27", AN ARC DISTANCE OF 78.77 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°59'02" WEST, 78.63 FEET TO THE SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 06°01'57" EAST, ALONG SAID SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 56.10 FEET; THENCE SOUTH 48°29'12" EAST, A DISTANCE OF 486.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 9,521 SQUARE FEET, MORE OR LESS.

LINE TABLE

LINE	LENGTH	BEARING
L1	164.70'	N53°14'48"W
L2	377.82'	N53°14'48"W
L3	56.10'	N06°01'57"E
L4	486.40'	S48°29'12"E

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	78.77'	393.31'	11°28'27"	78.63'	N58°59'02"W

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°51'55"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 130

SHEET 2 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 10-27-15

SCALE 1"=200'

CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates

PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT  
(Pond 2A)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 2015, between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("Grantor"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "Grantee").

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to said Grantee, its successors and assigns, to drain stormwater run-off from County Road 210, together with the right to maintain, operate and use a drainage ditch, drainage pipe and stormwater drainage pond to be constructed by Grantor to accept the drainage of stormwater run-off from County Road 210 (the "**Drainage Facilities**"), on, along, over, through, across, or under the following land situate in St. Johns County, Florida and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**").

Grantee, by acceptance of this Easement Agreement, agrees that the Easement Area and the Drainage Facilities located therein may be jointly used by Grantee, Grantor and such other parties as Grantor elects.

Grantor and its successors and assigns shall be solely responsible for and shall, at all times, maintain at its sole cost and expense the Drainage Facilities; provided, however, that (i) Grantor and its successors and assigns shall have the right to assign such maintenance obligation to an association, community development district or other entity, and (ii) Grantee shall have the right, but not the obligation, to perform such maintenance in the event that Grantor or its successors and assigns fail to do so.

**Parcel 807**

4828-8113-3353.1  
491580001



IN WITNESS WHEREOF, the said Grantor and Grantee have hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

John T. Kasey

Witness #1

Printed Name: John T. Kasey

SOUTH JACKSONVILLE  
PROPERTIES, LLC, a Florida limited  
liability company

Griffin

Witness #2

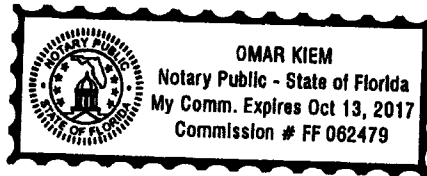
Printed Name: OMAR KIEM

By: Arthur J. Falcone  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, who is personally known to me or has produced NA as identification.

Griffin  
Notary Public  
My Commission Expires: \_\_\_\_\_



Signed, sealed and delivered in the presence of:

**GRANTEE:**

\_\_\_\_\_  
Witness #1

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Witness #2

Printed Name: \_\_\_\_\_

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

Name: Michael D. Wanchick

Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

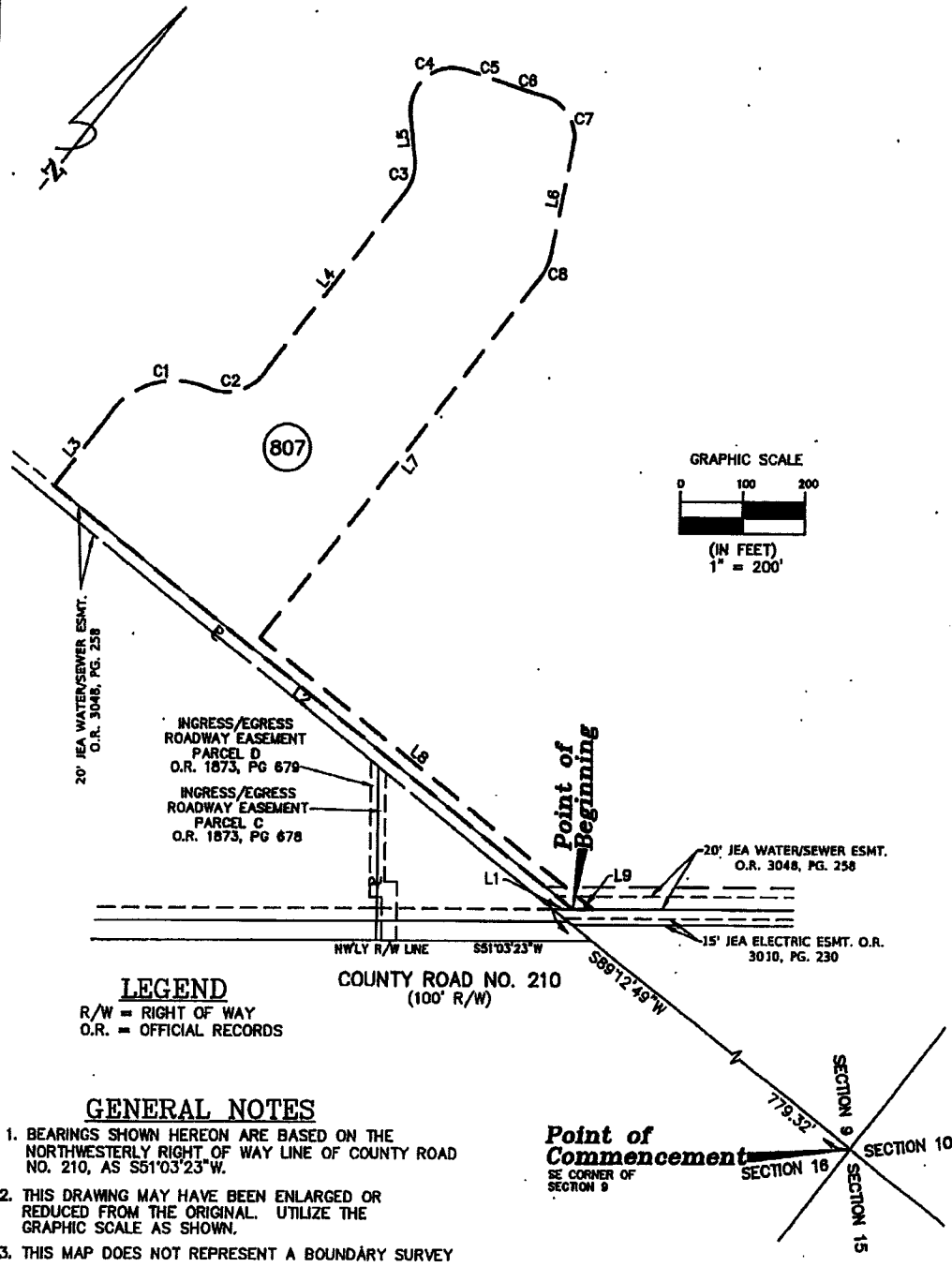
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**EXHIBIT "A" to Easement**

4828-8113-3353, v. 1

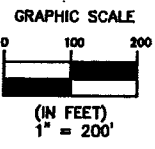
# MAP SHOWING



20' JEA WATER/SEWER ESMT.  
O.R. 3048, PG. 258

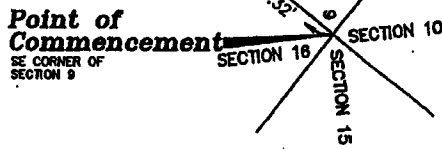
INGRESS/EGRESS  
ROADWAY EASEMENT  
PARCEL D  
O.R. 1873, PG. 678

INGRESS/EGRESS  
ROADWAY EASEMENT  
PARCEL C  
O.R. 1873, PG. 678



**LEGEND**  
R/W = RIGHT OF WAY  
O.R. = OFFICIAL RECORDS

- GENERAL NOTES**
1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
  2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
  3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY



PARCEL 807

SHEET 1 OF 2

JOB NO. 2014-308  
DRAFTER MJC  
DATE 10-18-15  
SCALE 1"=100'  
CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*[Signature]*  
GREGORY F. CLARY, P.S.M. CERT. NO. 3377

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JACKSONVILLE, FLORIDA 32257  
(904) 266-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 807

A PORTION OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 779.32 FEET; THENCE NORTH 51°03'23" EAST, 32.37 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°12'49" WEST, A DISTANCE OF 1069.74 FEET; THENCE NORTH 00°47'11" WEST, A DISTANCE OF 129.63 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 130.70 FEET, THROUGH A CENTRAL ANGLE OF 83°31'27", AN ARC DISTANCE OF 190.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 33°11'19" EAST, 174.10 FEET TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 76°18'37", AN ARC DISTANCE OF 95.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°12'15" EAST, 88.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°57'04" WEST, A DISTANCE OF 366.25 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 72.00 FEET, THROUGH A CENTRAL ANGLE OF 44°21'07", AN ARC DISTANCE OF 55.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°07'37" WEST, 54.35 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 45°18'10" WEST, A DISTANCE OF 70.66 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 68.00 FEET, THROUGH A CENTRAL ANGLE OF 112°33'16", AN ARC DISTANCE OF 133.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°58'28" EAST, 113.12 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1359.64 FEET, THROUGH A CENTRAL ANGLE OF 03°10'48", AN ARC DISTANCE OF 75.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°50'30" EAST, 75.45 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 767.00 FEET, THROUGH A CENTRAL ANGLE OF 04°28'37", AN ARC DISTANCE OF 59.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 68°11'36" EAST, 59.92 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 68.00 FEET, THROUGH A CENTRAL ANGLE OF 86°13'24", AN ARC DISTANCE OF 102.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 70°56'01" EAST, 92.95 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 27°49'19" EAST, A DISTANCE OF 176.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 78.00 FEET, THROUGH A CENTRAL ANGLE OF 26°52'15", AN ARC DISTANCE OF 36.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14°23'11" EAST, 36.25 FEET; THENCE SOUTH 00°56'23" EAST, A DISTANCE OF 725.11 FEET; THENCE NORTH 89°12'49" EAST, A DISTANCE OF 686.36 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 32.37 FEET TO THE POINT OF BEGINNING.

CONTAINING 6.92 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	32.37'	N51°03'23"E
L2	1069.74'	S89°12'49"W
L3	129.63'	N00°47'11"W
L4	366.25'	N00°57'04"W
L5	70.66'	N45°18'10"W
L6	176.96'	S27°49'19"E
L7	725.11'	S00°56'23"E
L8	686.36'	N89°12'49"E
L9	32.37'	S51°03'23"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	190.53'	130.70'	83°31'27"	174.10'	N33°11'19"E
C2	95.89'	72.00'	76°18'37"	88.96'	N37°12'15"E
C3	55.73'	72.00'	44°21'07"	54.35'	N23°07'37"W
C4	133.58'	68.00'	112°33'16"	113.12'	N10°58'28"E
C5	75.46'	1359.64'	3°10'48"	75.45'	N68°50'30"E
C6	59.93'	767.00'	4°28'37"	59.92'	N68°11'36"E
C7	102.33'	68.00'	86°13'24"	92.95'	S70°56'01"E
C8	36.25'	78.00'	26°52'15"	36.25'	S14°23'11"E

PARCEL 807

SHEET 2 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-18-15  
 SCALE 1"=100'  
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Exhibit "C" to Resolution

Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT  
(Pond 2B)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 2015, between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "**Grantee**").

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to said Grantee, its successors and assigns, to drain stormwater run-off from County Road 210, together with the right to maintain, operate and use a drainage ditch, drainage pipe and stormwater drainage pond to be constructed by Grantor to accept the drainage of stormwater run-off from County Road 210 (the "**Drainage Facilities**"), on, along, over, through, across, or under the following land situate in St. Johns County, Florida and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**").

Grantee, by acceptance of this Easement Agreement, agrees that the Easement Area and the Drainage Facilities located therein may be jointly used by Grantee, Grantor and such other parties as Grantor elects.

Grantor and its successors and assigns shall be solely responsible for and shall, at all times, maintain at its sole cost and expense the Drainage Facilities; provided, however, that (i) Grantor and its successors and assigns shall have the right to assign such maintenance obligation to an association, community development district or other entity, and (ii) Grantee shall have the right, but not the obligation, to perform such maintenance in the event that Grantor or its successors and assigns fail to do so.

IN WITNESS WHEREOF, the said Grantor and Grantee have hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

Witness #1  
Printed Name: John T. Kinsey

Witness #2  
Printed Name: OMAR KIEM

GRANTOR:

SOUTH JACKSONVILLE  
PROPERTIES, LLC, a Florida limited  
liability company

By: [Signature]  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 26<sup>th</sup> day of October, 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, who is personally known to me or has produced NA as identification.

[Signature]  
Notary Public  
My Commission Expires: \_\_\_\_\_



Signed, sealed and delivered in the presence of:

**GRANTEE:**

\_\_\_\_\_  
Witness #1  
Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Witness #2  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Michael D. Wanchick  
Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_



**EXHIBIT "A" to Easement**

4828-8113-3353, v. 1

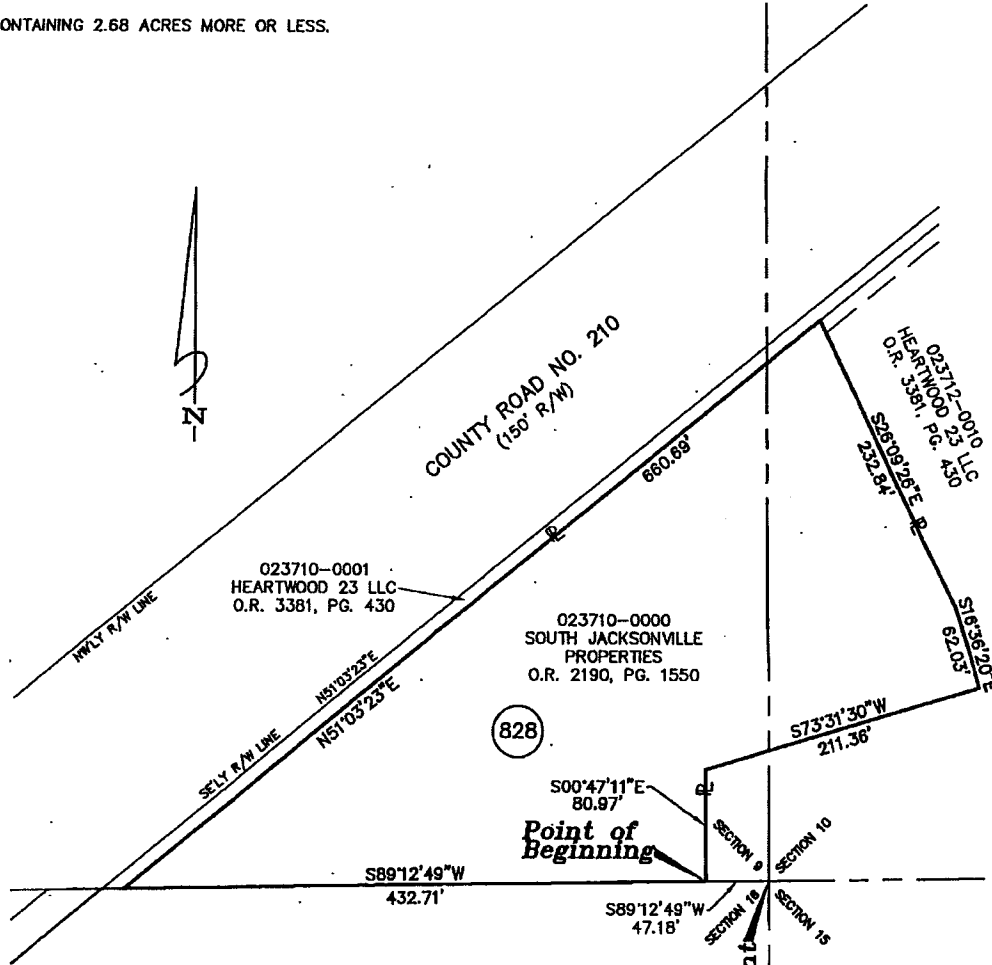
# MAP SHOWING

PARCEL 828

A PART OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 9; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 47.18 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°12'49" WEST ALONG LAST SAID LINE, A DISTANCE OF 432.71 FEET; THENCE NORTH 51°03'23" EAST, A DISTANCE OF 660.69 FEET; THENCE SOUTH 26°09'26" EAST, A DISTANCE OF 232.84 FEET; THENCE SOUTH 16°36'20" EAST, A DISTANCE OF 62.03 FEET; THENCE SOUTH 73°31'30" WEST, A DISTANCE OF 211.36 FEET; THENCE SOUTH 00°47'11" EAST, A DISTANCE OF 80.97 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES MORE OR LESS.



## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

## LEGEND

R/W = RIGHT OF WAY  
 O.R. = OFFICIAL RECORDS  
 P.G. = PAGE  
 PL = PROPERTY LINE

GRAPHIC SCALE



(IN FEET)  
 1" = 100'

PARCEL 828

AMENDED 10-27-15 TO REVISE PARCEL NAME TO PARCEL 828

JOB NO. 2014-308

DRAFTER MJC

DATE 8-17-15

SCALE 1"=200'

CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3630 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703  
 WWW.CLARYASSOC.COM

Instrument Prepared By and Return To:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road, Suite 300  
Boca Raton, Florida 33434

**AMENDMENT TO GRANT OF EASEMENT FOR DRAINAGE**  
**(Ponds 2 and 3<sup>1</sup>)**

**THIS AMENDMENT TO GRANT OF EASEMENT FOR DRAINAGE** (this "Amendment") is made effective the \_\_\_\_ day of \_\_\_\_\_, 2015 (the "Effective Date") by **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301 ("Heartwood"), **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("SJ"), and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "County").

**BACKGROUND**

A. TOUSA Homes, Inc., a Florida corporation, and SJ entered into that certain Grant of Easement for Drainage dated November 18, 2005 and recorded November 21, 2005 in Official Records Book 2588, Page 101 of the Public Records of St. Johns County, Florida (the "Original Easement").

B. Heartwood is the current owner of all of the real property described on Exhibit "A" to the Original Easement and identified therein as the TOUSA Property, other than the portion thereof conveyed to the Florida Department of Transportation pursuant to the Warranty Deed recorded in Official Records Book 3535, Page 1905 (such real property owned by Heartwood is referred to herein as the "Heartwood Property").

C. SJ is the owner of the SJ Property described on Exhibit "B" to the Original Easement.<sup>2</sup>

D. Heartwood and SJ have agreed to modify the terms of the Original Easement.

**NOW THEREFORE**, in consideration of the above premises and of the covenants herein contained, and other good and valuable consideration, the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties, the parties agree as follows:

---

<sup>1</sup> Pond 3 was previously referred to as Pond 1 in the Original Easement.

<sup>2</sup> Recital Paragraph 1 of the Original Easement erroneously referred to Exhibit "B" as the exhibit which described the Pond Premises and Recital Paragraph 2 of the Original Easement erroneously referred to Exhibit "C" as the exhibit which described the SJ Property.

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

2. **Amendment.** The Original Easement is hereby amended as follows:

a. The SJ Property is described on Exhibit "B" to the Original Easement.

b. Exhibit "C" to the Original Easement is hereby deleted in its entirety and replaced with Exhibit "C" attached hereto. Exhibit "D" attached hereto is incorporated by reference and made a part of the Agreement. The Pond Premises shall be the Pond 2 Easement Area described on Exhibit "C" and the Pond 3 Easement Area described on Exhibit "D".

c. SJ, Heartwood and the County shall each be deemed a "Party" hereto and to the Original Easement and collectively the "Parties" here and to the Original Easement.

d. All references to TOUSA in the Original Easement shall mean and refer to Heartwood.

e. Sections 1, 2, 3, 6, 7, 8, 11 and 12 of the Original Easement are deleted in their entirety and replaced with the following:

1. **GRANT OF EASEMENT - POND 2.** Heartwood hereby grants to SJ and its successors and assigns, a non-exclusive easement for ingress and egress together with the right, privilege, and authority to SJ and its successors and assigns, to install, construct, maintain, operate and use a storm water drainage pond ("Pond 2") and drainage pipe and related drainage structures (collectively the "Pond 2 Drainage Facilities"), to accept the drainage of storm water from the SJ Property, on, along, over, through, across, or under the portion of the Heartwood Property more particularly described on Exhibit "C" (the "Pond 2 Easement Area"). All fill excavated from Pond 2 shall remain the property of Heartwood. In the event that SJ excavates Pond 2, Heartwood shall reimburse SJ for all reasonable costs incurred for such excavation within 30 days of the receipt of an invoice from SJ. In the event that Heartwood fails to reimburse SJ for such costs, SJ shall have all remedies available under the law.

2. **GRANT OF EASEMENT - POND 3.** Heartwood hereby grants to (a) the County and its successors and assigns, a non-exclusive easement for ingress and egress with the

right, privilege, and authority to the County and its successors and assigns to drain stormwater run-off from CR 210, together with the right to install, construct, maintain, operate and use a stormwater drainage pond (“**Pond 3**”) and drainage pipes and related drainage structures (the “**Pond 3 Drainage Facilities**”), to accept the drainage of stormwater run-off from County Road 210 (which Pond 3 and the Pond 3 Drainage Facilities will also accept the drainage of stormwater from the SJ Property), on, along, over, through, across, and under the portion of the Heartwood Property more particularly described on Exhibit “D” (the “**Pond 3 Easement Area**”); and (b) SJ and its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to SJ and its successors and assigns to drain stormwater from the SJ Property, together with the right to install, construct, maintain, operate and use Pond 3 and the Pond 3 Drainage Facilities to accept the drainage of stormwater from the SJ Property (which Pond 3 and the Pond 3 Drainage Facilities will also accept the drainage of stormwater run-off from County Road 210), on, along, over, through, across and under the Pond 3 Easement Area. All fill excavated from Pond 3 shall remain the property of Heartwood. In the event that SJ excavates Pond 3, Heartwood shall reimburse SJ for all reasonable costs incurred for such excavation within 30 days of the receipt of an invoice from SJ. In the event that Heartwood fails to reimburse SJ for such costs, SJ shall have all remedies available under the law.

3. **MAINTENANCE.** SJ shall be solely responsible for and shall at all times maintain Pond 2, the Pond 2 Drainage Facilities, Pond 3 and the Pond 3 Drainage Facilities in compliance with the Permits (as hereinafter defined); provided, however, that the County shall have the right, but not the obligation, to perform the maintenance of Pond 3 and the Pond 3 Drainage Facilities in the event that SJ or its successors or assigns fail to do so.
  
6. **PERMITS; OBLIGATIONS TO COMPLY WITH ALL LAWS AND REGULATIONS.** SJ shall obtain, at its cost and expense, the permits necessary to construct, maintain, operate and use Pond 2, the Pond 2 Drainage Facilities, Pond 3 and the Pond 3 Drainage Facilities (collectively, the “**Permits**”). None of the Parties hereto will do anything that would prevent or impair the construction or operation of Pond 2, the Pond 2 Drainage Facilities, Pond 3 or the

Pond 3 Drainage Facilities, in accordance with the Permits. Each Party shall comply with all governmental or quasi-governmental laws, ordinances, rules, regulations of every kind pertaining to Pond 2, the Pond 2 Drainage Facilities, Pond 3, the Pond 3 Drainage Facilities or the Pond Premises, or to the use thereof, including without limitation, any such law, ordinance, rule or regulation regarding or relating to environmental protection, pollution, sanitation or safety. No Party will commit or suffer any waste of the Pond Premises, nor will they use or permit any use of the Pond Premises for any illegal purpose or in any such way as to constitute a public nuisance or in any way so as to violate or breach any law, rule, regulation or ordinance to which the Pond Premises is subject. In the event of any breach or default by any Party of any of the provisions of this paragraph, the Party in breach or default hereunder shall be responsible to complete and pay for all remediation required to the Pond Premises.

7. **NO THIRD PARTY BENEFICIAIRES.** This Agreement is solely for the benefit of the Parties hereto and their successors and assigns and is only for the benefit of the SJ Property and for the benefit of CR210 as provided herein.

8. **RUNNING OF BENEFITS AND BURDENS.** All provisions of this Agreement, including the benefits and burdens, run with the land and are binding upon the Parties, the Heartwood Property and the Pond Premises and are binding upon and inure to the successors and assigns of the Parties hereto.

11. **NOTICES.** All notices which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee), (i) when delivered by personal delivery, or (ii) one (1) business day after having been deposited with an expedited, reputable overnight courier service such as U.S. Express Mail, Federal Express or United Parcel Service, to the following addresses:

**Heartwood:** Heartwood 23, LLC  
401 East Las Olas Blvd.  
Suite 800  
Fort Lauderdale, Florida 33301  
Attention: Bruce J. Parker

With a Copy to: Paul Harden, Esquire  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

SJ: South Jacksonville  
Properties, LLC  
1 Town Center Road  
Suite 600  
Boca Raton, Florida 33486  
Attention: John T. Kinsey

With a Copy to: Zelica M. Quigley, Esquire  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

County: St. Johns County  
500 San Sebastian View  
St. Augustine, Florida 32084  
Attn: Mary Ann Blount

12. **ENTIRE AGREEMENT; AMENDMENT.** The Parties hereto agree that the entire agreement between the parties with respect to the Pond Premises is set forth in this Agreement. This Agreement may be amended only by an instrument in writing and signed by the persons who are the then owners of the fee simple title to the SJ Property and the Heartwood Property; provided however, that any amendment which affects Pond 3, the Pond 3 Drainage Facilities or the Pond 3 Easement Area must also be executed by the County.

3. **Definitions.** Any capitalized terms not otherwise defined in this Amendment shall have the meaning as provided in the Original Easement. Any reference to the "Agreement" shall hereafter mean the Original Easement, as modified by this Amendment, except to the extent the context otherwise requires.

4. **Ratification.** Except as expressly modified hereby, the Original Easement shall remain in full force and effect in accordance with its terms.

5. **Severability.** The invalidity of any provision contained in this Amendment shall not affect the remaining provisions of this Amendment, provided that such remaining portions remain consistent with the intent of this Amendment, and do not violate Florida law, which shall govern this Amendment.

IN WITNESS WHEREOF, the Parties have executed this Amendment as of the day and year first above written.

Signed, sealed and delivered in the presence of:

Billie Glasser

Witness #1  
Printed Name: Billie Glasser

Karl L. Ortwein

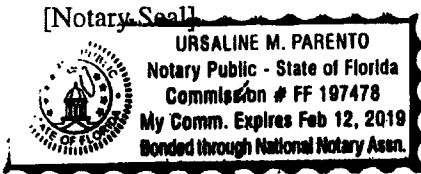
Witness #2  
Printed Name: Karl L. ORTWEIN

**HEARTWOOD 23, LLC, a Florida  
limited liability company**

By: [Signature]  
Name: Bruce J. Parker  
Title: Vice President

STATE OF FLORIDA  
COUNTY OF Howard

The foregoing instrument was acknowledged before me this 30 day of Sept., 2015, by Bruce J. Parker, the VP of HEARTWOOD 23, LLC, a Florida limited liability company, on behalf of the company. He/She [ ] is personally known to me OR [ ] has produced \_\_\_\_\_ as identification.



Ursaline M. Parento  
Notary Public  
Printed Name: URSALINE M. PARENTO  
My commission expires: 2/12/19



Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1  
Printed Name: JAMES HANCOCK

[Signature]  
Witness #2  
Printed Name: OMAR KIEM

**SOUTH JACKSONVILLE  
PROPERTIES, LLC, a Florida limited  
liability company**

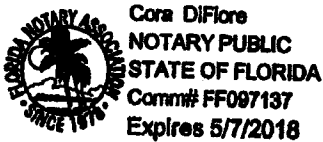
By: [Signature]  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of Sept, 2015,  
by Arthur J. Falcone, the Manager of South Jacksonville Properties, LLC, a Florida limited  
liability company, on behalf of the company. He [] is personally known to me OR [  
has produced N/A as identification.

[Notary Seal]

[Signature]  
Notary Public  
Printed Name: CORA DiFiore  
My commission expires: 5/7/2018



Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness #1  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Witness #2  
Printed Name: \_\_\_\_\_

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

By: \_\_\_\_\_  
Name: Michael D. Wanchick  
Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "C"** to Easement

**Pond 2 Easement Area**

(Pond #2):

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 00°48'41" WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 377.21 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH 51°03'28" EAST, ALONG LAST SAID LINE, 1728.62 FEET; THENCE SOUTH 84°00'52" EAST, 135.01 FEET; THENCE SOUTH 39°00'52" EAST, 34.11 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 212.41 FEET, AN ARC DISTANCE OF 225.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°38'22" EAST, 214.81 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; THENCE SOUTH 21°44'09" WEST, 76.92 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 890.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°43'58" EAST, 729.20 FEET TO A POINT ON SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHEASTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 415.00 FEET, AN ARC DISTANCE OF 13.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 77°52'12" EAST, 13.46 FEET TO THE POINT OF TANGENCY OF LAST SAID CURVE; THENCE NORTH 76°56'28" EAST, 258.96 FEET; THENCE SOUTH 13°03'32" EAST, 103.15 FEET; THENCE SOUTH 32°59'17" WEST, 91.18 FEET; THENCE SOUTH 64°55'56" WEST, 183.72 FEET; THENCE SOUTH 58°07'51" WEST, 93.88 FEET; THENCE NORTH 71°29'22" WEST, 76.57 FEET; THENCE NORTH 77°42'56" WEST, 31.26 FEET; THENCE NORTH 27°27'41" EAST, 239.01 FEET TO THE POINT OF BEGINNING. CONTAINING 1.54 ACRES, MORE OR LESS.

**EXHIBIT "D"** to Easement

**Pond 3 Easement Area**

Pond Premises

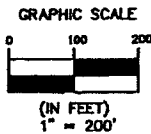
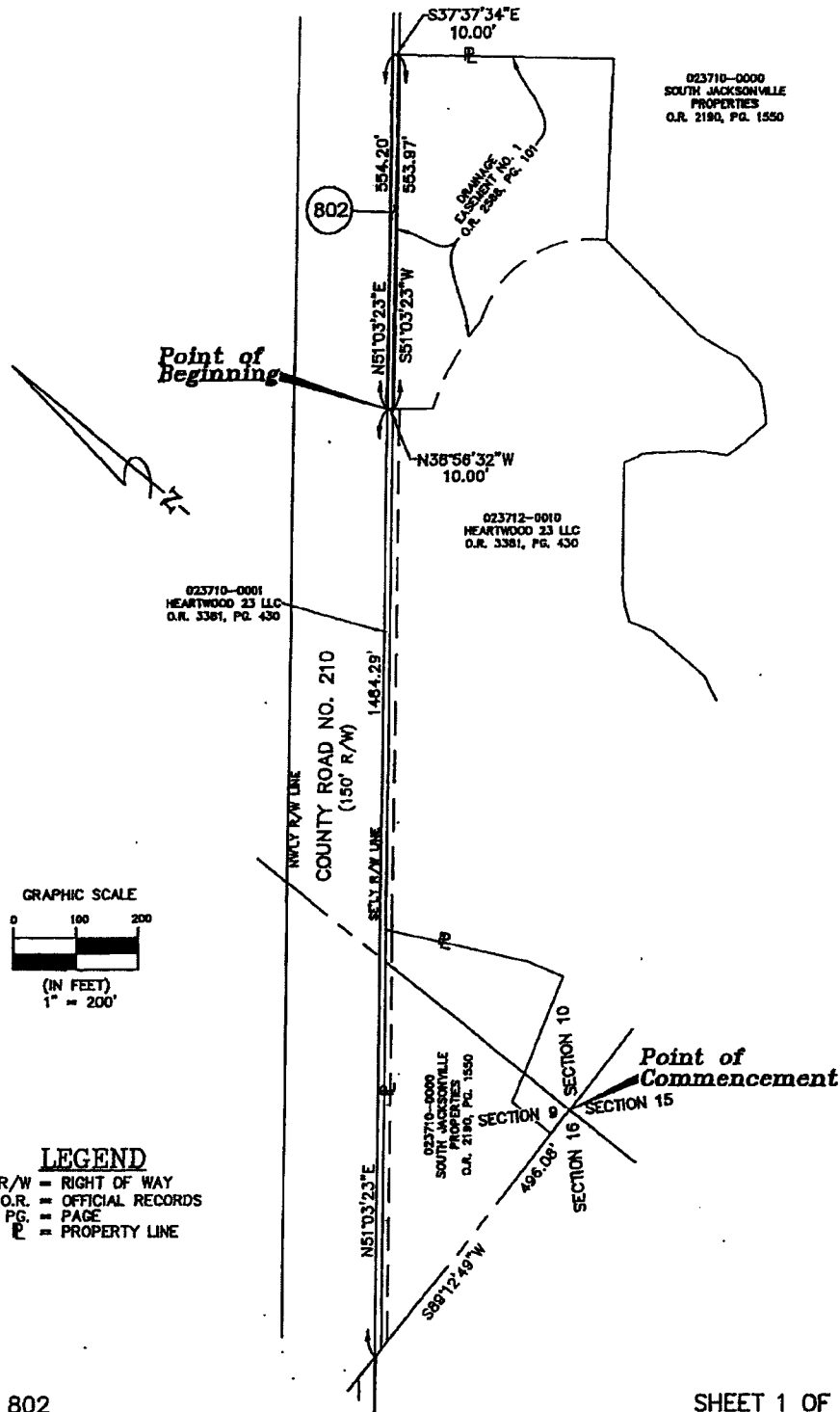
(Pond #3):

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH  $00^{\circ}48'41''$  WEST, ALONG THE WESTERLY LINE OF SAID SECTION 10, A DISTANCE OF 377.21 FEET TO AN INTERSECTION WITH A LINE LYING 10.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH THE SOUTHWESTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, (A 150.00 FOOT RIGHT OF WAY PER ST. JOHNS COUNTY RIGHT OF WAY MAP DATED 8-15-2002); THENCE NORTH  $51^{\circ}03'28''$  EAST, ALONG LAST SAID LINE, 861.30 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH  $51^{\circ}03'28''$  EAST, ALONG LAST SAID LINE, 553.97 FEET; THENCE SOUTH  $37^{\circ}37'34''$  EAST, 342.43 FEET; THENCE SOUTH  $52^{\circ}26'32''$  WEST, 284.47 FEET TO A POINT ON THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 251.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH  $70^{\circ}17'58''$  WEST, 231.37 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 9.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $80^{\circ}15'24''$  WEST, 9.15 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 151.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH  $78^{\circ}44'11''$  WEST, 150.56 FEET; THENCE NORTH  $38^{\circ}56'32''$  WEST, 63.48 FEET TO THE POINT OF BEGINNING. CONTAINING 3.05 ACRES, MORE OR LESS.

Together with:

# MAP SHOWING



- LEGEND**
- R/W = RIGHT OF WAY
  - O.R. = OFFICIAL RECORDS
  - PG. = PAGE
  - P = PROPERTY LINE

PARCEL 802

SHEET 1 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.023, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 802

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1484.29 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 554.20 FEET; THENCE SOUTH 37°37'34" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 553.97 FEET; THENCE NORTH 38°58'32" WEST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,541 SQUARE FEET, MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 802

SHEET 2 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-18-15

SCALE 1"=200'

CHECKED BY: MSZ

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.022, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

  
GREGORY B. CLARY, P.S.M., CERT. NO. 3377

  
**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LIC. NO. 3731  
3500 120TH POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 360-2708  
WWW.CLARYASSOC.COM



Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT  
(Portion of Pond 4)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 2015, between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "**County**"), and **HEARTWOOD 23, LLC**, a Florida limited liability company ("**Heartwood**").

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed:

- (i) to Heartwood and its successors and assigns, for the benefit of the property owned by Heartwood and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Heartwood Pond 4 Property**"), a non-exclusive easement on, along, over, through, across, or under the following land located in St. Johns County, Florida and more particularly described on **EXHIBIT "B"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**"), for ingress and egress with the right, privilege, and authority to Heartwood and its successors and assigns, to drain stormwater from the drainage pond on the Heartwood Pond 4 Property (the "**Heartwood Pond 4**"), together with the right to connect the Heartwood Pond 4 to, and to maintain, operate, and use, the stormwater drainage pond within the Easement Area (the "**Drainage Pond**"), to accept the drainage of stormwater which flows from the Heartwood Pond 4; and
- (ii) to the County and its successors and assigns, a non-exclusive easement on, along, over, through, across, or under the Easement Area, for ingress and egress with the right, privilege, and authority to the County and its successors and assigns, to drain stormwater run-off from County Road 210, together with the right to maintain, operate, and use the Drainage Pond to accept the drainage of stormwater from County Road 210 which flows from the Heartwood Pond.

Heartwood and the County, by acceptance of this Easement Agreement, agree that the Easement Area and the Drainage Pond may be jointly used by Heartwood, the County and Grantor, and such other parties as Grantor elects.

Heartwood and its successors and assigns shall be solely responsible for and shall at all times maintain at its sole cost and expense the Drainage Pond; provided, however, that Grantor and its successors and assigns, and the County, shall have the right, but not the obligation, to perform such maintenance in the event that Heartwood or its successors and assigns fail to do so.

**[SIGNATURES APPEARS ON FOLLOWING PAGES]**

IN WITNESS WHEREOF, the said Grantor, the County and Heartwood have hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1  
Printed Name: JAMES WAINCOCK

[Signature]  
Witness #2  
Printed Name: OMAR KIEM

GRANTOR:

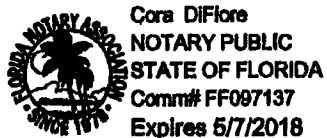
**SOUTH JACKSONVILLE  
PROPERTIES, LLC**, a Florida limited  
liability company

By: [Signature]  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of Sept, 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, who is personally known to me or has produced N/A as identification.

[Signature]  
Notary Public  
My Commission Expires: 5/7/2018



Signed, sealed and delivered in the presence of:

\_\_\_\_\_  
Witness #1  
Printed Name: \_\_\_\_\_

\_\_\_\_\_  
Witness #2  
Printed Name: \_\_\_\_\_

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

By: \_\_\_\_\_  
Name: Michael D. Wanchick  
Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick, as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

Signed, sealed and delivered in the presence of:

*[Signature]*

Witness #1

Printed Name: FLAZ KOVACIC

*[Signature]*

Witness #2

Printed Name: Ellen Arroy-Smith

HEARTWOOD 23, LLC, a Florida limited liability company

*[Signature]*

By:

Name: Bruce J. Parker

Title: Vice President

STATE OF FLORIDA  
COUNTY OF PALM BEACH

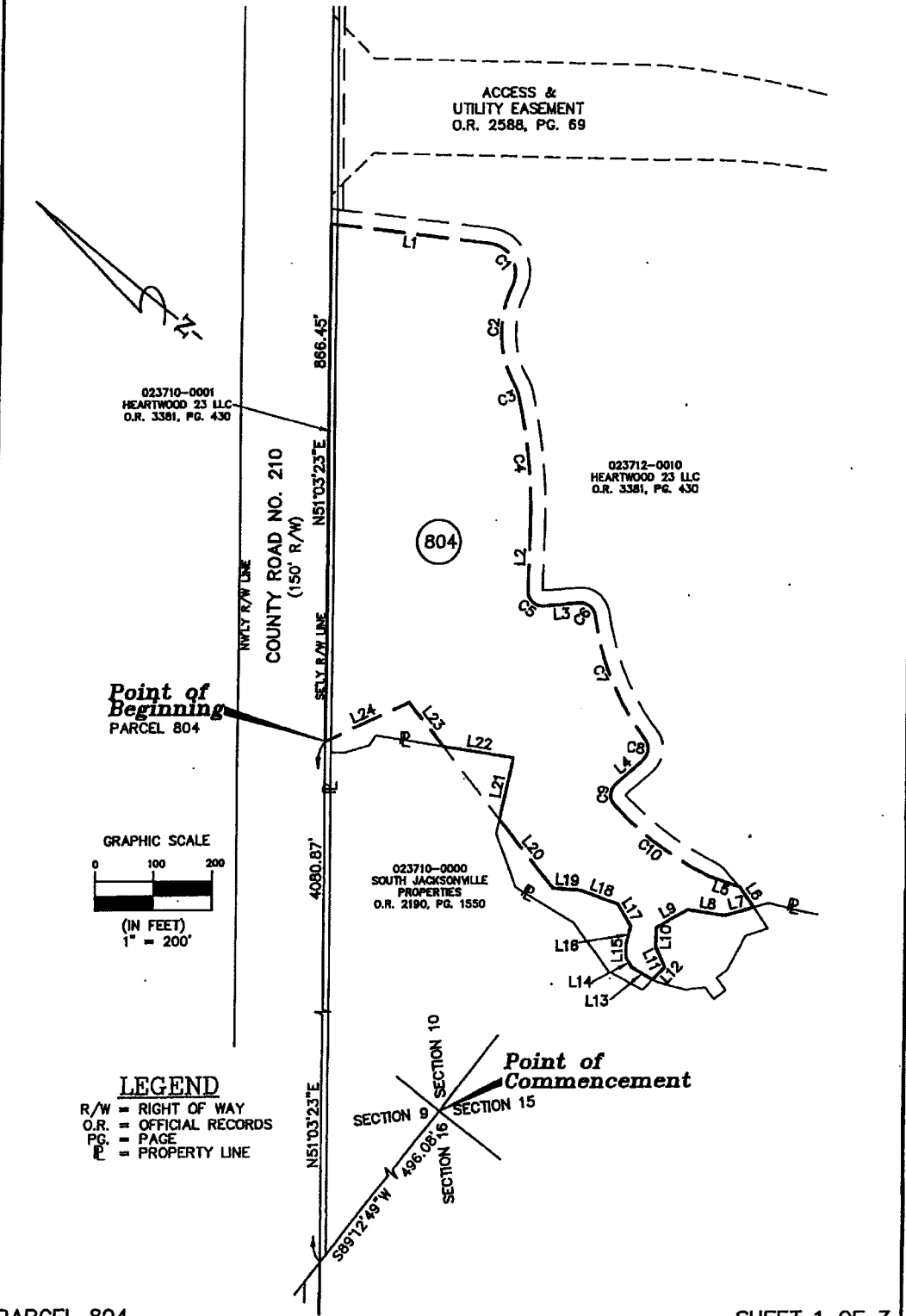
The foregoing instrument was acknowledged before me this 23 day of September, 2015, by Bruce J. Parker, as Manager of Heartwood 23, LLC, who is personally known to me or has produced Florida State I.D. as identification.



*[Signature]*  
Notary Public  
My Commission Expires: Sept. 23, 2017

**EXHIBIT "A" to Easement**

# MAP SHOWING



PARCEL 804

SHEET 1 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: *MJC*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	275.38'	S32°06'05"E
L2	109.63'	S52°49'04"W
L3	62.72'	S42°57'00"E
L4	60.07'	N79°32'07"W
L5	55.58'	S19°49'43"E
L6	42.25'	S15°55'20"W
L7	50.75'	N55°08'44"W
L8	64.50'	N29°44'42"W
L9	60.54'	N67°40'17"W
L10	32.80'	S52°25'53"W
L11	37.12'	S27°15'19"W
L12	28.79'	N85°41'02"W
L13	40.66'	N08°51'32"W
L14	19.91'	N19°37'38"E
L15	24.64'	N51°22'44"E
L16	29.26'	N65°20'11"E
L17	43.57'	N19°17'30"E
L18	68.53'	N18°50'09"W
L19	46.81'	N34°48'19"W
L20	148.28'	N12°22'36"E
L21	105.21'	N63°26'06"E
L22	121.65'	N29°53'56"W
L23	95.76'	N12°22'36"E
L24	157.38'	N63°35'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	94.97'	50.00'	108°49'58"	81.33'	S22°18'54"W
C2	181.62'	180.00'	57°48'43"	174.01'	S47°49'31"W
C3	8.20'	25.00'	18°46'58"	8.16'	S28°18'39"W
C4	221.60'	840.00'	15°06'56"	220.96'	S45°15'36"W
C5	41.79'	25.00'	95°46'04"	37.09'	S04°56'02"W
C6	37.29'	25.00'	85°27'17"	33.93'	S00°13'22"E
C7	228.62'	451.64'	29°00'13"	226.19'	S28°00'10"W
C8	37.95'	25.00'	86°57'49"	34.41'	S56°58'58"W
C9	40.44'	25.00'	92°40'42"	36.17'	S54°07'32"W
C10	202.16'	560.00'	20°41'01"	201.06'	S02°33'20"E
C11	19.11'	50.00'	21°54'09"	19.00'	N01°56'46"W
C12	193.13'	535.00'	20°41'01"	192.09'	N02°33'20"W
C13	75.89'	50.00'	86°57'49"	68.81'	N56°58'58"E
C15	215.97'	426.64'	29°00'13"	213.67'	N28°00'10"E
C16	74.57'	50.00'	85°27'17"	67.85'	N00°13'22"W
C17	228.20'	865.00'	15°06'56"	227.54'	N45°15'36"E
C19	16.39'	50.00'	18°46'58"	16.32'	N28°18'39"E
C20	156.40'	155.00'	57°48'43"	149.85'	N47°49'31"E
C21	142.46'	75.00'	108°49'58"	121.99'	N22°18'54"E

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 804

SHEET 2 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-18-15  
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



CHECKED BY: *mdc*



# MAP SHOWING

PARCEL 804

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 4080.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 886.45 FEET; THENCE SOUTH 32°06'05" EAST, A DISTANCE OF 275.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 108°49'58", AN ARC DISTANCE OF 94.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°18'54" WEST, 81.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 57°48'43", AN ARC DISTANCE OF 181.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°49'31" WEST, 174.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'58", AN ARC DISTANCE OF 8.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°18'39" WEST, 8.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 15°06'56", AN ARC DISTANCE OF 221.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'36" WEST, 220.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°49'04" WEST, A DISTANCE OF 109.63 FEET THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°46'04", AN ARC DISTANCE OF 41.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°56'02" WEST, 37.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°57'00" EAST, A DISTANCE OF 62.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 85°27'17", AN ARC DISTANCE OF 37.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°13'22" EAST, 33.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 451.64 FEET, THROUGH A CENTRAL ANGLE OF 28°00'13", AN ARC DISTANCE OF 228.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°00'10" WEST, 228.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 86°57'49", AN ARC DISTANCE OF 37.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°58'58" WEST, 34.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°32'07" WEST, A DISTANCE OF 80.07 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°40'42", AN ARC DISTANCE OF 40.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°07'32" WEST, 36.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 560.00 FEET, THROUGH A CENTRAL ANGLE OF 20°41'01", AN ARC DISTANCE OF 202.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'20" EAST, 201.06 FEET; THENCE SOUTH 19°49'43" EAST, A DISTANCE OF 55.58 FEET; THENCE SOUTH 15°55'20" WEST, A DISTANCE OF 42.25 FEET; THENCE NORTH 55°08'44" WEST, A DISTANCE OF 50.75 FEET; THENCE NORTH 29°44'42" WEST, A DISTANCE OF 64.50 FEET; THENCE NORTH 67°40'17" WEST, A DISTANCE OF 60.54 FEET; THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 32.80 FEET; THENCE SOUTH 27°15'19" WEST, A DISTANCE OF 37.12 FEET; THENCE NORTH 85°41'02" WEST, A DISTANCE OF 28.79 FEET; THENCE NORTH 08°51'32" WEST, A DISTANCE OF 40.66 FEET; THENCE NORTH 19°37'38" EAST, A DISTANCE OF 19.91 FEET; THENCE NORTH 51°22'44" EAST, A DISTANCE OF 24.64 FEET; THENCE NORTH 65°20'11" EAST, A DISTANCE OF 29.26 FEET; THENCE NORTH 19°17'30" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 18°50'09" WEST, A DISTANCE OF 68.53 FEET; THENCE NORTH 34°48'19" WEST, A DISTANCE OF 46.81 FEET; THENCE NORTH 12°22'36" EAST, A DISTANCE OF 148.28 FEET; THENCE NORTH 63°26'08" EAST, A DISTANCE OF 105.21 FEET; THENCE NORTH 29°53'56" WEST, A DISTANCE OF 121.65 FEET; THENCE NORTH 12°22'36" EAST, A DISTANCE OF 95.76 FEET; THENCE NORTH 83°35'00" WEST, A DISTANCE OF 157.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.79 ACRES, MORE OR LESS.

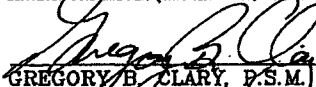
PARCEL 804

SHEET 3 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

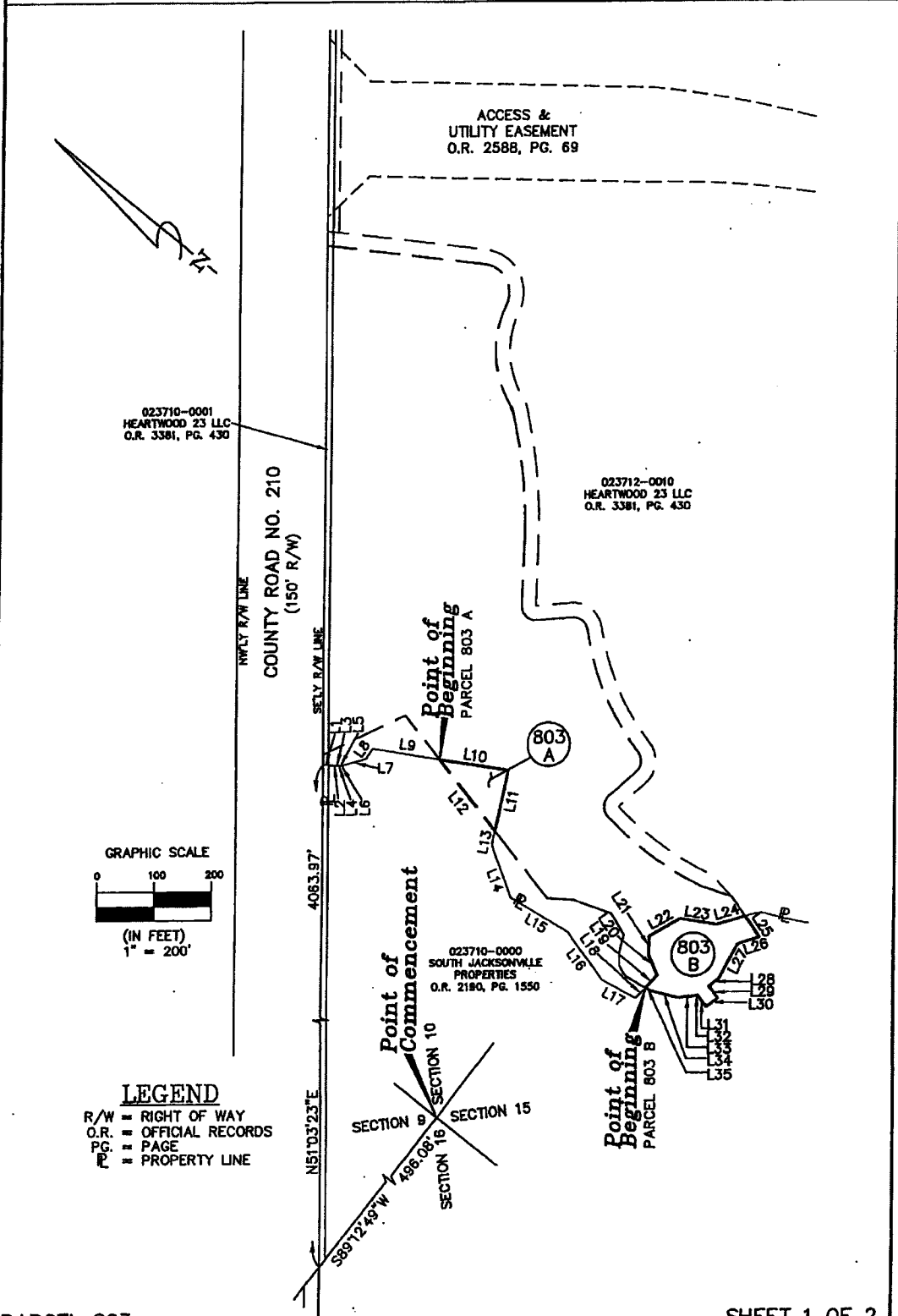
 **Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LR NO. 3731  
 3850 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 288-2703  
 WWW.CLARYASSOC.COM

CHECKED BY: MJC

**EXHIBIT "B" to Easement**

4823-6867-6388, v. 3

# MAP SHOWING



PARCEL 803

SHEET 1 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MSL

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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 JACKSONVILLE, FLORIDA 32257  
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 WWW.CLARYASSOC.COM

# MAP SHOWING

**PARCEL 803A**

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 4063.97 FEET; THENCE SOUTH 34°29'56" EAST, A DISTANCE OF 18.92 FEET; THENCE SOUTH 35°32'24" EAST, A DISTANCE OF 2.90 FEET; THENCE SOUTH 36°17'02" EAST, A DISTANCE OF 5.12 FEET; THENCE SOUTH 37°14'55" EAST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 38°16'59" EAST, A DISTANCE OF 2.99 FEET; THENCE SOUTH 38°55'49" EAST, A DISTANCE OF 1.06 FEET; THENCE SOUTH 54°29'15" EAST, A DISTANCE OF 43.60 FEET; THENCE NORTH 86°13'42" EAST, A DISTANCE OF 20.21 FEET; THENCE SOUTH 29°53'56" EAST, A DISTANCE OF 117.50 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 29°53'56" EAST, A DISTANCE OF 121.65 FEET; THENCE SOUTH 63°26'06" WEST, A DISTANCE OF 105.21 FEET; THENCE NORTH 12°22'36" EAST, A DISTANCE OF 156.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,389 SQUARE FEET, MORE OR LESS.

**PARCEL 803B**

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 4063.97 FEET; THENCE SOUTH 34°29'56" EAST, A DISTANCE OF 18.92 FEET; THENCE SOUTH 35°32'24" EAST, A DISTANCE OF 2.90 FEET; THENCE SOUTH 36°17'02" EAST, A DISTANCE OF 5.12 FEET; THENCE SOUTH 37°14'55" EAST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 38°16'59" EAST, A DISTANCE OF 2.99 FEET; THENCE SOUTH 38°55'49" EAST, A DISTANCE OF 1.06 FEET; THENCE SOUTH 54°29'15" EAST, A DISTANCE OF 43.60 FEET; THENCE NORTH 86°13'42" EAST, A DISTANCE OF 20.21 FEET; THENCE SOUTH 29°53'56" EAST, A DISTANCE OF 239.15 FEET; THENCE SOUTH 63°26'06" WEST, A DISTANCE OF 129.69 FEET; THENCE SOUTH 30°33'21" WEST, A DISTANCE OF 96.38 FEET; THENCE SOUTH 07°51'12" EAST, A DISTANCE OF 117.10 FEET; THENCE SOUTH 14°10'20" WEST, A DISTANCE OF 102.11 FEET; THENCE SOUTH 10°27'38" EAST, A DISTANCE OF 66.10 FEET; THENCE SOUTH 85°41'02" EAST, A DISTANCE OF 24.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 85°41'02" EAST, A DISTANCE OF 28.79 FEET; THENCE NORTH 27°15'19" EAST, A DISTANCE OF 37.12 FEET; THENCE NORTH 52°25'53" EAST, A DISTANCE OF 32.80 FEET; THENCE SOUTH 67°40'17" EAST, A DISTANCE OF 60.54 FEET; THENCE SOUTH 29°44'42" EAST, A DISTANCE OF 64.50 FEET; THENCE SOUTH 55°08'44" EAST, A DISTANCE OF 50.75 FEET; THENCE SOUTH 15°55'20" WEST, A DISTANCE OF 42.73 FEET; THENCE NORTH 56°37'48" WEST, A DISTANCE OF 39.65 FEET; THENCE SOUTH 78°13'13" WEST, A DISTANCE OF 63.22 FEET; THENCE NORTH 76°26'56" WEST, A DISTANCE OF 24.99 FEET; THENCE SOUTH 13°33'04" WEST, A DISTANCE OF 26.00 FEET; THENCE NORTH 76°26'56" WEST, A DISTANCE OF 25.00 FEET; THENCE NORTH 13°33'04" EAST, A DISTANCE OF 26.00 FEET; THENCE NORTH 76°26'56" WEST, A DISTANCE OF 1.99 FEET; THENCE NORTH 44°33'00" WEST, A DISTANCE OF 32.09 FEET; THENCE NORTH 24°06'29" WEST, A DISTANCE OF 49.31 FEET; THENCE NORTH 08°51'32" WEST, A DISTANCE OF 9.41 FEET TO THE POINT OF BEGINNING.

CONTAINING 17,614 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	18.92'	S34°29'56"E
L2	2.90'	S35°32'24"E
L3	5.12'	S36°17'02"E
L4	2.27'	S37°14'55"E
L5	2.99'	S38°16'59"E
L6	1.06'	S38°55'49"E
L7	43.60'	S54°29'15"E
L8	20.21'	N86°13'42"E
L9	117.50'	S29°53'56"E
L10	121.65'	S29°53'56"E
L11	105.21'	S63°26'06"W
L12	156.14'	N12°22'36"E

LINE TABLE		
LINE	LENGTH	BEARING
L13	24.48'	S63°26'06"W
L14	96.38'	S30°33'21"W
L15	117.10'	S07°51'12"E
L16	102.11'	S14°10'20"W
L17	66.10'	S10°27'36"E
L18	24.36'	S85°41'02"E
L19	28.79'	S85°41'02"E
L20	37.12'	N27°15'19"E
L21	32.80'	N52°25'53"E
L22	60.54'	S67°40'17"E
L23	64.50'	S29°44'42"E
L24	50.75'	S55°08'44"E

LINE TABLE		
LINE	LENGTH	BEARING
L25	42.73'	S15°55'20"W
L26	39.65'	N56°37'48"W
L27	63.22'	S78°13'13"W
L28	24.99'	N76°26'56"W
L29	26.00'	S13°33'04"W
L30	25.00'	N76°26'56"W
L31	26.00'	N13°33'04"E
L32	1.99'	N76°26'56"W
L33	32.09'	N44°33'00"W
L34	49.31'	N24°06'29"W
L35	9.41'	N08°51'32"W

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 803

SHEET 2 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: *MJC*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.E.S.M. CERT. NO. 3377



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731  
 3838 CROW POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703  
 WWW.CLARYASSOC.COM

Exhibit "F" to Resolution

Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT  
(Pond 4)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this 26<sup>th</sup> day of September, 2015, between **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301, hereinafter called **Grantor**, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **Grantee**.

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to said Grantee, its successors and assigns, to drain stormwater run-off from CR 210, together with the right to install, construct, maintain, operate and use a stormwater drainage pond (the "**Drainage Pond**") and a drainage pipe and related drainage structures (the "**Drainage Facilities**"), to accept the drainage of stormwater run-off from County Road 210, on, along, over, through, across, or under the following land situate in St. Johns County, Florida and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**").

Grantee, by acceptance of this Easement Agreement, agrees that the Easement Area and the Drainage Pond may be jointly used by Grantee, Grantor and such other parties as Grantor elects.

Grantor and its successors and assigns shall be solely responsible for and shall at all times maintain at its sole cost and expense the Drainage Pond, provided, however, that Grantee shall have the right, but not the obligation, to perform such maintenance in the event that Grantor and its successors and assigns fail to do so.

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

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness #1

Printed Name: BLAZ KOVACIC

HEARTWOOD 23, LLC, a Florida limited liability company

By:

Name: Bruce J. Parker  
Title: Vice President

Witness #2

Printed Name: Ellen Aracay-Smith

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 23 day of September, 2015, by Bruce J. Parker, as Vice President of Heartwood 23, LLC, a Florida limited liability company, who is personally known to me or has produced Florida State I.D. as identification.



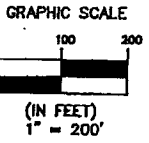
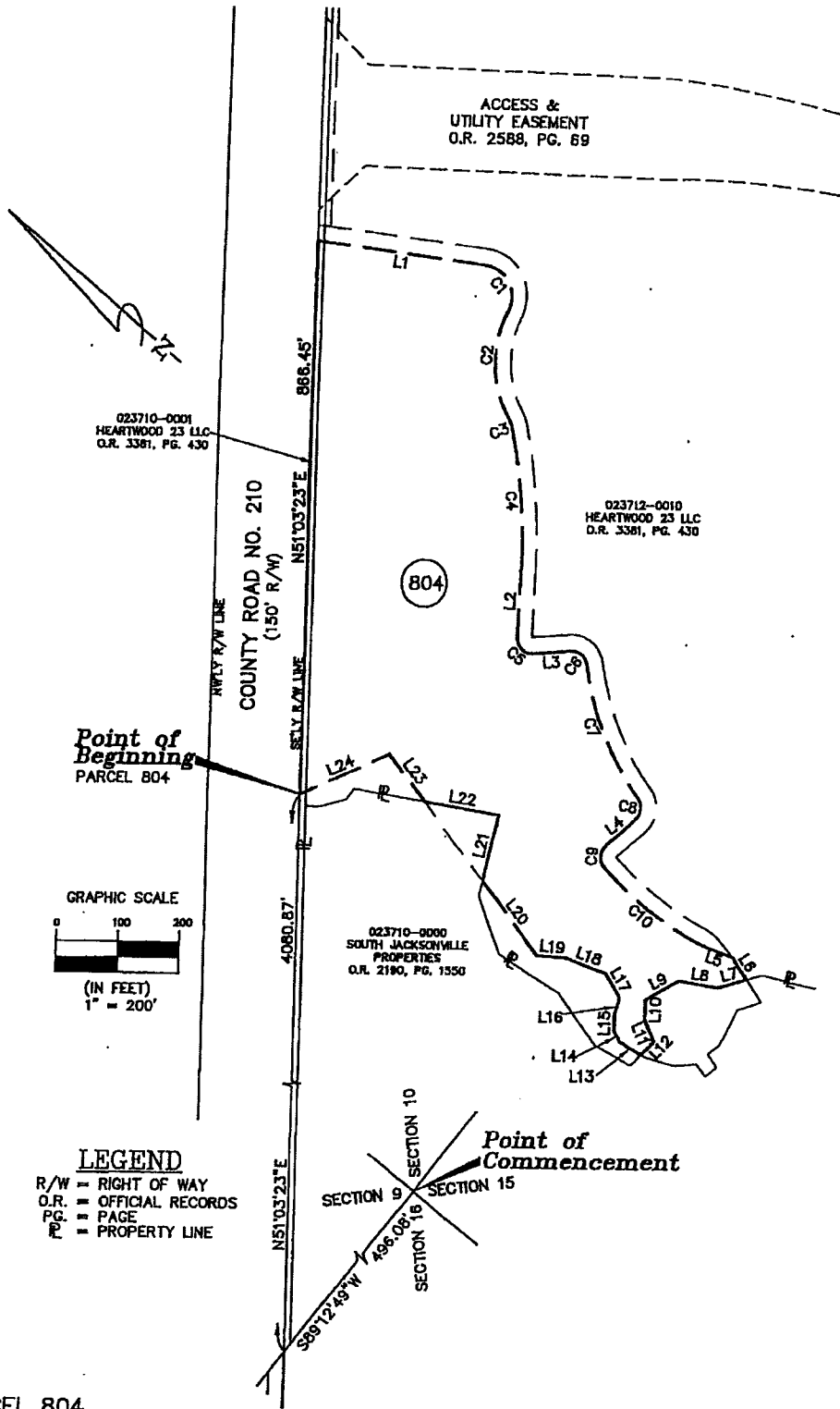
Notary Public

My Commission Expires: Sept. 23, 2017

**EXHIBIT "A" to Easement**

4821-5031-0436, v. 3

# MAP SHOWING



**LEGEND**  
 R/W = RIGHT OF WAY  
 O.R. = OFFICIAL RECORDS  
 PG. = PAGE  
 P = PROPERTY LINE

PARCEL 804

SHEET 1 OF 3

JOB NO. 2014-308  
 DRAFTER NJC  
 DATE 5-16-15  
 SCALE 1"=200'  
 CHECKED BY: *MCL*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SPECIFIC PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

18 NO. 3731  
 3350 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32227  
 (904) 280-2703  
 WWW.CLARYASSOC.COM



# MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	275.38'	S32°06'05"E
L2	109.63'	S52°49'04"W
L3	62.72'	S42°57'00"E
L4	60.07'	N79°32'07"W
L5	55.58'	S19°49'43"E
L6	42.25'	S15°55'20"W
L7	50.75'	N55°08'44"W
L8	64.50'	N29°44'42"W
L9	60.54'	N67°40'17"W
L10	32.80'	S52°25'33"W
L11	37.12'	S27°15'19"W
L12	28.79'	N85°41'02"W
L13	40.66'	N08°51'32"W
L14	19.91'	N19°37'38"E
L15	24.64'	N51°22'44"E
L16	29.26'	N65°20'11"E
L17	43.57'	N19°17'30"E
L18	68.53'	N18°50'09"W
L19	46.81'	N34°48'19"W
L20	148.28'	N12°22'36"E
L21	105.21'	N63°26'06"E
L22	121.65'	N29°53'56"W
L23	95.76'	N12°22'36"E
L24	157.38'	N63°35'00"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	94.97'	50.00'	108°49'58"	81.33'	S22°18'54"W
C2	181.62'	180.00'	57°48'43"	174.01'	S47°49'31"W
C3	8.20'	25.00'	18°46'58"	8.16'	S28°18'39"W
C4	221.60'	840.00'	15°06'56"	220.96'	S45°15'36"W
C5	41.79'	25.00'	93°46'04"	37.09'	S04°56'02"W
C6	37.29'	25.00'	85°27'17"	33.93'	S00°13'22"E
C7	228.62'	451.64'	29°00'13"	226.19'	S28°00'10"W
C8	37.95'	25.00'	86°57'49"	34.41'	S56°58'58"W
C9	40.44'	25.00'	92°40'42"	36.17'	S54°07'32"W
C10	202.16'	560.00'	20°41'01"	201.06'	S02°33'20"E
C11	19.11'	50.00'	21°54'09"	19.00'	N01°56'46"W
C12	193.13'	535.00'	20°41'01"	192.09'	N02°33'20"W
C13	75.89'	50.00'	86°57'49"	68.81'	N56°58'58"E
C15	215.97'	426.64'	29°00'13"	213.67'	N28°00'10"E
C16	74.57'	50.00'	85°27'17"	67.85'	N00°13'22"W
C17	228.20'	865.00'	15°06'56"	227.54'	N45°15'36"E
C19	16.39'	50.00'	18°46'58"	16.32'	N28°18'39"E
C20	156.40'	155.00'	57°48'43"	149.85'	N47°49'31"E
C21	142.46'	75.00'	108°49'58"	121.99'	N22°18'54"E

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.

PARCEL 804

SHEET 2 OF 3

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: *MJC*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREOF.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 53-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
GREGORY B. CLARY, P.E.M. CERT. NO. 3377



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731  
3838 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 804

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 486.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 4080.87 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, ALONG LAST SAID LINE, A DISTANCE OF 866.45 FEET; THENCE SOUTH 32°08'05" EAST, A DISTANCE OF 275.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 108°49'58", AN ARC DISTANCE OF 94.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°18'54" WEST, 81.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 57°48'43", AN ARC DISTANCE OF 181.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°49'31" WEST, 174.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'58", AN ARC DISTANCE OF 8.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°18'39" WEST, 8.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 15°06'56", AN ARC DISTANCE OF 221.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'36" WEST, 220.96 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°49'04" WEST, A DISTANCE OF 109.63 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°46'04", AN ARC DISTANCE OF 41.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°56'02" WEST, 37.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°57'00" EAST, A DISTANCE OF 62.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 85°27'17", AN ARC DISTANCE OF 37.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°13'22" EAST, 33.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 451.64 FEET, THROUGH A CENTRAL ANGLE OF 29°00'13", AN ARC DISTANCE OF 228.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°00'10" WEST, 228.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 86°57'49", AN ARC DISTANCE OF 37.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°58'58" WEST, 34.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°32'07" WEST, A DISTANCE OF 60.07 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°40'42", AN ARC DISTANCE OF 40.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°07'32" WEST, 36.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 550.00 FEET, THROUGH A CENTRAL ANGLE OF 20°41'01", AN ARC DISTANCE OF 202.16 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'20" EAST, 201.06 FEET; THENCE SOUTH 19°49'43" EAST, A DISTANCE OF 55.58 FEET; THENCE SOUTH 15°55'20" WEST, A DISTANCE OF 42.25 FEET; THENCE NORTH 55°08'44" WEST, A DISTANCE OF 50.75 FEET; THENCE NORTH 29°44'42" WEST, A DISTANCE OF 64.50 FEET; THENCE NORTH 67°40'17" WEST, A DISTANCE OF 60.54 FEET; THENCE SOUTH 52°25'53" WEST, A DISTANCE OF 32.80 FEET; THENCE SOUTH 27°15'19" WEST, A DISTANCE OF 37.12 FEET; THENCE NORTH 85°41'02" WEST, A DISTANCE OF 28.79 FEET; THENCE NORTH 08°51'32" WEST, A DISTANCE OF 40.66 FEET; THENCE NORTH 19°37'38" EAST, A DISTANCE OF 19.91 FEET; THENCE NORTH 51°22'44" EAST, A DISTANCE OF 24.64 FEET; THENCE NORTH 65°20'11" EAST, A DISTANCE OF 29.26 FEET; THENCE NORTH 19°17'30" EAST, A DISTANCE OF 43.57 FEET; THENCE NORTH 18°50'09" WEST, A DISTANCE OF 68.53 FEET; THENCE NORTH 34°48'19" WEST, A DISTANCE OF 46.81 FEET; THENCE NORTH 12°22'36" EAST, A DISTANCE OF 148.28 FEET; THENCE NORTH 63°26'06" EAST, A DISTANCE OF 105.21 FEET; THENCE NORTH 29°53'56" WEST, A DISTANCE OF 121.65 FEET; THENCE NORTH 12°22'36" EAST, A DISTANCE OF 95.78 FEET; THENCE NORTH 63°35'00" WEST, A DISTANCE OF 157.38 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.79 ACRES, MORE OR LESS.

PARCEL 804

SHEET 3 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MDL

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 64-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Exhibit "G" to Resolution

Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT  
(Pond 5)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 2015, between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "**Grantee**").

**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to said Grantee, its successors and assigns, to drain stormwater run-off from County Road 210, together with the right to maintain, operate and use a stormwater drainage pond (the "**Drainage Pond**"), which shall be constructed by Grantor to accept stormwater run-off from County Road 210, on, along, over, through, across, or under the following land situate in St. Johns County, Florida and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**").

Grantee, by acceptance of this Easement Agreement, agrees that the Easement Area and the Drainage Pond may be jointly used by Grantee, Grantor and such other parties as Grantor elects.

Grantor and its successors and assigns shall be solely responsible for and shall, at all times, maintain at its sole cost and expense the Drainage Pond; provided, however, that (i) Grantor and its successors and assigns shall have the right to assign such maintenance obligation to an association, community development district or other entity, and (ii) Grantee shall have the right, but not the obligation, to perform such maintenance in the event that Grantor or its successors and assigns fail to do so.

IN WITNESS WHEREOF, the said Grantor and Grantee have hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1  
Printed Name: JAMES HANCOCK

[Signature]  
Witness #2  
Printed Name: OMAR KIBU

GRANTOR:

**SOUTH JACKSONVILLE  
PROPERTIES, LLC**  
a Florida limited liability company

By: [Signature]  
Arthur J. Falcone, Manager

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 01 day of Sept, 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, who is personally known to me or has produced N/A as identification.

[Signature]  
Notary Public  
My Commission Expires: 5/7/2018



Cora DiFiore  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF097137  
Expires 5/7/2018

Signed, sealed and delivered in the presence of:

**GRANTEE:**

\_\_\_\_\_  
Witness #1  
Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Witness #2  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Michael D. Wanchick  
Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

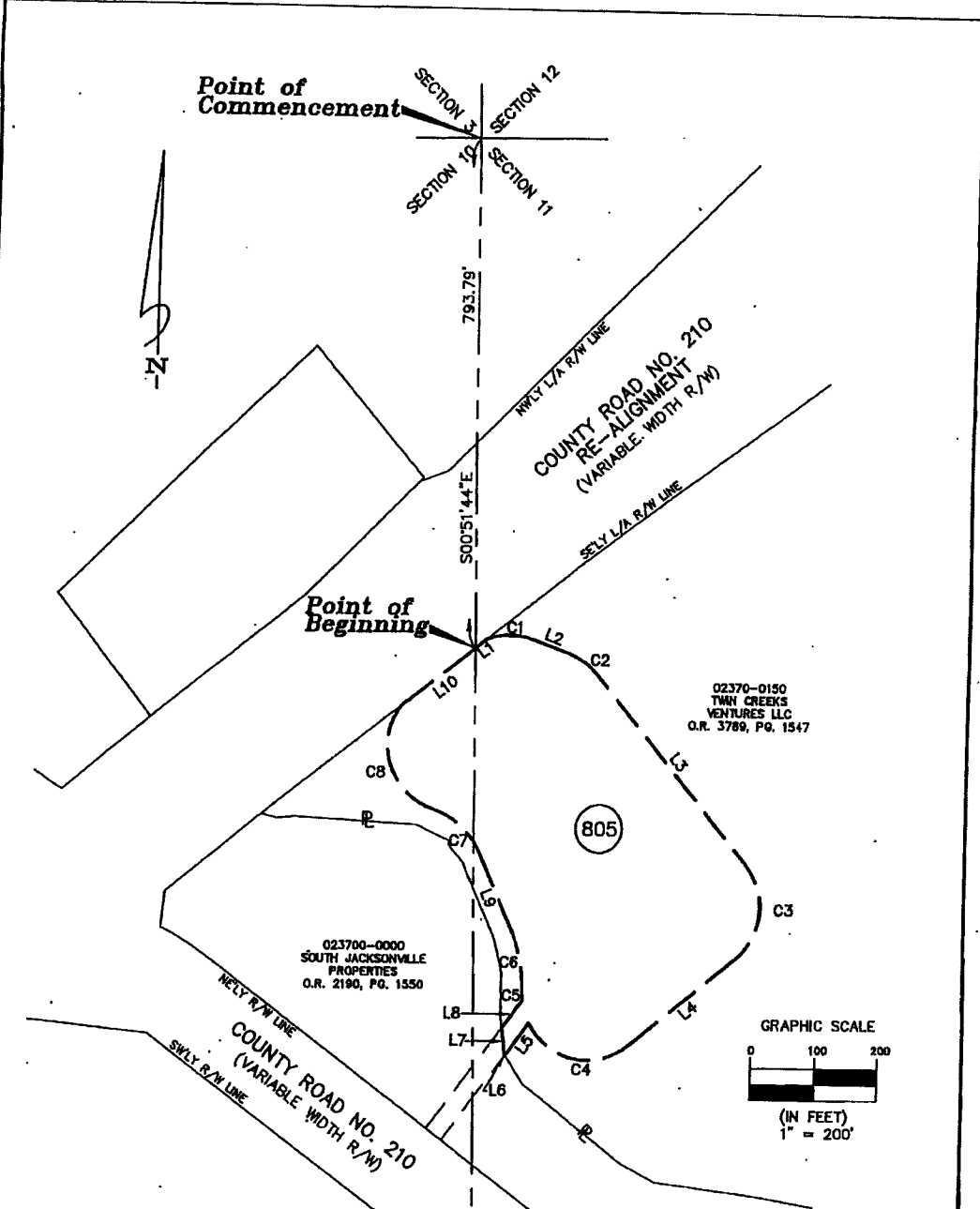
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick, as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A" to Easement**

4820-1935-9269, v. 1

# MAP SHOWING



### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°51'55"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

### LEGEND

- R/W = RIGHT OF WAY
- O.R. = OFFICIAL RECORDS
- PG. = PAGE
- P = PROPERTY LINE

PARCEL 805

AMENDED 10-19-15 TO REVISE LIMITS

SHEET 1 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: *JB*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 218-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 805

A PART OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°51'44" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 793.79 FEET TO THE SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) AND THE POINT OF BEGINNING; THENCE NORTH 51°51'55" EAST, ALONG SAID SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 23.30 FEET TO THE ARC OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 40°33'45", AN ARC DISTANCE OF 74.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°53'57" EAST, 72.79 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°49'10" EAST, A DISTANCE OF 61.82 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 30°12'32", AN ARC DISTANCE OF 55.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°42'54" EAST, 54.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°36'38" EAST, A DISTANCE OF 380.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 164.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°23'22" WEST, 148.49 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°23'22" WEST, A DISTANCE OF 213.98 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 102°18'59", AN ARC DISTANCE OF 187.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 78°27'09" WEST, 163.57 FEET; THENCE SOUTH 36°45'12" WEST, A DISTANCE OF 62.49 FEET; THENCE NORTH 33°24'28" WEST, 0.58 FEET; THENCE NORTH 06°52'24" WEST, A DISTANCE OF 42.69 FEET; THENCE NORTH 36°45'12" EAST, A DISTANCE OF 53.30 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 105.00 FEET, THROUGH A CENTRAL ANGLE OF 7°42'12", AN ARC DISTANCE OF 14.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°03'51" WEST, 14.11 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 230.00 FEET, THROUGH A CENTRAL ANGLE OF 24°21'44", AN ARC DISTANCE OF 97.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 11°23'37" WEST, 97.06 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23°34'29" WEST, A DISTANCE OF 125.82 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 130.00 FEET, THROUGH A CENTRAL ANGLE OF 48°40'11", AN ARC DISTANCE OF 110.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°54'34" WEST, 107.14 FEET TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 104.43 FEET, THROUGH A CENTRAL ANGLE OF 107°39'39", AN ARC DISTANCE OF 196.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°38'24" WEST, 168.60 FEET TO THE AFORESAID SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE NORTH 51°51'55" EAST, ALONG SAID SOUTHEASTERLY EXISTING LIMITED ACCESS RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 148.65 FEET TO THE POINT OF BEGINNING.

CONTAINING 5.12 ACRES, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.30'	N51°51'55"E
L2	61.82'	S69°49'10"E
L3	380.96'	S39°36'38"E
L4	213.98'	S50°23'22"W
L5	62.49'	S36°45'12"W
L6	0.58'	N33°24'28"W
L7	42.69'	N06°52'24"W
L8	53.30'	N36°45'12"E
L9	125.82'	N23°34'29"W
L10	148.65'	N51°51'55"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	74.33'	105.00'	40°33'45"	72.79'	N89°53'57"E
C2	55.36'	105.00'	30°12'32"	54.72'	S54°42'54"E
C3	164.93'	105.00'	90°00'00"	148.49'	S05°23'22"W
C4	187.50'	105.00'	102°18'59"	163.57'	N78°27'09"W
C5	14.12'	105.00'	7°42'12"	14.11'	N03°03'51"W
C6	97.80'	230.00'	24°21'44"	97.06'	N11°23'37"W
C7	110.43'	130.00'	48°40'11"	107.14'	N47°54'34"W
C8	196.22'	104.43'	107°39'39"	168.60'	N18°38'24"W

PARCEL 805

AMENDED 10-19-15 TO REVISE LIMITS

SHEET 2 OF 2

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*[Signature]*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377



**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3303 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM



Exhibit "H" to Resolution

Prepared by and after Recording  
Return to:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, Florida 33434

**GRANT OF DRAINAGE EASEMENT**  
**(Drainage Ditch/Pipe Pond 5)**

**THIS GRANT OF DRAINAGE EASEMENT** (this "Easement Agreement"), made this \_\_\_\_ day of \_\_\_\_\_, 2015, between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**Grantor**"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (the "**Grantee**").


**WITNESSETH:** That Grantor, for and in consideration of the benefit that Grantor will receive, the receipt of which is hereby acknowledged, has granted and conveyed to the Grantee, its successors and assigns, a non-exclusive easement for ingress and egress with the right, privilege, and authority to said Grantee, its successors and assigns, to drain stormwater run-off from County Road 210, together with the right to maintain, operate and use a drainage ditch and drainage pipe to be constructed by Grantor to accept the drainage of stormwater run-off from County Road 210 (the "**Drainage Facilities**"), on, along, over, through, across, or under the following land situate in St. Johns County, Florida and more particularly described on **EXHIBIT "A"** attached hereto and incorporated by reference and made a part hereof (the "**Easement Area**").

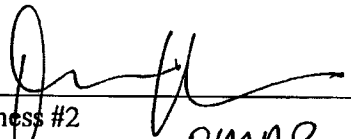
Grantee, by acceptance of this Easement Agreement, agrees that the Easement Area and the Drainage Facilities located therein may be jointly used by Grantee, Grantor and such other parties as Grantor elects.

Grantor and its successors and assigns shall be solely responsible for and shall, at all times, maintain at its sole cost and expense the Drainage Facilities; provided, however, that (i) Grantor and its successors and assigns shall have the right to assign such maintenance obligation to an association, community development district or other entity, and (ii) Grantee shall have the right, but not the obligation, to perform such maintenance in the event that Grantor or its successors and assigns fail to do so.

IN WITNESS WHEREOF, the said Grantor and Grantee have hereunto set hand and seal the day and year first above written.

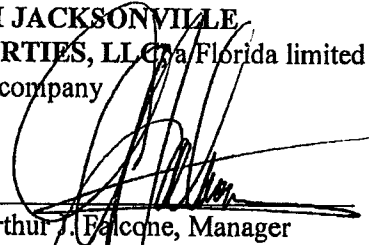
Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1  
Printed Name: JAMES HANCOCK

  
\_\_\_\_\_  
Witness #2  
Printed Name: OMAR KIEM

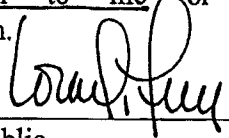
GRANTOR:

**SOUTH JACKSONVILLE  
PROPERTIES, LLC** a Florida limited  
liability company

By:   
\_\_\_\_\_  
Arthur J. Falcone, Manager

STATE OF FLORIDA  
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 01 day of Sept, 2015, by Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, who is personally known to me or has produced \_\_\_\_\_ as identification.

  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/7/2018



Cora DiFiore  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF097137  
Expires 5/7/2018

Signed, sealed and delivered in the presence of:

GRANTEE:

\_\_\_\_\_  
Witness #1  
Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Witness #2  
Printed Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: Michael D. Wanchick  
Title: County Administrator

**STATE OF FLORIDA  
COUNTY OF ST. JOHNS**

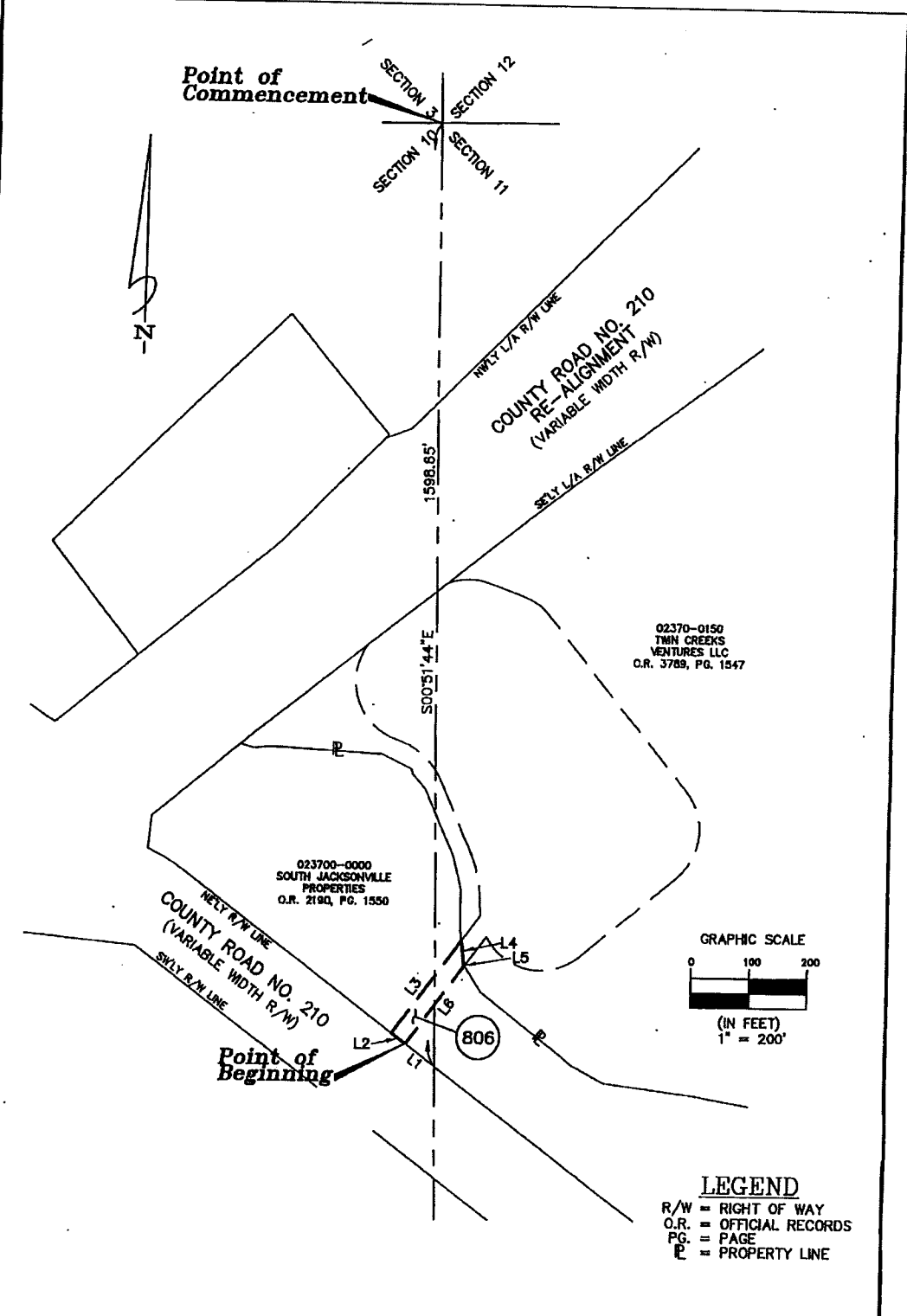
The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick, as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
My Commission Expires: \_\_\_\_\_

**EXHIBIT "A" to Easement**

4817-8460-9317, v. 1

# MAP SHOWING



PARCEL 806

AMENDED 10-19-15 TO REVISE LIMITS

SHEET 1 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HERON.

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*[Signature]*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 806

A PART OF SECTIONS 10 AND 11, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 00°51'44" EAST, ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1598.65 FEET TO THE NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 53°14'48" WEST, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 63.91 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 53°14'48" WEST, ALONG SAID NORTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 30.00 FEET; THENCE NORTH 36°45'12" EAST, A DISTANCE OF 197.14 FEET; THENCE SOUTH 06°52'24" EAST, A DISTANCE OF 42.69 FEET; THENCE SOUTH 33°24'28" EAST, A DISTANCE OF 0.58 FEET; THENCE SOUTH 36°45'12" WEST, A DISTANCE OF 166.04 FEET; TO THE POINT OF BEGINNING.

CONTAINING 5,442 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	63.91'	N53°14'48"W
L2	30.00'	N53°14'48"W
L3	197.14'	N36°45'12"E
L4	42.69'	S06°52'24"E
L5	0.58'	S33°24'28"E
L6	166.04'	S36°45'12"W

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE NORTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°51'55"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 806

AMENDED 10-19-15 TO REVISE LIMITS

SHEET 2 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*[Signature]*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS

LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2763  
WWW.CLARYASSOC.COM

Exhibit "I" to Resolution

This Instrument Prepared By and  
After Recording Return To:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, FL 33434

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (this "Easement") is made this 23<sup>rd</sup> day of SEPTEMBER, 2015, by and between **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301, hereinafter called **Grantor** and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **Grantee**.

**WITNESSETH**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains and releases to Grantee, and Grantee's permittees, licensees and contractors, a temporary construction easement to enter upon and use the portion of Grantor's property located in St. Johns County, Florida, and more particularly described as follows:

**SEE EXHIBIT "A" ATTACHED HERETO** (the "Easement Property")

in connection with the construction of a drainage pond, drainage pipe and related drainage structures which will accept the drainage of stormwater run-off from County Road 210 (collectively, the "**Drainage Facilities**").

It is understood and agreed by the parties hereto that this Easement and the rights granted herein will automatically terminate upon completion of the Drainage Facilities as evidenced by the acceptance thereof by Grantee.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1  
Printed Name: BLAZ KOVACIC

HEARTWOOD 23, LLC, a Florida  
limited liability company

By: [Signature]  
Name: Bruce J. Parker  
Title: Vice President

[Signature]  
Witness #2  
Printed Name: Ellen Avery-Smith

STATE OF FLORIDA  
COUNTY OF Duval

The foregoing instrument was acknowledged before me this 23 day of September, 2015, by Bruce J. Parker, as Vice President of Heartwood 23, LLC, a Florida limited liability company, who is personally known to me, or has produced State of Florida I.D. as identification.

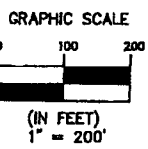
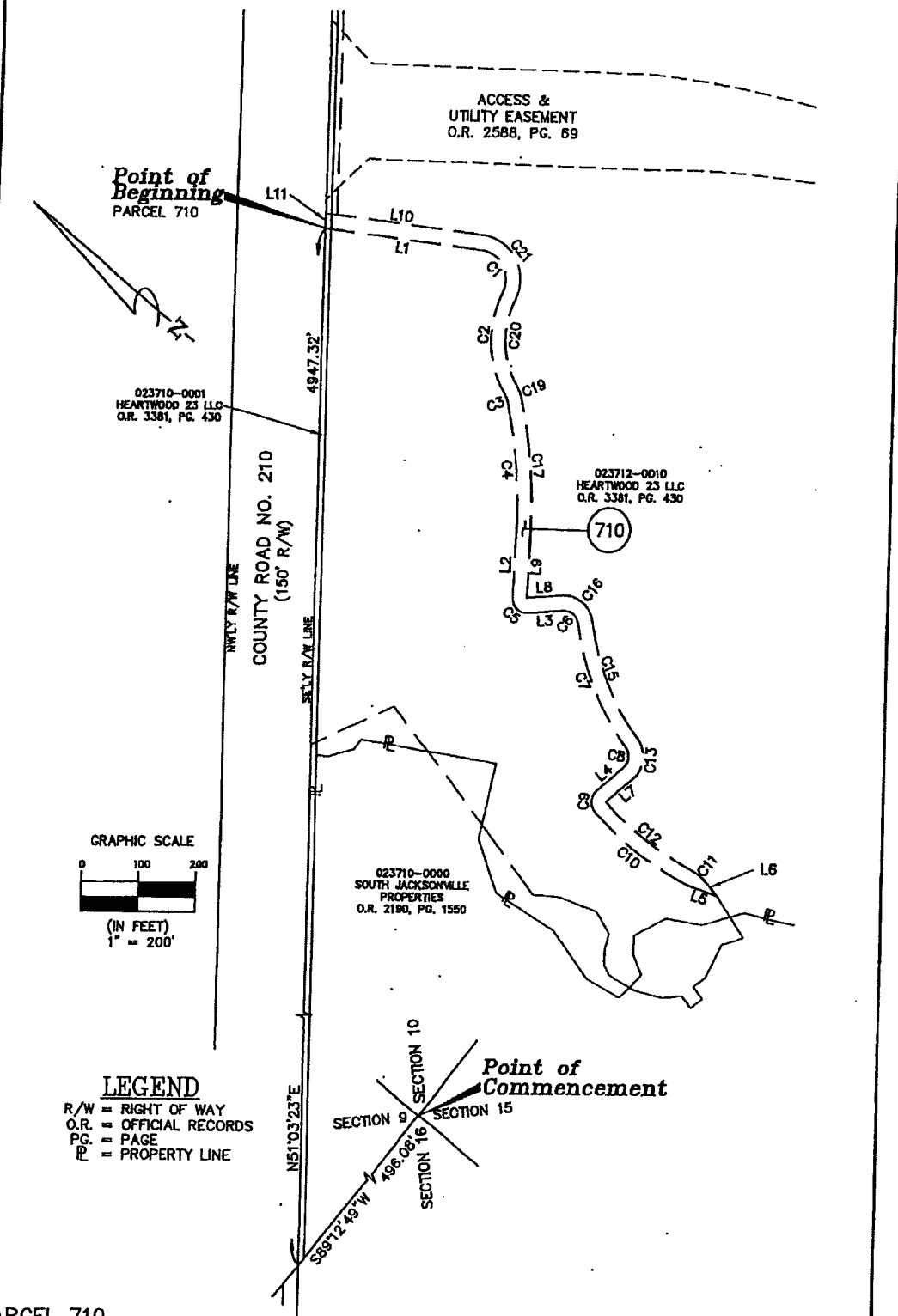


[Signature]  
Notary Public  
My Commission Expires: Sept. 23 2017



Exhibit "A" to Easement

# MAP SHOWING



**LEGEND**  
 R/W = RIGHT OF WAY  
 O.R. = OFFICIAL RECORDS  
 PG. = PAGE  
 P = PROPERTY LINE

PARCEL 710

SHEET 1 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory S. Clary*  
 GREGORY S. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 L.S. NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 260-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	275.38'	S32°06'05"E
L2	109.63'	S52°49'04"W
L3	62.72'	S42°57'00"E
L4	60.07'	N79°32'07"W
L5	55.58'	S19°49'43"E
L6	39.36'	N09°00'18"E
L7	60.07'	S79°32'07"E
L8	62.72'	N42°57'00"W
L9	109.63'	N52°49'04"E
L10	278.38'	N32°06'05"W
L11	25.18'	N51°03'23"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	94.97'	50.00'	108°49'58"	81.33'	S22°18'54"W
C2	181.62'	100.00'	57°48'43"	174.01'	S47°49'31"W
C3	8.20'	25.00'	18°46'58"	8.16'	S28°18'39"W
C4	221.60'	840.00'	15°06'56"	220.96'	S45°15'36"W
C5	41.79'	25.00'	95°46'04"	37.09'	S04°56'02"W
C6	37.29'	25.00'	85°27'17"	33.93'	S00°13'22"E
C7	228.62'	451.64'	29°00'13"	226.19'	S28°00'10"W
C8	37.95'	25.00'	86°57'49"	34.41'	S56°58'58"W
C9	40.44'	25.00'	92°40'42"	36.17'	S54°07'32"W
C10	202.16'	560.00'	20°41'01"	201.06'	S02°33'20"E
C11	19.11'	50.00'	21°54'09"	19.00'	N01°56'46"W
C12	193.13'	535.00'	20°41'01"	192.09'	N02°33'20"W
C13	75.89'	50.00'	86°57'49"	68.81'	N56°58'58"E
C15	215.97'	426.64'	29°00'13"	213.67'	N28°00'10"E
C16	74.57'	50.00'	85°27'17"	67.85'	N00°13'22"W
C17	228.20'	865.00'	15°06'56"	227.54'	N45°15'36"E
C19	16.39'	50.00'	18°46'58"	16.32'	N28°18'39"E
C20	156.40'	155.00'	57°48'43"	149.85'	N47°49'31"E
C21	142.46'	75.00'	108°49'58"	121.99'	N22°18'54"E

### GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 710

SHEET 2 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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*Gregory B. Clary*  
**GREGORY B. CLARY, P.S.M. CERT. NO. 3377**



**Clary & Associates**  
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 3830 CROWN PORT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 710

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A 150 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 4947.32 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 32°06'05" EAST, A DISTANCE OF 275.38 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 108°49'58", AN ARC DISTANCE OF 94.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°18'54" WEST, 81.33 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 180.00 FEET, THROUGH A CENTRAL ANGLE OF 57°48'43", AN ARC DISTANCE OF 181.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°49'31" WEST, 174.01 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'58", AN ARC DISTANCE OF 8.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°18'39" WEST, 8.16 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 840.00 FEET, THROUGH A CENTRAL ANGLE OF 15°06'56", AN ARC DISTANCE OF 221.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 45°15'36" WEST, 220.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 52°49'04" WEST, A DISTANCE OF 109.63 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 95°46'04", AN ARC DISTANCE OF 41.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°58'02" WEST, 37.09 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°57'00" EAST, A DISTANCE OF 62.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 85°27'17", AN ARC DISTANCE OF 37.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°13'22" EAST, 33.93 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 451.64 FEET, THROUGH A CENTRAL ANGLE OF 29°00'13", AN ARC DISTANCE OF 228.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°00'10" WEST, 226.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 86°57'49", AN ARC DISTANCE OF 37.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 58°58'58" WEST, 34.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 79°32'07" WEST, A DISTANCE OF 60.07 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, THROUGH A CENTRAL ANGLE OF 92°40'42", AN ARC DISTANCE OF 40.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°07'32" WEST, 36.17 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 580.00 FEET, THROUGH A CENTRAL ANGLE OF 20°41'01", AN ARC DISTANCE OF 202.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°33'20" EAST, 201.06 FEET; THENCE SOUTH 19°48'43" EAST, A DISTANCE OF 55.58 FEET; THENCE NORTH 09°00'18" EAST, A DISTANCE OF 39.36 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 21°54'09", AN ARC DISTANCE OF 19.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'48" WEST, 19.00 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 535.00 FEET, THROUGH A CENTRAL ANGLE OF 20°41'01", AN ARC DISTANCE OF 193.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°33'20" WEST, 192.09 FEET; THENCE SOUTH 79°32'07" EAST, A DISTANCE OF 60.07 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 86°57'49", AN ARC DISTANCE OF 75.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°58'58" EAST, 88.81 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 428.84 FEET, THROUGH A CENTRAL ANGLE OF 29°00'13", AN ARC DISTANCE OF 215.97 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°00'10" EAST, 213.67 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 85°27'17", AN ARC DISTANCE OF 74.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°13'22" WEST, 67.85 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°57'00" WEST, A DISTANCE OF 62.72 FEET; THENCE NORTH 52°49'04" EAST, A DISTANCE OF 109.63 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 865.00 FEET, THROUGH A CENTRAL ANGLE OF 15°06'56", AN ARC DISTANCE OF 228.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°15'36" EAST, 227.54 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, THROUGH A CENTRAL ANGLE OF 18°48'58", AN ARC DISTANCE OF 16.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°18'39" EAST, 16.32 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 155.00 FEET, THROUGH A CENTRAL ANGLE OF 57°48'43", AN ARC DISTANCE OF 156.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°49'31" EAST, 149.85 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 75.00 FEET, THROUGH A CENTRAL ANGLE OF 108°49'58", AN ARC DISTANCE OF 142.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22°18'54" EAST, 121.99 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°06'05" WEST, A DISTANCE OF 278.38 FEET TO THE AFORESAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE SOUTH 51°03'23" WEST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210, A DISTANCE OF 25.18 FEET TO THE POINT OF BEGINNING.

CONTAINING 40,976 SQUARE FEET, MORE OR LESS.

PARCEL 710

SHEET 3 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-18-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 63-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Exhibit "J" to Resolution

This Instrument Prepared By and  
After Recording Return To:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, FL 33434

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (this "Easement") is made this 29<sup>th</sup> day of September, 2015, by and between **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Boulevard, Suite 800, Fort Lauderdale, Florida 33301, hereinafter called **Grantor** and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **Grantee**.

**WITNESSTEH**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains and releases to Grantee, and Grantee's permittees, licensees and contractors, a temporary construction easement to enter upon and use the portion of Grantor's property located in St. Johns County, Florida, and more particularly described as follows:

**SEE EXHIBITS "A" AND "B" ATTACHED HERETO**

(collectively, the "Easement Property"), in connection with the sloping of the ground surface from the proposed grade at the edge of the sidewalk on the southerly portion of the County Road 210 right-of-way down to the existing grade on the property owned by the Grantor adjacent to the Easement Property, including the installation of grass on such slopes. (collectively, the "Slope Improvements").

It is understood and agreed by the parties hereto that this Easement and the rights granted herein will automatically terminate upon completion of the Slope Improvements as evidenced by the acceptance thereof by Grantee.

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

Signed, sealed and delivered in the presence of:

[Signature]  
Witness #1  
Printed Name: BLAZ KOVACIC

[Signature]  
Witness #2  
Printed Name: Ellen Avery-Smith

HEARTWOOD 23, LLC, a Florida limited liability company

By: [Signature]  
Name: Bruce J. Parker  
Title: VICE PRESIDENT

STATE OF FLORIDA  
COUNTY OF Duval

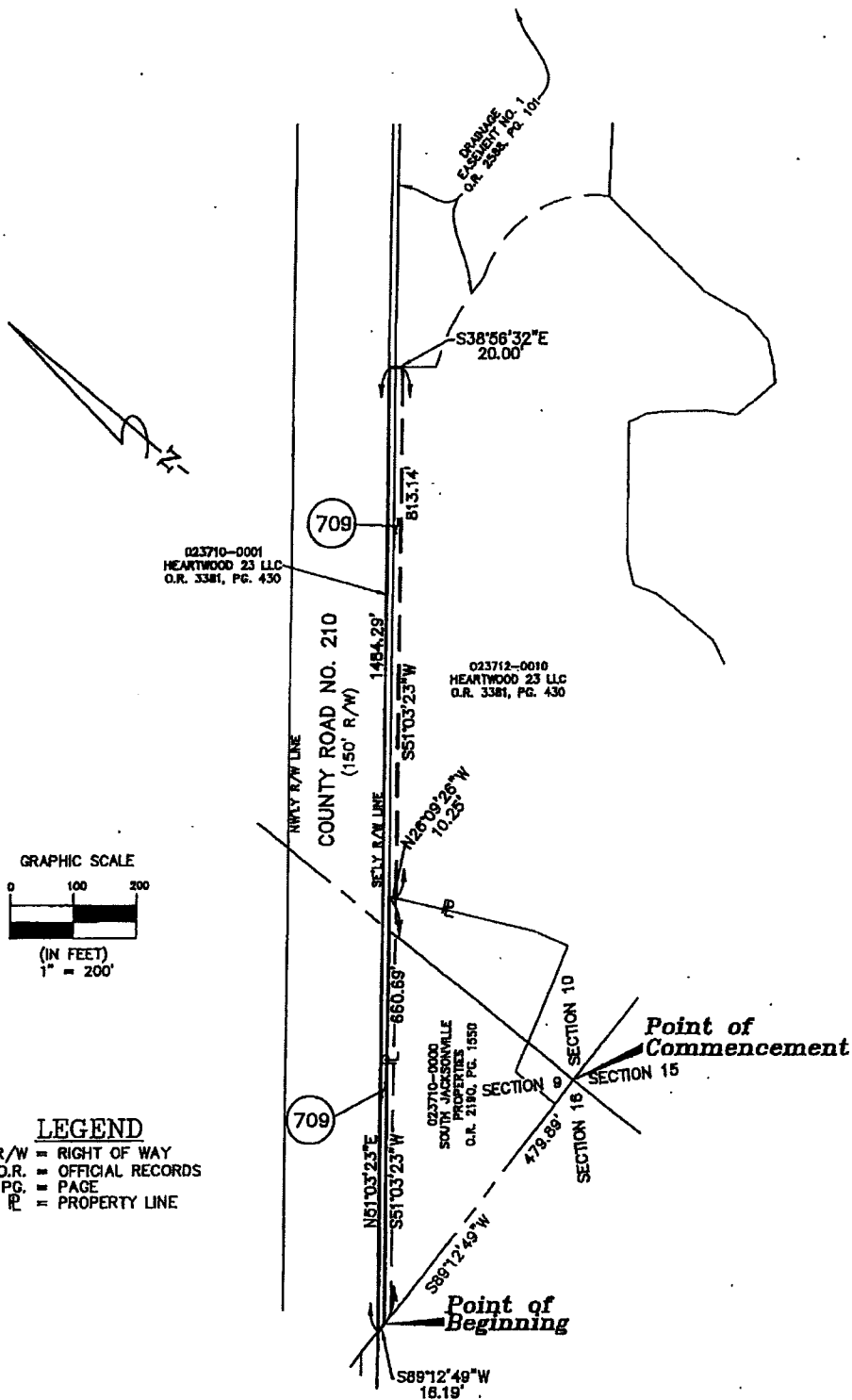
The foregoing instrument was acknowledged before me this 23<sup>rd</sup> day of September, 2015, by Bruce J. Parker, as Vice President of Heartwood 23, LLC, a Florida limited liability company, who is personally known to me, or has produced State of Florida I.D. as identification.



[Signature]  
Notary Public  
My Commission Expires: Sept. 23, 2017

Exhibit "A" to Easement

# MAP SHOWING



PARCEL 709

SHEET 1 OF 2

JOB NO. 2014-308  
DRAFTER MJC  
DATE 6-16-15  
SCALE 1"=200'  
CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
L.S. NO. 3731  
383 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32217  
(904) 265-2703  
WWW.CLARYASSOC.COM



# MAP SHOWING

PARCEL 709

A PART OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 479.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°12'49" WEST, ALONG LAST SAID LINE, A DISTANCE OF 16.19 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210; THENCE NORTH 51°03'23" EAST, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 1484.29 FEET; THENCE SOUTH 38°56'32" EAST, A DISTANCE OF 20.00 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 813.14 FEET; THENCE NORTH 26°09'26" WEST, A DISTANCE OF 10.25 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 660.69 FEET TO THE POINT OF BEGINNING.

CONTAINING 22,900 SQUARE FEET MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 709

SHEET 2 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, FLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

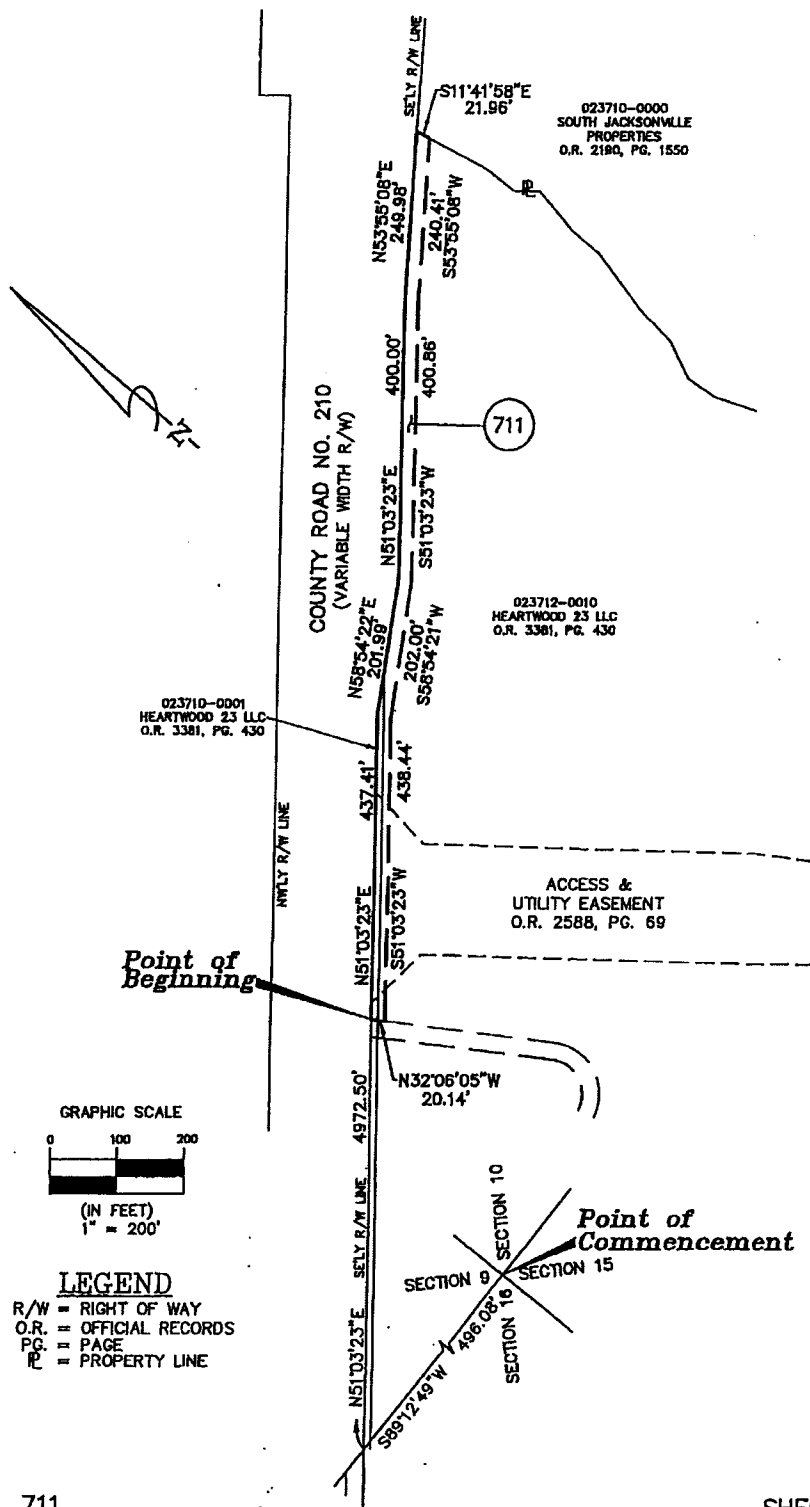
  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Exhibit "B" to Easement

4823-3091-7413, v. 1

# MAP SHOWING



PARCEL 711

SHEET 1 OF 2

JOB NO. 2014-308  
DRAFTER MJC  
DATE 6-18-15  
SCALE 1"=200'  
CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 51-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 61-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LIC. NO. 3731  
3833 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

PARCEL 711

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 496.08 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTH 51°03'23" EAST, A DISTANCE OF 4972.50 FEET TO THE POINT OF BEGINNING; COURSE NO. 2: CONTINUE NORTH 51°03'23" EAST, A DISTANCE OF 437.41 FEET; COURSE NO. 3: NORTH 58°54'22" EAST, A DISTANCE OF 201.99 FEET; COURSE NO. 4: NORTH 51°03'23" EAST, A DISTANCE OF 400.00 FEET; COURSE NO. 5: NORTH 53°55'08" EAST, A DISTANCE OF 249.98 FEET; THENCE SOUTH 11°41'58" EAST, A DISTANCE OF 21.96 FEET; THENCE SOUTH 53°55'08" WEST, A DISTANCE OF 240.41 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 400.86 FEET; THENCE SOUTH 58°54'21" WEST, A DISTANCE OF 202.00 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 438.44 FEET; THENCE NORTH 32°06'05" WEST, A DISTANCE OF 20.14 FEET TO THE POINT OF BEGINNING.

CONTAINING 25,711 SQUARE FEET, MORE OR LESS.

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

PARCEL 711

SHEET 2 OF 2

JOB NO. 2014-308

DRAFTER MJC

DATE 6-16-15

SCALE 1"=200'

CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Exhibit "K" to Resolution

This Instrument Prepared By and  
After Recording Return To:  
Zelica Quigley, Esq.  
Broad and Cassel  
7777 Glades Road  
Suite 300  
Boca Raton, FL 33434

**TEMPORARY CONSTRUCTION EASEMENT**

**THIS TEMPORARY CONSTRUCTION EASEMENT** (this "Easement") is made this 1<sup>st</sup> day of September, 2015, by and between **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486, hereinafter called **Grantor** and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called **Grantee**.

**WITNESSTEH**, that for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, Grantor hereby gives, grants, bargains and releases to Grantee, and Grantee's permittees, licensees and contractors, a temporary construction easement to enter upon and use the portion of Grantor's property located in St. Johns County, Florida, and more particularly described as follows:


**SEE EXHIBIT "A" ATTACHED HERETO**

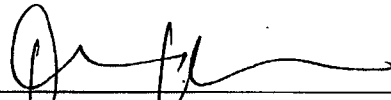
(the "Easement Property"), in connection with sloping of the ground surface from the proposed grade at the edge of the sidewalk on the southerly portion of the County Road 210 right-of-way down to the existing grade on the property owned by the Grantor adjacent to the Easement Property, including the installation of grass on such slopes (collectively, the "Slope Improvements").

It is understood and agreed by the parties hereto that this Easement and the rights granted herein will automatically terminate upon the earlier of (a) the date which is one year from the date of this Easement or (b) completion of the Slope Improvements as evidenced by the acceptance thereof by Grantee.

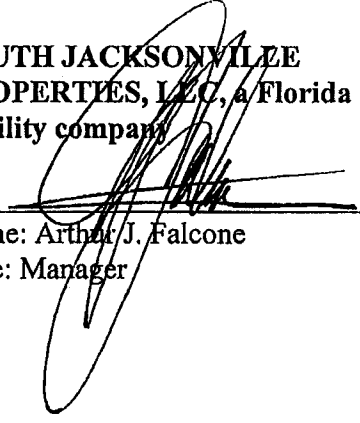
IN WITNESS WHEREOF, Grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

  
\_\_\_\_\_  
Witness #1  
Printed Name: JAMES HANCOCK

  
\_\_\_\_\_  
Witness #2  
Printed Name: DMAR KLEM

**SOUTH JACKSONVILLE  
PROPERTIES, LLC, a Florida limited  
liability company**

By:   
\_\_\_\_\_  
Name: Arthur J. Falcone  
Title: Manager

**STATE OF FLORIDA  
COUNTY OF PALM BEACH**

The foregoing instrument was acknowledged before me this 01 day of Sept, 2015, by Arthur J. Falcone, as Manager of SOUTH JACKSONVILLE PROPERTIES, LLC, a Florida limited liability company, who  is personally known to me, or ( ) has produced N/A as identification.



Cora DiFlore  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# FF097137  
Expires 5/7/2018

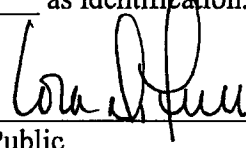
  
\_\_\_\_\_  
Notary Public  
My Commission Expires: 5/7/2018

Exhibit "A" to Easement  
Easement Property

4835-5460-5605, v. 1

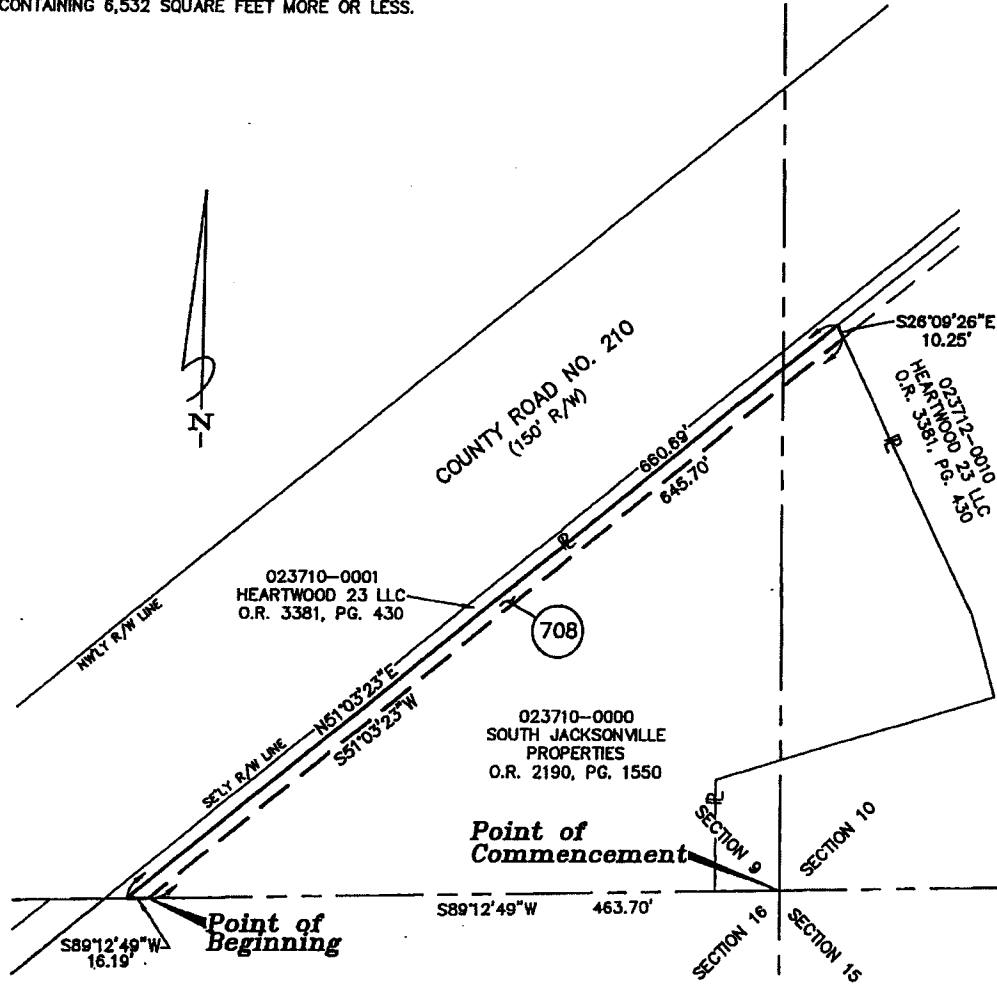
# MAP SHOWING

PARCEL 708

A PART OF SECTIONS 9 AND 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED. AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 463.70 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89°12'49" WEST, ALONG LAST SAID LINE, A DISTANCE OF 16.19 FEET; THENCE NORTH 51°03'23" EAST, A DISTANCE OF 660.89 FEET; THENCE SOUTH 26°09'26" EAST, A DISTANCE OF 10.25 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 645.70 FEET TO THE POINT OF BEGINNING.

CONTAINING 6,532 SQUARE FEET MORE OR LESS.

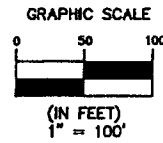


## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS N51°03'23"E.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

## LEGEND

R/W = RIGHT OF WAY  
 O.R. = OFFICIAL RECORDS  
 PG. = PAGE  
 PL = PROPERTY LINE



PARCEL 708

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 6-16-15  
 SCALE 1"=200'  
 CHECKED BY: MSC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.017, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 280-2703  
 WWW.CLARYASSOC.COM



Prepared by and after recording Return to:  
Zach C. Miller, Esq.  
501 Riverside Avenue, Suite 901  
Jacksonville, Florida 32202

Exhibit "L" to Resolution

**EASEMENT FOR UTILITIES**  
**(Tract 809)**

THIS EASEMENT executed and given this 0<sup>th</sup> day of November, 2015  
by **HEARTWOOD 23, LLC**, with an address of 401 East Las Olas Blvd, Suite 800, Fort  
Lauderdale, FL 33301, 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 does hereby grant, bargain, sell, alien, 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, sewer force mains & reuse and all other  
equipment and appurtenances as may be necessary or convenient for the operation of the  
underground water and sewer 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 necessary for the use and enjoyment of the easement herein granted.  
This easement is for water and/or sewer utility services only and does not convey any  
right to install other utilities such as cable television service 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 and  
foundations, footing and/or anchors for surface improvements.

(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 sewer 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) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) 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, but Grantee shall not 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. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. 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.

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

Signed, sealed and delivered  
In the presence of:

Witness

BLAZ KOVACIC

Print Name

Lisa C. Cathell  
Witness

Lisa C. Cathell

Print Name

State of FLORIDA  
County of BROWARD

The foregoing instrument was acknowledged before me this 9<sup>th</sup> day of November, 2015, by Bruce J Parker, as V.P. of Heartwood 23, LLC who is personally known to me or has produced \_\_\_\_\_ as identification.

Lisa C. Cathell  
Notary Public

LISA C. CATHELL  
NOTARY PUBLIC - STATE OF FLORIDA  
COMMISSION # EE836783  
EXPIRES 9/19/2016  
BONDED THRU 1-888-NOTARY1

EXHIBIT "A" to Easement  
EASEMENT AREA

# MAP SHOWING

PARCEL 809

A PART OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTH LINE OF SAID SECTION 9, A DISTANCE OF 479.89 FEET; THENCE NORTH 51°03'23" EAST, A DISTANCE OF 4050.46 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, 1419.25 FEET TO AN INTERSECTION WITH THE SOUTHEASTERLY EXISTING RIGHT OF WAY LINE OF COUNTY ROAD 210 (A VARIABLE WIDTH RIGHT OF WAY); THENCE NORTHEASTERLY, ALONG SAID SOUTHEASTERLY EXISTING RIGHT OF WAY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1; NORTH 58°54'22" EAST, A DISTANCE OF 128.77 FEET; COURSE NO. 2; NORTH 51°03'23" EAST, A DISTANCE OF 400.00 FEET; COURSE NO. 3; NORTH 53°55'08" EAST, A DISTANCE OF 249.98 FEET; THENCE SOUTH 11°41'58" EAST, A DISTANCE OF 32.94 FEET; THENCE SOUTH 53°55'08" WEST, A DISTANCE OF 235.83 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 401.31 FEET; THENCE SOUTH 58°54'21" WEST, A DISTANCE OF 128.77 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 1416.50 FEET; THENCE NORTH 54°29'15" WEST, A DISTANCE OF 7.05 FEET; THENCE NORTH 38°55'49" WEST, A DISTANCE OF 1.06 FEET; THENCE NORTH 38°16'59" WEST, A DISTANCE OF 2.99 FEET; THENCE NORTH 37°14'55" WEST, A DISTANCE OF 2.27 FEET; THENCE NORTH 36°17'02" WEST, A DISTANCE OF 5.12 FEET; THENCE NORTH 35°32'24" WEST, A DISTANCE OF 2.90 FEET; THENCE NORTH 34°29'56" WEST, A DISTANCE OF 8.89 FEET TO THE POINT OF BEGINNING.

CONTAINING 1.51 ACRES, MORE OR LESS.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 800 ft.

FLORIDA EAST COAST RAILROAD

COUNTY ROAD 210  
REALIGNMENT

SHEET 4

(150' R/W)

SHEET 3

COUNTY ROAD 210

SHEET 2

SECTION 9

SECTION 10

SECTION 16

SECTION 15

## LEGEND

R/W = RIGHT OF WAY  
O.R. = OFFICIAL RECORDS  
PG. = PAGE  
ESMT. = EASEMENT

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

AMENDED 10-30-15 PER COMMENTS

SHEET 1 OF 4

JOB NO. 2014-308

DRAFTER MJC

DATE 10-27-15

SCALE 1"=800'

CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

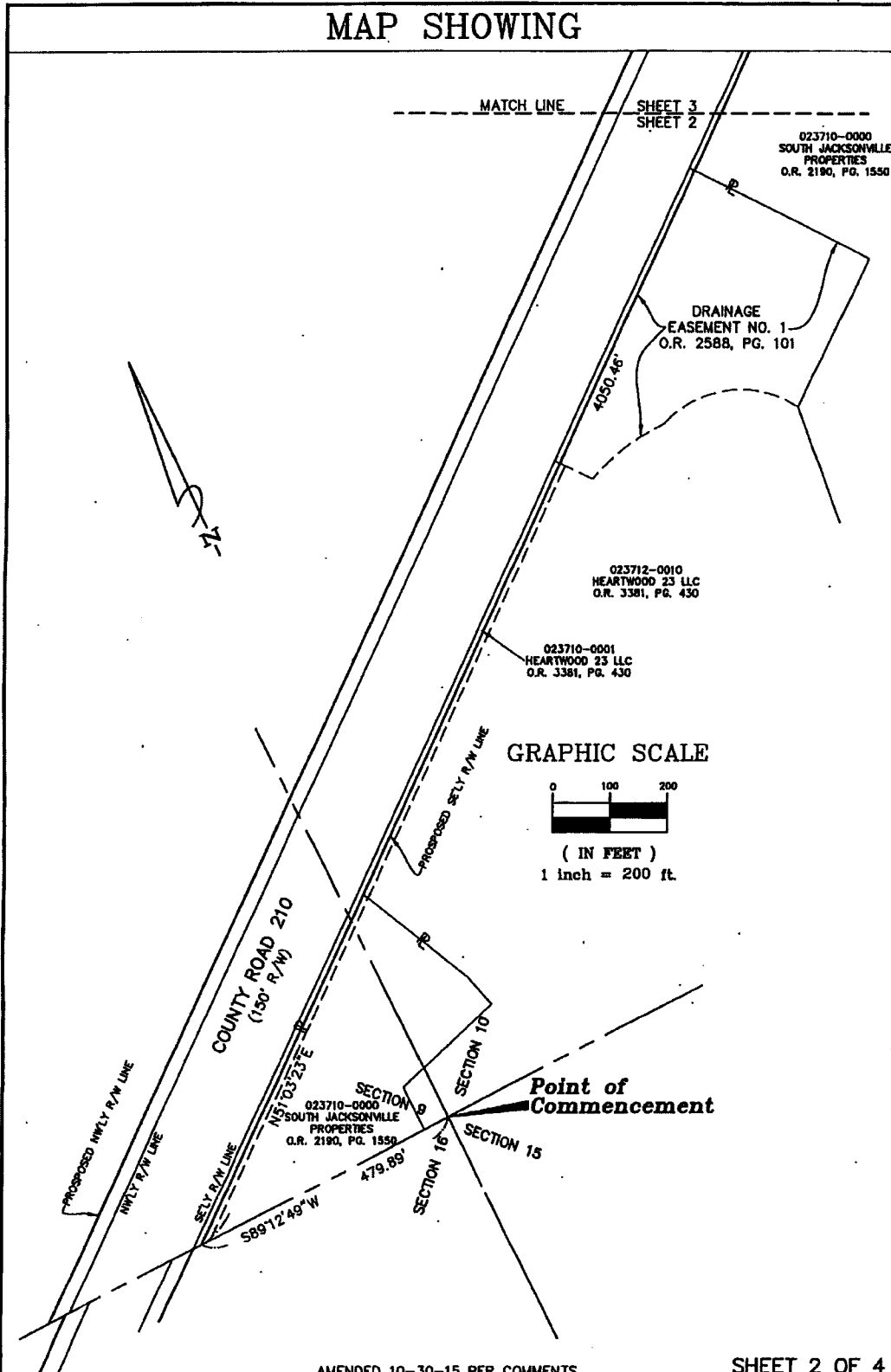
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*

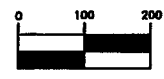
GREGORY B. CLARY, P.S.M. CERT. NO. 3377



# MAP SHOWING



## GRAPHIC SCALE



( IN FEET )  
1 inch = 200 ft.

AMENDED 10-30-15 PER COMMENTS

SHEET 2 OF 4

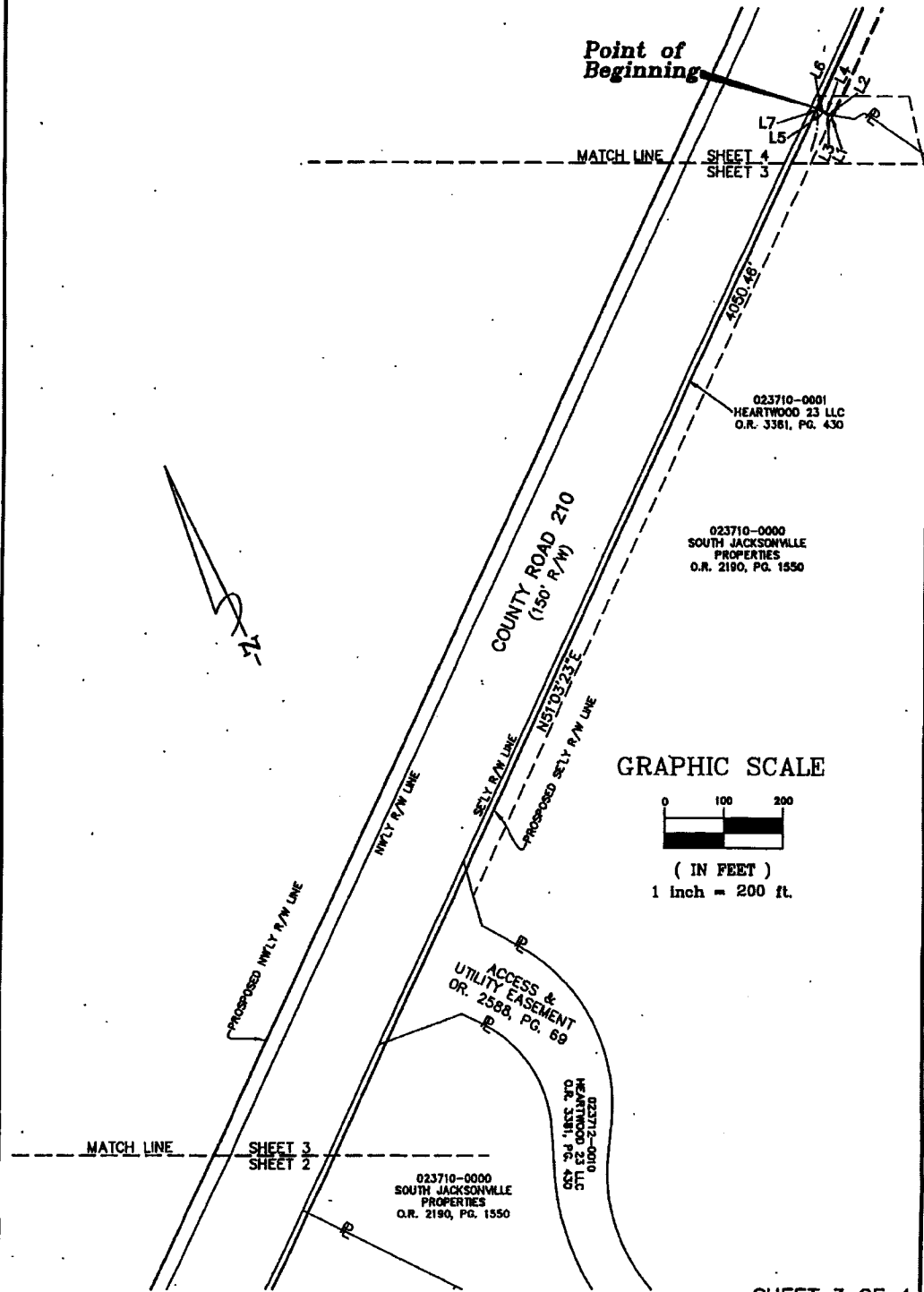
JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-27-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.  
 THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER SJ-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY (B) CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3721  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
 (904) 380-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING



AMENDED 10-30-15 PER COMMENTS

SHEET 3 OF 4

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-27-15  
 SCALE 1"=200'  
 CHECKED BY: MJC

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

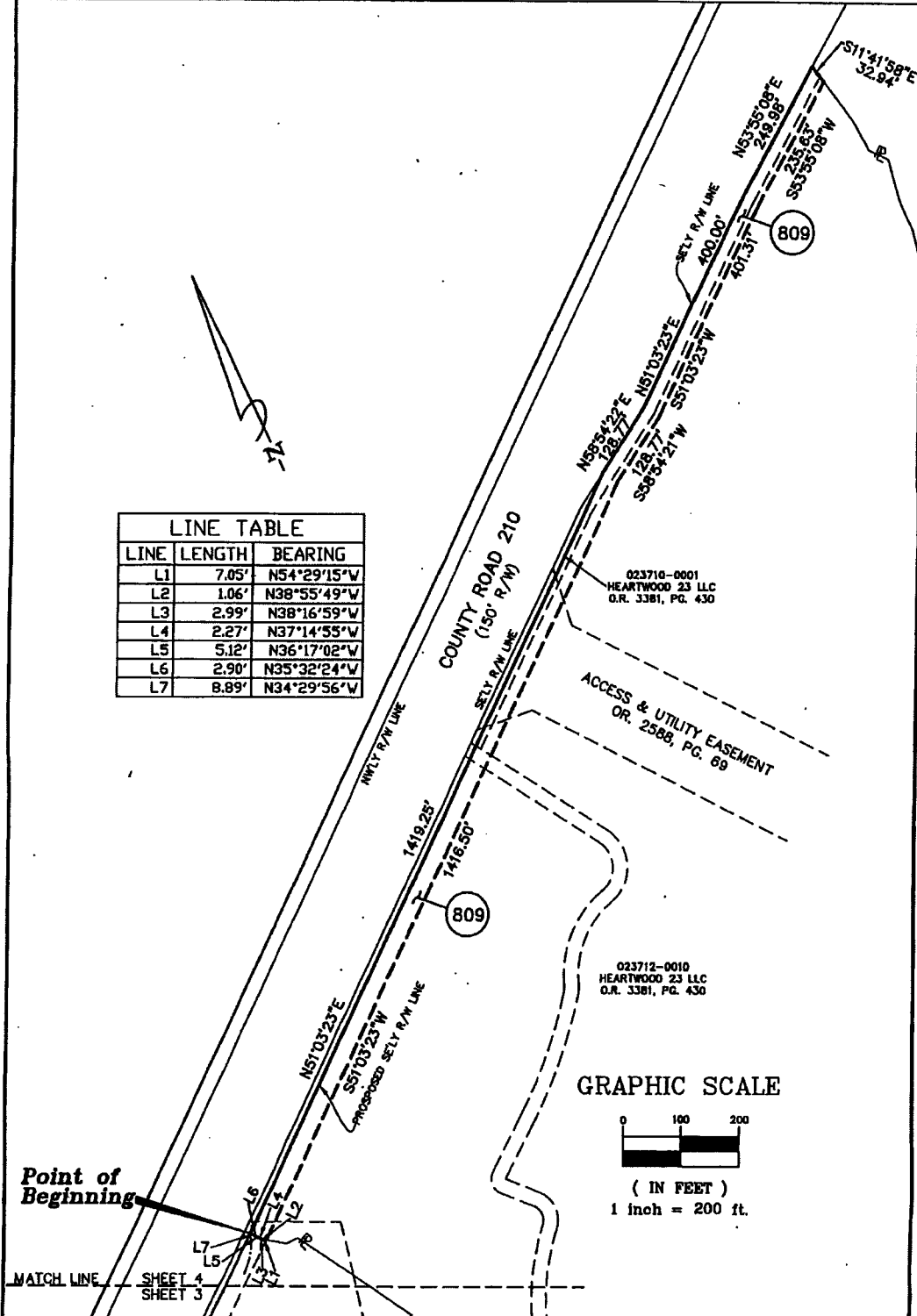
THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

*Gregory B. Clary*  
 GREGORY B. CLARY, P.S.M.-CERT. NO. 3377

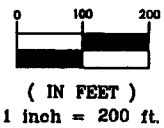
**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3850 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32217  
 (904) 248-2703  
 WWW.CLARYASSOC.COM

# MAP SHOWING

LINE	LENGTH	BEARING
L1	7.05'	N54°29'15"W
L2	1.06'	N38°55'49"W
L3	2.99'	N38°16'59"W
L4	2.27'	N37°14'55"W
L5	5.12'	N36°17'02"W
L6	2.90'	N35°32'24"W
L7	8.89'	N34°29'56"W



## GRAPHIC SCALE



JOB NO. 2014-308  
DRAFTER MJC  
DATE 10-27-15  
SCALE 1"=200'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 54-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.  
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*Gregory B. Clary*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3850 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
WWW.CLARYASSOC.COM

CHECKED BY: *MDL*



Prepared by and after recording Return to:  
Zelica Quigley, Esq.  
Broad & Cassel  
7777 Glades Road, Suite 300  
Boca Raton, Florida 33434

Exhibit "M" to Resolution

### EASEMENT FOR UTILITIES

THIS EASEMENT FOR UTILITIES executed and given this \_\_\_\_ day of November, 2015 by **SOUTH JACKSONVILLE PROPERTIES, LLC**, with an address of 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 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 does hereby grant, bargain, sell, alien, 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, sewer force mains & reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer 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 necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service 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 (i) use and occupy, and to grant to others the right to use and occupy, the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee, including without limitation, the right to install, maintain and use sidewalks, walkways, signage, paved and unpaved parking areas, hardscaping, landscaping, including shade trees, pursuant to the St. Johns County Land Development Code, irrigation facilities, driveways and roadways; (ii) use and occupy the 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, irrigation and drainage facilities and foundations, footing and/or anchors for surface improvements; and (iii) grant others, including without limitation other utility service providers, non-exclusive easements over all or any portion of the Easement Area 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 sewer 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** - 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) **SEWER FORCE MAINS** - Grantee shall maintain the sewer force mains located within the Easement Area.

(c) **REUSE SYSTEM** - 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, but Grantee shall not 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. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.


5. 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.

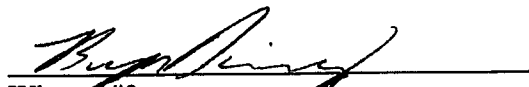
[SIGNATURE APPEARS ON FOLLOWING PAGE]

IN WITNESS WHEREOF, Grantor and Grantee have caused this instrument to be executed as of the day and year first above written.

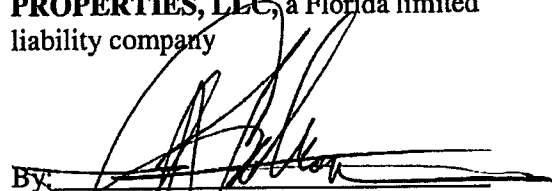
**GRANTOR:**

Signed, sealed and delivered in the presence of:

  
Witness #1  
Printed Name: OMAR KIEM

  
Witness #2  
Printed Name: BRYAN KINSEY

**SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company

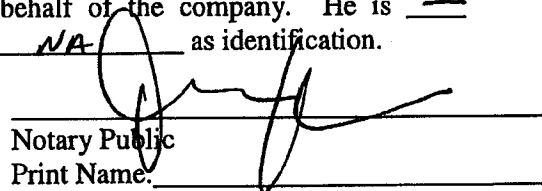
By:   
Arthur J. Falcone, Manager

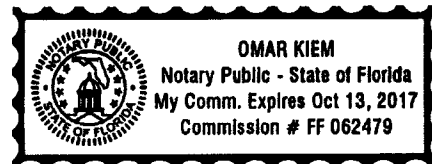
STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this 2<sup>nd</sup> day of November, 2015, Arthur J. Falcone, as Manager of South Jacksonville Properties, LLC, a Florida limited liability company, on behalf of the company. He is — personally known to me or has NA produced NA as identification.

(NOTARY SEAL)

  
Notary Public  
Print Name: \_\_\_\_\_  
My commission expires: \_\_\_\_\_



Signed, sealed and delivered in the presence of:

**GRANTEE:**

\_\_\_\_\_  
Witness #1

Printed Name: \_\_\_\_\_

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

\_\_\_\_\_  
Witness #2

Printed Name: \_\_\_\_\_

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

Name: Michael D. Wanchick

Title: County Administrator

STATE OF FLORIDA

COUNTY OF St. Johns

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 2015, by Michael D. Wanchick as Administrator of St. Johns County, Florida, a political subdivision of the State of Florida, who is personally known to me or has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public

My \_\_\_\_\_ Commission

Expires:

**EXHIBIT "A" to Easement**  
**EASEMENT AREA**

4823-3030-1738, v. 3

# MAP SHOWING

PARCEL 808

A PORTION OF SECTION 10, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FOR PARTICULARLY DESCRIBED AS FOLLOWS:

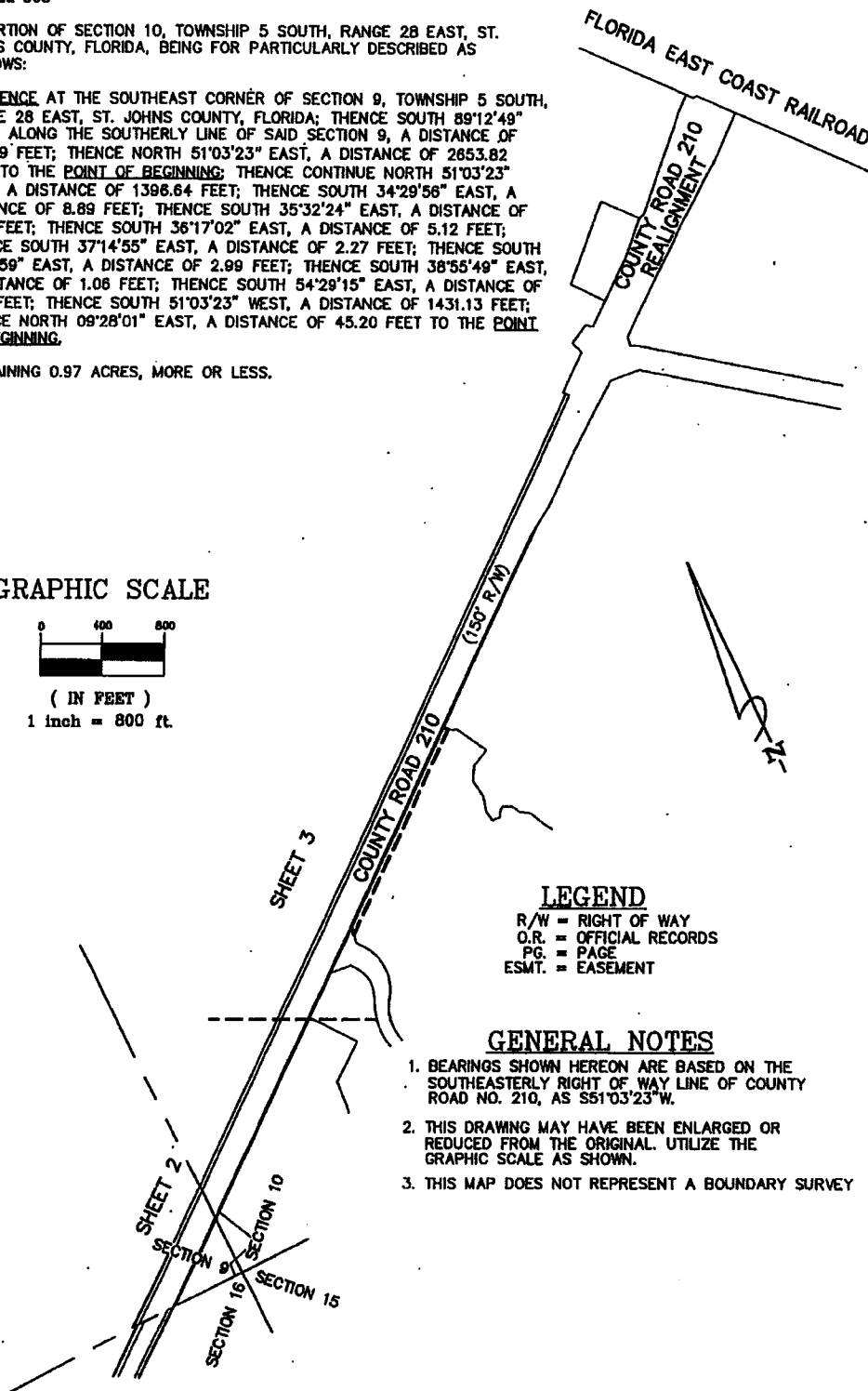
COMMENCE AT THE SOUTHEAST CORNER OF SECTION 9, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE SOUTH 89°12'49" WEST, ALONG THE SOUTHERLY LINE OF SAID SECTION 9, A DISTANCE OF 479.89 FEET; THENCE NORTH 51°03'23" EAST, A DISTANCE OF 2653.82 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 51°03'23" EAST, A DISTANCE OF 1396.64 FEET; THENCE SOUTH 34°29'56" EAST, A DISTANCE OF 8.89 FEET; THENCE SOUTH 35°32'24" EAST, A DISTANCE OF 2.90 FEET; THENCE SOUTH 36°17'02" EAST, A DISTANCE OF 5.12 FEET; THENCE SOUTH 37°14'55" EAST, A DISTANCE OF 2.27 FEET; THENCE SOUTH 38°16'59" EAST, A DISTANCE OF 2.99 FEET; THENCE SOUTH 38°55'49" EAST, A DISTANCE OF 1.06 FEET; THENCE SOUTH 54°29'15" EAST, A DISTANCE OF 7.05 FEET; THENCE SOUTH 51°03'23" WEST, A DISTANCE OF 1431.13 FEET; THENCE NORTH 09°28'01" EAST, A DISTANCE OF 45.20 FEET TO THE POINT OF BEGINNING.

CONTAINING 0.97 ACRES, MORE OR LESS.

## GRAPHIC SCALE



( IN FEET )  
1 inch = 800 ft.



## LEGEND

R/W = RIGHT OF WAY  
O.R. = OFFICIAL RECORDS  
PG. = PAGE  
ESMT. = EASEMENT

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHEASTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 210, AS S51°03'23"W.
2. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY

SHEET 1 OF 3

JOB NO. 2014-308  
DRAFTER MJC  
DATE 10-27-15  
SCALE 1"=800'  
CHECKED BY: *[Signature]*

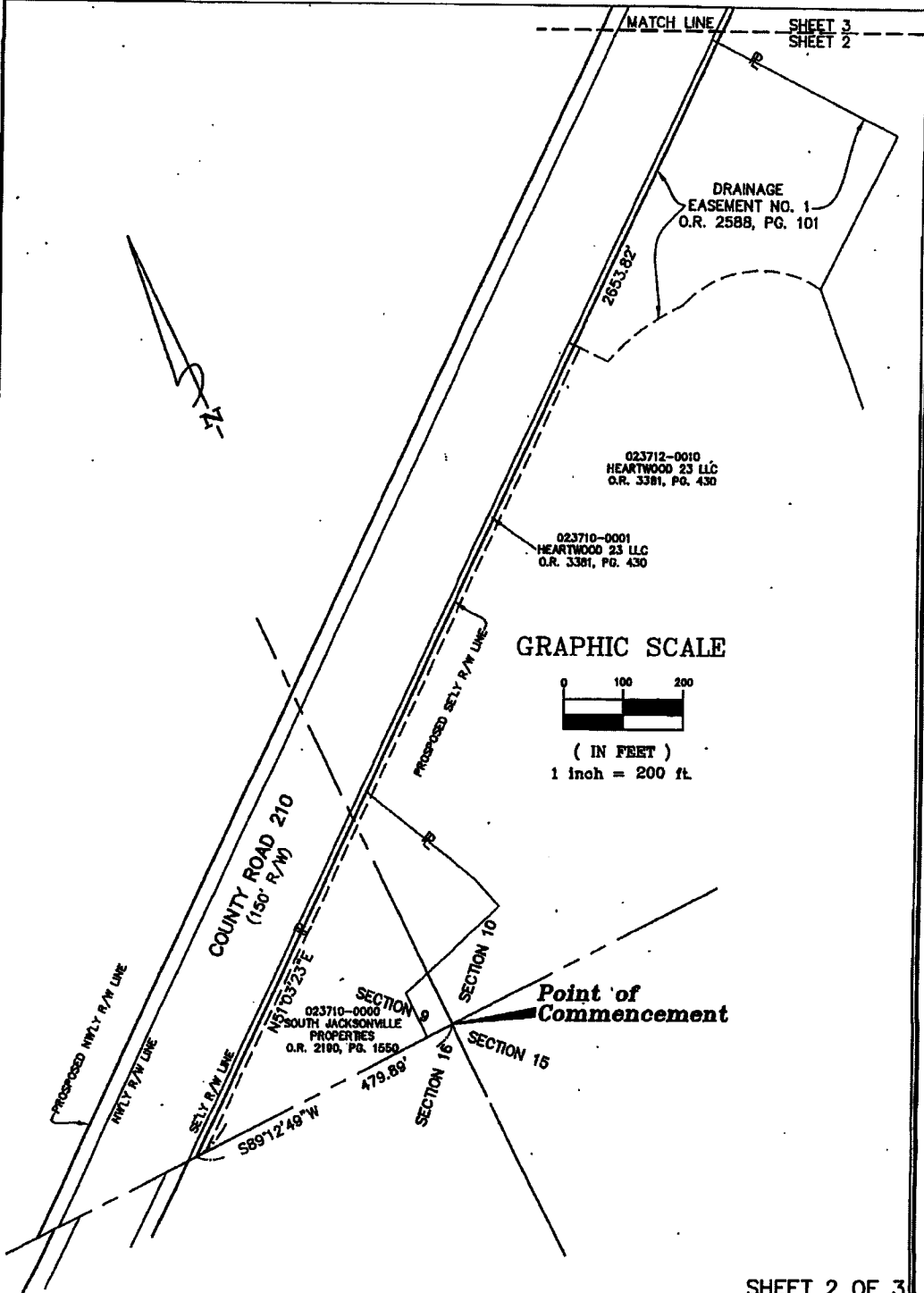
THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 9A-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAN OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5A-17, FLORIDA ADMINISTRATIVE CODE).

*[Signature]*  
GREGORY B. CLARY, P.S.M. CERT. NO. 3377



# MAP SHOWING



SHEET 2 OF 3

JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-27-15  
 SCALE 1"=200'  
 CHECKED BY: [Signature]

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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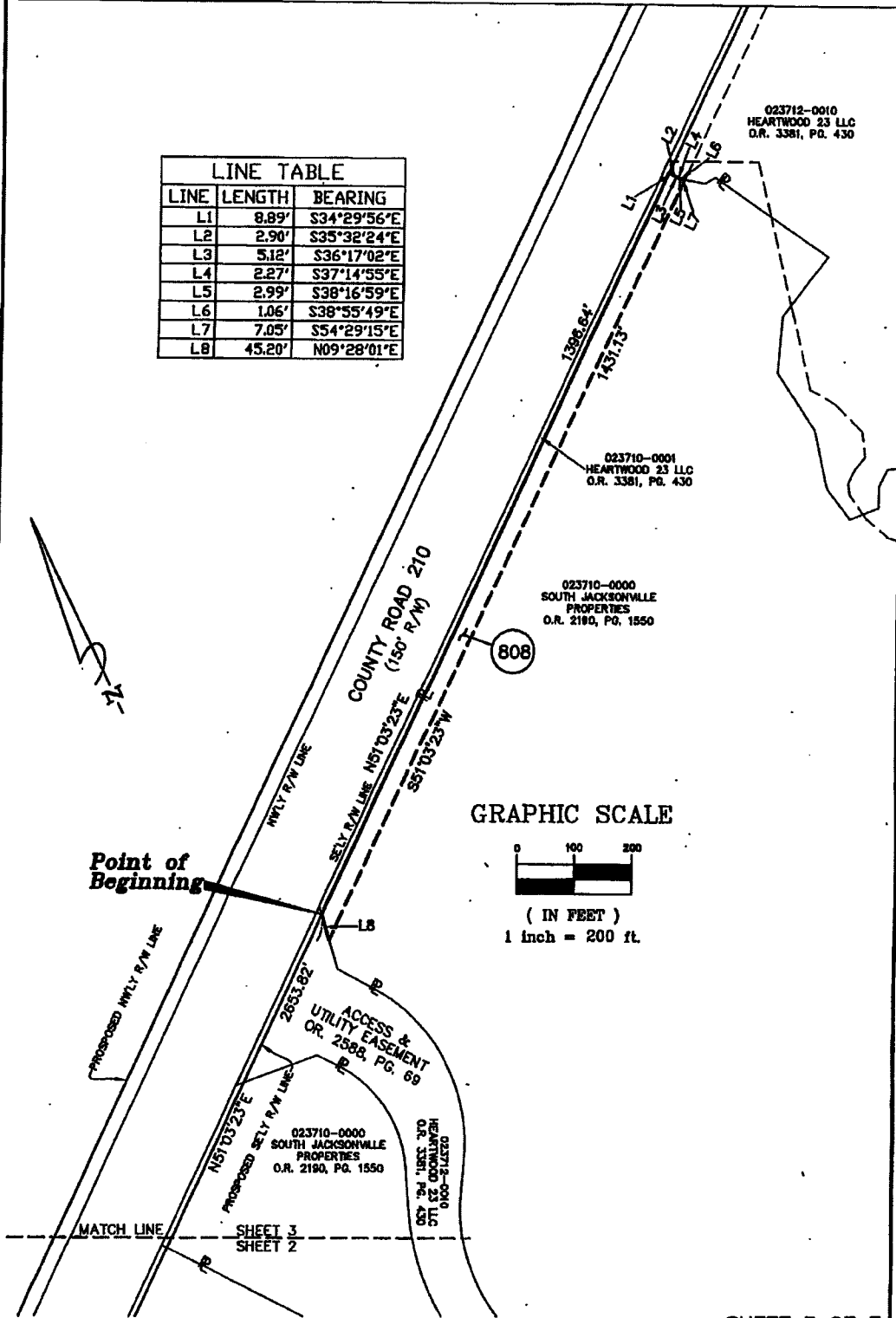
*Gregory B. Clary*  
**GREGORY B. CLARY, P.S.M. CERT. NO. 3377**

**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LB NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32217  
 (904) 240-2763  
 WWW.CLARYASSOC.COM



# MAP SHOWING

LINE	LENGTH	BEARING
L1	8.89'	S34°29'56"E
L2	2.90'	S35°32'24"E
L3	5.12'	S36°17'02"E
L4	2.27'	S37°14'55"E
L5	2.99'	S38°16'59"E
L6	1.06'	S38°55'49"E
L7	7.05'	S54°29'15"E
L8	45.20'	N09°28'01"E



SHEET 3 OF 3

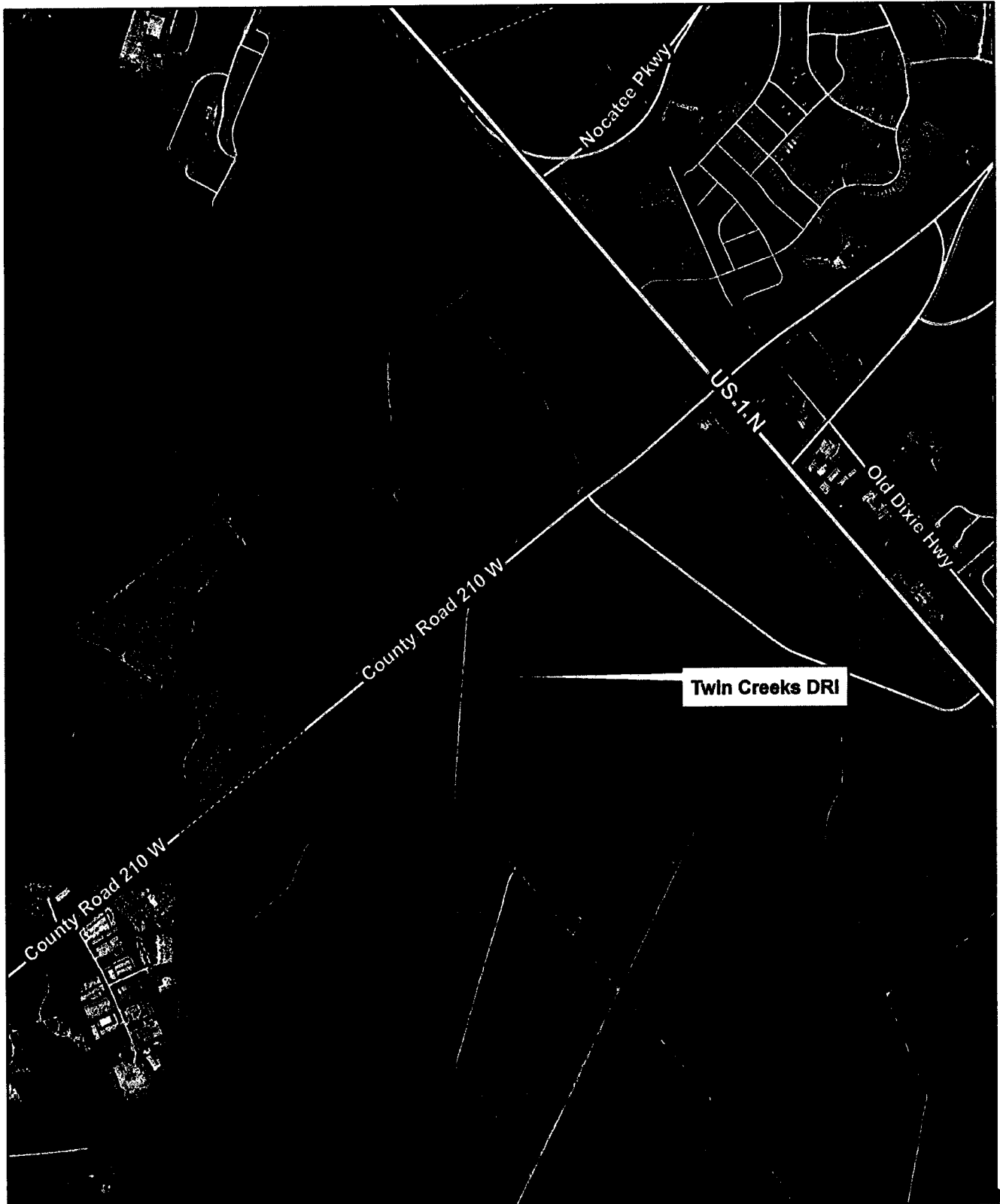
JOB NO. 2014-308  
 DRAFTER MJC  
 DATE 10-27-15  
 SCALE 1"=200'  
 CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

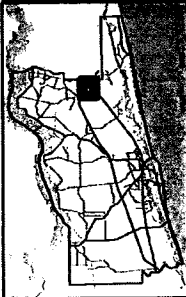
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*[Signature]*  
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**Twin Creeks DRI**



  
 2013 Aerial Imagery  
 0000  
 Feet  
 November 12, 2015

**Twin Creeks DRI  
 Easements and  
 Right of Way**

**Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0788**  
Disclaimer:  
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 Data provided are derived from multiple  
 sources with varying levels of accuracy.  
 The St. Johns County Real Estate  
 Division disclaims all responsibility  
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 of the data shown hereon.

