

RESOLUTION NO. 2016- 179

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A DEED OF DEDICATION RIGHT-OF-WAY AND ASSOCIATED DOCUMENTS IN CONNECTION WITH THE ROUNDABOUT AT DEBBIES WAY AND 20 MILE ROAD IN NOCATEE.

RECITALS

WHEREAS, Sonoc Company, LLC, a Delaware limited liability company, has executed and presented to St. Johns County a Deed of Dedication Right-of-Way, attached hereto as Exhibit "A", Grant of Easement, attached hereto as Exhibit "B" and Third Modification of Roadway Drainage Easement Agreement, attached hereto as Exhibit "C", all incorporated by reference and made a part hereof; and

WHEREAS, said documents convey and grant the additional right-of-way and easements to the County needed for the roundabout constructed at Debbies Way and 20 Mile Road in Nocatee; and

WHEREAS, acceptance of the documents is in the best interest of the County for the purposes mentioned above.

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

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

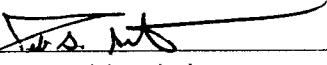
Section 2. The Board of County Commissioners hereby accepts the Deed of Dedication Right-of-Way, Grant of Easement and Third Modification of Roadway Drainage Easement Agreement.

Section 3. The Clerk is instructed to record the original Deed of Dedication Right-of-Way, Grant of Easement and Third Modification of Roadway Drainage Easement Agreement in the public records of St. Johns County, Florida.


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

PASSED AND ADOPTED by the Board of County Commissioners this 21st day of June, 2016.

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

By: 
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: 
Deputy Clerk

RENDITION DATE 6/23/16



PREPARED BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER YOAKLEY & STEWART, P.A.
222 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

**DEED OF DEDICATION
RIGHT-OF-WAY**

THIS DEED OF DEDICATION, made and executed this 16th day of March, 2016, by **SONOC COMPANY, LLC**, a Delaware limited liability company ("Grantor"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, to and in favor of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Grantee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

WITNESSETH: that for and in consideration of the acceptance of this Deed of Dedication by the Grantee, said Grantor does hereby give, grant, dedicate, and convey to the Grantee, its successors and assigns forever, the following described land, situate in St. Johns County, Florida, to wit:

PROPERTY AS DESCRIBED ON EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF (THE "PROPERTY").

TO HAVE AND HOLD the same unto Grantee, its successors and assigns forever, in fee simple for a public road, including therein the right to construct, maintain, and operate, either above or below the surface of the ground, electric light and power, water, sewer, and drainage lines and other public utilities.

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

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Note to Clerk: Minimum documentary stamp taxes are being paid on this deed as this conveyance was made for no consideration.

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

GRANTOR:

Signed, sealed and delivered
in the presence of:

HYDRY COMPANY, LLC
a Delaware limited liability company

Nancy Patterson
(Print Name NANCY PATTERSON)

By: *Jed V. Davis*
Jed V. Davis
Vice President

Jill Whalen
(Print Name Jill Whalen)

STATE OF FLORIDA)
)SS
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this 16 day of March, 2016, by Jed V. Davis, the Vice President of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company.

Tina E Miller
(Print Name Tina E Miller)
NOTARY PUBLIC
State of Florida at Large
Commission # _____
My Commission Expires: _____
Personally Known _____
or Produced I.D. _____
[check one of the above]
Type of Identification Produced _____





ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 22, 2016
Twenty Mile at Nocatee Phase 4A

EXHIBIT "A"
PROPERTY

Work Order No. 14-167.00
File No. 123E-39.00C

Debbies Way / Additional R/W

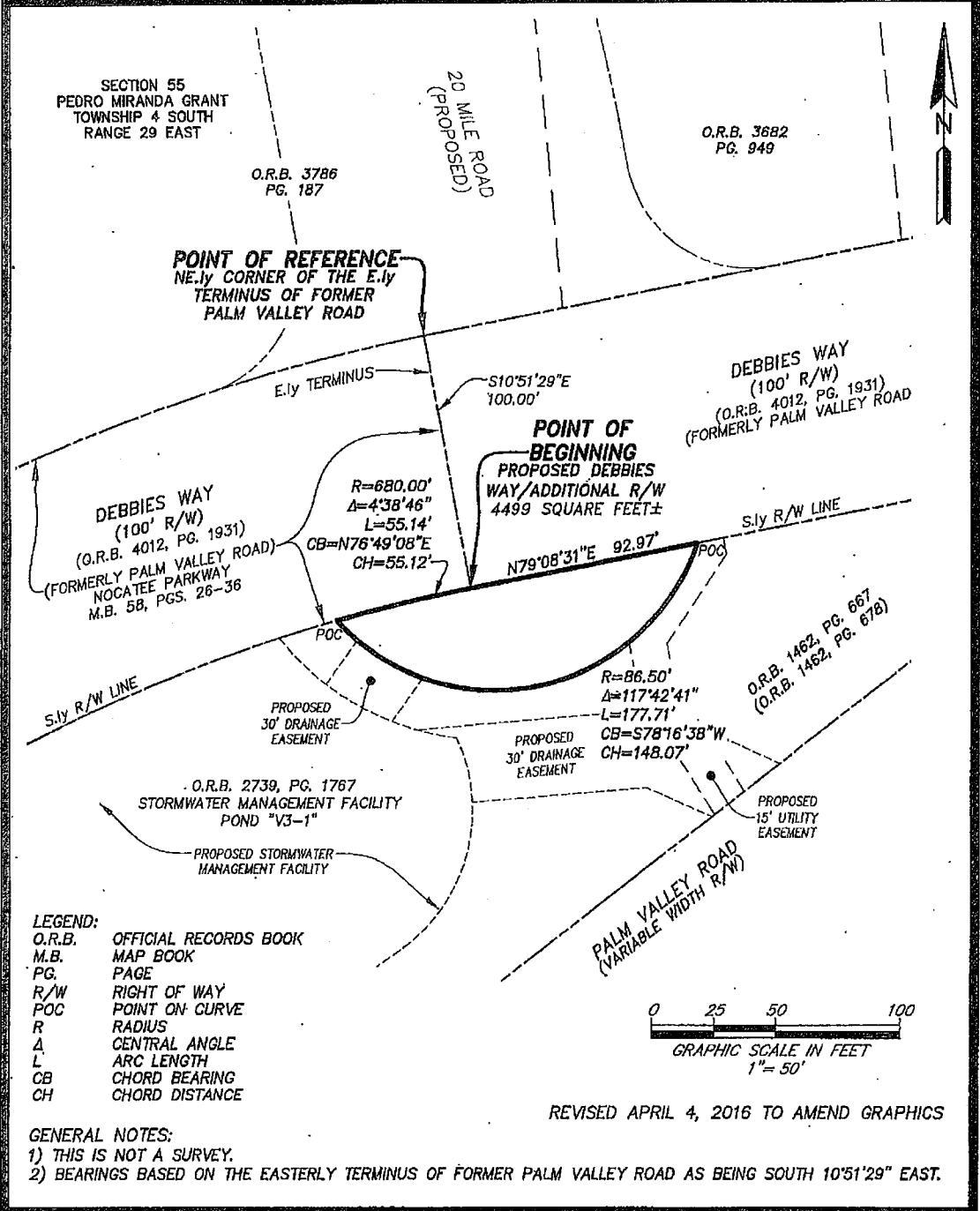
A portion of Section 55, of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Easterly terminus of former Palm Valley Road, a 100 foot right of way as depicted on Nocatee Parkway, a plat recorded in Map Book 58, pages 26 through 36 of said Public Records, said right of way currently known as Debbies Way, a 100 foot right of way as described and recorded in Official Records Book 4012, page 1931 of said Public Records; thence South $10^{\circ}51'29''$ East, along said Easterly terminus, 100.00 feet to a point lying on the Southerly right of way line of said Debbies Way and the Point of Beginning.

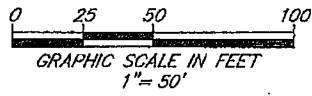
From said Point of Beginning, thence North $79^{\circ}08'31''$ East, along said Southerly right of way line, 92.97 feet to a point on a curve concave Northerly having a radius of 86.50 feet; thence Westerly, departing said Southerly right of way line and along the arc of said curve, through a central angle of $117^{\circ}42'41''$, an arc length of 177.71 feet to a point lying on the Southerly right of way line of said Palm Valley Road, said right of way line being a curve concave Southerly, having a radius of 680.00 feet, said arc being subtended by a chord bearing and distance of South $78^{\circ}16'38''$ West, 148.07 feet; thence Easterly along said curved Southerly right of way line of Palm Valley Road, through a central angle of $04^{\circ}38'46''$, an arc length of 55.14 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $76^{\circ}49'08''$ East, 55.12 feet.

Containing 4499 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT,
TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY,
FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462,
PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



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



REVISED APRIL 4, 2016 TO AMEND GRAPHICS

GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE EASTERLY TERMINUS OF FORMER PALM VALLEY ROAD AS BEING SOUTH 10°51'29" EAST.



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624

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

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

SCALE: 1"=50'
DATE: JANUARY 22, 2016

Prepared by:
Laurie Ford
St. Johns County
~~4020 Lewis Speedway~~ 500 San Sebastian View
St. Augustine, Florida 32084

GRANT OF EASEMENT

THIS EASEMENT this 16th day of March, 2016, by and between **SONOC COMPANY, LLC**, a Delaware limited liability company whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, as grantor, and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, St. Augustine, Florida 32084, as grantee.

WITNESSETH, that for and in consideration of the sum of One Dollar (\$1.00) and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the grantor hereby gives, grants, bargains, releases and conveys to the grantee, its successors and assigns forever, an unobstructed right-of-way and perpetual easement with the right, privilege and authority to said grantee, its successors and assigns, to construct, lay, maintain, improve and/or repair either above or below the surface of the ground storm water pond and drainage facilities on, along, over, through, across or under the following described land situate in St. Johns County, Florida to wit (the "Easement Property"):

SEE EXHIBIT "A" ATTACHED HERETO

TOGETHER with the right of said grantee, its successors and assigns, of ingress and egress to and over said Easement Property, and for doing anything necessary or useful or convenient, or removing at any time any and all of said improvements upon, over, under or in said Easement Property, together also with the right and easement, privileges and appurtenances in and to said Easement Property which may be required for the enjoyment of rights herein granted.

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IN WITNESS WHEREOF, Grantor has caused these presents to be executed in its name the day and year first above written.

Signed and Sealed in Our Presence as Witnesses:

GRANTOR:

SONOC COMPANY, LLC,
a Delaware limited liability company

Sign Jill Whalen
Print Jill Whalen

By: Jed V. Davis
Jed V. Davis, as Vice President

Sign Dancy Patterson
Print DANCY PATTERSON

STATE OF FLORIDA
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 16 day of March, 2016, by Jed V. Davis, the Vice President of SONOC COMPANY, LLC, a Delaware limited liability company, on behalf of the company. He is personally known to me.

Tina E Miller
Print Tina E Miller
Notary Public, State and County aforesaid
Commission No.: _____
My commission expires: _____

(seal)



JOINER, CONSENT AND SUBORDINATION OF MORTGAGEE

KNOW ALL MEN BY THESE PRESENTS: That U.S. Bank National Association ("Mortgagee") whose address is 225 E. Robinson Street, Suite 250, Orlando, Florida 32801, is the owner and holder of the Mortgage recorded in Official Records Book 3608, page 3, of the public records of St. Johns County, Florida and also recorded in Official Records Book 16068, page 1808, of the public records of Duval County, Florida.

MORTGAGEE does hereby consent to the execution, delivery, and recording of the Non-Exclusive Grant of Easement from SONOC Company, LLC to **ST. JOHNS COUNTY, FLORIDA** to which this Joinder, Consent and Subordination is attached ("the Easement") and agrees that Mortgagee's interest under the foregoing mortgage(s) shall be subject and subordinate to the terms and conditions of the Easement; provided however, nothing contained herein shall release Mortgagee's interest under the foregoing mortgage(s) except as set forth herein.

IN WITNESS WHEREOF, the undersigned has executed this Joinder, Consent and Subordination of Mortgagee this ___ day of March, 2016.

Signed, sealed and delivered
in the presence of:

MORTGAGEE

U.S. BANK NATIONAL ASSOCIATION

By: Tolomato Community Development District, as
Authorized Agent

(sign) [Handwritten Signature]
(print) DANIEL PATTERSON

By: [Handwritten Signature]
Richard T. Ray
Chairman

(sign) [Handwritten Signature]
(print) Jill Whalen

**STATE OF FLORIDA
COUNTY OF DUVAL**

The foregoing instrument was acknowledged before me this 16 day of March, 2016, by Richard T. Ray, as Chairman of the Tolomato Community Development District, as authorized agent, on behalf of the Mortgagee, who is personally known to me.

[Handwritten Signature]
Notary Public, State of Florida at Large
My Commission Expires: _____



January 22, 2016
Twenty Mile at Nocatee Phase 4A

EXHIBIT "A"
EASEMENT PROPERTY

Work Order No. 14-167.03
File No. 123E-39.03D

Drainage Easement 1

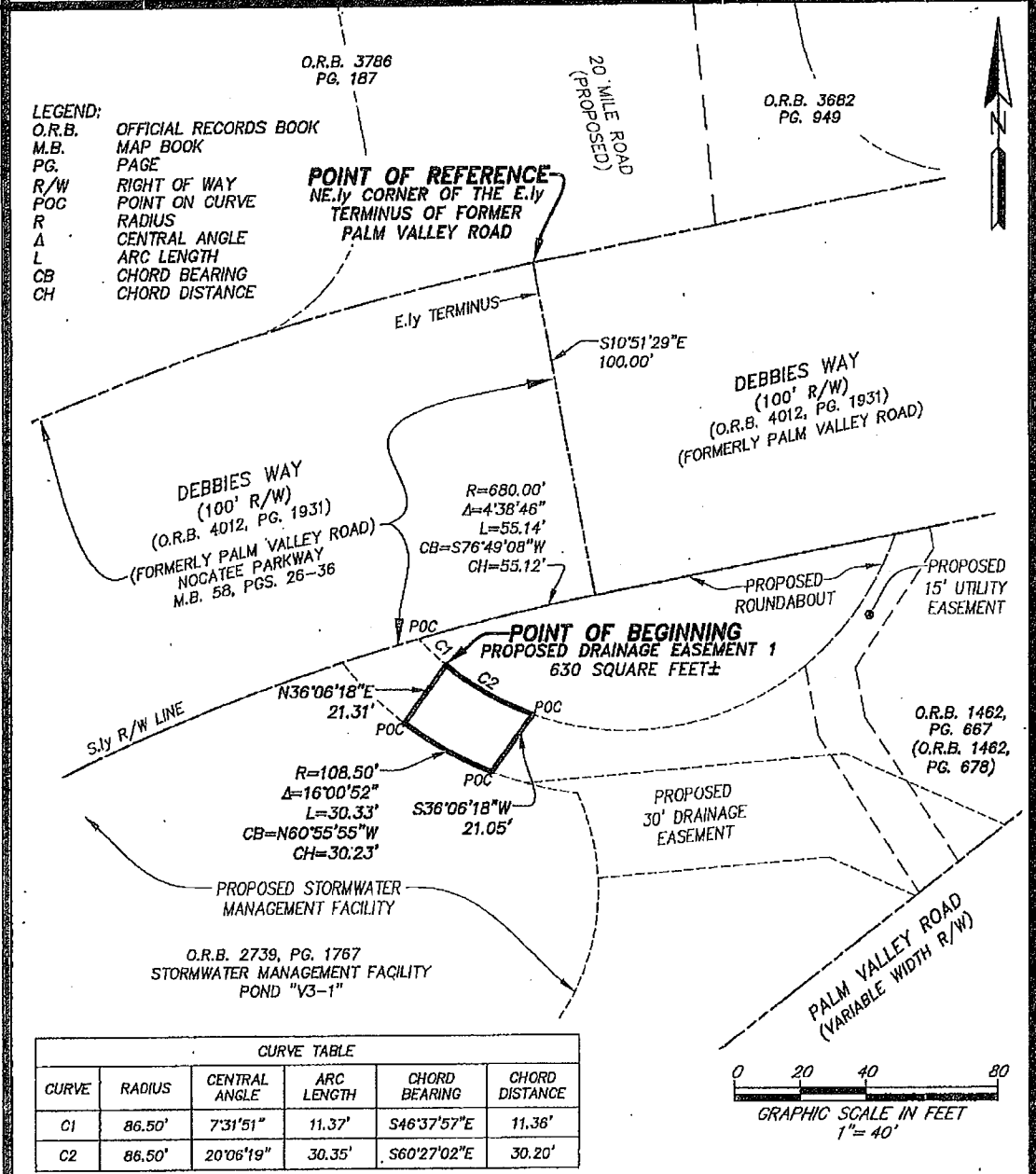
A portion of Section 55, of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Easterly terminus of former Palm Valley Road, a 100 foot right of way as depicted on Nocatee Parkway, a plat recorded in Map Book 58, pages 26 through 36 of said Public Records, said right of way currently known as Debbies Way, a 100 foot right of way as described and recorded in Official Records Book 4012, page 1931 of said Public Records; thence South $10^{\circ}51'29''$ East, along said Easterly terminus, 100.00 feet to a point lying on the Southerly right of way line of said Debbies Way, said right of way line being a curve concave Southerly, having a radius of 680.00 feet; thence Westerly along the arc of said curve, through a central angle of $04^{\circ}38'46''$, an arc length of 55.14 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $76^{\circ}49'08''$ West, 55.12 feet; thence Southeasterly, departing said Southerly right of way line, along the arc of a curve concave Northeasterly, having a radius of 86.50 feet, through a central angle of $07^{\circ}31'51''$, an arc length of 11.37 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $46^{\circ}37'57''$ East, 11.36 feet.

From said Point of Beginning, thence continue Southeasterly along the arc of a curve concave Northeasterly, having a radius of 86.50 feet, through a central angle of $20^{\circ}06'19''$, an arc length of 30.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $60^{\circ}27'02''$ East, 30.20 feet; thence South $36^{\circ}06'18''$ West, 21.05 feet to a point on a curve concave Northeasterly having a radius of 108.50 feet; thence Northwesterly along the arc of said curve, through a central angle of $16^{\circ}00'52''$, an arc length of 30.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $60^{\circ}55'55''$ West, 30.23 feet; thence North $36^{\circ}06'18''$ East, 21.31 feet to the Point of Beginning.

Containing 630 square feet, more or less.


**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT,
TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY,
FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1462,
PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



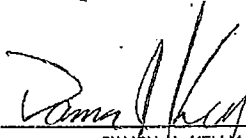
GENERAL NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE EASTERLY TERMINUS OF FORMER PALM VALLEY ROAD AS BEING SOUTH 10°51'29" EAST.

REVISED APRIL 4, 2016 TO AMEND GRAPHICS

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



ROBERT M. ANGAS ASSOCIATES, INC.
SURVEYORS • PLANNERS • CIVIL ENGINEERS
14775 Old St. Augustine Road, Jacksonville, FL. 32258
Tel: (904) 642-8550 Fax: (904) 642-4165
Certificate of Authorization No.: LB 3624



DAMON U. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

SCALE: 1"=40'
DATE: JANUARY 22, 2016

January 22, 2016
Twenty Mile at Nocatee Phase 4A

Work Order No. 14-167.03
File No. 123E-39.03E

Drainage Easement 2

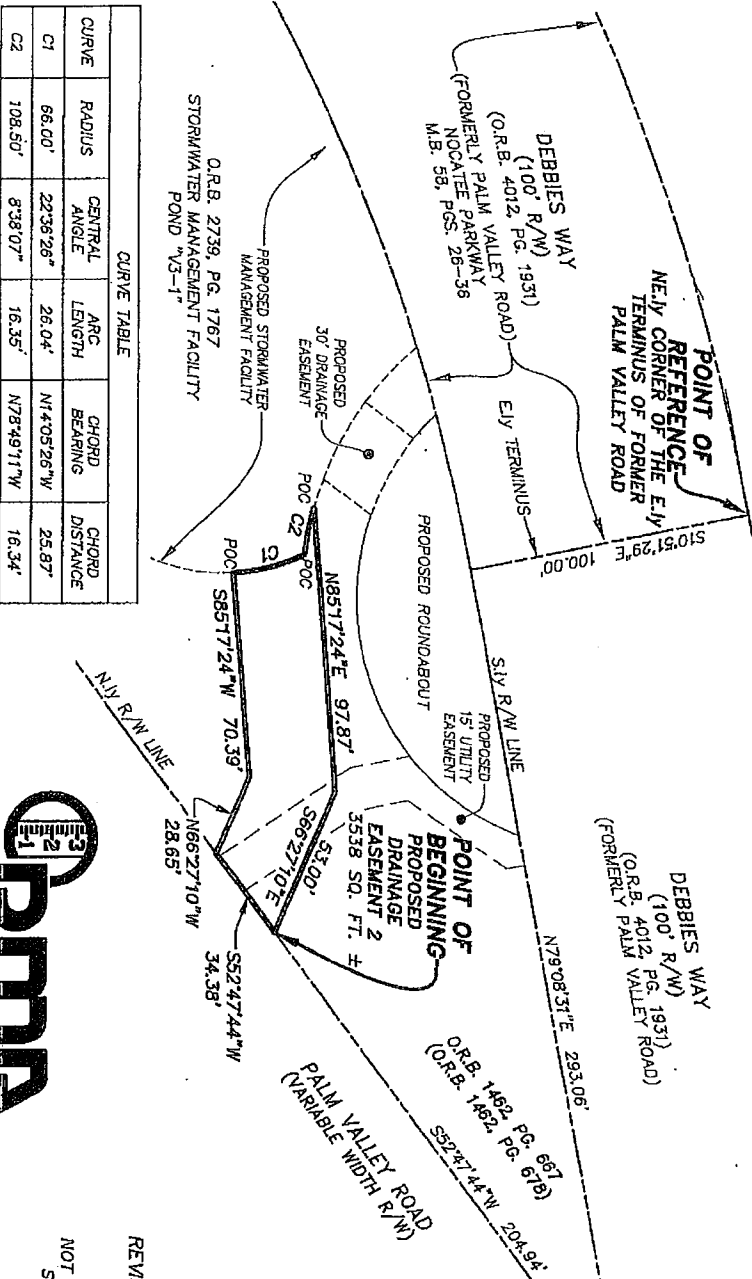
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For a Point of Reference, commence at the Northeasterly corner of the Easterly terminus of former Palm Valley Road, a 100 foot right of way as depicted on Nocatee Parkway, a plat recorded in Map Book 58, pages 26 through 36 of said Public Records, said right of way currently known as Debbies Way, a 100 foot right of way as described and recorded in Official Records Book 4012, page 1931 of said Public Records; thence South $10^{\circ}51'29''$ East, along said Easterly terminus, 100.00 feet to a point lying on the Southerly right of way line of said Debbies Way; thence North $79^{\circ}08'31''$ East, along said Southerly right of way line, 293.06 feet to a point lying on the Northerly right of way line of Palm Valley Road, a variable width right of way as presently established; thence South $52^{\circ}47'44''$ West, along said Northerly right of way line, 204.94 feet to the Point of Beginning.

From said Point of Beginning, thence continue South $52^{\circ}47'44''$ West, along said Northerly right of way line, 34.38 feet; thence North $66^{\circ}27'10''$ West, departing said Northerly right of way line, 28.65 feet; thence South $85^{\circ}17'24''$ West, 70.39 feet to a point on a curve concave Westerly having a radius of 66.00 feet; thence Northerly along the arc of said curve, through a central angle of $22^{\circ}36'26''$, an arc length of 26.04 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}05'26''$ West, 25.87 feet; thence Westerly along the arc of a curve concave Northerly, having a radius of 108.50 feet, through a central angle of $08^{\circ}38'07''$, an arc length of 16.35 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $78^{\circ}49'11''$ West, 16.34 feet; thence North $85^{\circ}17'24''$ East, 97.87 feet; thence South $66^{\circ}27'10''$ East, 53.00 feet to the Point of Beginning.

Containing 3538 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED
IN OFFICIAL RECORDS BOOK 1462, PAGE 667 OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	66.00'	22°35'26"	26.04'	N14°05'26"W	25.87'
C2	108.50'	8°38'07"	16.35'	N78°49'11"W	16.34'

GENERAL NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE EASTERLY TERMINUS OF FORMER PALM VALLEY ROAD AS BEING SOUTH 10°51'29" EAST.

CAD FILE: F:\Survey\MapInfo\Voice\Twenty Mile Ridge\Survey\Twenty Mile Orange Esmt 2.dwg

ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3524



SCALE: 1"=50'
 DATE: JANUARY 22, 2016
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

[Signature]
 DANON L. KELLY



- LEGEND:**
- R.B. OFFICIAL RECORDS BOOK
 - M.B. MAP BOOK
 - P.G. PAGE
 - SQ. FT. SQUARE FEET
 - R/W RIGHT OF WAY
 - POC POINT ON CURVE
 - R RADIUS
 - Δ CENTRAL ANGLE
 - L ARC LENGTH
 - CB CHORD BEARING
 - CH CHORD DISTANCE

REVISED APRIL 4, 2016 TO AMEND GRAPHICS

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

DRAWN BY: SMT ORDER NO.: 14-16703 FILE NO.: 123-3903

THIS DOCUMENT PREPARED BY
AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

**THIRD MODIFICATION
OF
ROADWAY DRAINAGE EASEMENT AGREEMENT**

THIS SECOND MODIFICATION OF ROADWAY DRAINAGE EASEMENT AGREEMENT (this "Modification") is made and executed as of April 8, 2015 (the "Effective Date") by **SONOC COMPANY, LLC**, a Delaware limited liability company ("Grantor").

WHEREAS, Grantor and the Tolomato Community Development District granted to St. Johns County, Florida the Roadway Drainage Easement Agreement dated June 27, 2006, recorded in Official Records Book 2739, page 1767, as modified (the "Drainage Easement"), providing for a relocatable, non-exclusive and perpetual easement over the "Easement Property" (as described in the Drainage Easement), including, among other lands, Stormwater Management Facility Pond "V3-1" as described on **Exhibit "A"** attached hereto ("Pond V3-1"), for the benefit of the Property (as described in the Recitals of the Drainage Easement);

WHEREAS, Grantor is the owner of portions of the Easement Property, including Pond V3-1;

WHEREAS, Section 3 of the Drainage Easement grants Grantor the right to relocate any portion of the Easement Property by recording a modification to the Drainage Easement; and

WHEREAS, Grantor wishes to enter into this Modification to remove Pond V3-1 from the Easement Property and replace such removed Easement Property with an easement over the land shown and described on **Exhibit "B"** attached hereto (the "New Drainage Property").

NOW THEREFORE, in consideration of the agreements set forth herein, the receipt and sufficiency of which are hereby acknowledged, Grantor hereby removes Pond V3-1 from the Easement Property and replaces such removed Easement Property with an easement over the New Drainage Property, subject to the terms and conditions of the Drainage Easement. All other terms and conditions set forth in the Drainage Easement shall remain in full force and effect.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed as of the Effective Date.

Signed, sealed and delivered in the presence of:

SONOC COMPANY, LLC, a Delaware limited liability company

Nancy Patterson
Name Printed: NANCY PATTERSON

By: Jed V. Davis
Name: Jed V. Davis
Title: Vice President

Jill Whalen
Name Printed: Jill Whalen

STATE OF FLORIDA }
 }
COUNTY OF DUVAL }

The foregoing instrument was executed and acknowledged before me this 16 day of March, 2016, by Jed V. Davis, the Vice President of SONOC COMPANY, LLC, a Delaware limited liability company, who is personally known to me, or ~~has~~ produced _____ as identification.

Tina E Miller
Notary Public, State of Florida
Name Printed: Tina E Miller
My Commission Expires: _____

[Notary Seal]



EXHIBIT "A"

POND V3-1

June 1, 2006
Nocatee/Nocatee Parkway

Work Order No. 04-286.06
File No. 117E-35(V3-1)

Stormwater Management Facility Pond - "V3-1" (Relocatable Drainage Easement)

A portion of Section 55 of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of "Tract C" of those lands described and recorded in Official Records Book 1462, page 667 of the public records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southeast corner of Section 51 of the Ben Chaires Grant, said Township 4 South, Range 29 East, thence North $84^{\circ}57'28''$ East, along the Southerly line of said Section 51, a distance of 835.13 feet to a point lying on the Northerly boundary line of the plat of Nocatee Parkway as shown in Map Book 58, pages 26-36, of said public records; thence South $52^{\circ}47'44''$ West, along said Northerly boundary line, 746.34 feet to the Point of Beginning.

From said Point of Beginning, thence continuing along said Northerly boundary line of the plat of Nocatee Parkway the following seven courses: Course 1, thence South $52^{\circ}47'44''$ West, 283.04 feet to the point of curvature of a curve concave Northwesterly, having a radius of 9925.00 feet; Course 2, thence Southwesterly, along the arc of said curve, through a central angle of $02^{\circ}20'23''$, an arc length of 405.29 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $53^{\circ}57'55''$ West, 405.26 feet; Course 3, thence North $83^{\circ}35'40''$ West, 52.70 feet; Course 4, thence North $42^{\circ}25'29''$ West, 108.51 feet; Course 5, thence North $02^{\circ}34'29''$ East, 49.50 feet; Course 6, thence North $47^{\circ}34'31''$ East, 78.62 feet to the point of curvature of a curve concave Southeasterly, having a radius of 680.00 feet; Course 7, thence Northeasterly, along the arc of said curve, through a central angle $31^{\circ}34'00''$, an arc length of 374.64 feet to the point of tangency of said curve, said point also lying on the Southerly right of way line of Palm Valley Road, formerly known as County Road No. 210, a 100 foot right of way, said arc being subtended by a chord bearing and distance of North $63^{\circ}21'31''$ East, 369.92 feet; thence North $79^{\circ}08'31''$ East, along said Southerly right of way line, 293.06 feet to the Point of Beginning.



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

January 22, 2016
Twenty Mile at Nocatee Phase 4A

EXHIBIT "B"

Work Order No. 14-167.03

File No. 123E-39.03F

NEW DRAINAGE PROPERTY

Stormwater Management Facility

A portion of Section 55, of the Pedro Miranda Grant, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands described and recorded in Official Records Book 1462, page 667 of the Public Records of said county, being more particularly described as follows:

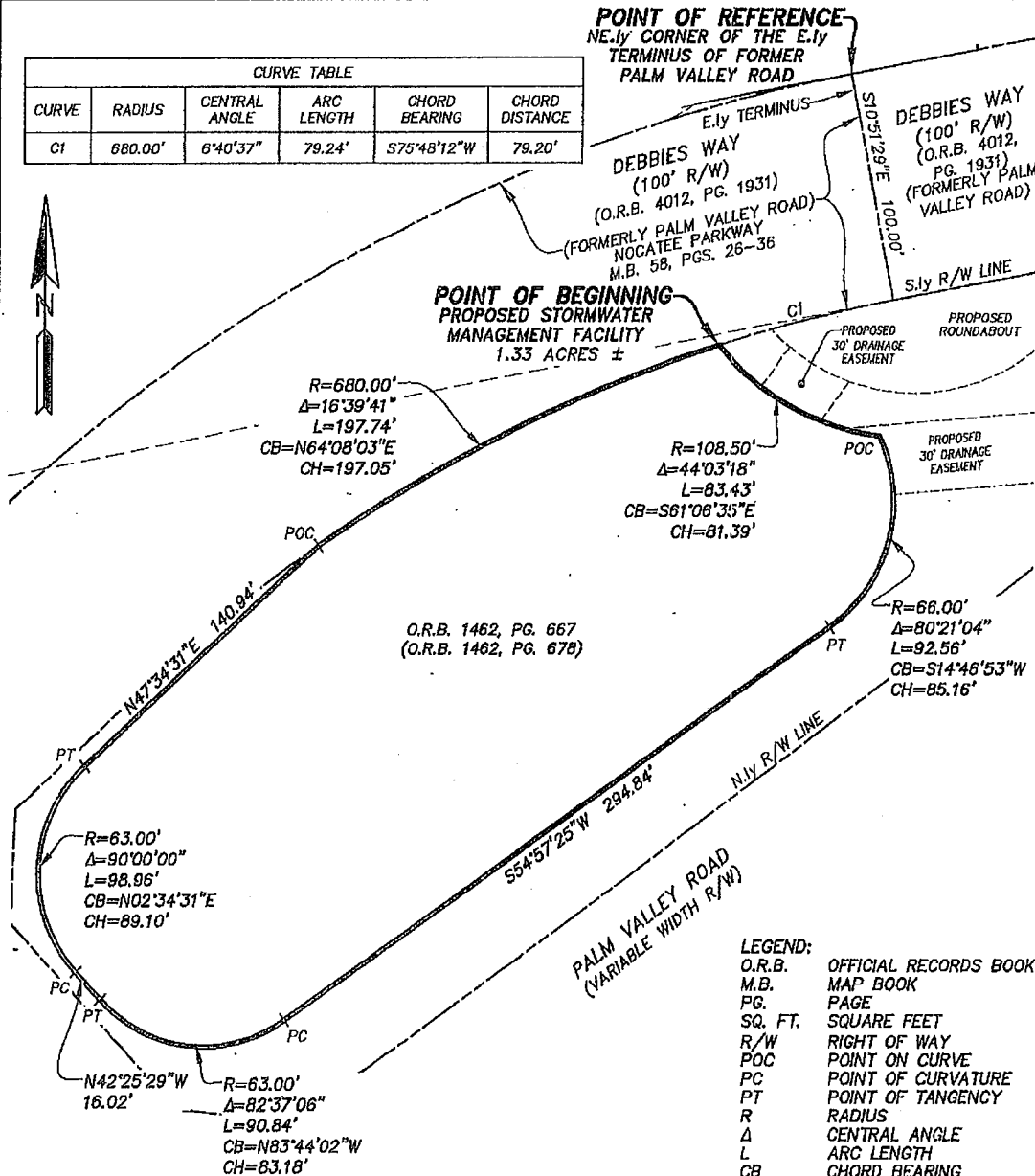
For a Point of Reference, commence at the Northeasterly corner of the Easterly terminus of former Palm Valley Road, a 100 foot right of way as depicted on Nocatee Parkway, a plat recorded in Map Book 58, pages 26 through 36 of said Public Records, said right of way currently known as Debbies Way, a 100 foot right of way as described and recorded in Official Records Book 4012, page 1931 of said Public Records; thence South $10^{\circ}51'29''$ East, along said Easterly terminus, 100.00 feet to a point lying on the Southerly right of way line of said Debbies Way, said right of way line being a curve concave Southerly, having a radius of 680.00 feet; thence Westerly, along the arc of said curved Southerly right of way line, through a central angle of $06^{\circ}40'37''$, an arc length of 79.24 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $75^{\circ}48'12''$ West, 79.20 feet.

From said Point of Beginning, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 108.50 feet, through a central angle of $44^{\circ}03'18''$, an arc length of 83.43 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $61^{\circ}06'35''$ East, 81.39 feet; thence Southerly along a curve concave Westerly, having a radius of 66.00 feet, through a central angle of $80^{\circ}21'04''$, an arc length of 92.56 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $14^{\circ}46'53''$ West, 85.16 feet; thence South $54^{\circ}57'25''$ West, 294.84 feet to the point of curvature of a curve concave Northerly having a radius of 63.00 feet; thence Westerly along the arc of said curve, through a central angle of $82^{\circ}37'06''$, an arc length of 90.84 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $83^{\circ}44'02''$ West, 83.18 feet; thence North $42^{\circ}25'29''$ West, 16.02 feet to the point of curvature of a curve concave Easterly having a radius of 63.00 feet; thence Northerly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 98.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}34'31''$ East, 89.10 feet; thence North $47^{\circ}34'31''$ East, 140.94 feet to a point lying on the Southerly right of way line of said Debbies Way, said Southerly right of way line being a curve concave Southeasterly, having a radius of 680.00 feet; thence Northeasterly along said curved Southerly right of way line, through a central angle of $16^{\circ}39'41''$, an arc length of 197.74 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North $64^{\circ}08'03''$ East, 197.05 feet.

Containing 1.33 acres, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 55, OF THE PEDRO MIRANDA GRANT,
TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY,
FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED
AND RECORDED IN OFFICIAL RECORDS BOOK 1462, PAGE 667
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

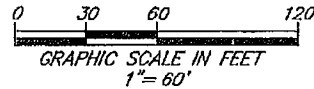
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	680.00'	6°40'37"	79.24'	S75°48'12"W	79.20'



REVISED APRIL 4, 2016 TO AMEND GRAPHICS

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE EASTERLY TERMINUS OF FORMER PALM VALLEY ROAD AS BEING SOUTH 10°51'29" EAST.



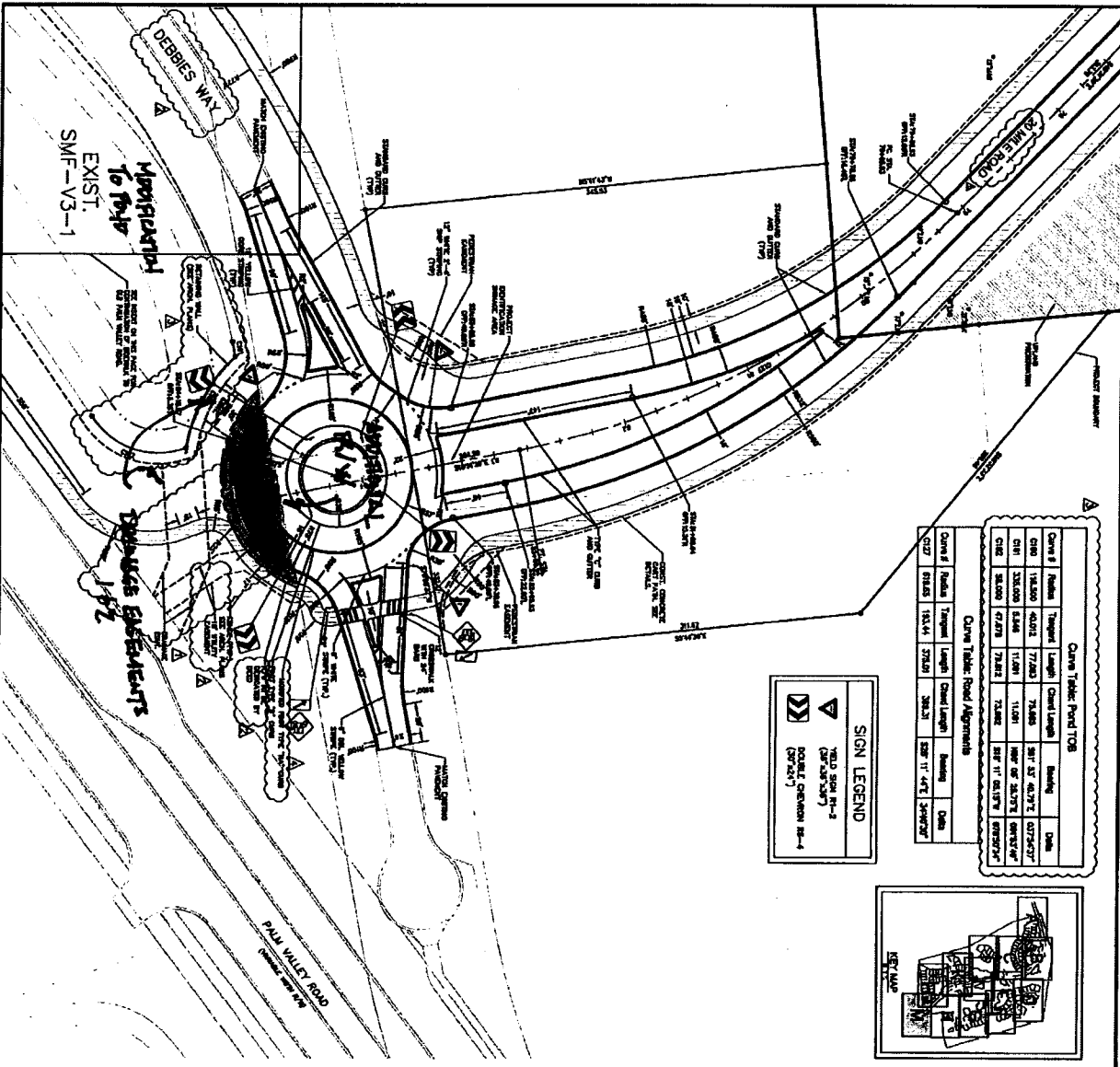
NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

SCALE: 1"=60'
 DATE: JANUARY 22, 2016

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

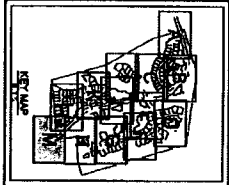


Curve Table: Road Alignment

Curve #	Radius	Length	Chord Length	Stationing	Notes
C101	18,500	40.02	77.00	ST 12+42.75	ADJUSTED
C102	32,000	8.84	17.00	ST 12+51.75	ADJUSTED
C103	38,000	9.78	19.00	ST 12+61.50	ADJUSTED

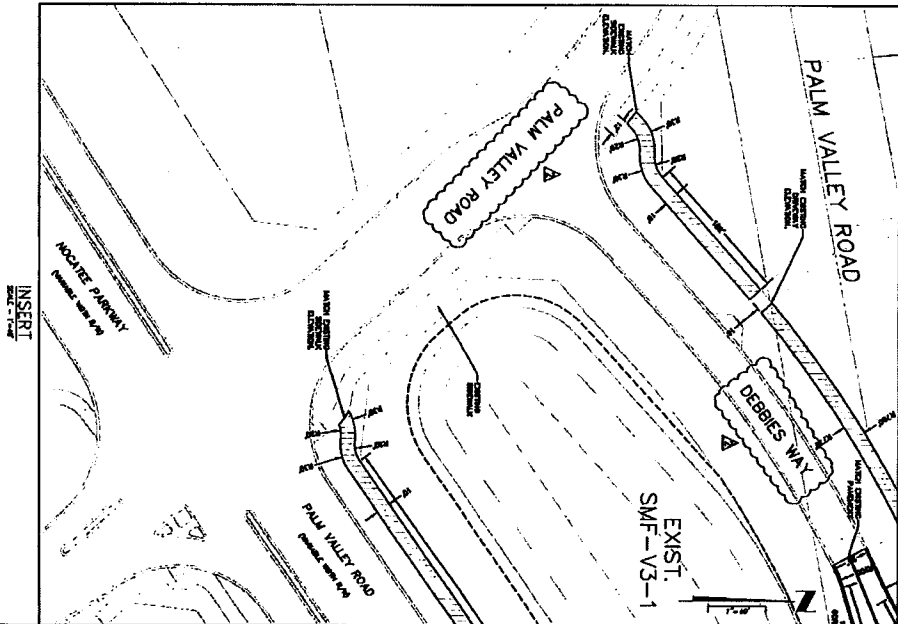
SIGN LEGEND

- ▲ ROAD SIGN B-3 (CROSS-ROAD)
- ▼ ROAD SIGN B-4 (DIP)

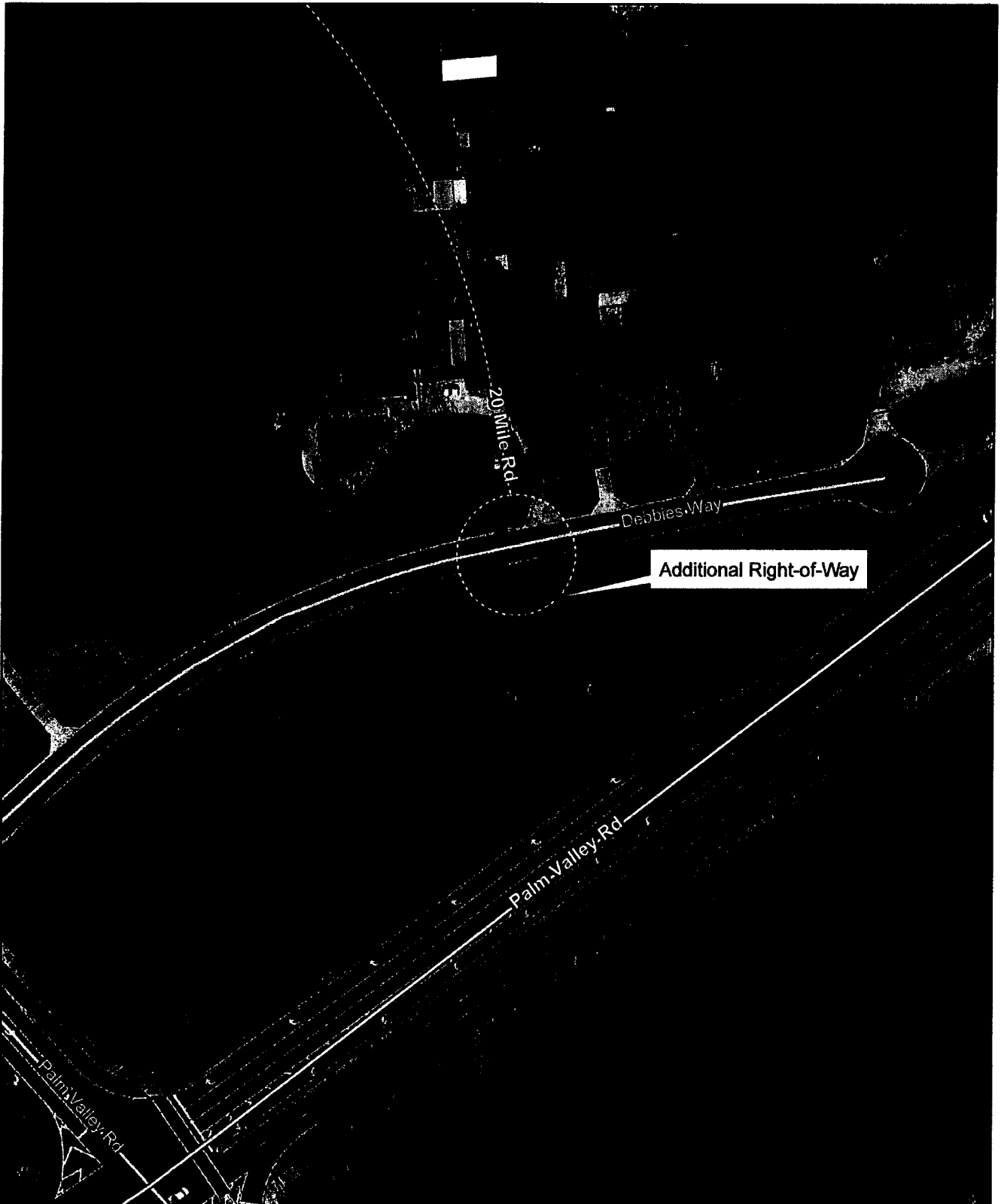


SITE LEGEND

- PROPOSED IMPROVEMENT
- EXISTING IMPROVEMENT
- ADJACENT PROPERTY
- ADJACENT PROPERTY TO BE REMOVED BY THE DEVELOPER AT HIS OWN RISK
- ADJACENT PROPERTY TO BE REMOVED BY THE DEVELOPER AT HIS OWN RISK
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- ADJACENT PROPERTY TO BE REMOVED BY THE DEVELOPER AT HIS OWN RISK



<p>6M</p>	<p>SITE GEOMETRY PLAN</p> <p>TWENTY MILE VILLAGE - PHASE 4 HYDRY COMPANY, LLC ST JOHNS COUNTY, FLORIDA</p>	<p>ETM</p> <p>Enghel-Turner & Miller, Inc. 1221 N. W. 10th Street Tallahassee, FL 32301 TEL: 904.644.2400 FAX: 904.644.2401 CA 000222 LC 000118</p>	<p>PROVISIONS: 1. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, FIVE EDITIONS, 2004, REVISED FOR CLARITY.</p>	<p>PLANS PREPARED UNDER THE DIRECTION OF: BRADLEY L. WEBER P.E. NUMBER: 70005</p>
	<p>DATE: 12/18/11</p>	<p>DESIGNED BY: ROC</p> <p>CHECKED BY: BLP</p>	<p>DATE: 12/18/11</p>	<p>PROJECT: Palm 31 504 - 2.00 PL 02: Lynday Riser</p>



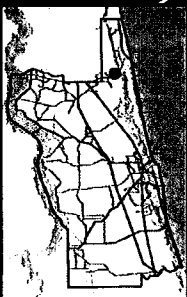
Additional Right-of-Way

20 Mile Rd.

Debbies Way

Palm Valley Rd.

Palm Valley Rd.



2013 Aerial Imagery
 0 50 100
 Feet
 May 10, 2016

Deed of Dedication
 Right-of-Way and
 Easements

*Debbies Way and 20 Mile Road
 Roundabout*

Land Management
 Systems
 Real Estate
 Division
 (904) 209-0790

Disclaimer:
 This map is for reference use only.
 Data provided are derived from multiple
 sources with varying levels of accuracy.
 The St. Johns County Real Estate
 Division disclaims all responsibility
 for the accuracy or completeness
 of the data shown hereon.

