

RESOLUTION NO. 2021- 171

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS, PROVISIONS, CONDITIONS, AND REQUIREMENTS OF AN AGREEMENT BETWEEN ST. JOHNS COUNTY, FLORIDA, AND D.R. HORTON INC. - JACKSONVILLE, FOR THE PROVISION OF UTILITY WATER UNIT CONNECTION FEE REFUND AND AUTHORIZING THE COUNTY ADMINISTRATOR TO EXECUTE THE WATER UNIT CONNECTION REFUND AGREEMENT ON BEHALF OF ST. JOHNS COUNTY

WHEREAS D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation (“Developer”) is required to design, construct, and dedicate specific Water Transmission Contributions to the County for ownership and maintenance in order for the County to provide utility service to the Entrada PUD as described in Ordinance 2019-18; and

WHEREAS, the Developer is required to complete the required utility transmission contributions to provide service to the PUD; and

WHEREAS, St. Johns County, Florida (County) currently has an ordinance to refund unit connection fees for transmission mains installed by Developers; and

WHEREAS, the County will collect the unit connection fees applicable to the water unit connection fee refund Agreement and pay Developer on a quarterly basis; and

WHEREAS, the water and sewer unit connection refund Agreement is valid for a nine (9) year time limit from the date set forth in Utility Ordinance, Section 25 –E; and

WHEREAS, the County has determined that accepting the terms of the Water Unit Connection Fee Refund Agreement, which is attached hereto, and incorporated herein, will serve the interests of the County.

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

Section 1. The above recitals are hereby incorporated into the body of this resolution and are adopted as findings of fact.

Section 2. The Board of County Commissioners approves the terms, provisions, conditions, and requirements of the Water Unit Connection Fee Refund Agreement between St. Johns County, Florida, and D.R. HORTON, INC. – JACKSONVILLE and authorizes the County Administrator or his designee to execute

this Water Unit Connection Fee Refund Agreement on behalf of St. Johns County substantially in the form attached hereto.

Section 3. If there are typographical or administrative errors or omissions that do not change the tone, tenor, or context of this resolution, this resolution may be revised without subsequent approval of the Board of County Commissioners.

Section 4. This resolution shall be effective upon adoption by the Board of County Commissioners.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 20th day of April, 2021.

BOARD OF COUNTY COMMISSIONERS OF
ST. JOHNS COUNTY, FLORIDA

Attest: Brandon J. Patty, Clerk of
the Circuit Court and Comptroller

Yvonne King
Deputy Clerk

By:

Jeremiah R. Blocker
Jeremiah R. Blocker, Chair

RENDITION DATE APR 22 2021



Prepared by and Record
and Return to:

WATER UNIT CONNECTION
FEE REFUND AGREEMENT

THIS WATER UNIT CONNECTION FEE REFUND AGREEMENT (the "Agreement") is entered into, and made effective, this ____ day of _____, 2021, by and between D.R. HORTON, INC. – JACKSONVILLE, a Delaware corporation ("**Developer**"), and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida (the "**COUNTY**").

In consideration of the mutual promises and representations contained in this instrument, and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Background.** DEVELOPER has constructed improvements within the single-family residential development known as Entrada PUD, located within parcels of land zoned PUD pursuant to Ordinance 2019-18 recorded in the Official Records Book 4697, Page 463 of the official records of St Johns County, Florida (collectively referred to as "**PUD**"). The PUD is located between State Road 207 and County Road 214, East of Interstate 95 and North of the intersection of State Road 207 and Wildwood Drive in St Johns County, Florida and is more particularly described on the attached and incorporated **Exhibit A**. DEVELOPER plans to develop the PUD into a 956 single-family residential unit development, and a multi-use development with various options for residential or commercial development not to exceed 65 multifamily residential units as described in the PUD.

DEVELOPER has requested a refund pursuant to Section 25-E of the St. Johns County Utility Ordinance (Ordinance 2013-13) in consideration of DEVELOPER's installation of approximately 11,860 feet of 12-inch (nominal) water main (the "**Contributed Section**") required to meet the anticipated utility transmission needs for the region. The Contributed Section is located within the St. Johns County road rights of way and easements located within the PUD and connecting to transmission infrastructure in the County Road 214 right of way as depicted in the approved plans for the Entrada Offsite Water Main (RW CONST.2020-06) dated July 9, 2020 effectively looping and providing transmission relief to the State Road 207 service corridor. The Contributed Section is constructed and dedicated to the COUNTY in connection with the Entrada Off Site Water Main (RW CONST 2020-06) project and is more particularly described in the Schedule

of Values attached as **Exhibit B**, which is incorporated herein. The location of the Contributed Section is depicted on **Exhibit C**.

This Agreement states the terms and conditions upon which a refund of the transmission component of water unit connection fees paid by DEVELOPER or others who connect to the Contributed Sections as allowed and contemplated under Ordinance 2013-13, shall be paid by the COUNTY to DEVELOPER.

It is expressly noted that as a condition precedent for any refund permitted under this Agreement, DEVELOPER must first, at its expense, record this Agreement (upon proper execution by authorized representatives of both the COUNTY and DEVELOPER) with the Clerk of Courts in the official records of St. Johns County, Florida. The failure of DEVELOPER to have this Agreement recorded as noted above shall bar DEVELOPER from receiving any subsequent refunds on water unit connection fees until this Agreement has been properly recorded.

2. **Limitation of Amount of Refund.** In accordance with the provisions of Section 25-E of Ordinance 2013-13, any refund payable to DEVELOPER as a result of future payment by DEVELOPER of water unit connection fees, or as the result of payment of water unit connection fees by others who connect to the Contributed Sections, shall be limited to the value of the transmission component of such unit connection fees. In addition, the cumulative amount of all refund payments to DEVELOPER pursuant to this Agreement shall in no event exceed \$1,168,920.39, which is the actual total cost of the Contributed Section as verified by the final contractor's Schedule of Values in **Exhibit B** and herein referred to as the "**Contributed Section Cost**".

3. **Payment of Refund in Connection with Future Connection Fee Payments.** Upon recordation of this Agreement with the Clerk of the Court, and upon payment by DEVELOPER or others as set forth in Section 4 below of any water unit connection fees for the PUD or paid by others connecting to the Contributed Sections within nine (9) years after the later of (i) the date of the recording of the easement and deed dedication of the Contributed Section to the COUNTY or (ii) acceptance by the COUNTY of the Bill of Sale that grants the Contributed Sections to the COUNTY or (iii) the recordation of this Agreement with the Clerk of Court, DEVELOPER shall be entitled to a refund of the transmission component of any such water unit connection fees in an amount not to exceed the Contributed Sections Cost. The refund described in this Section shall be paid to DEVELOPER quarterly upon payment by DEVELOPER or others of such water unit connection fees, whether in connection with a Capacity Commitment Agreement, or as connections are actually made. Water unit connection fees paid by DEVELOPER after the nine (9) year time period provided above shall not entitle DEVELOPER to a refund under this Section 3, unless the time period in this Section 3 is extended by the COUNTY as allowed by Ordinance 2013-13 or revision thereof.

4. **Connection by Others.** In the event that other users, builders or developers connect to the Contributed Sections as depicted on Exhibit C within nine (9) years after the later of (i) the date of the recording of the easement and deed of dedication of the

Contributed Section to the COUNTY or (ii) the date of acceptance by the COUNTY of the Bill of Sale that grants the Contributed Sections to the COUNTY or (iii) the recordation of this Agreement with the Clerk of Court, DEVELOPER shall be entitled to a refund equal to the value of the water transmission component of any such water unit connection fees paid by others in an amount which, cumulatively with any other refund payments paid to DEVELOPER under the terms of this Agreement, shall not exceed the Contributed Sections Cost.

5. **Entire Agreement.** No prior Agreements or representations shall be binding upon the parties, unless included in this Agreement. No modification or change in this Agreement shall be valid or binding upon the parties, unless in writing, and executed by the party or parties to be bound thereby.

6. **Governing Law.** This Agreement shall be governed by the laws of the State of Florida. Venue for any administrative and/or legal action arising under this Agreement shall be in St. Johns County, Florida.

7. **Notice.** Any notices required or allowed to be delivered under this Agreement shall be documented in writing and shall be deemed to be delivered when (i) hand delivered to the official designated below, or (ii) upon receipt of such notice when deposited in the United States Mail, Postage Prepaid, Certified Mail, Return Receipt Requested, addressed to a party at the address set forth under the parties names below or at such other address as the part shall have specified by written notice to the other party delivered in accordance with this Agreement:

To County: St Johns County Utilities Department
1205 State Road 16
St Augustine, FL 32084
Attention: Chief Engineer-Development
Phone: (904) 209-2700

To Developer: DR HORTON.
4220 Race Track Road
St. Johns, FL 32259
Attention: Anthony Sharp
Phone: (904) 268-2845

THIS SPACE INTENTIONALLY LEFT BLANK

IN WITNESS WHEREOF, the parties have executed this Agreement on the date set forth above.

Signed, sealed and delivered
in the presence of:

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

Print Name:

By: _____
Print Name: _____
Title: _____

Print Name

ATTEST:

Brandon Patty
Clerk of the Court

By: _____

Deputy Clerk

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021, by _____; as _____ of St. Johns County, a political subdivision of the State of Florida.

(Print Name _____)

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 _____

Type of Identification Produced _____

Signed, sealed and delivered

Entrada Off Site Water Main
(RW CONST 2020-06)
Water UCF Refund Agreement
October 16, 2020

in the presence of:

D.R. HORTON INC. - JACKSONVILLE,

Print Name: _____

By: _____

Print Name: _____

Title: _____

Print Name: _____

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ____ day of _____, 2021, by _____, as _____ of D.R. HORTON, INC. - JACKSONVILLE, a Delaware corporation, on behalf of the company.

(Print Name _____)

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 _____

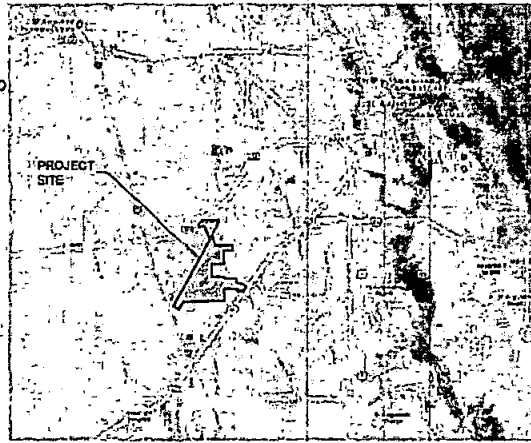
EXHIBIT "A"

[PARCEL MAP & LEGAL DESCRIPTION]

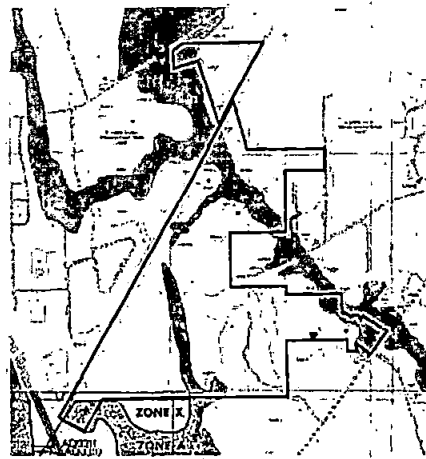
"EXHIBIT C"

NOTES:

- THE LOCATION AND CONFIGURATION OF THE ROADS, LOTS, PONDS, SIGNS, AND OTHER IMPROVEMENTS SHOWN ON THIS MDP MAP ARE CONCEPTUAL IN NATURE AND ARE SUBJECT TO MODIFICATION ON CONSTRUCTION PLANS OR STAFF APPROVED INCREMENTAL MDP MAPS.
- ALL PRESERVED WETLANDS SHALL BE DESIGNATED PRESERVATION AREA ON ALL PLANS AND PLATS.
- TEMPORARY CONSTRUCTION AND SALES/LEASING TRAILERS MAY BE LOCATED ANYWHERE WITHIN THE PUD BOUNDARY AND THE LOCATION MAY BE RE-IDENTIFIED AS DEVELOPMENT PROGRESSES, BUT WILL NOT BE LOCATED WITHIN REQUIRED BUFFERS. EACH DEVELOPMENT PARCEL WILL BE ALLOWED A MINIMUM OF ONE TRAILER. TEMPORARY TRAILERS WILL BE REMOVED WITHIN 30 DAYS AFTER THE FINAL CERTIFICATE OF OCCUPANCY.
- ALL UPLAND BUFFERS WILL BE IDENTIFIED AND STAKED WITH SILT FENCE/PROTECTIVE BARRIER PRIOR TO ANY LAND CLEARING.
- THE RESPONSIBLE PARTY(IES) IN THE EVENT THERE IS AN UNAUTHORIZED IMPACT TO THE UPLAND BUFFERS SHOWN HEREIN WILL BE FIRST, THE PARTY(IES) CAUSING THE UNAUTHORIZED IMPACT, SECOND THE OWNER OF THE AFFECTED LOT, AND THIRD, THE APPLICABLE HOMEOWNER'S ASSOCIATION FOR THE PROJECT.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL AND UNDISTURBED.
- SIDEWALKS SHALL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF THIS PUD AND APPLICABLE SECTIONS OF ST. JOHN'S COUNTY LAND DEVELOPMENT CODE SECTION 6.04.07H.
- ALL FACILITIES AND ELEMENTS OF THE SITE THAT ARE PUBLIC ACCOMMODATIONS AND COMMERCIAL FACILITIES (INCLUDING ACCESSIBLE ROUTES AND PARKING) SHALL MEET THE REQUIREMENTS OF THE FLORIDA ACCESSIBILITY GUIDELINES (FACBG), THE AMERICANS DISABILITY ACT ACCESSIBILITY GUIDELINES (ADAAG) ESTABLISHED BY FLORIDA LAW AND 28 CFR PART 35, AND THE FAIR HOUSING ACT IF APPLICABLE. DETAILS REGARDING LOCATION, SIZE NUMBER AND DIMENSION AND OTHER NECESSARY DATA WILL BE SHOWN ON THE CONSTRUCTION PLANS.
- THIS PROJECT USES AN AVERAGED UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE. THE AVERAGE UNDISTURBED UPLAND BUFFER SQUARE FOOTAGE AREA PROVIDED WILL BE LARGER THAN WHAT A STATIC 25' UNDISTURBED UPLAND BUFFER AREA WOULD YIELD.
- SCREENING OF MECHANICAL EQUIPMENT (LOCATED ON THE GROUND AND/OR ROOF) WILL BE IN COMPLIANCE WITH LDC SECTION 06.06.04B(9) WHICH REQUIRES SCREENING FROM VIEW FROM PUBLIC PLACES AND NEIGHBORING PROPERTIES. RESIDENTIAL OR COMMERCIAL GROUND LEVEL EQUIPMENT SHALL BE SCREENED USING FEATURES SUCH AS BERMS, FENCES, FALSE FACADES OR DENSE LANDSCAPING. COMMERCIAL ROOFTOP EQUIPMENT SHALL BE SCREENED THROUGH THE USE OF PARAPET WALL OR FALSE FACADE THAT IS AN INTEGRAL PART OF THE STRUCTURE.
- IN COMMERCIAL AREAS SCREENING AND LOCATION OF SOLID WASTE STORAGE DUMPSTERS AND AREAS WILL BE IN COMPLIANCE WITH LDC SECTION 06.06.04B(8) WHICH REQUIRES SCREENING FROM RIGHT-OF-WAY AND ADJACENT PROPERTY BY AN ENCLOSURE CONSTRUCTED OF MATERIALS THAT ARE COMPATIBLE WITH THE FRONT OF THE BUILDING WALL OF THE MAIN BUILDING.
- STOCKPILE LOCATIONS AND UTILITY EASEMENTS WILL BE DEPICTED ON CONSTRUCTION PLANS.
- ALL INTERNAL LOCAL ROAD RIGHT-OF-WAY WIDTHS ARE 50' WITH 5' UTILITY EASEMENTS ON EACH SIDE.
- TEMPORARY INGRESS, EGRESS, OR DIRECTION SIGNAGE IN ACCORDANCE WITH SECTION 7.02.06.B OF THE LDC WILL BE PROVIDED AT THE INTERCONNECTION POINTS DEPICTED ON THE MDP MAP THAT WILL INDICATE THAT THE INTERCONNECTION POINT IS FOR A PLANNED FUTURE ROADWAY CONNECTION OR A PLANNED FUTURE PEDESTRIAN CONNECTION, AS APPLICABLE. SUCH SIGNAGE WILL BE DEPICTED ON CONSTRUCTION PLANS AND PLACED PRIOR TO AS-BUILT APPROVAL TO ALERT SURROUNDING RESIDENTS TO FUTURE POTENTIAL INTERCONNECTION POINTS, AND MAY BE REMOVED WHEN THE APPLICABLE INTERCONNECTION HAS BEEN MADE.



LOCATION MAP



FLOOD MAP

SITE DATA TABLE			
SITE AREA	TOTAL		= 541.68 A.A.
	RESIDENTIAL B (R22-B)		= 504.08 A.A.
	RESIDENTIAL C (R22-C)		= 0.17 A.A.
	MIXED USE (M4)		= 16.78 A.A.
WETLANDS AREA	TOTAL		= 116.00 A.A.
	RESIDENTIAL B (R22-B)		= 108.00 A.A.
	RESIDENTIAL C (R22-C)		= 0.00 A.A.
	MIXED USE (M4)		= 8.00 A.A.
WETLANDS IMPACT	TOTAL		= 7.00 A.A.
	RESIDENTIAL B (R22-B)		= 0.00 A.A.
	RESIDENTIAL C (R22-C)		= 0.00 A.A.
	MIXED USE (M4)		= 7.00 A.A.
WETLANDS CONSERVED	TOTAL		= 109.00 A.A.
	RESIDENTIAL B (R22-B)		= 101.00 A.A.
	RESIDENTIAL C (R22-C)		= 0.00 A.A.
	MIXED USE (M4)		= 8.00 A.A.
UPLAND PRESERVE	TOTAL		= 30.40 A.A.
	RESIDENTIAL B (R22-B)		= 22.40 A.A.
	RESIDENTIAL C (R22-C)		= 0.00 A.A.
	MIXED USE (M4)		= 8.00 A.A.
DEVELOPABLE AREA (EXCLUDES WETLAND IMPACTS)	TOTAL		= 425.68 A.A.
	RESIDENTIAL B (R22-B)		= 388.68 A.A.
	RESIDENTIAL C (R22-C)		= 0.17 A.A.
	MIXED USE (M4)		= 36.83 A.A.
OPEN SPACE	TOTAL		= 288.17 A.A.
	RESIDENTIAL B (R22-B)		= 241.40 A.A.
	RESIDENTIAL C (R22-C)		= 0.17 A.A.
	MIXED USE (M4)		= 46.60 A.A.
ACTIVE RECREATION AREA REQUIRED			= 12.48 A.A.
ACTIVE RECREATION AREA PROVIDED (INCLUDES 4.00 A.A. POND AMENITY)			= 30.55 A.A.
PASIVE RECREATION PROVIDED			= 3.77 A.A.
TOTAL RECREATION PROVIDED			= 34.32 A.A.
CONTIGUOUS WETLAND BUFFER REQUIRED (100% U)			= 417.00 SF
CONTIGUOUS WETLAND BUFFER PROVIDED			= 424.30 SF
DEVELOPABLE CRITERIA	MAX. LOT AREA	SINGLE FAMILY	MULTI-FAMILY
		4750 SF	1500 SF
	MIN. LOT WIDTH	15'	10'
	MIN. LOT DEPTH	10'	10'
(SINGLE FAMILY LOTS ON CUL-DE-SAC OR CURVE SHALL HAVE MIN. LOT WIDTH OF 25' AT 2/3)			
MAX. LOT OUTGRADE BY INCHES	OVERALL PUD	INDIVIDUAL RESIDENTIAL LOTS	05" & 00" & 00" & 00"
MAX. HEIGHT OF STRUCTURES	RESIDENTIAL	NON-RESIDENTIAL	75' & 75' & 00'
MAX. IMPERVIOUS SURFACE RATIO	RESIDENTIAL	NON-RESIDENTIAL	70% & 70% & 70%
RESIDENTIAL SETBACKS	FRONT TO GARAGE	SINGLE FAMILY	MULTI-FAMILY
		20'	20'
	FRONT TO NON-GARAGE	15'	15'
	CORNER (R/O)	10'	10'
REAR	10'	10'	
SIDE	5'	5'	
NON-RESIDENTIAL SETBACKS	FRONT, REAR, AND SIDE		75' & 00'
MAX. NON-RESIDENTIAL SF	TOTAL		= 42,000 SF
MAX. NUMBER OF UNITS, 50% OR MORE IN A SINGLE FAMILY OR 80% OR MORE IN A MULTI-FAMILY OR 80%			

This Master Development Plan map is a graphical representation of the proposed plan of development. Final review is left to the Planning, Finance and Public Works Departments. This map is not to be used for any other purpose without the express approval of the Planning Department.

APPROVED: Value Shikes
 DATE: March 21, 2019
 ORDINANCE NO.: 2019-10
 FILE NUMBER: PUD 2019-04

REVISIONS	
NO.	DATE
1	03/21/19
2	03/21/19
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DESIGNED BY: DAI
 DRAWN BY: MR.
 CHECKED BY: VJD
 SCALE: N.T.S.
 DATE: MARCH 2018
 PLOT NO.: 1705-478

DAI **Dunn & Associates, Inc.**
 14115 GINGERLEIGH DR. SUITE 1111
 8647 Regency Road, Suite 100
 Jacksonville, Florida 32256
 Phone: (904)363-8810 Fax: (904)363-8917

ENTRADA
 P.O. BOX 1000, DUNN - JACKSONVILLE
 ST. JOHN'S COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN

Sheet No. 1 of 8
MDP-1
 UVC NO.

Entrada Off Site Water Main
 (RW CONST 2020-06)
 Water UCF Refund Agreement
 October 16, 2020

ENTRADA PUD-LEGAL DESCRIPTION (CONTINUED)

AND TOGETHER WITH THE FOLLOWING DESCRIBED LAND,
GATEWAY TO ST. JOHNS PARCEL:

PART "B"

A PARCEL OF LAND, BEING A PART OF SECTION 27, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT A CONCRETE MONUMENT DEMARKING THE NORTHEAST CORNER OF THE E.B. GIBSON GRANT, SECTION 23, TOWNSHIP 7 SOUTH, RANGE 29 EAST, (BEING A COMMON CORNER WITH SAID SECTION 27), AND RUN THENCE SOUTH 17°23'41" EAST, ALONG THE EAST LINE OF SAID E.B. GIBSON GRANT, SECTION 23, (AND ALSO BEING THE EAST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1518, PAGE 773 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA), AND ALSO BEING THE WEST LINE OF SAID SECTION 27, (AND THE WEST LINE OF THOSE LANDS DESCRIBED AND RECORDED IN DEED BOOK 1401, PAGE 1750), A DISTANCE OF 1,069.49 FEET, TO THE NORTHEAST CORNER OF THE FLORIDA EAST COAST RAILROAD RIGHT OF WAY, RUN THENCE NORTH 20°17'00" EAST, ALONG THE AFORESAID NORTHEASTLY RIGHT OF WAY LINE OF THE FLORIDA EAST COAST RAILROAD, A DISTANCE OF 2,234.30 FEET, TO A POINT ON THE NORTH LINE OF SAID SECTION 27; RUN THENCE SOUTH 03°57'00" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/4 OF SAID SECTION 27, A DISTANCE OF 1,022.81 FEET, TO THE SOUTHWESTLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 314, RUN THENCE SOUTH 54°37'00" WEST, ALONG THE AFORESAID SOUTHWESTLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 314, A DISTANCE OF 396.68 FEET, TO THE WEST LINE OF SAID SECTION 27, AND ALSO BEING THE EAST LINE OF GOVERNMENT LOT 3, SECTION 23A, RUN THENCE SOUTH 03°16'00" EAST, ALONG THE AFORESAID WEST LINE OF SAID SECTION 27, (AND THE EAST LINE OF SAID GOVERNMENT LOT 3, SECTION 23A), A DISTANCE OF 4,612.22 FEET, TO THE NORTHERLY LINE OF SAID E.B. GIBSON GRANT, SECTION 23, RUN THENCE NORTH 77°02'21" EAST, ALONG THE NORTHERLY LINE OF SAID E.B. GIBSON GRANT, SECTION 23, A DISTANCE OF 6137 FEET, TO THE NORTHEAST CORNER OF SAID E.B. GIBSON GRANT, SECTION 23, AND THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED LAND,
BENCH CONVEYANCE PARCEL:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, BEGIN AT THE INTERSECTION OF THE NORTHWESTLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, (A VARIABLE WIDTH PUBLIC ROAD BEING THE 100' AS PAVED STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WAY, SECTION NO. 20200-25111, WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT DEED CLAIM DEED AND RELEASE OF EASEMENT, RECORDED IN OFFICIAL RECORDS BOOK 4553, PAGE 1571 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE SOUTH 85°27'00" WEST, ALONG LAST SAID LINE, AND THEN ALONG A WESTERLY PROLONGATION THEREOF, A DISTANCE OF 178.63 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY, RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHEASTERLY, AND HAVING A RADIUS OF 356.00 FEET, THROUGH A CENTRAL ANGLE OF 117°24" TO THE LEFT, AN ARC DISTANCE OF 260.12 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, LAST SAID ARC BEING SUBSTITUTED BY A CHOIRD BEARING AND DISTANCE OF 307.80 FEET, TO THE POINT OF BEGINNING, SOUTH 85°27'00" EAST, A DISTANCE OF 67.89 FEET, TO A POINT, RUN THENCE SOUTH 35°17'00" EAST, A DISTANCE OF 18.70 FEET, TO A POINT, ON THE AMERICAN NORTHEASTLY RIGHT OF WAY LINE OF STATE ROAD NO. 207; RUN THENCE NORTH 32°24'00" EAST, ALONG THE AFORESAID RIGHT OF WAY LINE, A DISTANCE OF 175.02 FEET, TO THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED LAND,
KEY PARCEL:

A PARCEL OF LAND, BEING A PORTION OF SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ALL IN ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWEST CORNER OF SAID SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, (BEING THE COMMON CORNER BETWEEN SECTIONS 33 AND 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, AND SECTIONS 3 AND 4, TOWNSHIP 8 SOUTH, RANGE 29 EAST), AND RUN ALONG THE SOUTH LINE OF SAID SECTION 34, (AND ALSO BEING THE NORTH LINE OF SECTION 3, TOWNSHIP 8 SOUTH, RANGE 29 EAST), THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: NORTH 89°27'00" EAST, A DISTANCE OF 1,313.73 FEET;
COURSE NO. 2: NORTH 89°27'00" EAST, A DISTANCE OF 1,574.20 FEET, TO THE NORTHWEST CORNER OF THAT PENETRAL EASEMENT AND RIGHT OF WAY, AS DESCRIBED AND RECORDED IN THAT INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 281, PAGE 459 AND OFFICIAL RECORDS BOOK 201, PAGE 461 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THENCE SOUTH 05°20'00" EAST, ALONG THE WEST LINE OF LAST SAID LANDS, A DISTANCE OF 80.00 FEET, TO A POINT ON THE SOUTH LINE OF SAID LANDS, RUN THENCE NORTH 89°23'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 202.10 FEET, TO AN INTERSECTION WITH THE SOUTHWESTLY PROLONGATION OF THE EAST LINE OF SAID SECTION 34; RUN THENCE NORTH 07°04'00" WEST, ALONG THE AFORESAID SOUTHWESTLY PROLONGATION, AND THEN ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 1,371.55 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 34; RUN THENCE NORTH 01°59'00" WEST, ALONG A DISTANCE OF 17.22 FEET, TO A POINT ON THE ARC OF A CURVE, LEADING SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 20°27'00" TO THE RIGHT, AN ARC DISTANCE OF 283.20 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING SOUTHWESTERLY, RUN THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX NORTHEASTLY, AND HAVING A RADIUS OF 440.00 FEET, THROUGH A CENTRAL ANGLE OF 20°27'00" TO THE RIGHT, AN ARC DISTANCE OF 271.61 FEET, TO THE POINT OF TANGENCY OF LAST SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHOIRD BEARING AND DISTANCE OF 307.80 FEET, TO THE POINT OF BEGINNING, SOUTH 54°37'00" WEST, ALONG THE AFORESAID SOUTHWESTLY RIGHT OF WAY LINE OF COUNTY ROAD NO. 314, A DISTANCE OF 396.68 FEET, TO THE WEST LINE OF SAID SECTION 27, AND ALSO BEING THE EAST LINE OF GOVERNMENT LOT 3, SECTION 23A, RUN THENCE SOUTH 03°16'00" EAST, ALONG THE AFORESAID WEST LINE OF SAID SECTION 27, (AND THE EAST LINE OF SAID GOVERNMENT LOT 3, SECTION 23A), A DISTANCE OF 4,612.22 FEET, TO THE NORTHERLY LINE OF SAID E.B. GIBSON GRANT, SECTION 23, RUN THENCE NORTH 77°02'21" EAST, ALONG THE NORTHERLY LINE OF SAID E.B. GIBSON GRANT, SECTION 23, A DISTANCE OF 6137 FEET, TO THE NORTHEAST CORNER OF SAID E.B. GIBSON GRANT, SECTION 23, AND THE POINT OF BEGINNING.

AND TOGETHER WITH THE FOLLOWING DESCRIBED LAND,
RESTRICTION PARCEL:

A PARCEL OF LAND, BEING A PORTION OF THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 7 SOUTH, RANGE 29 EAST, TOGETHER WITH A PORTION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, TOGETHER WITH A PORTION OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 34, ALL IN TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, SAID PARCEL OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
FOR A POINT OF BEGINNING, BEGIN AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, AND RUN THENCE NORTH 07°02'00" WEST, ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 100.00 FEET, TO THE POINT OF BEGINNING.

FROM THE POINT OF BEGINNING BEING DESCRIBED, RUN THENCE SOUTH 80°45'00" WEST, PARALLEL WITH, AND 100 FEET PERPENDICULAR TO, WHICH MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 654.81 FEET, TO A POINT; RUN THENCE NORTH 01°04'00" WEST, A DISTANCE OF 1,240.55 FEET, TO A POINT ON THE NORTHERLY LINE OF THE SOUTH 1/4 OF SAID SECTION 34, AND ALSO BEING THE WEST LINE OF SAID LANDS DESCRIBED AND RECORDED IN THAT INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 704, PAGE 118 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THENCE NORTH 89°23'00" EAST, ALONG LAST SAID LINE, A DISTANCE OF 80.00 FEET, TO THE NORTHWEST CORNER OF THE NORTH 1/4 CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, AND THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 1163, PAGE 118 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, RUN THENCE ALONG THE WEST AND SOUTH LINE OF LAST SAID LANDS, RUN THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE NO. 1: SOUTH 02°27'00" EAST, A DISTANCE OF 150.48 FEET, TO A POINT;
COURSE NO. 2: NORTH 87°27'00" EAST, A DISTANCE OF 143.25 FEET, TO A POINT ON THE EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, (AND ALSO BEING THE WEST LINE OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34), RUN THENCE SOUTH 07°00'00" WEST, ALONG THE AFORESAID EAST LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 34, A DISTANCE OF 243 FEET, MORE OR LESS, TO A POINT ON THE CENTERLINE OF WHAT THE CHIEF SURVEYOR, ALONG THE CENTERLINE OF WHAT THE CHIEF SURVEYOR, A DISTANCE OF 803 FEET, MORE OR LESS, TO A POINT; RUN THENCE NORTH 87°00'00" EAST, A DISTANCE OF 84.57 FEET, TO A POINT ON THE AFORESAID SOUTHWESTLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 2014, PAGE 218 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, RUN THENCE SOUTH 54°37'00" EAST, ALONG SAID SOUTHWESTLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN THAT INSTRUMENT, RECORDED IN OFFICIAL RECORDS BOOK 2014, PAGE 218 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, FLORIDA, A DISTANCE OF 700.18 FEET, TO A POINT ON THE INTERSECTION OF THE RIGHT OF WAY LINE OF STATE ROAD NO. 207, (I.E. VARIABLE WIDTH PUBLIC ROAD BEING THE 100' AS PAVED STATE OF FLORIDA, DEPARTMENT OF TRANSPORTATION RIGHT OF WAY WAY, SECTION NO. 20200-25111), RUN THENCE SOUTH 59°27'00" WEST, ALONG THE AFORESAID SOUTHWESTLY RIGHT OF WAY LINE OF STATE ROAD NO. 207, A DISTANCE OF 202.28 FEET, TO A POINT; RUN THENCE NORTH 35°17'00" WEST, ALONG THE NORTHERLY LINE OF SAID SECTION 27, A DISTANCE OF 307.80 FEET, TO THE POINT OF CURVATURE, OF A CURVE LEADING NORTHEASTERLY, RUN THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF A CURVE, BEING CONVEX SOUTHWESTERLY, AND HAVING A RADIUS OF 500.00 FEET, THROUGH A CENTRAL ANGLE OF 37°37'00" TO THE LEFT, AN ARC DISTANCE OF 225.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE, SAID ARC BEING SUBSTITUTED BY A CHOIRD BEARING AND DISTANCE OF 227.74 FEET, WEST, 227.74 FEET, RUN THENCE SOUTH 09°23'00" WEST, ALONG LAST SAID TANGENCY, AND THROUGH A LINE, PARALLEL WITH, AND 100 FEET PERPENDICULAR TO, WHICH MEASURED AT RIGHT ANGLES TO, THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 34, A DISTANCE OF 1,840.12 FEET, TO THE POINT OF BEGINNING.

NO.	DATE	REVISIONS / DISTRIBUTION	BY	CHKD BY
1	12/21/11			

DESIGNED BY: DAI
 DRAWN BY: MR.
 CHECKED BY: VID
 SCALE: N.T.S.
 DATE: MARCH, 2010
 PROJ. NO.: 1708-478

DAI Dunn & Associates, Inc.
 CONSULTING ENGINEERS & ARCHITECTS
 2047 Orange Bluff Road, Suite 1100
 Jacksonville, Florida 32225
 Phone: (904) 381-8911 Fax: (904) 381-8917

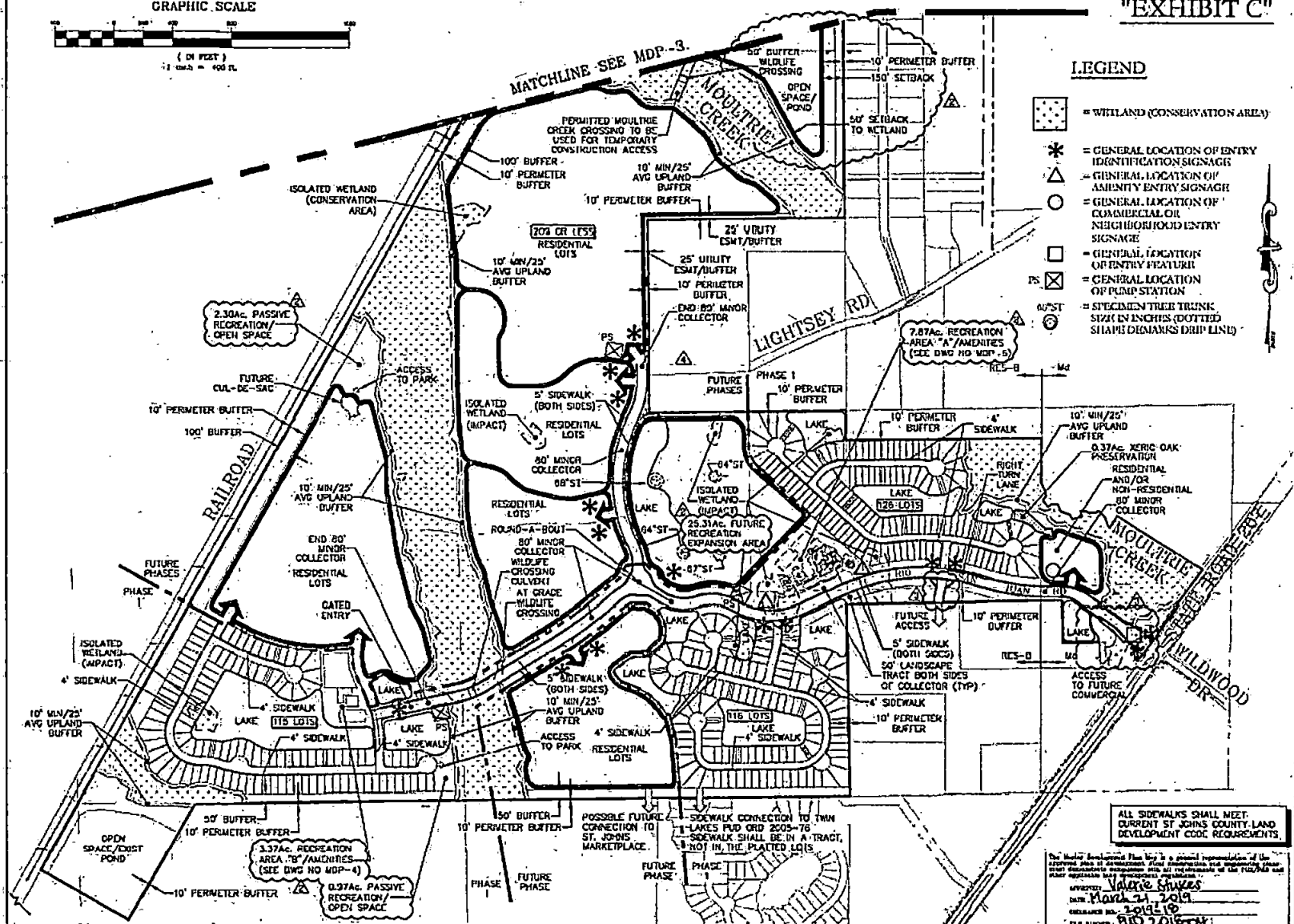
ENTRADA
 FOR
 DR. LINDA INC. - ALBERTVILLE
 ST. JOHNS COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and recording plans must demonstrate compliance with all applicable laws, rules and regulations, and other applicable laws, rules and regulations.
 Approved: Valerie Stokes
 Date: March 2, 2010
 Contract No.: 1708-478
 File No.: PUD-2010-024

Sheet No. 3 of 3
MDP-3
 DWG. NO.

Entrada Off Site Water Main
 (RW CONST 2020-06)
 Water UCF Refund Agreement
 October 16, 2020

"EXHIBIT C"



- LEGEND**
- [Stippled Area] = WETLAND (CONSERVATION AREA)
 - [Star Symbol] = GENERAL LOCATION OF ENTRY IDENTIFICATION SIGNAGE
 - [Triangle Symbol] = GENERAL LOCATION OF AMENITY ENTRY SIGNAGE
 - [Circle Symbol] = GENERAL LOCATION OF COMMERCIAL OR NEIGHBORHOOD ENTRY SIGNAGE
 - [Square Symbol] = GENERAL LOCATION OF ENTRY FEATURE
 - [Square with X Symbol] = GENERAL LOCATION OF PUMP STATION
 - [Circle with X Symbol] = SPECIMEN TREE TRUNKS SIX IN INCHES (DOTTED SHAPE DEMARKS DRIP LIND)

ALL SIDEWALKS SHALL MEET CURRENT ST. JOHNS COUNTY LAND DEVELOPMENT CODE REQUIREMENTS.

The Master Development Plan Map is a general representation of the approved plan of development. Final construction and engineering shall meet all applicable codes and regulations of the FDOT and other applicable local jurisdiction requirements.

APPROVED: Valerie Shives
 DATE: March 21, 2019
 CONTRACT NO.: 2019110
 PLAN NUMBER: RD 201904

NO.	DATE	DESCRIPTION	BY
1	03/21/19	PRELIMINARY	MD
2	03/21/19	FINAL	MD

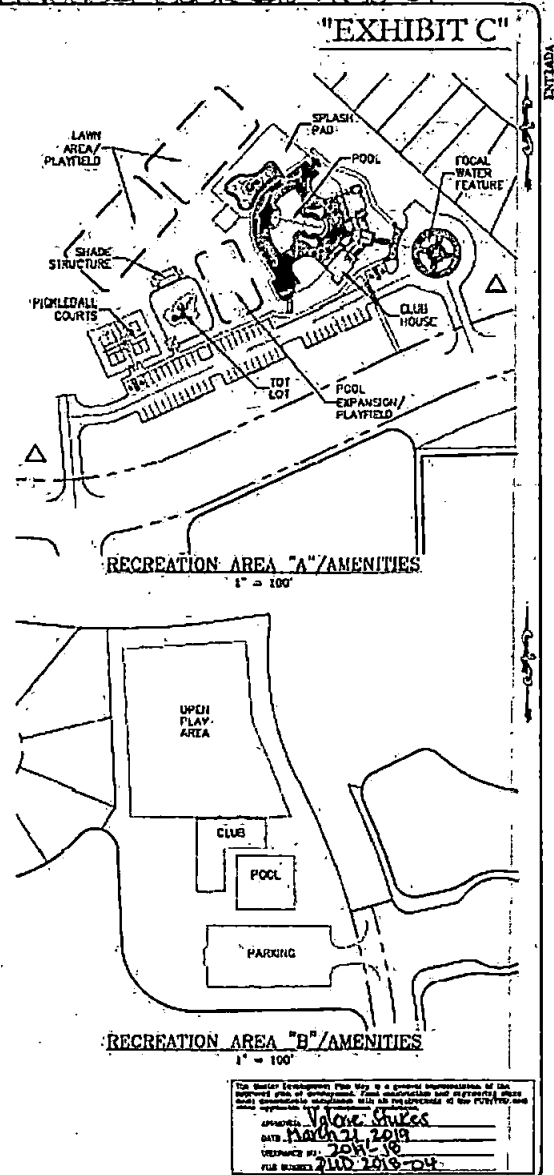
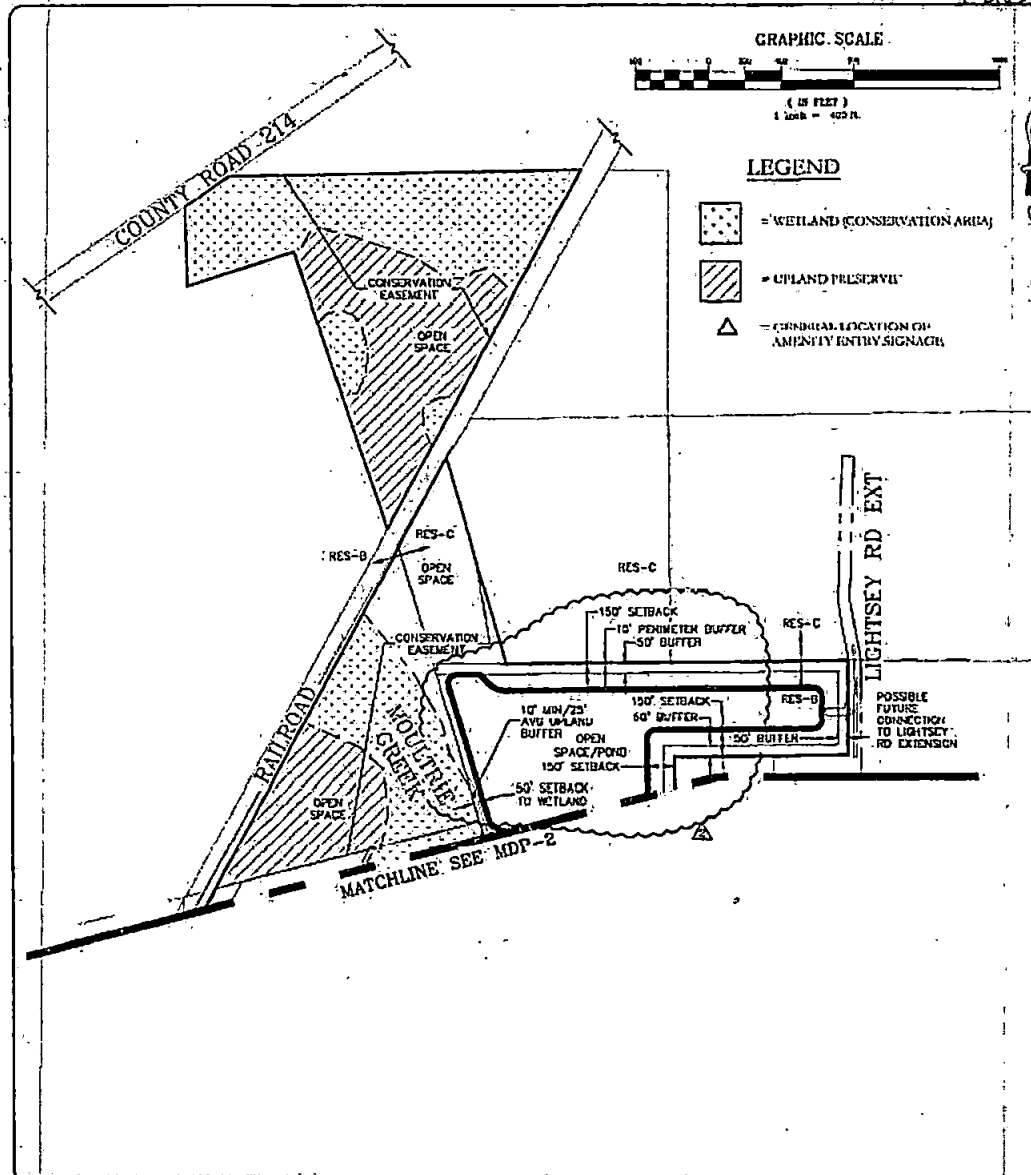
DESIGNED BY: DAI
 DRAWN BY: MD
 CHECKED BY: MD
 SCALE: 1" = 400'
 DATE: MARCH, 2019
 PROJ. NO.: 1708-478



Dunn & Associates, Inc.
 CIVIL ENGINEERS / LANDSCAPE ARCHITECTS
 2040 Dugan Road, Suite 1, Suite 200
 Jacksonville, Florida 32228
 Phone (904)343-8918 Fax: (904)343-8917

ENTRADA
 FOR
 D.A. ENTRADA, LLC - JACKSONVILLE
 ST. JOHNS COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN

Sheet No. 4 of 6
MDP-4
 DWG-60



The Master Development Plan Map is a general representation of the approved plan of development. Final construction and its gravity flow shall conform to the approved plan and all requirements of the FDOT and other applicable regulations.

APPROVED: Valerie Shikes
 DATE: March 21, 2016
 FREQUENCY: 2016-16
 PUB NUMBER: 2106-16-04

NO.	DATE	REVISIONS DESCRIPTION	BY
1	03/21/16	ISSUE FOR PERMITS	JH

DESIGNED BY: DAI
 DRAWN BY: MR
 CHECKED BY: VID
 SCALE: 1" = 400'
 DATE: MARCH 2016
 PROJ. NO.: 1706-478

DAI **Dunn & Associates, Inc.**
 CIVIL ENGINEERS/LAND PLANNERS
 2341 Rogers Road, Suite 100
 Jacksonville, Florida 32216
 Phone (904) 253-2316 Fax (904) 264-9117

ENTRADA
 FOR
 S.W. BENTON, RD - JACKSONVILLE
 ST. JOHN'S COUNTY, FLORIDA
 MASTER DEVELOPMENT PLAN

Sheet No. 5 of 2
MDP-5
 DATE: 03/21/16
 PROJ. NO.: 1706-478

EXHIBIT "B"
[SCHEDULE OF VALUES]



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: ENTRADA Phase 1 Unit 1 OFFSITE WATER MAIN
 Contractor: EARTHWORKS OF FLORIDA, LLC
 Developer: DR HORTON, INC. - JACKSONVILLE

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" DR18 PVC	LF	11450	\$ 65.82	\$ 753,639.00
6" DR18 PVC	LF	20	\$ 33.25	\$ 665.00
12" FUSABLE PVC	LF	90	\$ 69.83	\$ 6,284.70
16" DR11 HDPE	LF	400	\$ 138.35	\$ 55,340.00
24" STEEL CASING JACK-N-BORE	LF	120	\$ 1,612.98	\$ 193,557.60
12" DI CARRIER PIPE	LF	120	\$ 52.59	\$ 6,310.80
Water Valves (Size and Type)				
12" VALVE	Ea	26	\$ 4,082.00	\$ 106,132.00
10" VALVE	Ea	1	\$ 2,239.09	\$ 2,239.09
8" VALVE	Ea	1	\$ 1,742.50	\$ 1,742.50
6" VALVE	Ea	8	\$ 1,030.21	\$ 8,241.68
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
FIRE HYDRANT	Ea	7	\$ 4,966.86	\$ 34,768.02
			\$ -	\$ -
			\$ -	\$ -
Services (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Total Water System Cost				\$ 1,168,920.39

EXHIBIT "C"

[CONTRIBUTED SECTION LOCATION MAP]

