

RESOLUTION NO. 2021- 203

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE LIGHTSEY ROAD APARTMENTS PUD LOCATED OFF STATE ROAD 207.**

**RECITALS**

**WHEREAS**, Brisa Residences, LLC, a Florida limited liability company has executed and presented to the County an Easement for Utilities associated with the water system to serve Lightsey Road Apartments PUD located off State Road 207, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

**WHEREAS**, Brisa Residences, LLC, a Florida limited liability company has executed and presented to the County a Bill of Sale and Schedule of Values conveying all personal property associated with the water and sewer systems to serve Lightsey Road Apartments PUD located off State Road 207, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

**WHEREAS**, P & S Paving, Inc., a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Lightsey Road Apartments PUD, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

**WHEREAS**, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit "E," incorporated by reference and made a part hereof.

**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.

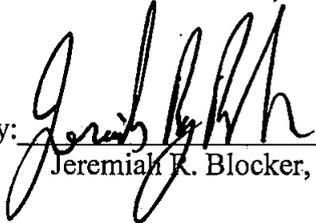
Section 2. The above described Easement for Utilities and Bill of Sale and Schedule of Values, Final Release of Lien and Warranty, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities and Final Release of Lien and file the Warranty and Bill of Sale in the Public Records of St. Johns County, Florida.

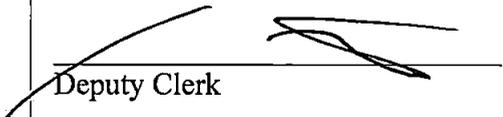
PASSED AND ADOPTED this 18 day of May, 2021.

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

By:   
Jeremiah K. Blocker, Chair

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

RENDITION DATE 5/20/21

  
Deputy Clerk

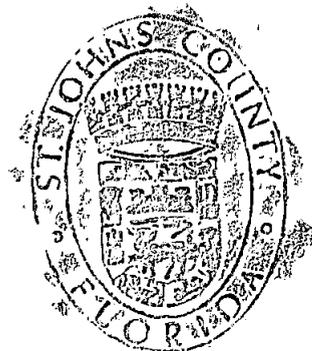


Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 3<sup>RD</sup> day of MARCH, 2020  
by Brisa Residences, LLC, with an address of  
500 Office Park Dr., Ste 215, Birmingham, Al 35223, 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 meters 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. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** 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 water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines within the boundary of the Grantor's property excluding the water meters.

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:

[Signature]  
Witness Signature

Charles Adams  
Print Name

[Signature]  
Witness Signature

Erika Foreman  
Print Name

By: [Signature]

Print Name: David O'Brien

Its: Manager

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 3<sup>rd</sup> day of March, 2020 by David O'Brien who is personally known to me or has produced Drivers License as identification. ↑ Physically Present

[Signature]  
Notary Public

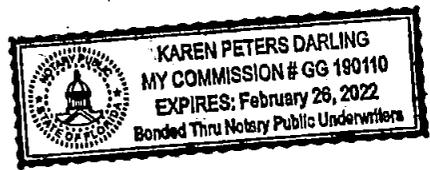
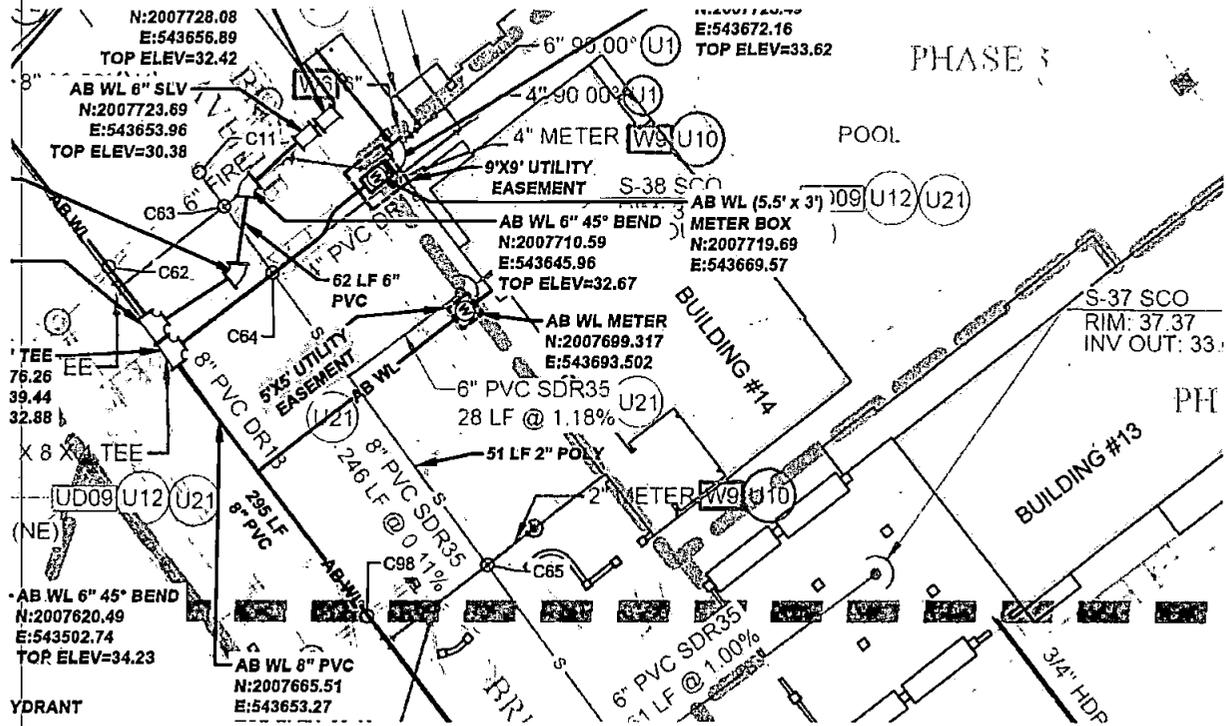


Exhibit "A"

Leasing Center



Legal Description

For a point reference, start at the southernmost property corner along SR 207 North 36D 29' 47" east along said right of way line, a distance of 1171.63 feet to a property corner located along the right of way of SR 207. Thence North 82D 44' 59" West, a distance of 234.18 feet to the Point of Beginning, the southeast corner of the water meter easement. Thence North 53D 28' 27" West a distance of 5.00 feet, thence North 36D 31' 33" East a distance of 5.00 feet, thence South 53D 28' 27" East a distance of 5.00 feet, thence South 36D 31' 33" West a distance of 5.00 feet to the Point of Beginning.

Containing 25 Square Feet more or less.



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**  
BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

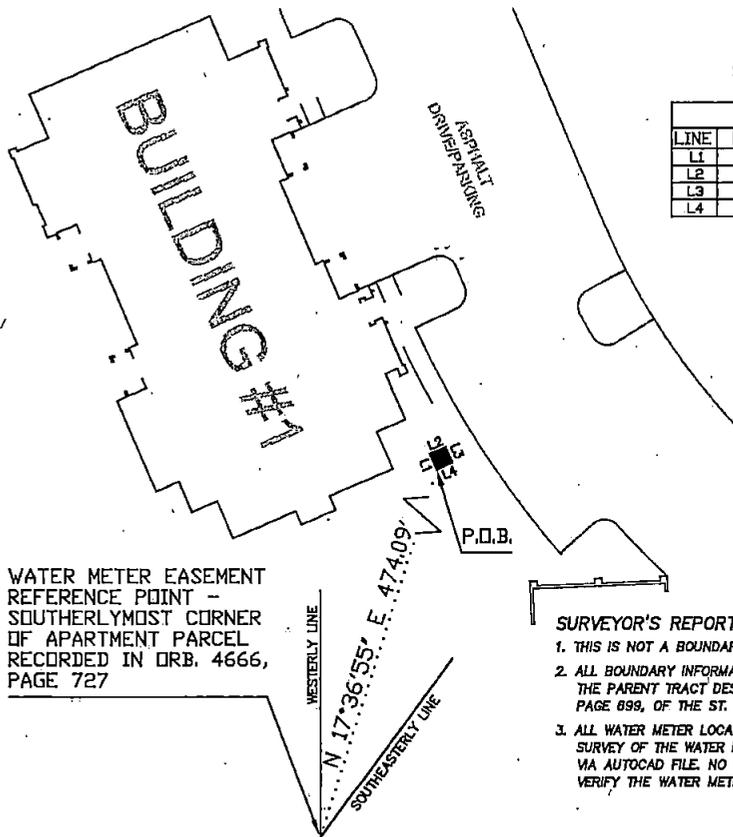
CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING #1**

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHERLYMOST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, NORTH 17°36'55" EAST, A DISTANCE OF 474.09 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE SOUTHERLY CORNER THEREOF; THENCE CONTINUE NORTH 23°16'36" WEST, ALONG THE SOUTH-WESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 66°43'24" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE SOUTH 23°16'36" EAST, ALONG THE NORTHEASTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE SOUTH 66°43'24" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.



SCALE: 1" = 40'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	N23°16'36"W
L2	5.00	N66°43'24"E
L3	5.00	S23°16'36"E
L4	5.00	S66°43'24"W

WATER METER EASEMENT  
REFERENCE POINT -  
SOUTHERLYMOST CORNER  
OF APARTMENT PARCEL  
RECORDED IN ORB. 4666,  
PAGE 727

**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 699, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

**LAND & ENGINEERING SURVEYS**  
LICENSED BUSINESS NUMBER (L.B.) 6226  
5755 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/15/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

LEGEND	
⊙	SET IRON PIN OR PIPE
⊙	FOUND IRON PIN OR PIPE
□	SET CONCRETE MONUMENT
□	FOUND CONCRETE MONUMENT
△	TRAVERSE OR CONTROL POINT
—	FENCE AS NOTED

JOB NO. S2788 DATE 4/15/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'

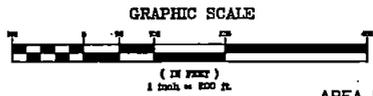
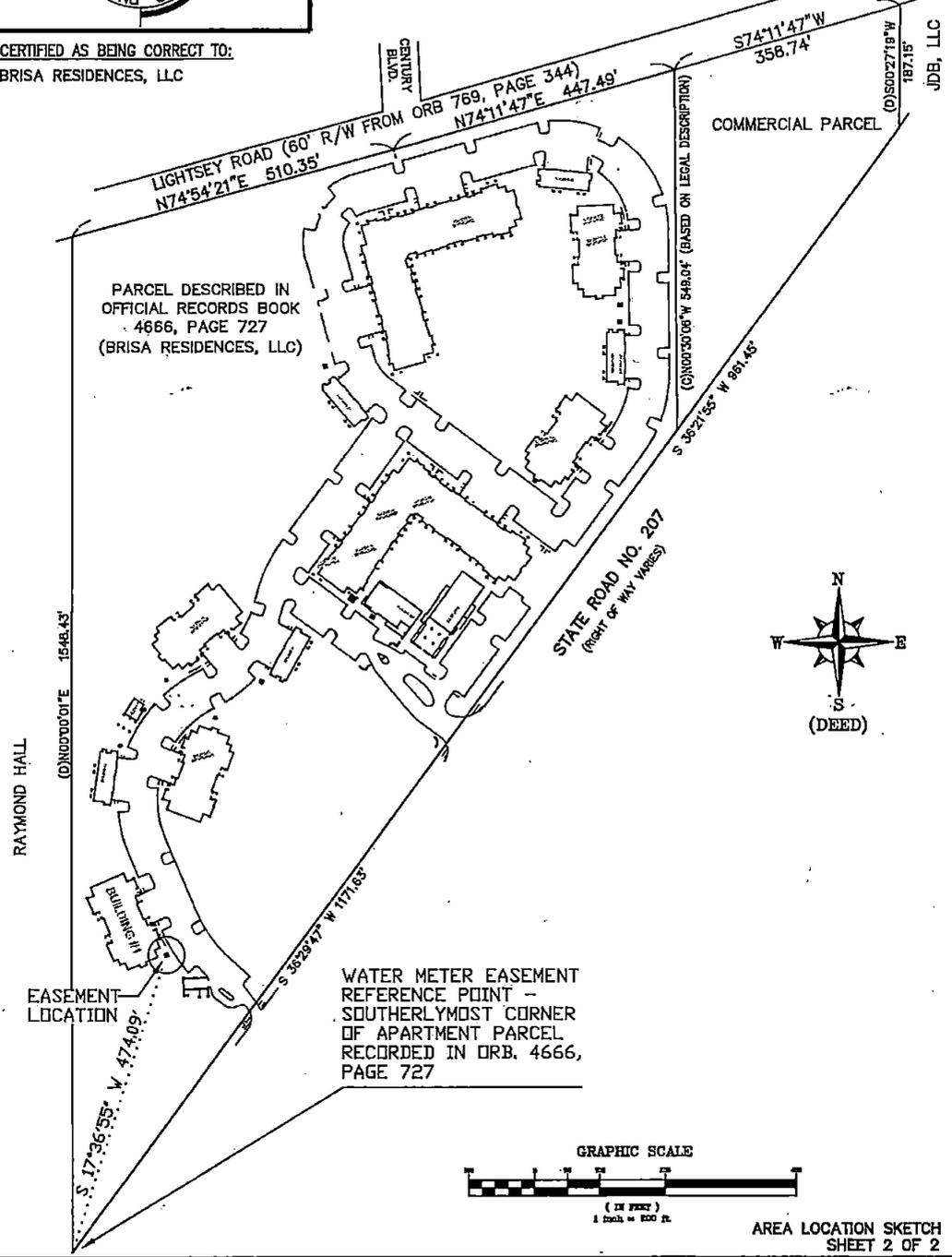
**ABBREVIATIONS:**

- N — NORTH
- S — SOUTH
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- W — WEST
- (P) — PLAT
- (F) — FOUND
- (C) — CALCULATED
- CON — CITY OF JACKSONVILLE
- IP — IRON PIPE
- R/W — RIGHT OF WAY
- CH — CHAIN LINK
- CL — CHAIN LINK
- LB — LICENSED BUSINESS
- ORB — OFFICIAL RECORDS BOOK
- P.C. — POINT OF CURVATURE
- P.O.B. — POINT OF BEGINNING
- A/C — AIR CONDITIONER
- CONC. — CONCRETE



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
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BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC



AREA LOCATION SKETCH  
SHEET 2 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**  
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LICENSED BUSINESS NUMBER (L.B.) 6226  
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- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788      DATE 4/15/2020  
DATE OF SURVEY N/A      DRAFTER BRM  
FIELD BOOK N/A      SCALE 1" = 200'

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UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



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CERTIFIED AS BEING CORRECT TO:  
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**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 2**

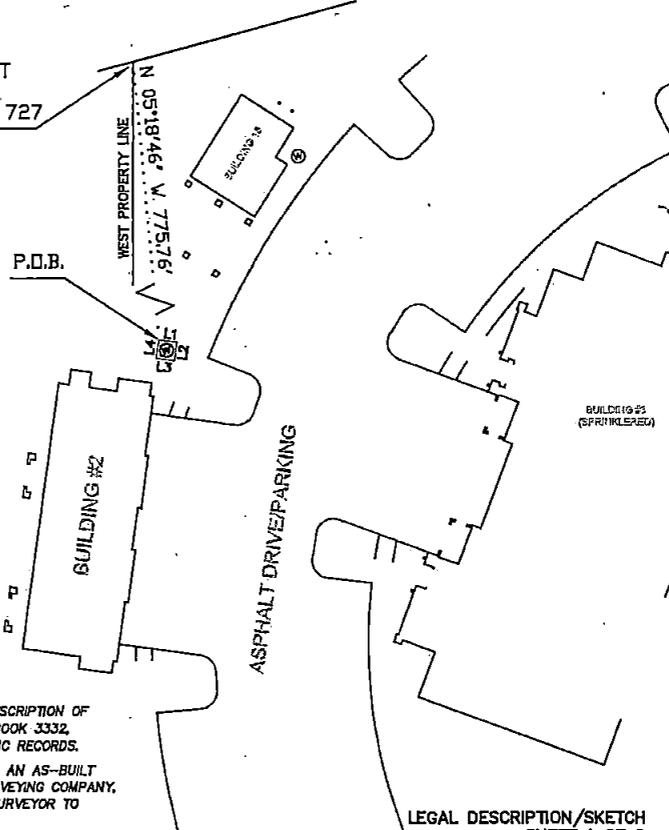
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SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727

SCALE: 1" = 40'

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L1	5.00'	S82°06'08"E
L2	5.00'	S07°53'52"W
L3	5.00'	N82°06'08"W
L4	5.00'	N07°53'52"E



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LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC & GULF SURVEYING CO.**

**LAND & ENGINEERING SURVEYS**  
LICENSED BUSINESS NUMBER (L.B.) 6226  
5736 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-6412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 51-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian R. Marie 4/09/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

⊙	..... SET IRON PIN OR PIPE
⊙	..... FOUND IRON PIN OR PIPE
□	..... SET CONCRETE MONUMENT
□	..... FOUND CONCRETE MONUMENT
△	..... TRAVERSE OR CONTROL POINT
—	..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
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FIELD BOOK N/A SCALE 1" = 40'

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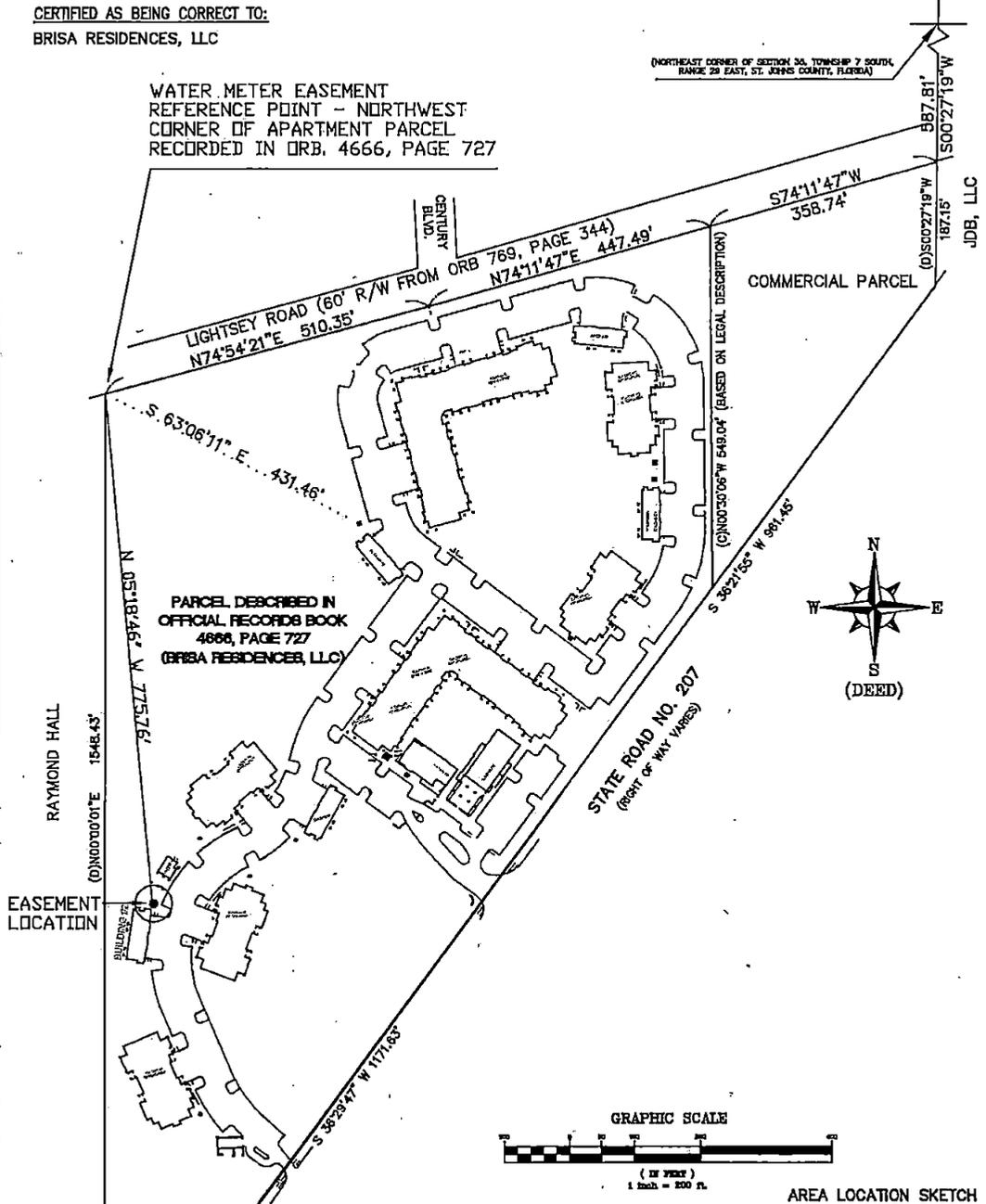
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CERTIFIED AS BEING CORRECT TO:

BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727



AREA LOCATION SKETCH  
SHEET 2 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**  
LAND & ENGINEERING SURVEYS  
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*Brian R. Marie* 4/09/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

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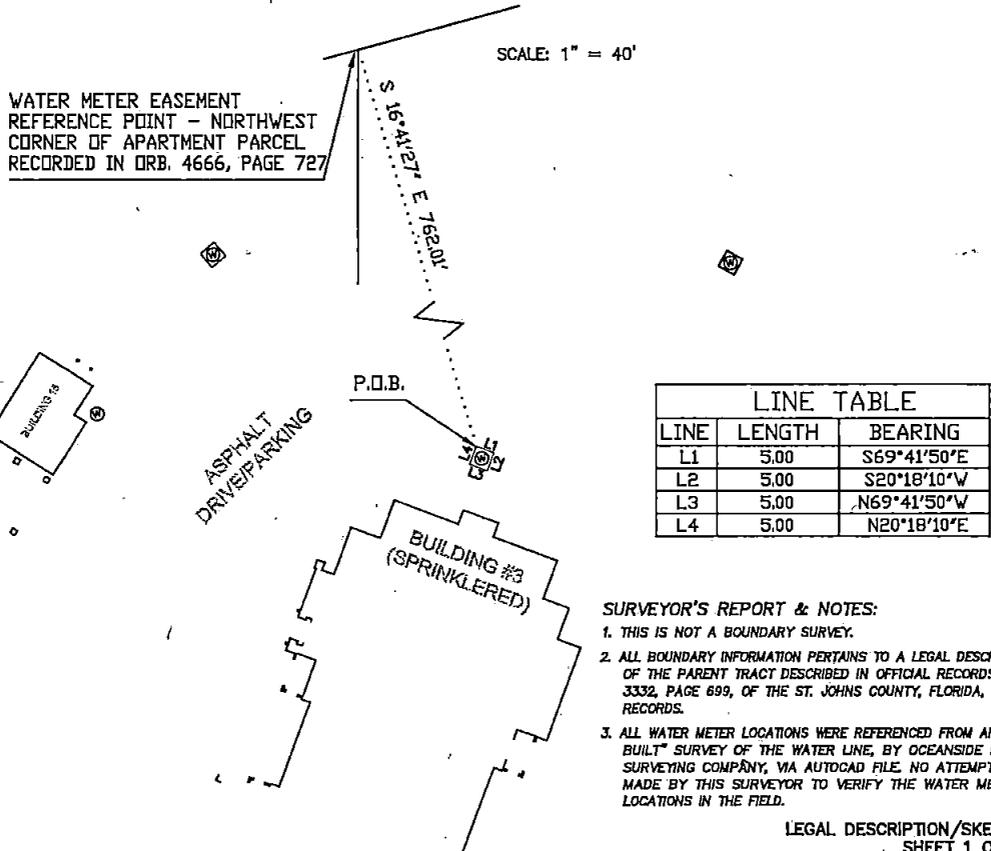
BRISA RESIDENCES, LLC

**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 3**

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 16°41'27" EAST, A DISTANCE OF 762.01 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE NORTHERLY CORNER THEREOF; THENCE CONTINUE SOUTH 69°41'50" EAST, ALONG THE NORTH-EASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE SOUTH 20°18'10" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 69°41'50" WEST, ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE NORTH 20°18'10" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.



**ATLANTIC ~ GULF SURVEYING CO.**

**LAND & ENGINEERING SURVEYS**

LICENSED BUSINESS NUMBER (L.B.) 8228

5738 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/09/2020

BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (F) ..... FOUND
- (C) ..... CALCULATED
- CO ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN LINK
- LB ..... LICENSED BUSINESS
- ORB ..... OFFICIAL RECORDS BOOK
- P.C. ..... POINT OF CURVATURE
- P.O.B. ..... POINT OF BEGINNING
- A/C ..... AIR CONDITIONER
- CONC. ..... CONCRETE



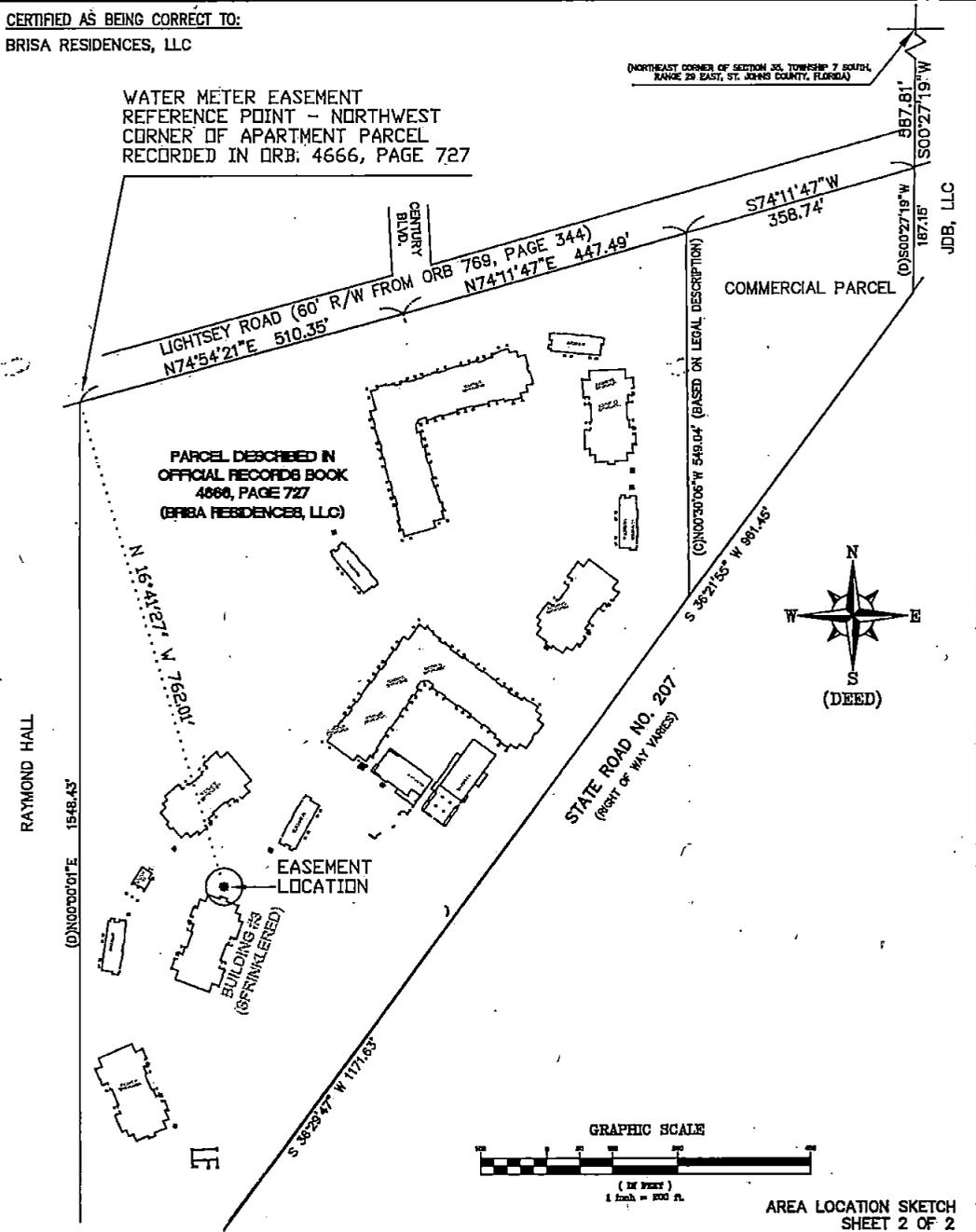
**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:

BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB: 4666, PAGE 727



**ATLANTIC ~ GULF SURVEYING CO.**  
**LAND & ENGINEERING SURVEYS**  
 LICENSED BUSINESS NUMBER (L.B.) 6228  
 5738 TIMUQUANA ROAD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/09/2020  
 BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... FOUND CONCRETE MONUMENT
- ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
 DATE OF SURVEY N/A DRAFTER BRM  
 FIELD BOOK N/A SCALE 1" = 200'

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (C) ..... FOUND
- (CO) ..... CALCULATED
- COU ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN
- CL ..... CHAIN LINK
- LB ..... LICENSED BUSINESS
- DEEL ..... OFFICIAL RECORDS BOOK
- P.C. ..... POINT OF CURVATURE
- P.O.B. ..... POINT OF BEGINNING
- A/C ..... AIR CONDITIONER
- CONC. ..... CONCRETE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:

BRISA RESIDENCES, LLC

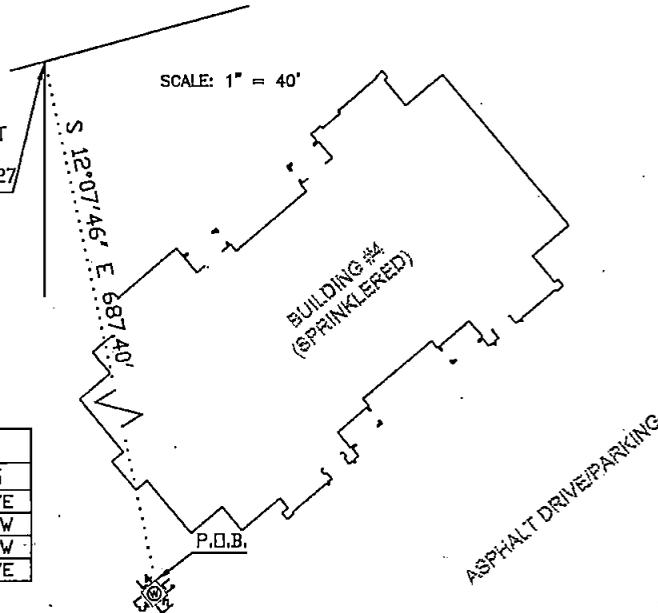
**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 4**

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 12°07'46" EAST, A DISTANCE OF 687.40 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE NORTHERLY CORNER THEREOF; THENCE CONTINUE SOUTH 40°04'50" EAST, ALONG THE NORTH-EASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE SOUTH 49°55'10" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 40°04'50" WEST, ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE NORTH 49°55'10" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN DRB. 4666, PAGE 727



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S40°04'50"E
L2	5.00	S49°55'10"W
L3	5.00	N40°04'50"W
L4	5.00	N49°55'10"E

**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 699, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

**LAND & ENGINEERING SURVEYS**  
LICENSED BUSINESS NUMBER (L.B.) 8226  
6736 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-6412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/09/2020

BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- ..... SET IRON PIN OR PIPE
- ⊙ ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ⊠ ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (F) ..... FOUND
- (C) ..... CALCULATED
- CO ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN LINK
- DL ..... DITCH
- LB ..... LICENSED BUSINESS
- ORB ..... OFFICIAL RECORDS BOOK
- P.O.B. ..... POINT OF BEGINNING
- P.O.C. ..... POINT OF CONSTRUCTION
- A/C ..... AIR CONDITIONER
- CONC. .... CONCRETE

JOB NO. 52788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

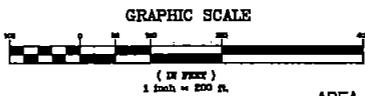
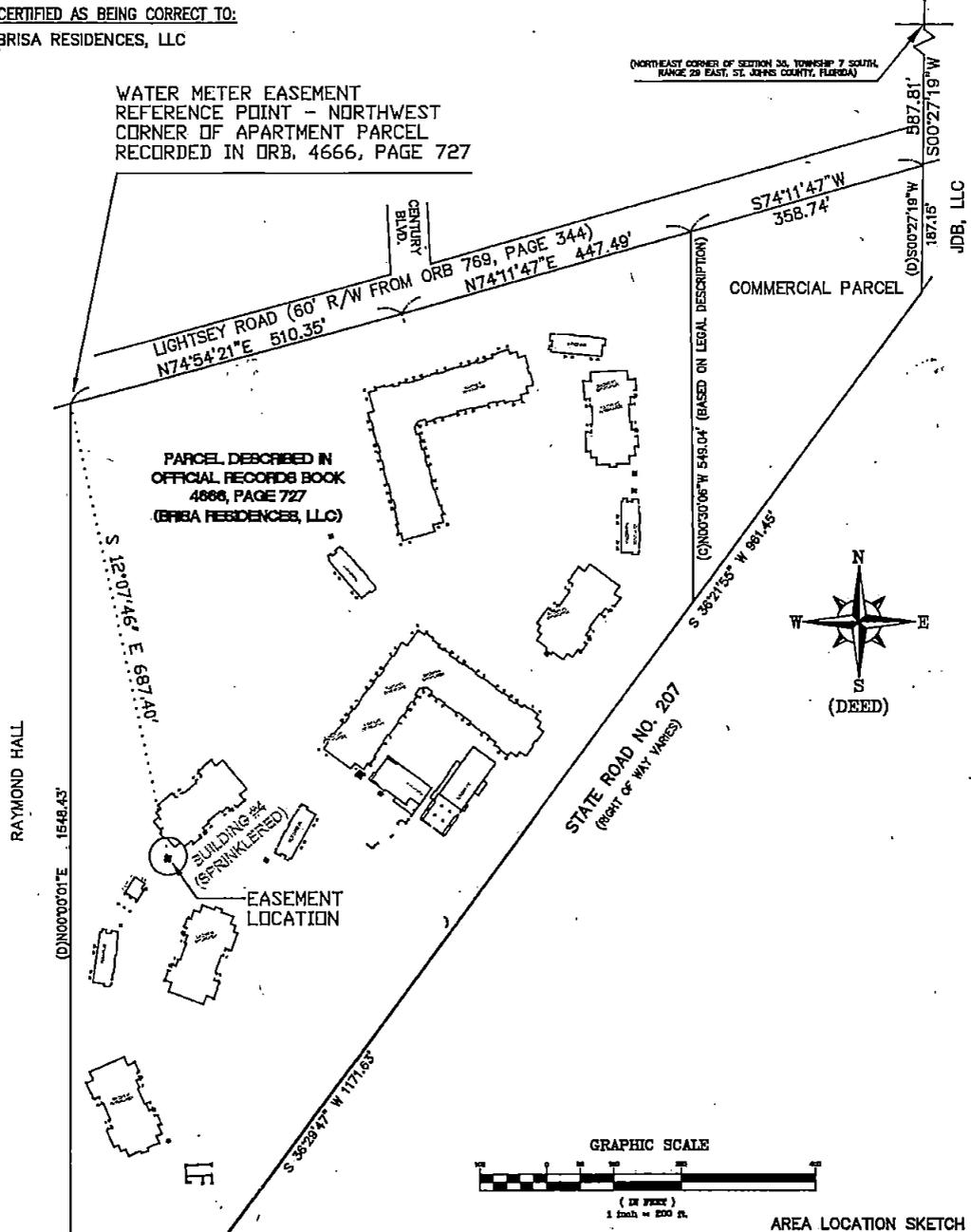
BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:

BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB, 4666, PAGE 727

(NORTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA)



AREA LOCATION SKETCH  
SHEET 2 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**  
LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 8228  
5736 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/09/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ⊠ ..... FOUND CONCRETE MONUMENT
- △ ..... TRVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788	DATE 4/08/2020
DATE OF SURVEY N/A	DRAFTER BRM
FIELD BOOK N/A	SCALE 1" = 200'

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (F) ..... FOUND
- (C) ..... CALCULATED
- COA ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN LINK
- LB ..... LICENSED BUSINESS
- ORB ..... OFFICIAL RECORDS BOOK
- P.C. ..... POINT OF CURVATURE
- P.O.B. ..... POINT OF BEGINNING
- A/C ..... AIR CONDITIONER
- CONC. ..... CONCRETE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

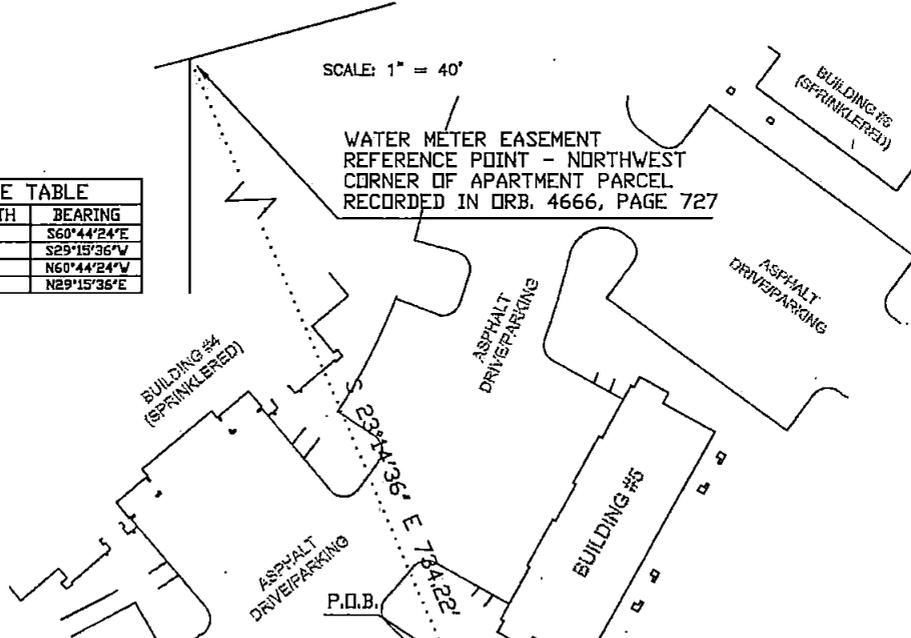
**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 5**

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 23°14'36" EAST, A DISTANCE OF 734.22 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE NORTHERLY CORNER THEREOF; THENCE CONTINUE SOUTH 60°44'24" EAST, ALONG THE NORTH-EASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE SOUTH 29°15'36" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 80°44'24" WEST, ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE NORTH 29°15'36" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00	S60°44'24"E
L2	5.00	S29°15'36"W
L3	5.00	N60°44'24"W
L4	5.00	N29°15'36"E



**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 699, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 6228  
5738 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/08/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY, N/A DRAFTER BRM  
FIELD BOOK, N/A SCALE 1" = 40'

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (F) ..... FOUND
- (C) ..... CALCULATED
- CO ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN
- CL ..... CHAIN LINK
- LB ..... LICENSED BUSINESS
- ORB ..... OFFICIAL RECORDS BOOK
- P.C. ..... POINT OF CURVATURE
- P.O.B. ..... POINT OF BEGINNING
- A/C ..... AIR CONDITIONER
- CONC. ..... CONCRETE

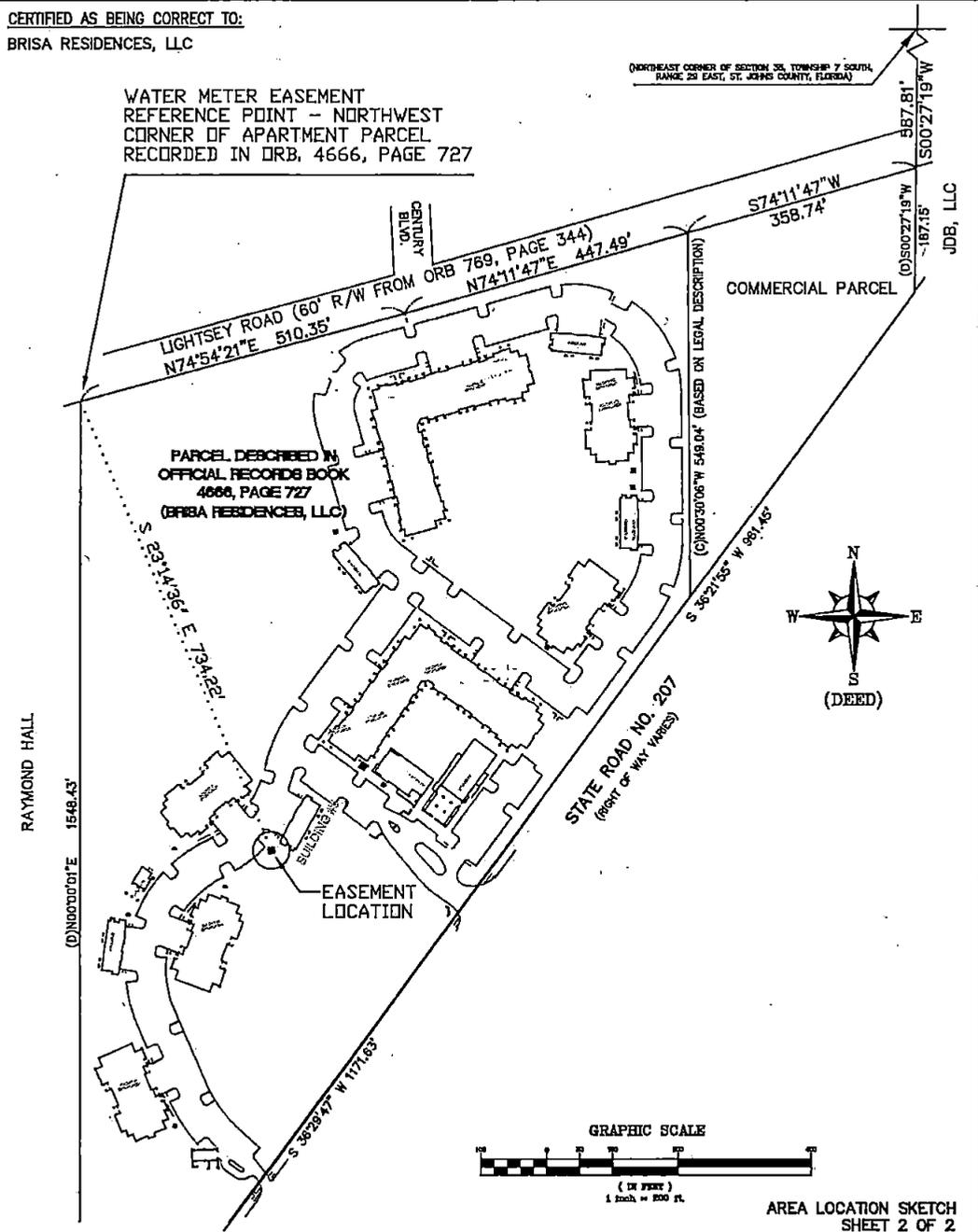


**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB, 4666, PAGE 727



**ATLANTIC ~ GULF SURVEYING CO.**  
LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 6228  
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*Brian R. Marie* 4/08/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

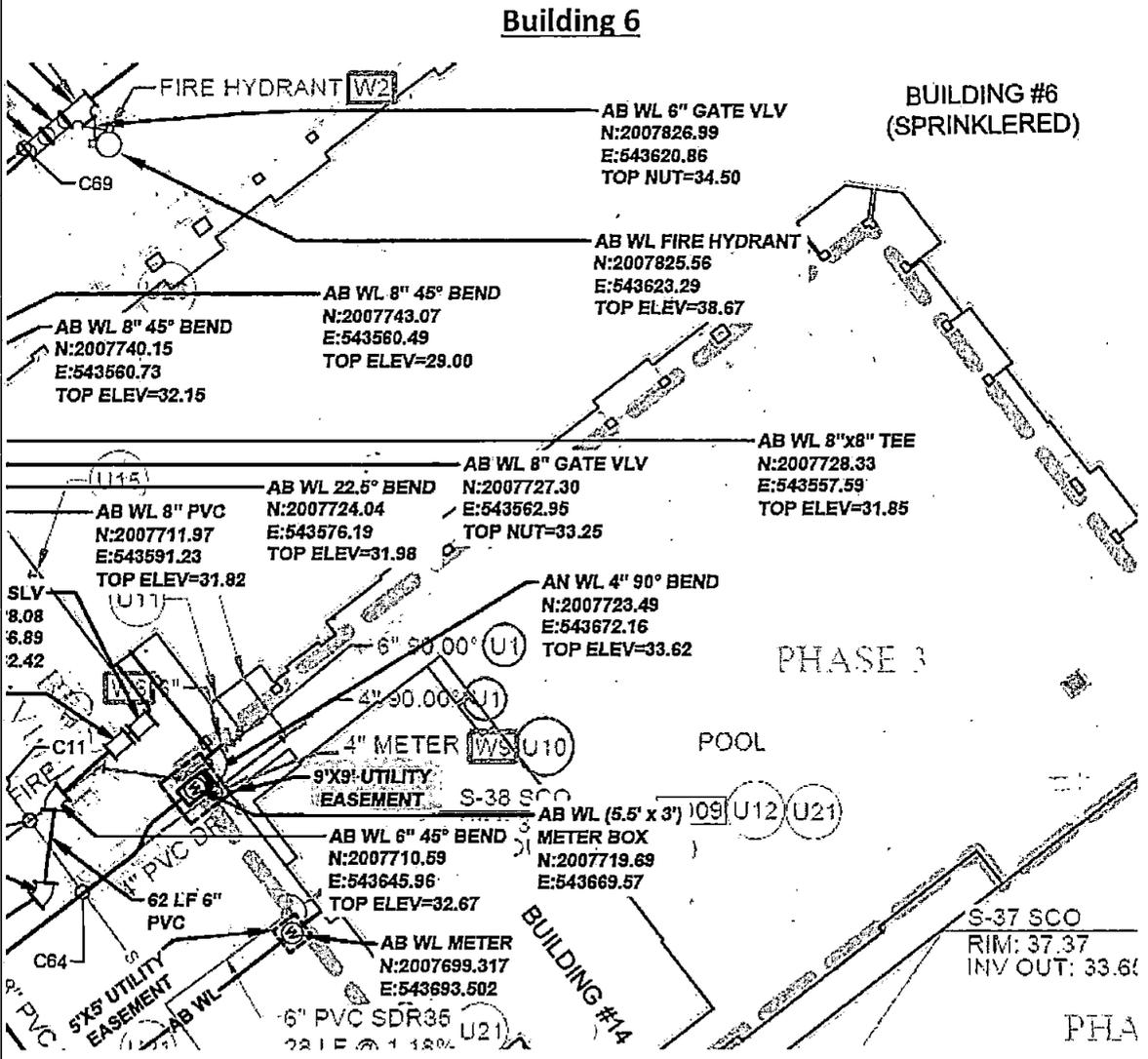
⊙	..... SET IRON PIN OR PIPE
○	..... FOUND IRON PIN OR PIPE
□	..... SET CONCRETE MONUMENT
◻	..... FOUND CONCRETE MONUMENT
△	..... TRAVERSE OR CONTROL POINT
—	..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 200'

**ABBREVIATIONS:**

N	NORTH
S	SOUTH
E	EAST
W	WEST
(P)	PLAT
(F)	FIELD
(C)	CALCULATED
COV	CITY OF JACKSONVILLE
IP	IRON PIPE
R/W	RIGHT OF WAY
CH	CHAIN
CL	CHAIN LINK
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
A/C	AIR CONDITIONER
CONC.	CONCRETE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



**Legal Description**

For a point reference, start at the southernmost property corner, along SR 207 North 36D 29' 47" east along said right of way line, a distance of 1171.63 feet to a property corner located along the right of way of SR 207. Thence North 78D 48' 57" West, a distance of 258.51 feet to the Point of Beginning, the northeast corner of the water meter easement. Thence South 36D 39' 07" West a distance of 9.00 feet, thence North 53D 20' 53" West a distance of 9.00 feet, thence North 36D 39' 07" East a distance of 9.00 feet, thence South 53D 20' 53" East a distance of 9.00 feet to the Point of Beginning.

Containing 81 Square Feet more or less.

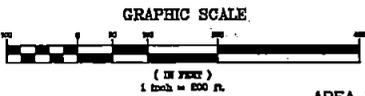
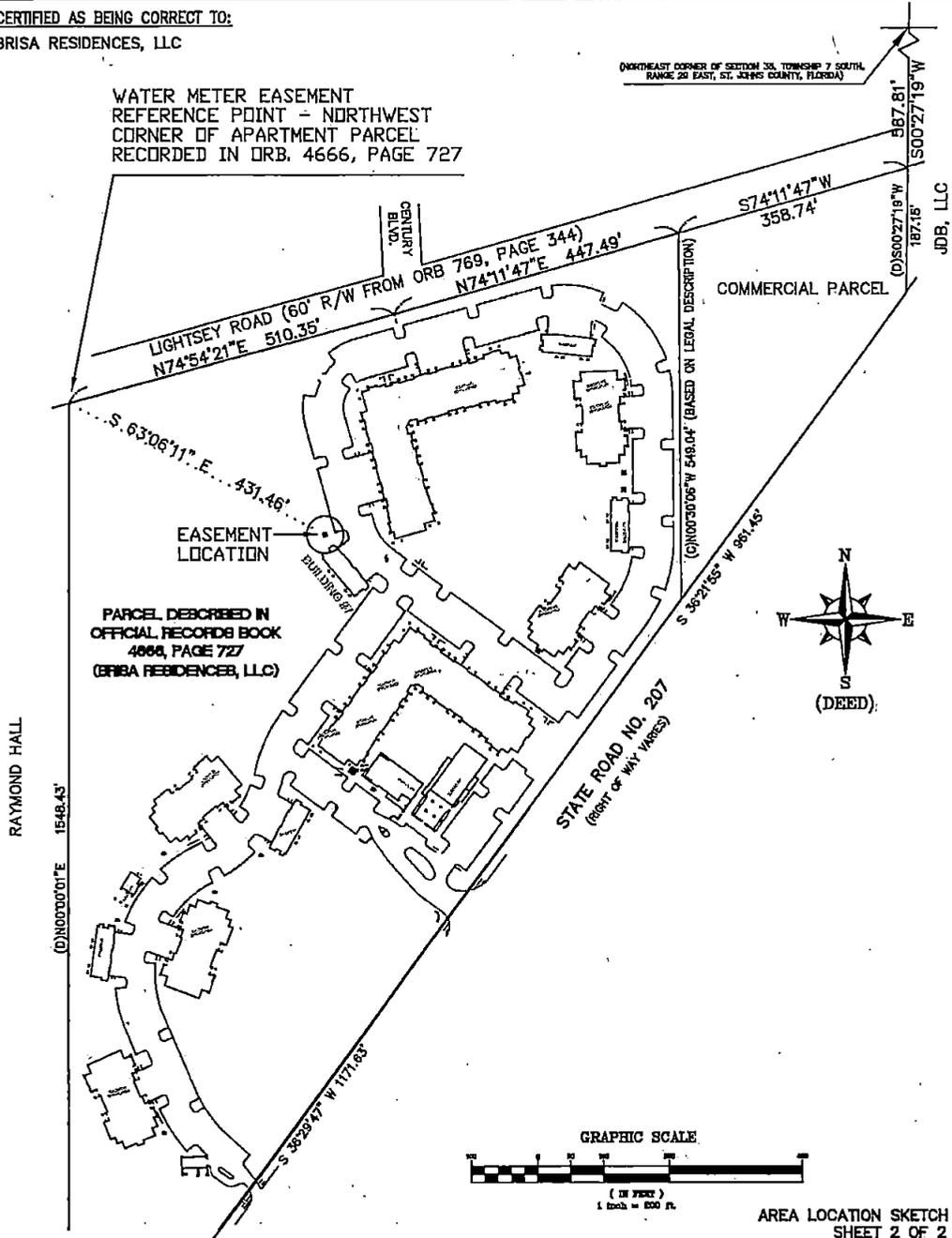




**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**  
BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727



AREA LOCATION SKETCH  
SHEET 2 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**  
LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 8228  
5738 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
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*Brian R. Marie* 4/08/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

LEGEND	
⊙	SET IRON PIN OR PIPE
○	FOUND IRON PIN OR PIPE
□	SET CONCRETE MONUMENT
■	FOUND CONCRETE MONUMENT
△	TRAVERSE OR CONTROL POINT
—	FENCE AS NOTED

JOB NO.	S2788	DATE	4/08/2020
DATE OF SURVEY	N/A	DRAFTER	BRM
FIELD BOOK	N/A	SCALE	1" = 200'

**ABBREVIATIONS:**

N	NORTH
S	SOUTH
E	EAST
W	WEST
P	PLAT
F	FOUND
C	CALCULATED
COJ	CITY OF JACKSONVILLE
IP	IRON PIPE
R/W	RIGHT OF WAY
CH	CHAIN
CL	CHAIN LINK
LB	LICENSED BUSINESS
ORB.	OFFICIAL RECORDS BOOK
P.C.	POINT OF CURVATURE
P.O.B.	POINT OF BEGINNING
A/C	AIR CONDITIONER
CONC.	CONCRETE

UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER THIS DRAWING, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:

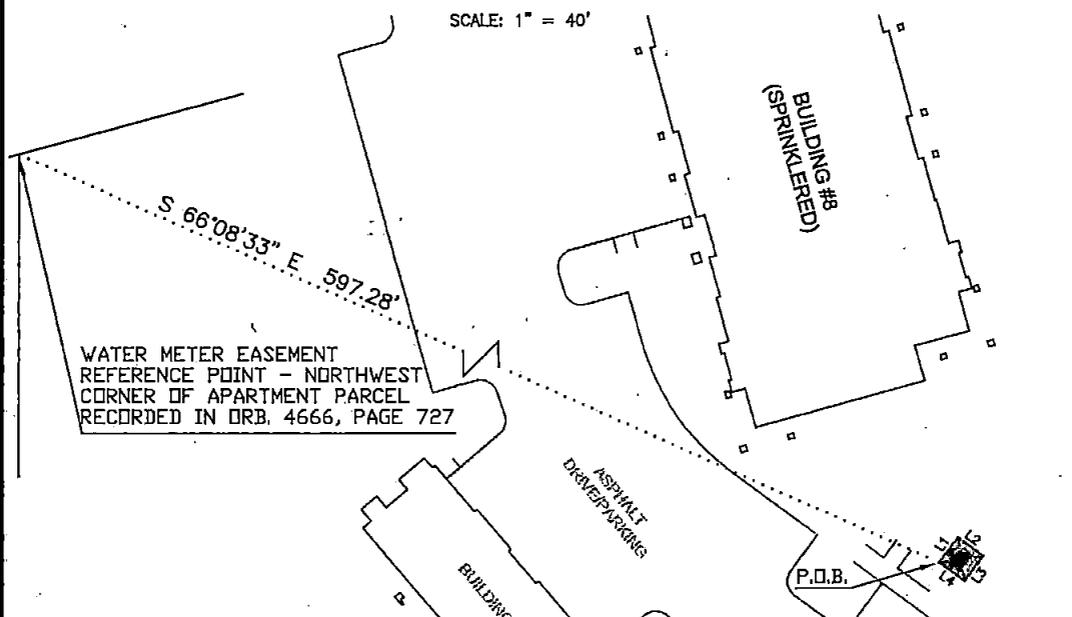
BRISA RESIDENCES, LLC

**LEGAL DESCRIPTION**

WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX, BUILDING 8

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 9.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 66°08'33" EAST, A DISTANCE OF 597.28' FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE WESTERLY CORNER THEREOF; THENCE CONTINUE NORTH 36°33'45" EAST, ALONG THE NORTH-WESTERLY LINE THEREOF, A DISTANCE OF 9.00 FEET; THENCE SOUTH 53°26'15" EAST, ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 9.00 FEET; THENCE SOUTH 36°33'45" WEST, ALONG THE SOUTHEASTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 9.00 FEET; THENCE NORTH 53°26'15" WEST, ALONG THE SOUTHWESTERLY LINE THEREOF, A DISTANCE OF 9.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 81 SQUARE FEET, MORE OR LESS.



SCALE: 1" = 40'

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB, 4666, PAGE 727

**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 689, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.00'	N36°33'45"E
L2	9.00'	S53°33'25"E
L3	9.00'	S36°33'45"W
L4	9.00'	N53°33'25"W

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 8226  
5738 THUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian R. Marie 4/08/2020  
BRIAN R. MARIE, P.S.M., FL REG. # 4852

**LEGEND**

- ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'

**ABBREVIATIONS:**

- N ..... NORTH
- S ..... SOUTH
- E ..... EAST
- W ..... WEST
- (P) ..... PLAT
- (F) ..... FOUND
- (C) ..... CALCULATED
- COJ ..... CITY OF JACKSONVILLE
- IP ..... IRON PIPE
- R/W ..... RIGHT OF WAY
- CH ..... CHAIN
- CL ..... CHAIN LINK
- LS ..... LICENSED BUSINESS
- ORB ..... OFFICIAL RECORDS BOOK
- P.C. ..... POINT OF CURVATURE
- P.O.B. ..... POINT OF BEGINNING
- A/C ..... AIR CONDITIONER
- CONC. ..... CONCRETE





**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

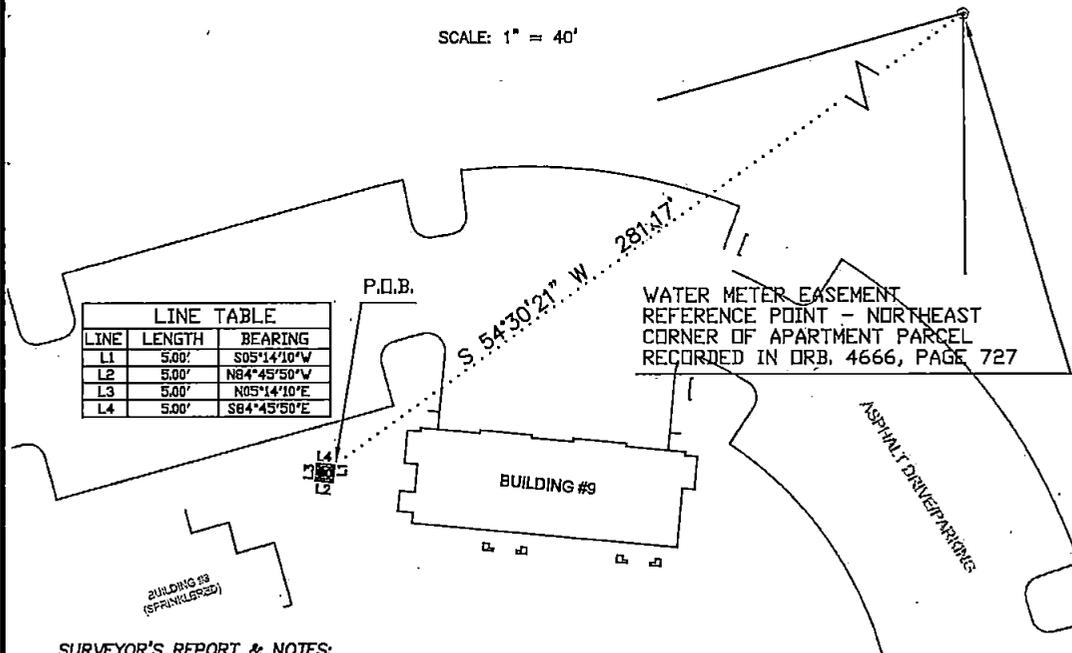
**LEGAL DESCRIPTION**

WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 9

ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY-DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 54°30'21" WEST, A DISTANCE OF 281.17 FEET, TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE NORTHEASTERLY CORNER THEREOF; THENCE CONTINUE SOUTH 05°14'10" WEST, ALONG THE EASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 84°45'50" WEST, ALONG THE SOUTHERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 05°14'10" EAST, ALONG THE WESTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE SOUTH 84°45'50" EAST, ALONG THE NORTHERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.

SCALE: 1" = 40'



LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S05°14'10"W
L2	5.00'	N84°45'50"W
L3	5.00'	N05°14'10"E
L4	5.00'	S84°45'50"E

WATER METER EASEMENT  
REFERENCE POINT - NORTHEAST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727

**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 699, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 8226  
5738 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 6J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

*Brian R. Marie* 4/08/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

LEGEND	
○	SET IRON PIN OR PIPE
○	FOUND IRON PIN OR PIPE
□	SET CONCRETE MONUMENT
□	FOUND CONCRETE MONUMENT
△	TRAVERSE OR CONTROL POINT
—	FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'

**ABBREVIATIONS:**

- N — NORTH
- S — SOUTH
- E — EAST
- W — WEST
- (P) — PLAT
- (F) — FOUND
- (C) — CALCULATED
- COL — CITY OF JACKSONVILLE
- IP — IRON PIPE
- R/W — RIGHT OF WAY
- CRD — CHAIN LINK
- CL — LICENSED BUSINESS
- ORB. — OFFICIAL RECORDS BOOK
- P.C. — POINT OF CURVATURE
- P.O.B. — POINT OF BEGINNING
- A/C — AIR CONDITIONER
- CONC. — CONCRETE



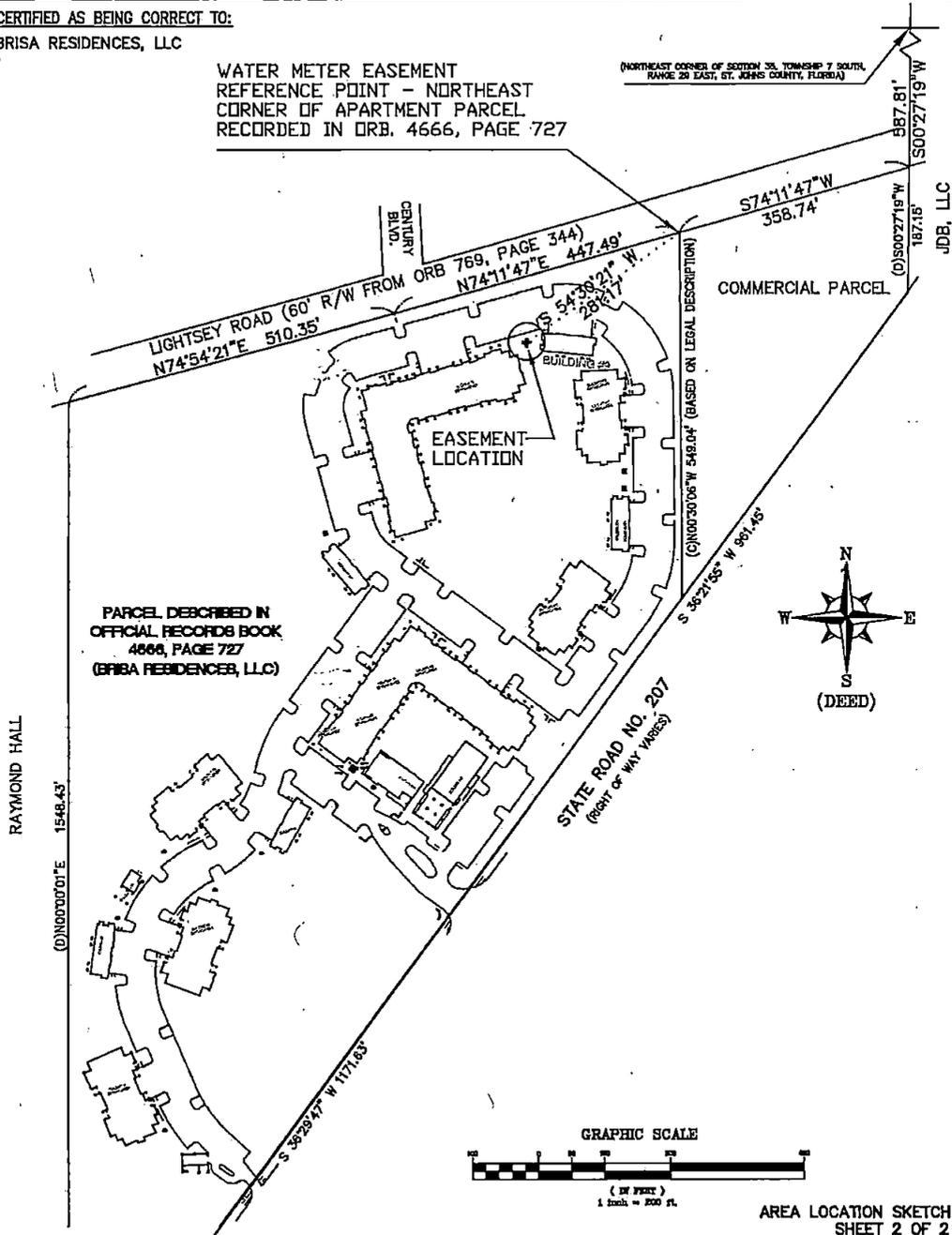
**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**

BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

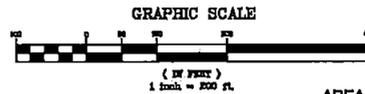
CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

WATER METER EASEMENT  
REFERENCE POINT - NORTHEAST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727

(NORTHEAST CORNER OF SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA)



PARCEL DESCRIBED IN  
OFFICIAL RECORDS BOOK  
4666, PAGE 727  
(BRISA RESIDENCES, LLC)



AREA LOCATION SKETCH  
SHEET 2 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**  
LAND & ENGINEERING SURVEYS  
LICENSED BUSINESS NUMBER (L.B.) 6228  
5738 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-6412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY  
RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL  
STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE  
FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS  
CHAPTER 54-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT  
TO SECTION 472.027, FLORIDA STATUTES.

Brian R. Marie 4/08/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

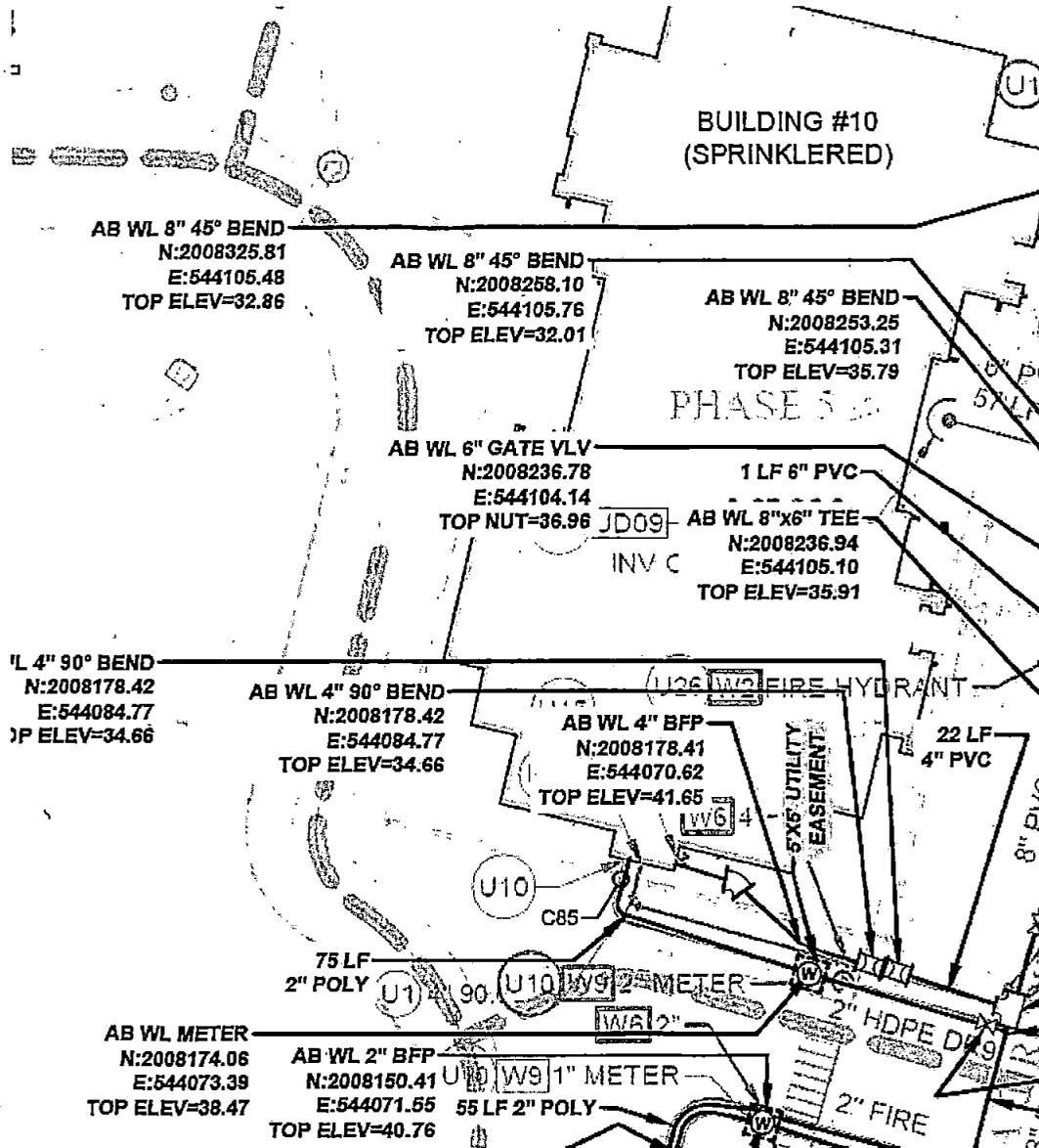
- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 200'

**ABBREVIATIONS:**

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (P) PLAT
- (F) FOUND
- (C) CALCULATED
- CO. CITY OF JACKSONVILLE
- IP IRON PIPE
- R/W RIGHT OF WAY
- CH CHAIN
- CL CHAIN LINK
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- P.C. POINT OF CURVATURE
- P.O.B. POINT OF BEGINNING
- A/C AIR CONDITIONER
- CONG. CONCRETE

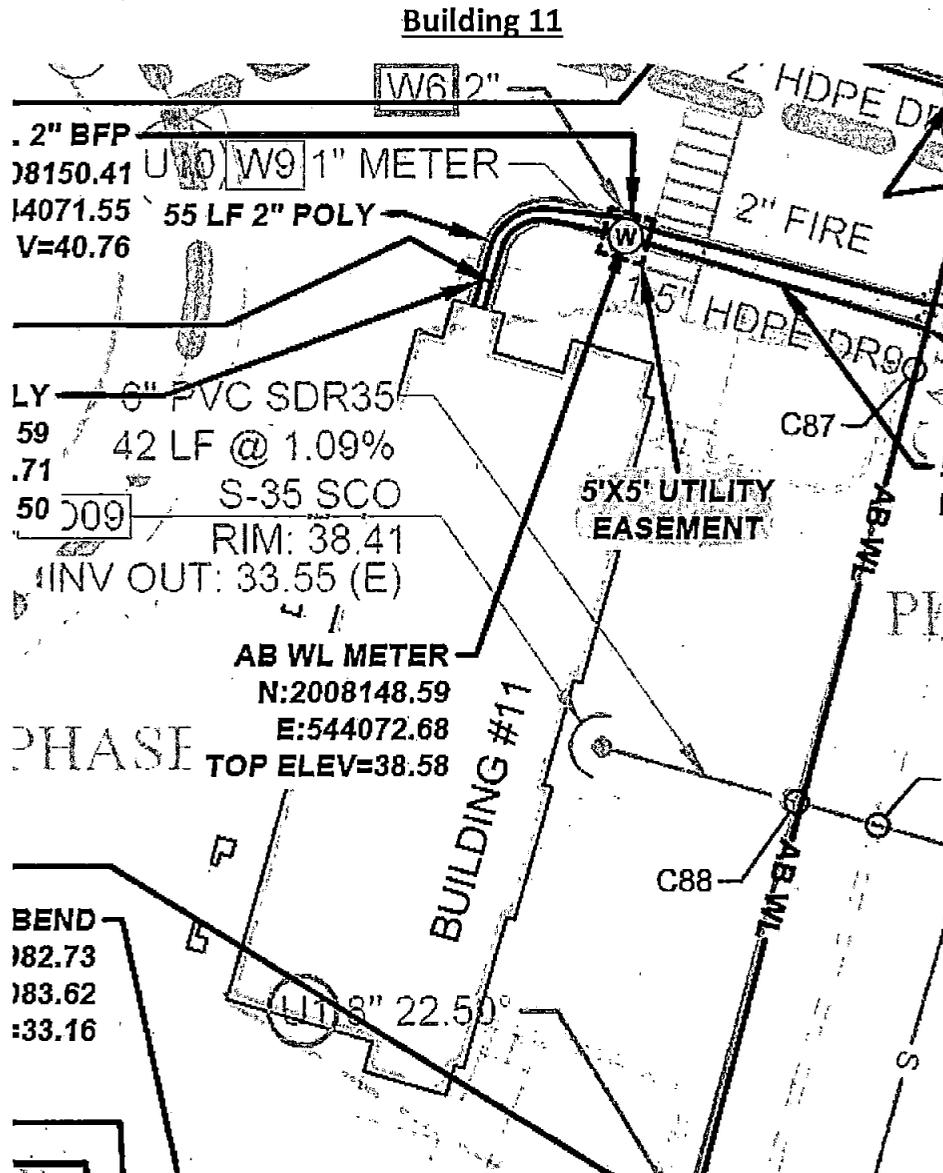
**Building 10**



**Legal Description**

For a point reference, start at the southernmost property corner along SR 207 North 36D 29' 47" east along said right of way line, a distance of 1171.63 feet to a property corner located along the right of way of SR 207. Thence North 16D 16' 44" East, a distance of 522.26 feet to the Point of Beginning, the southeast corner of the water meter easement. Thence South 89D 38' 18" West a distance of 5.00 feet, thence North 00D 21' 42" West a distance of 5.00 feet, thence North 89D 38' 18" East a distance of 5.00 feet, thence South 00D 21' 42" East a distance of 5.00 feet to the Point of Beginning.

Containing 25 Square Feet more or less.

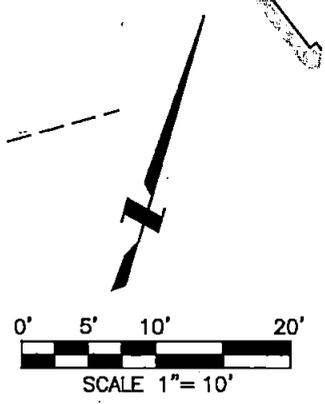
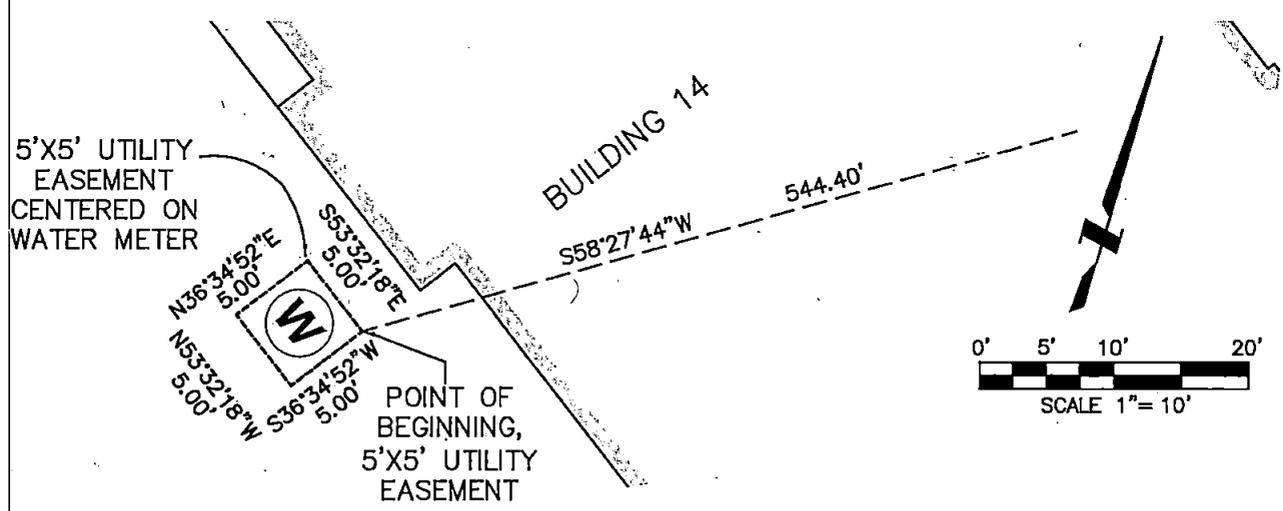
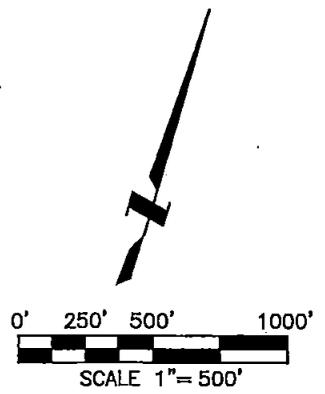
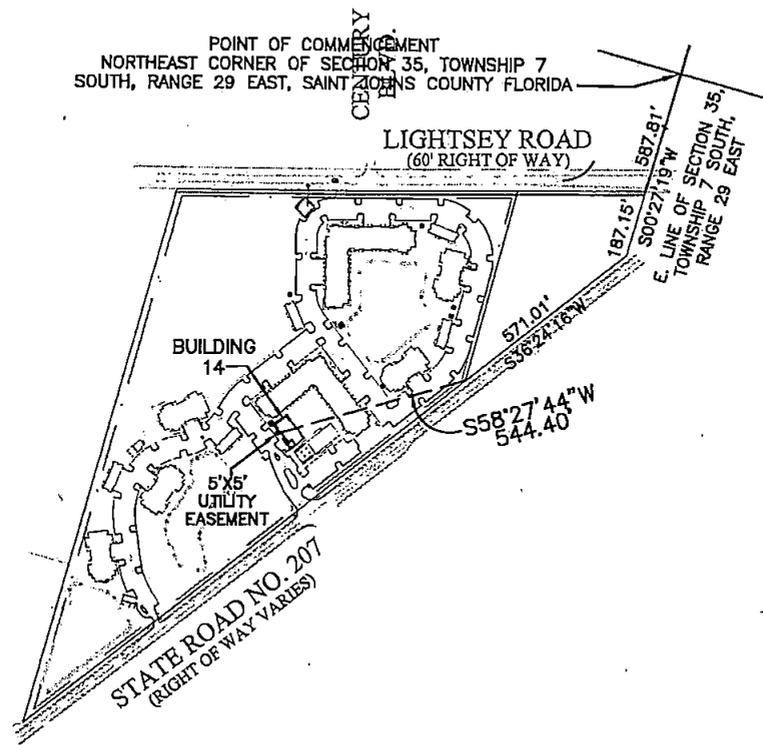


**Legal Description**

For a point reference, start at the southernmost property corner along SR 207 North 36D 29' 47" east along said right of way line, a distance of 1171.63 feet to a property corner located along the right of way of SR 207. Thence North 17D 01' 27" East, a distance of 497.72 feet to the Point of Beginning, the southeast corner of the water meter easement. Thence South 89D 38' 34" West a distance of 5.00 feet, thence North 00D 21' 26" West a distance of 5.00 feet, thence North 89D 38' 34" East a distance of 5.00 feet, thence South 00D 21' 26" East a distance of 5.00 feet to the Point of Beginning.

Containing 25 Square Feet more or less.





**SKETCH AND DESCRIPTION**  
5' X 5' UTILITY EASEMENT

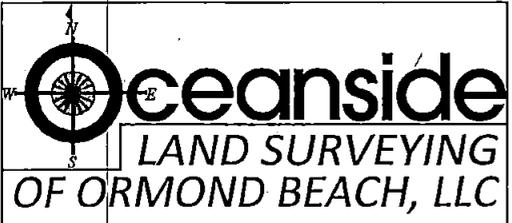
I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. I FURTHER CERTIFY THAT THIS DRAWING MEETS THE STANDARDS OF PRACTICE SET FORTH IN FLORIDA ADMINISTRATIVE CODE CHAPTERS 5J-17.050 THROUGH 5J-17.052, ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS, PURSUANT TO FLORIDA STATUTES SECTION 472.027, SUBJECT TO THE QUALIFICATIONS NOTED HEREON.

WILLIAM F. WOMBLE DATE  
FLORIDA PROFESSIONAL SURVEYOR/MAPPER LS6424  
CERTIFICATE OF AUTHORIZATION LB8327

WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS SKETCH, FLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID.

SEAL

AS-BUILT SURVEY PROVIDED BY:



LICENSED BUSINESS NUMBER 8327  
2090 SOUTH NOVA ROAD, UNIT A-107  
SOUTH DAYTONA, FLORIDA 32119  
PHONE: 386-763-4130 · FAX: 386-763-4129  
EMAIL: BW10CEANSIDE@GMAIL.COM

DRAWING DATE	DRAWN BY	CHECKED BY	JOB NO.	FILE NAME	SCALE	
03-19-20	BW	BW	19-643	LIGHTSEY UTILITY EASEMENTS FOR WATER LINE.DWG	VARIES	SHEET 1 OF 2

## LEGAL DESCRIPTION

A UTILITY EASEMENT LYING WITHIN GOVERNMENT SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, SAINT JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 35, THENCE S00°27'19"W ALONG THE EAST LINE OF SECTION 35 A DISTANCE OF 587.81 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF LIGHTSEY ROAD, A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE CONTINUING S00°27'19"W ALONG SAID EAST LINE OF SECTION 35, A DISTANCE OF 187.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207, A VARIABLE-WIDTH RIGHT-OF-WAY; THENCE S36°24'16"W ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 571.01 FEET TO THE SOUTHEAST CORNER OF THE PARENT RESIDENTIAL PARCEL; THENCE S58°27'44"W A DISTANCE OF 544.40 FEET TO THE EASTERLY CORNER OF A 5 FOOT BY 5 FOOT UTILITY EASEMENT, SAID POINT BEING THE POINT OF BEGINNING OF THIS DESCRIPTION; THENCE S36°34'52"W A DISTANCE OF 5.00 FEET; THENCE N53°32'18"W A DISTANCE OF 5.00 FEET; THENCE N36°34'52"E A DISTANCE OF 5.00 FEET; THENCE S53°32'18"E A DISTANCE OF 5.00 FEET TO THE POINT OF BEGINNING, SAID EASEMENT CONTAINING 25 SQUARE FEET, MORE OR LESS.

**SURVEYOR'S NOTES:**

1. THERE MAY BE ADDITIONAL EASEMENTS, RESTRICTIONS AND/OR OTHER MATTERS THAT ARE NOT SHOWN ON THIS SKETCH OF DESCRIPTION THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
2. SKETCH AND DESCRIPTION BASED ON THE BOUNDARY AND TOPOGRAPHIC SURVEY BY BRIAN R. MARIE, P.S.M., DATED 06-14-2018, AS CONTAINED IN THE CONSTRUCTION PLANS TITLED "LIGHTSEY ROAD APARTMENTS" BY MATTHEWS DESIGN GROUP, REVISED 10-26-18. THE DESCRIBED EASEMENT CONTAINED HEREIN IS ENTIRELY WITHIN THE SUBJECT PARCEL OF THE AFOREMENTIONED SURVEY.
3. BEARINGS ARE BASED ON THE EASTERLY LINE OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, HAVING A BEARING OF SOUTH 00°27'19" WEST."
4. THIS SKETCH AND DESCRIPTION WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE.
5. THE PURPOSE OF THIS SKETCH AND DESCRIPTION IS THE CREATION OF A 5 FOOT BY 5 FOOT UTILITY EASEMENT FOR THE WATER METER SERVING BUILDING 14, BASED ON PROPOSED AND EXISTING FEATURES IN ACCORDANCE WITH THE CONSTRUCTION PLANS AND BOUNDARY/TOPOGRAPHIC SURVEY CONTAINED WITHIN.
6. UNDERGROUND ENCROACHMENTS SUCH AS UTILITIES AND FOUNDATIONS THAT MAY EXIST HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
7. USE OF THIS SKETCH FOR PURPOSES OTHER THAN WHICH IT WAS INTENDED, WITHOUT WRITTEN VERIFICATION, WILL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO THE SURVEYOR. NOTHING HEREON SHALL BE CONSTRUED AS TO GIVE ANY RIGHTS OR BENEFITS TO ANYONE OTHER THAN THOSE WHOM THE SKETCH WAS PREPARED FOR.
8. THIS MAP CONSISTS OF 2 SHEETS. WHEN MULTIPLE SHEETS ARE INCLUDED FOR THE MAP, NO SINGLE SHEET SHALL BE CONSIDERED FULL AND COMPLETE WITHOUT THE OTHERS.
9. DIMENSIONS SHOWN HEREON ARE MEASURED IN U.S. SURVEY FEET AND DECIMALS THEREOF.

DRAWING DATE	DRAWN BY	CHECKED BY	JOB NO.	FILE NAME	SCALE	SHEET 2 OF 2.
03-19-20	BW	BW	19-643	LIGHTSEY UTILITY EASEMENTS FOR WATER LINE.DWG	VARIES	



**MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX**  
BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
BRISA RESIDENCES, LLC

**LEGAL DESCRIPTION**

**WATER-METER EASEMENT FOR BRISA APARTMENT COMPLEX BUILDING 15**

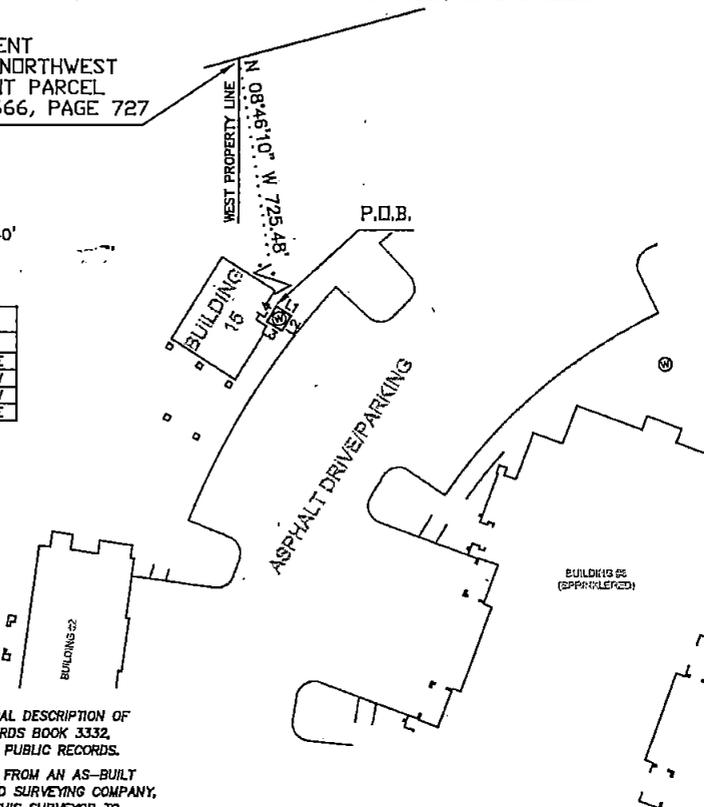
ALL THAT CERTAIN TRACT OR SQUARE SECTION OF LAND, BEING 5.00 FEET WIDE ON EACH SIDE, AND BEING CONTAINED WITHIN THAT PARCEL OF RECORD IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE; COMMENCE AT THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN OFFICIAL RECORDS BOOK 4666, PAGE 727, AND PROCEED, THENCE, SOUTH 08°46'10" EAST, A DISTANCE OF 725.48 FEET TO THE POINT OF BEGINNING OF SUBJECT EASEMENT, BEING THE NORTHERLYMOST CORNER THEREOF; THENCE CONTINUE SOUTH 57°43'30" EAST, ALONG THE NORTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE SOUTH 32°16'30" WEST, ALONG THE SOUTHEASTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET; THENCE NORTH 57°43'30" WEST, ALONG THE SOUTHWESTERLY LINE OF THE SUBJECT EASEMENT, A DISTANCE OF 5.00 FEET; THENCE NORTH 32°16'30" EAST, ALONG THE NORTHWESTERLY LINE THEREOF, A DISTANCE OF 5.00 FEET, TO THE POINT OF BEGINNING.

SUBJECT EASEMENT, THUS DESCRIBED, CONTAINS AN AREA OF 25 SQUARE FEET, MORE OR LESS.

WATER METER EASEMENT  
REFERENCE POINT - NORTHWEST  
CORNER OF APARTMENT PARCEL  
RECORDED IN ORB. 4666, PAGE 727

SCALE: 1" = 40'

LINE TABLE		
LINE	LENGTH	BEARING
L1	5.00'	S57°43'30"E
L2	5.00'	S32°16'30"W
L3	5.00'	N57°43'30"W
L4	5.00'	N32°16'30"E



**SURVEYOR'S REPORT & NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. ALL BOUNDARY INFORMATION PERTAINS TO A LEGAL DESCRIPTION OF THE PARENT TRACT DESCRIBED IN OFFICIAL RECORDS BOOK 3332, PAGE 699, OF THE ST. JOHNS COUNTY, FLORIDA, PUBLIC RECORDS.
3. ALL WATER METER LOCATIONS WERE REFERENCED FROM AN AS-BUILT SURVEY OF THE WATER LINE, BY OCEANSIDE LAND SURVEYING COMPANY, VIA AUTOCAD FILE. NO ATTEMPT WAS MADE BY THIS SURVEYOR TO VERIFY THE WATER METER LOCATIONS IN THE FIELD.

LEGAL DESCRIPTION/SKETCH  
SHEET 1 OF 2

**ATLANTIC ~ GULF SURVEYING CO.**

**LAND & ENGINEERING SURVEYS**

LICENSED BUSINESS NUMBER (L.B.) 6226  
5736 TIMUQUANA ROAD  
JACKSONVILLE, FLORIDA 32210  
904-771-6412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 5J-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian R. Marie 4/09/2020  
BRIAN R. MARIE, P.S.M., FL. REG. # 4852

**LEGEND**

- SET IRON PIN OR PIPE
- FOUND IRON PIN OR PIPE
- SET CONCRETE MONUMENT
- FOUND CONCRETE MONUMENT
- △ TRAVERSE OR CONTROL POINT
- FENCE AS NOTED

JOB NO. S2788 DATE 4/08/2020  
DATE OF SURVEY N/A DRAFTER BRM  
FIELD BOOK N/A SCALE 1" = 40'

**ABBREVIATIONS:**

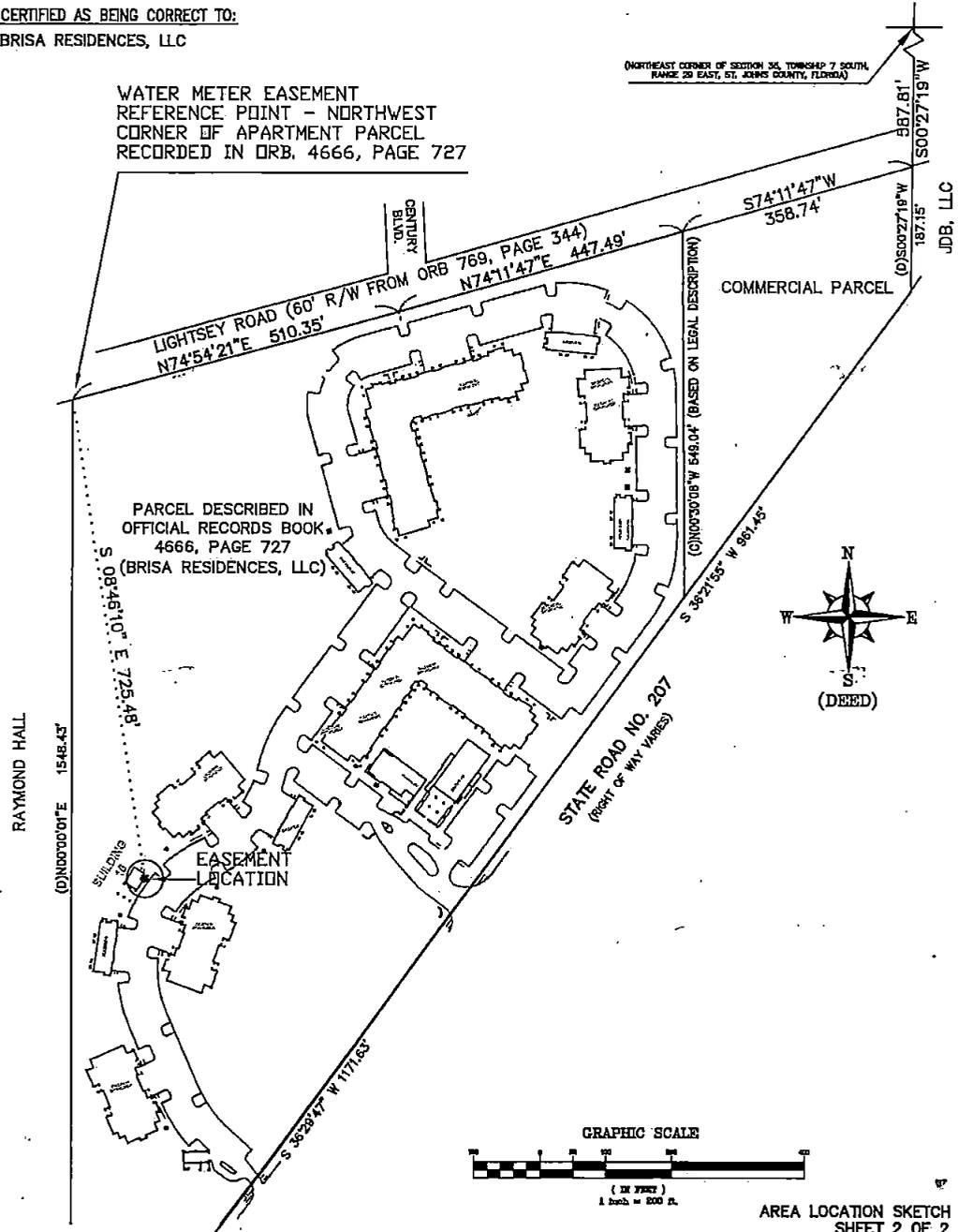
- N \_\_\_\_\_ NORTH
- S \_\_\_\_\_ SOUTH
- E \_\_\_\_\_ EAST
- W \_\_\_\_\_ WEST
- PLAT \_\_\_\_\_ PLAT
- (F) \_\_\_\_\_ FOUND
- (C) \_\_\_\_\_ CALCULATED
- COU \_\_\_\_\_ CITY OF JACKSONVILLE
- IP \_\_\_\_\_ IRON PIPE
- F/P/N \_\_\_\_\_ FOUND IRON PIN OR PIPE
- CH \_\_\_\_\_ CHORD
- C.L. \_\_\_\_\_ CHAIN LINK
- L.B. \_\_\_\_\_ LICENSED BUSINESS
- ORB. \_\_\_\_\_ OFFICIAL RECORDS BOOK
- P.C. \_\_\_\_\_ POINT OF CURVATURE
- P.O.B. \_\_\_\_\_ POINT OF BEGINNING
- A/C \_\_\_\_\_ AIR CONDITIONER
- CONC. \_\_\_\_\_ CONCRETE



MAP SHOWING A SKETCH AND LEGAL DESCRIPTION OF:  
 A WATER-METER EASEMENT IN THE BRISA APT. COMPLEX  
 BEING A PART OF GOVERNMENT LOT 1, SECTION 35, TOWNSHIP 7 SOUTH,  
 RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING FURTHER BY THE  
 LEGAL DESCRIPTION ATTACHED HEREON.

CERTIFIED AS BEING CORRECT TO:  
 BRISA RESIDENCES, LLC

WATER METER EASEMENT  
 REFERENCE POINT - NORTHWEST  
 CORNER OF APARTMENT PARCEL  
 RECORDED IN ORB. 4666, PAGE 727



ATLANTIC ~ GULF SURVEYING CO.

LAND & ENGINEERING SURVEYS

LICENSED BUSINESS NUMBER (L.B.) 6226

5739 TIMUQUANA ROAD  
 JACKSONVILLE, FLORIDA 32210  
 904-771-8412

I HEREBY CERTIFY THAT THIS SURVEY WAS MADE UNDER MY RESPONSIBLE CHARGE AND MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS CHAPTER 54-17.052, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Brian Marie 4/09/2020  
 BRIAN R. MARIE, P.S.M., FL. REG. # 4852

LEGEND

- ⊙ ..... SET IRON PIN OR PIPE
- ..... FOUND IRON PIN OR PIPE
- ..... SET CONCRETE MONUMENT
- ..... FOUND CONCRETE MONUMENT
- △ ..... TRAVERSE OR CONTROL POINT
- ..... FENCE AS NOTED

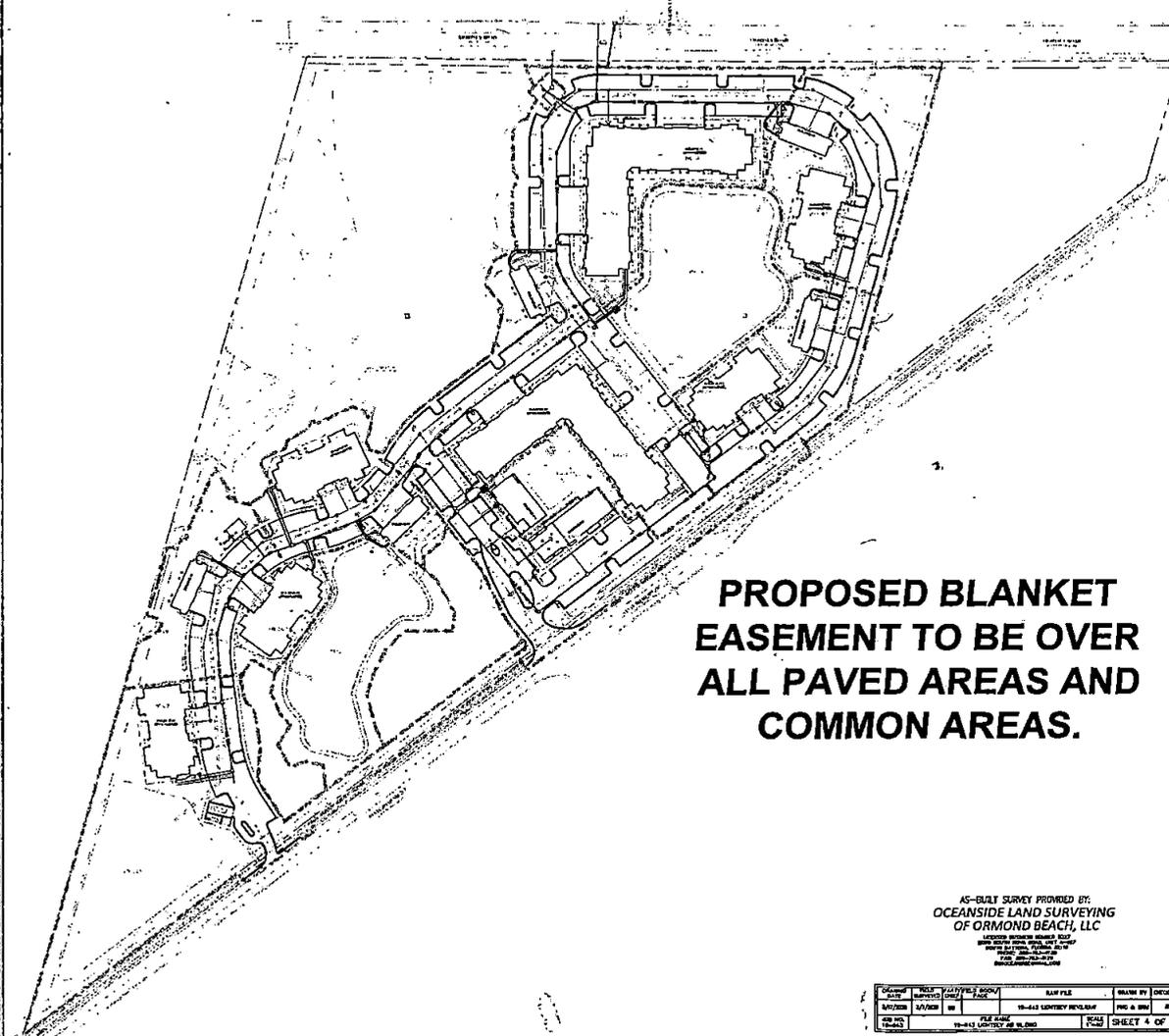
JOB NO. S2788 DATE 4/08/2020  
 DATE OF SURVEY N/A DRAFTER BRM  
 FIELD BOOK N/A SCALE 1" = 200'

ABBREVIATIONS:

- N NORTH
- S SOUTH
- E EAST
- W WEST
- (P) PLAT
- (F) FOUND
- (CAL) CALCULATED
- (CITY) CITY OF JACKSONVILLE
- (I.P.) IRON PIPE
- (R/W) RIGHT OF WAY
- (CH) CHORD
- (CL) CHAIN LINK
- (L.B.) LICENSED BUSINESS
- (ORB) OFFICIAL RECORDS BOOK
- (P.C.) POINT OF CURVATURE
- (P.O.B.) POINT OF BEGINNING
- (A/C) AIR CONDITIONER
- (CONC.) CONCRETE

AREA LOCATION SKETCH  
 SHEET 2 OF 2

# EXHIBIT FOR PROPOSED BLANKET ACCESS EASEMENT



**PROPOSED BLANKET  
EASEMENT TO BE OVER  
ALL PAVED AREAS AND  
COMMON AREAS.**

AS-BUILT SURVEY PROVIDED BY:  
**OCEANSIDE LAND SURVEYING  
OF ORMOND BEACH, LLC**

DATE	BY	REVISION	SCALE	SHEET NO.	TOTAL SHEETS
10/15/2014	AS-BUILT	AS-BUILT	AS-BUILT	4	4
10/15/2014	AS-BUILT	AS-BUILT	AS-BUILT	4	4

A PART OF GOVERNMENT LOTS 1 AND 4 OF SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AS FURTHER DESCRIBED BY THE LEGAL DESCRIPTION ATTACHED HERewith.

**LEGAL DESCRIPTION**

LEGAL DESCRIPTION OF PARENT TRACT: [REDACTED]  
PARCEL B - LIGHTSEY ROAD

BEING A PART OF GOVERNMENT LOTS 1 AND 4, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00°27'18" WEST ALONG THE SAID EAST LINE OF SAID SECTION 33, A DISTANCE OF 587.81 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 00°27'18" WEST ALONG SAID EAST LINE OF SECTION 33, A DISTANCE OF 187.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307 (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 36°29'18" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 961.45 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 36°29'18" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.82 FEET; THENCE NORTH 00°02'01" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOTS 1 AND 4, A DISTANCE OF 36.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD; THENCE NORTH 74°14'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.28 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 74°14'21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 808.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 23.21 ACRES MORE OR LESS.  
THE ABOVE DESCRIBED PARCEL B BEING SUBJECT TO A 30 FOOT WIDE PERMANENT EASEMENT, SAID EASEMENT LYING 20 FEET NORTHERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307; CONTAINING 0.53 ACRES MORE OR LESS AND BEING KNOWN AS PARCEL NUMBER 816 BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SPR NO. 2116339, SECTION NO. 78000-2316.

LESS AND EXCEPT:

**COMMERCIAL PARCEL**  
BEING A PART OF GOVERNMENT LOTS 1 AND 4, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00°27'18" WEST ALONG SAID EAST LINE OF SAID SECTION 33, A DISTANCE OF 587.81 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 00°27'18" WEST ALONG SAID EAST LINE OF SECTION 33, A DISTANCE OF 187.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307 (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 36°29'18" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 961.45 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 36°29'18" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.82 FEET; THENCE NORTH 00°02'01" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOTS 1 AND 4, A DISTANCE OF 36.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD; THENCE NORTH 74°14'21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.9008 ACRES MORE OR LESS.  
THE ABOVE DESCRIBED PARCEL B BEING SUBJECT TO A 30 FOOT WIDE PERMANENT EASEMENT, SAID EASEMENT LYING 20 FEET NORTHERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307; CONTAINING 0.53 ACRES MORE OR LESS AND BEING KNOWN AS PARCEL NUMBER 816 BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SPR NO. 2116339, SECTION NO. 78000-2316.

THE REMAINDER:

**RESIDENTIAL PARCEL**  
BEING A PART OF GOVERNMENT LOTS 1 AND 4, SECTION 33, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 33;  
THENCE SOUTH 00°27'18" WEST ALONG SAID EAST LINE OF SAID SECTION 33, A DISTANCE OF 587.81 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD (A 60 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE CONTINUE SOUTH 00°27'18" WEST ALONG SAID EAST LINE OF SECTION 33, A DISTANCE OF 187.15 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307 (A RIGHT-OF-WAY OF VARYING WIDTH); THENCE SOUTH 36°29'18" WEST ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 961.45 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE SOUTH 36°29'18" WEST CONTINUING ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 118.82 FEET; THENCE NORTH 00°02'01" EAST ALONG THE WESTERLY LINE OF SAID GOVERNMENT LOTS 1 AND 4, A DISTANCE OF 36.48 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LIGHTSEY ROAD; THENCE NORTH 74°14'21" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 516.28 FEET TO AN ANGLE POINT ON SAID RIGHT-OF-WAY LINE; THENCE NORTH 74°14'21" EAST CONTINUING ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 808.23 FEET TO THE POINT OF BEGINNING.

CONTAINING 22.2856 ACRES, MORE OR LESS.  
THE ABOVE DESCRIBED PARCEL B BEING SUBJECT TO A 20 FOOT WIDE PERMANENT EASEMENT, SAID EASEMENT LYING 20 FEET NORTHERLY OF THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 307; CONTAINING 0.74 ACRES MORE OR LESS AND BEING KNOWN AS PARCEL NUMBER 816 BY THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SPR NO. 2116339, SECTION NO. 78000-2316.

PROFESSIONAL SEAL  
 REGISTERED PROFESSIONAL SURVEYOR  
 STATE OF FLORIDA  
 NO. 12345  
 EXPIRES 12/31/2018  
 MATTHEWS DESIGN GROUP  
 12345 MAIN STREET  
 SUITE 100  
 ORMOND BEACH, FL 32136  
 (407) 123-4567  
 www.matthewsdesign.com

UTILITY PLAN  
 LIGHTSEY ROAD APARTMENTS  
 ST. JOHNS COUNTY  
 CREST RESIDENTIAL, LLC

Exhibit "B" Ingress/Egress Area



**BILL OF SALE  
UTILITY IMPROVEMENTS  
FOR  
LIGHTSEY ROAD APARTMENTS**

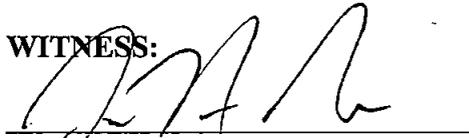
Brisa Residences, LLC (the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

**SEE EXHIBIT A SCHEDULE OF VALUES FOR  
LIGHTSEY ROAD APARTMENTS.**

The Seller does, for itself and its successors and assigns, covenant to and with St. Johns County and its successors and assigns, that it is lawful owner of said personal property; that the personal property is free of all encumbrances; that it has good rights to sell the same; and that it will warrant and defend the sale of the personal property against the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 22 of JAN, 2020

**WITNESS:**



Witness Signature

Holmes Nevins

Print Witness Name

**OWNER:**



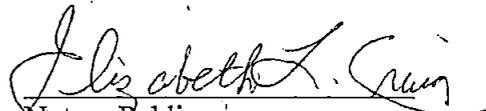
Owner's Signature

DAVID O'BRIEN

Print Owner's Name

State of Alabama  
County of Jefferson

The foregoing instrument was acknowledged before me this 22nd day of January, 2020, by David Obrien who is personally known to me or has produced Driver License as identification.

  
Notary Public







**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Lightsey Road Apartments  
 Contractor: P & S Paving, Inc.  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8", PVC, DR-18	LF	74	\$ 45.00	\$ 3,330.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8' DI, MJ RW/OL SS TAPPING VALVE	Ea	1	\$ 4,600.00	\$ 4,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" POLY	Ea	11	\$ 600.00	\$ 6,600.00
2" POLY	Ea	5	\$ 700.00	\$ 3,500.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 18,030.00</b>



**FINAL RELEASE OF LIEN**

**UTILITY IMPROVEMENTS**

The undersigned lienor, in consideration of the sum \$24,250.00  
Twenty-Four Thousand, Two Hundred Fifty Dollars and Zero Cents hereby  
waives and releases its lien and right to claim a lien for Water and Sewer labor, services  
or materials furnished through 08/25/20 to Brisa Residences, LLC. to the following  
described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Lightsey Road Apartments

The waiver and release does not cover any retention or labor, services, or  
materials furnished after the date specified.

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly  
executed and delivered by its duly authorized office on this 27 of OCT. 2020

WITNESS:

Diana L. West

Witness Signature

Diana L. West

Print Witness Name

OWNER:

Tim Phillips

Lienor's Signature

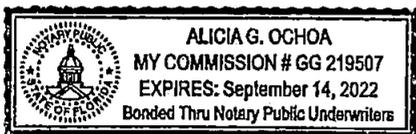
Tim Phillips

Print Lienor's Name

STATE OF FLORIDA

COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical  
presence or  online notarization, this 27 day of October, 2020, by  
Tim Phillips as owner  
for P+S Paving, Inc.



Alicia G. Ochoa

Notary Public

My Commission Expires: 09/14/2022

Personally Known or Produced Identification  
Type of Identification Produced



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Lightsey Road Apartments  
 Contractor: P & S Paving, Inc.  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
6" PVC, DR-18	LF	20	\$ 36.00	\$ 720.00
<b>Sewer Valves (Size and Type)</b>				
6" DI MJ RW OL SS TAPN VLV L/A	Ea	1	\$ 5,500.00	\$ 5,500.00
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>			\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>			<b>\$</b>	<b>6,220.00</b>



**St. Johns County Utility Department**  
**Asset Management**  
**Schedule of Values**

Project Name: Lightsey Road Apartments  
 Contractor: P & S Paving, Inc.  
 Developer: \_\_\_\_\_

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8", PVC,DR-18	LF	74	\$ 45.00	\$ 3,330.00
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
8' DI, MJ RW OL SS TAPPING VALVE	Ea	1	\$ 4,600.00	\$ 4,600.00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
			\$ -	\$ -
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" POLY	Ea	11	\$ 600.00	\$ 6,600.00
2" POLY	Ea	5	\$ 700.00	\$ 3,500.00
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 18,030.00</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 02/14/2020  
Project Title: Lightsey Road Apartments  
St. Johns County, Florida

FROM: P & S Paving, Inc.  
3701 Olson Drive  
Daytona Beach, FL 32124

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

**Contractor:**

*Diana L. West*

Contractor's Signature

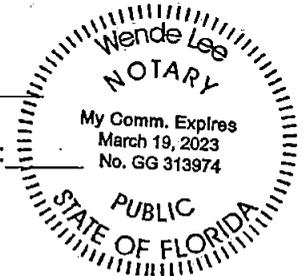
*Diana L. West*

Print Contractor's Name

STATE OF FLORIDA  
COUNTY OF Volusia

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 15<sup>th</sup> day of October, 2020, by Diana L. West as Secretary for P. & S. Paving, Inc.

*Wende Lee*  
Notary Public  
My Commission Expires:



Personally Known or Produced Identification  
Type of Identification Produced

Exhibit "E" to Resolution



**St. Johns County Board of County Commissioners**

Utility Department

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INTEROFFICE MEMORANDUM

---

TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Lightsey Road Apartments PUD  
DATE: February 16, 2021

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Lightsey Road Apartments PUD.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Easement Area



2019 Aerial Imagery  
 0 305 610 1,220  
 Feet  
 Date: 4/19/2021

Easement for Utilities,  
 Bill of Sale, Final Release  
 of Lien & Warranty

Lightsey Road  
 Apartments PUD

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0782

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.

