

**RESOLUTION NO. 2022- 20**  
**RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS**  
**OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR**  
**PRESERVE AT BANNON LAKES PHASE 2C**

WHEREAS, PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF III-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNERS, have applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as Preserve at Bannon Lakes Phase 2C.

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

**Section 1.** The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

**Section 2.** A Required Improvements Bond in the amount of \$1,317,017.79 has been filed with the Clerk's office.

**Section 3.** A Required Improvements Bond in the amount of \$174,738.57 is required for maintenance.

**Section 4.** The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

**Section 5.** The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

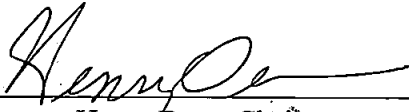
**Section 6.** The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.


The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 1<sup>st</sup> day of February, 2022.

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

BY:   
Henry Dean, Chair

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

  
Deputy Clerk



RENDITION DATE 2/3/22

# Preserve at Bannon Lakes Phase 2C

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 1 OF 5 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEASTERLY CORNER OF THE PLAT OF BANNON LAKES PHASE 1B-2, AS RECORDED IN MAP BOOK 83, PAGES 34 THROUGH 39, INCLUDING OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTH 71°23'48" EAST, 84.40 FEET; THENCE NORTH 08°32'07" EAST, 1232.84 FEET; THENCE NORTH 83°28'52" WEST, 63.75 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 68.48 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 47°43'13" WEST, 61.69 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 85°48'45" WEST, 152.66 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 44.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 68°26'48" WEST, 43.43 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 44.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 23°28'48" WEST, 32.98 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°11'15" WEST, 82.38 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 156.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°15'48" WEST, 155.61 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 02°52'49" WEST, 39.81 FEET; THENCE SOUTH 47°48'51" WEST, 238.58 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.20 FEET, AN ARC DISTANCE OF 39.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°37'29" WEST, 38.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 89.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 75°03'29" WEST, 89.49 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 81°23'55" WEST, 94.65 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 13.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°49'53" WEST, 13.42 FEET; THENCE NORTH 39°44'09" WEST, 125.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 43.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 58°33'57" EAST, 43.31 FEET; THENCE NORTH 23°07'58" WEST, 364.02 FEET; THENCE NORTH 30°24'59" EAST, 348.27 FEET; THENCE NORTH 73°34'50" EAST, 170.49 FEET; THENCE SOUTH 85°48'45" EAST, 140.43 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 0.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°04'09" WEST, 0.78 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°11'15" WEST, 33.36 FEET; THENCE SOUTH 85°48'45" EAST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 40°48'45" EAST, 33.36 FEET; THENCE SOUTH 04°11'15" WEST, 60.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°11'15" WEST, 33.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°11'15" WEST, 120.20 FEET; THENCE SOUTH 85°48'45" EAST, 125.00 FEET; THENCE SOUTH 47°17'42" EAST, 13.90 FEET, TO THE POINT OF BEGINNING.

CONTAINING 8.23 ACRES, MORE OR LESS.

## SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING CURRENTLY LICENSED AND REGISTERED BY THE STATE OF FLORIDA, AS A LAND SURVEYOR, DOES HEREBY CERTIFY THAT HE/SHE HAS COMPLETED THE SURVEY OF LANDS, AS SHOWN ON THE FOREGOING PLAT, THAT SAID PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, THAT THE PLAT WAS PREPARED UNDER HIS OR HER DIRECTION AND SUPERVISION AND THAT THE PLAT COMPLIES WITH ALL OF THE SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATING, FLORIDA STATUTES, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED IN ACCORDANCE WITH SECTION 177.091 (7) AND PERMANENT CONTROL POINTS WILL BE SET IN ACCORDANCE WITH SECTION 177.091 (8).

SIGNED AND SEALED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY:

MICHAEL J. COLLIGAN  
FLORIDA REGISTERED LAND SURVEYOR NO. 8788  
CLARY & ASSOCIATES, INC.  
3830 CROWN POINT ROAD, JACKSONVILLE, FLORIDA 32257  
LICENSE NO. LB3731

## CERTIFICATE OF APPROVAL AND ACCEPTANCE

THIS IS TO CERTIFY THAT ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021, THE FOREGOING PLAT WAS APPROVED AND ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

BY: \_\_\_\_\_  
CHAIR

## CERTIFICATE OF APPROVAL OF THE GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED BY THE GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
DIRECTOR, GROWTH MANAGEMENT DEPARTMENT

## CERTIFICATE OF COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF PRESERVE AT BANNON LAKES PHASE 2C HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

## CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK \_\_\_\_\_ PAGE(S) OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
BRANDON J. PATTY, CLERK  
CLERK OF THE CIRCUIT COURT & COMPTROLLER

## CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES CHAPTER 177 BY THE OFFICE OF COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2021.

BY: \_\_\_\_\_  
DAIL OLIVER, PLS, COUNTY SURVEYOR  
PROFESSIONAL LAND SURVEYOR, LICENSE NUMBER 4584



# Preserve at Bannon Lakes Phase 2C

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 5 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

### ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY ("PULTE"), RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND RREF III-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY (COLLECTIVELY, THE "OWNERS"), ARE THE LAWFUL OWNERS OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS PRESERVE AT BANNON LAKES PHASE 2C, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AND THAT THIS PLAT, MADE IN ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS THE TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHT-OF-WAYS DESIGNATED IN THIS PLAT AS BEECHNUT CIRCLE AND CEDAR PRESERVE LANE, ARE HEREBY DEDICATED TO THE COUNTY OF ST. JOHNS, ITS SUCCESSORS AND ASSIGNS, IN PERPETUITY FOR MAINTENANCE OF THE RIGHT-OF-WAY, ACCESS, DRAINAGE AND UTILITY IMPROVEMENTS WHICH ARE NOW OR HEREAFTER CONSTRUCTED THEREON.

TRACT 2C-1 (OPEN SPACE) AND TRACT 2C-3 (DRAINAGE), SHALL REMAIN PRIVATELY OWNED BY PULTE AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO CONVEY TITLE TO ANY OR ALL OF SAID TRACTS TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE EASEMENTS SHOWN ON THIS PLAT AS DRAINAGE EASEMENT (D.E.), AND TRACT 2C-3 (DRAINAGE) SHOWN ON THIS PLAT SHALL PERMIT ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, TO DISCHARGE ALL STORMWATER WHICH MAY FALL OR COME UPON ALL ROAD RIGHTS-OF-WAY HEREBY DEDICATED INTO, OVER, ACROSS OR THROUGH SAID DRAINAGE EASEMENTS AND STORMWATER MANAGEMENT FACILITY TRACTS. THE FOREGOING RIGHT OF THE COUNTY TO DISCHARGE STORMWATER SHALL NOT IMPLY ANY RESPONSIBILITY ON THE PART OF THE COUNTY FOR THE CONSTRUCTION OR MAINTENANCE OF THE DRAINAGE SYSTEM.

TRACT 2C-4 (CONSERVATION) SHALL REMAIN PRIVATELY OWNED BY RREF III-P-EP BANNON MITIGATION, LLC AND THE SOLE AND EXCLUSIVE PROPERTY OF RREF III-P-EP BANNON MITIGATION, LLC, ITS SUCCESSORS AND ASSIGNS; PROVIDED, HOWEVER, RREF III-P-EP BANNON MITIGATION, LLC RESERVES THE RIGHT TO CONVEY TITLE TO SAID TRACT TO ANY ENTITY OR ENTITIES, INCLUDING, WITHOUT LIMITATION, A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SAID TRACT 2C-4 IS SUBJECT TO A DEED OF CONSERVATION EASEMENT IN FAVOR OF THE ST. JOHNS RIVER WATER MANAGEMENT DISTRICT WITH THIRD PARTY BENEFICIARY RIGHTS IN FAVOR OF THE U.S. ARMY CORPS OF ENGINEERS, RECORDED IN OFFICIAL RECORDS BOOK 4175, PAGE 1339, AS AMENDED IN OFFICIAL RECORDS BOOK 4817, PAGE 750, OFFICIAL RECORDS BOOK 5204, PAGE 1266 AND OFFICIAL RECORDS BOOK 5212, PAGE 1651 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

TRACT 2C-2 (LIFT STATION) IS HEREBY DEDICATED (FEE SIMPLE) TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, FOR UTILITY PURPOSES. PULTE SHALL HAVE THE OBLIGATION FOR MAINTENANCE OF THE LANDSCAPING WITHIN SAID TRACT 2C-2 (LIFT STATION) AND PULTE AND ITS SUCCESSORS AND ASSIGNS SHALL HAVE AN ACCESS EASEMENT OVER TRACT 2C-3 TO INSTALL, OPERATE, MAINTAIN, REPAIR OR REPLACE ANY LANDSCAPING, IRRIGATION AND HARDSCAPING FACILITIES; PROVIDED, HOWEVER, THAT PULTE RESERVES THE RIGHT TO ASSIGN SUCH EASEMENT AND THE OBLIGATION FOR MAINTENANCE TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATIONS OF MAINTENANCE THEREOF UNDER THIS PLAT.

ALL EASEMENTS DESIGNATED ON THIS PLAT AS "UTILITY & ACCESS EASEMENT" (SUICD-UE) ARE HEREBY IRREVOCABLY AND DEDICATED TO ST. JOHNS COUNTY, ITS SUCCESSORS AND ASSIGNS, AS UTILITY AND ACCESS EASEMENTS FOR INSTALLATION AND MAINTENANCE (INCLUDING RIGHTS OF INGRESS AND EGRESS) OF UNDERGROUND UTILITY IMPROVEMENTS (AND RELATED ABOVE GROUND EQUIPMENT).

ALL EASEMENTS CREATED BY THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, ARE AND SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF PULTE, ITS SUCCESSORS AND ASSIGNS. IF ANY OF SAID EASEMENTS, PULTE RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS CREATED BY THIS PLAT FOR DRAINAGE OR LANDSCAPE PURPOSES; PROVIDED, HOWEVER, PULTE RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO A PROPERTY OWNERS' ASSOCIATION, A MUNICIPAL SERVICES TAXING UNIT, A COMMUNITY DEVELOPMENT DISTRICT, OR SUCH OTHER SUCH ENTITY OR ENTITIES AS WILL ASSUME ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

PULTE, FOR ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY RESERVES AN EASEMENT FOR INGRESS AND EGRESS OVER ALL OF THE EASEMENTS CREATED BY THIS PLAT.

ANY UTILITY EASEMENTS CREATED BY THIS PLAT SHALL ALSO BE EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES IN THE MANNER AND SUBJECT TO THE PROVISIONS OF SECTION 177.091(28) OF THE CURRENT FLORIDA STATUTES; PROVIDED, HOWEVER, TO THE EXTENT ALLOWABLE BY SAID SECTION 177.091(28), NO SUCH CONSTRUCTION, INSTALLATION, MAINTENANCE, AND OPERATION OF CABLE TELEVISION SERVICES SHALL INTERFERE WITH THE FACILITIES AND SERVICES OF AN ELECTRIC, TELEPHONE, GAS, OR OTHER PUBLIC UTILITY. NOTWITHSTANDING THE FOREGOING, ONLY CABLE TELEVISION SERVICE PROVIDERS SPECIFICALLY AUTHORIZED BY PULTE, ITS SUCCESSORS AND ASSIGNS, TO SERVE THE LANDS SHOWN ON THIS PLAT, SHALL HAVE THE BENEFIT OF SAID CABLE TELEVISION SERVICE EASEMENTS.

THOSE EASEMENTS DESIGNATED ON THIS PLAT AS "PULTE EASEMENT" AND "PULTE" ARE HEREBY IRREVOCABLY DEDICATED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM. ADDITIONAL UTILITY EASEMENTS MAY BE GRANTED TO FLORIDA POWER & LIGHT COMPANY, ITS SUCCESSORS AND ASSIGNS, OVER ADDITIONAL PORTIONS OF THE LANDS SHOWN ON THIS PLAT AS NEEDED AND THE RIGHTS RESERVED HEREBY ARE FOR THE CONSTRUCTION, INSTALLATION, MAINTENANCE AND OPERATION OF THE UNDERGROUND ELECTRICAL SYSTEM SERVING THE LANDS SHOWN ON THIS PLAT.

PULTE HEREBY RESERVES AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS, TRACTS, OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.

IN WITNESS WHEREOF, PULTE HOME COMPANY, LLC, RREF III-P-EP BANNON MITIGATION, LLC, AND RREF III-P-EP CYPRESS CREEK FARMS, LLC HAVE CAUSED THIS PLAT AND ADOPTION AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OR APPOINTED OFFICERS OR AGENTS ACTING BY AND WITH THE AUTHORITY UNDER THEIR RESPECTIVE GOVERNING DOCUMENTS.

### PULTE HOME COMPANY, LLC

PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

### RREF III-P-EP CYPRESS CREEK FARMS, LLC

RREF III-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

### RREF III-P-EP BANNON MITIGATION, LLC

RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY

BY: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_ PRINT NAME: \_\_\_\_\_  
TITLE: \_\_\_\_\_ WITNESS: \_\_\_\_\_  
PRINT NAME: \_\_\_\_\_

### NOTARY FOR PULTE HOME COMPANY, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF PULTE HOME COMPANY, LLC, A MICHIGAN LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

### NOTARY FOR RREF III-P-EP CYPRESS CREEK FARMS, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF III-P-EP CYPRESS CREEK FARMS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

### NOTARY FOR RREF III-P-EP BANNON MITIGATION, LLC

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF  PHYSICAL PRESENCE OR  ONLINE NOTARIZATION, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, A.D., BY \_\_\_\_\_ AS \_\_\_\_\_ OF RREF III-P-EP BANNON MITIGATION, LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE COMPANY, WHO PERSONALLY KNOWN \_\_\_\_ OR PRODUCED IDENTIFICATION \_\_\_\_ TYPE OF IDENTIFICATION PRODUCED \_\_\_\_\_

NOTARY PUBLIC, STATE OF FLORIDA  
NAME: \_\_\_\_\_  
MY COMMISSION EXPIRES: \_\_\_\_\_  
MY COMMISSION NUMBER IS: \_\_\_\_\_

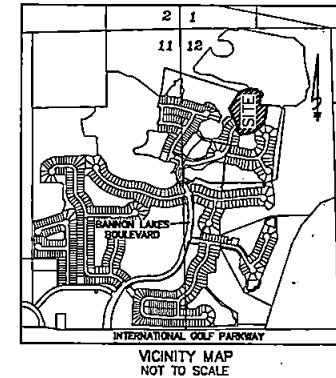


# Preserve at Bannan Lakes Phase 2C

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	50.00'	66.48'	70°11'06"	N47°43'13"W	61.65'
C2	50.00'	44.93'	51°28'57"	S88°28'48"W	43.43'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N71°23'48"E	84.40'
L2	N83°28'52"W	63.75'



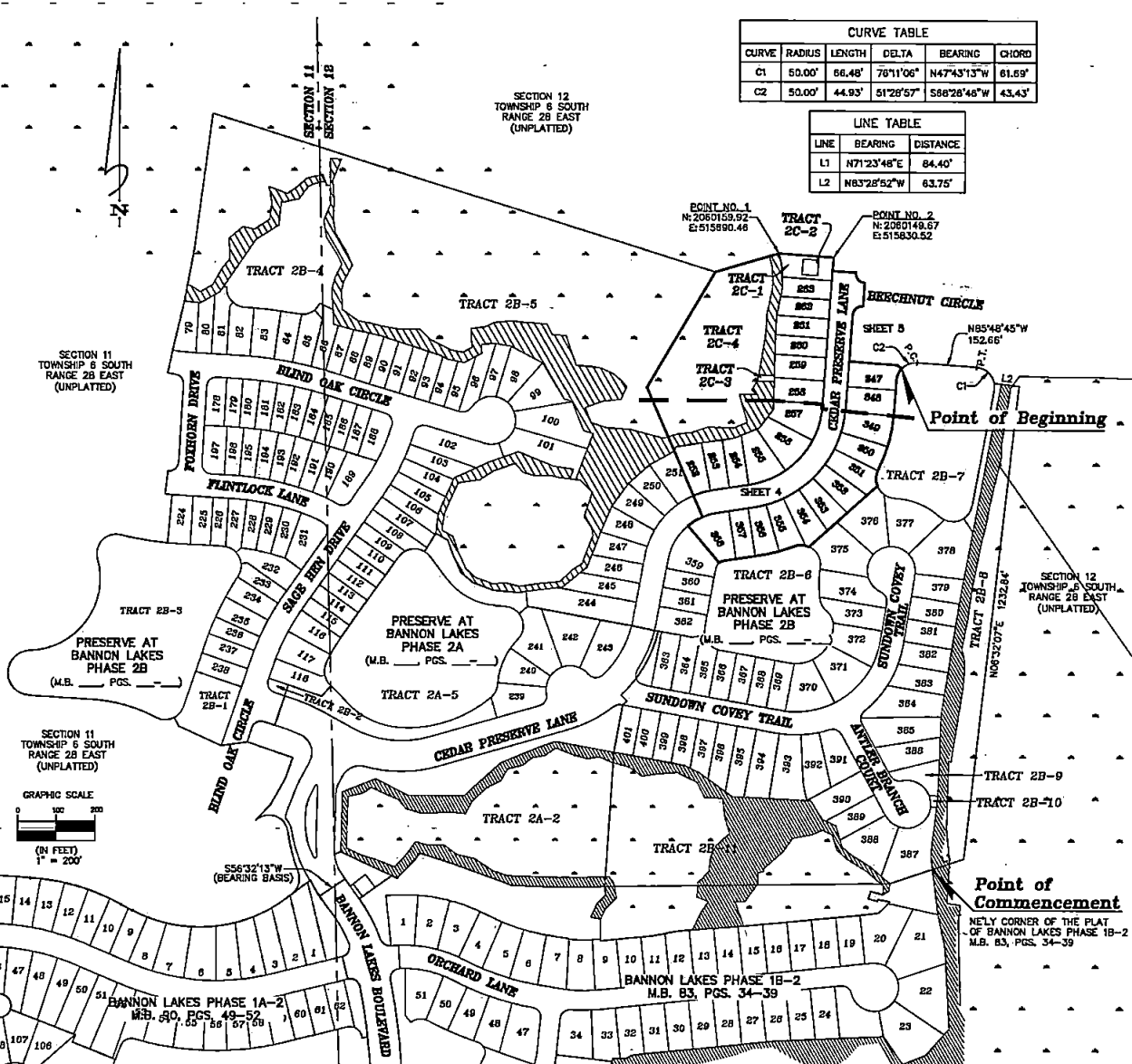
### General Notes

- BEARINGS SHOWN HEREON ARE BASED ON THE NORTHERLY TERMINUS OF BANNAN LAKES BOULEVARD AS 5 56°32'13" W (STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NAD 1983/1990 NGS ADJUSTMENT).
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES ONLY. THE GEODETIC CONTROL RELIED UPON FOR THESE VALUES WAS PUBLISHED ST. JOHNS COUNTY GEODETIC CONTROL POINTS G050, AND G051  
G050 N 2055870.5021 E 511532.7838  
G051 N 2088974.3146 E 504321.1345  
COORDINATES ARE BASED ON NORTH AMERICAN DATUM 1983/1991 - STATE PLANE COORDINATES - FLORIDA EAST ZONE - (U.S. SURVEY FEET)
- NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREIN AND WILL IN NO CIRCUMSTANCES BE SUPPLANTED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY. (SECTION 177.091, FLORIDA STATUTES)
- BEARINGS AND DISTANCES SHOWN ON CURVES REFER TO CHORD BEARINGS AND DISTANCES.
- THE TABULATED CURVE TABLE(S) SHOWN ON EACH SHEET IS APPLICABLE ONLY TO THE CURVES THAT APPEAR ON THAT SHEET.
- UPLAND BUFFERS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
- CERTAIN EASEMENTS ARE RESERVED FOR FPA&L FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- THE STORMWATER MANAGEMENT FACILITY & DRAINAGE EASEMENTS SHOWN HEREON ARE FOR PICTORIAL PURPOSES ONLY AND DO NOT REPRESENT AN ACTUAL "AS-BUILT" SITUATION. THEY ARE BASED ON THE ENGINEERING PLANS FOR THIS PLAT.
- EACH EASEMENT SHOWN ON THIS PLAT AND DESIGNATED AS AN UNOBSTRUCTED EASEMENT SHALL REMAIN TOTALLY UNOBSTRUCTED BY ANY PERMANENT IMPROVEMENTS WHICH MAY IMPEDE THE USE OF SAID UNOBSTRUCTED EASEMENT BY AUTHORIZED PERSONS OR ENTITIES. THE CONSTRUCTION OF DRIVEWAYS AND SIDEWALKS AND THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS PERMISSIBLE BUT SUBJECT TO REMOVAL BY AUTHORIZED PERSONS OR ENTITIES AT THE EXPENSE OF EACH AFFECTED LOT OWNER FOR THE REMOVAL AND/OR REPLACEMENT OF SUCH ITEMS.
- THE NUMBERING OF LOTS ON THIS PLAT INCLUDE LOTS 252 THROUGH 263, INCLUSIVE, AND LOTS 347 THROUGH 358, INCLUSIVE.

POINT	NORTHING	EASTING	DESCRIPTION
1	2060159.92	515690.48	PRM-MOST NLY CORNER OF TRACT "2C-1"
2	2060149.67	515830.52	PRM-MOST ELY CORNER OF TRACT "2C-1"

### THE LANDS SHOWN HEREON ARE SUBJECT TO THE FOLLOWING EASEMENTS:

O.R.B.	CONSERVATION EASEMENT	SHOWN HEREON
O.R.B. 4175, PG. 1339	CONSERVATION EASEMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4166, PG. 827	AMENDED MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4284, PG. 709	AMENDMENT TO MASTER DECLARATION	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4595, PG. 1583	SECOND AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4640, PG. 165	THIRD AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4766, PG. 1974	FOURTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4933, PG. 1105	FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4935, PG. 1566	AMENDED FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 4944, PG. 700	SECOND AMENDED FIFTH AMENDMENT	BLANKETS SITE EXCLUDING TRACT 2C-4
O.R.B. 5212, PG. 1651	CONSERVATION EASEMENT	SHOWN HEREON



### LEGEND

- |        |                         |        |                                    |               |  |   |  |
|--------|-------------------------|--------|------------------------------------|---------------|--|---|--|
| R/W    | = RIGHT OF WAY          | P.C.C. | = POINT OF COMPOUND CURVATURE      | U.D.E.        | = UNOBSTRUCTED DRAINAGE EASEMENT                         | ⊙ | = PERMANENT CONTROL POINT                  |
| M.B.   | = MAP BOOK              | P.R.C. | = POINT OF REVERSE CURVATURE       | S.J.W.L.      | = STATE JURISDICTIONAL WETLAND LINE                      | ⊠ | = STAMPED "P.C.P. LB 3731"                 |
| O.R.B. | = OFFICIAL RECORDS BOOK | N.T.   | = POINT OF NON TANGENCY            | S.C.U.E.      | = ST. JOHNS COUNTY UTILITY & ACCESS EASEMENT             | ⊡ | = 4"x4" CONCRETE MONUMENT                  |
| PG(S)  | = PAGE(S)               | (R)    | = LINE RADIAL TO R/W               | U.D.A.&E.     | = UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT              | ⊙ | = STAMPED "P.R.M. LB 3731"                 |
| CH     | = CHORD DISTANCE        | D.E.   | = DRAINAGE EASEMENT                | D.A.&M.E.     | = DRAINAGE, ACCESS, MAINTENANCE AND ACCESS EASEMENT      | ○ | = SET 5/8" REBAR WITH CAP "P.R.M. LB 3731" |
| R      | = RADIUS                | CI     | = TABULATED CURVE DATA             | U.D.A. & M.E. | = UNOBSTRUCTED DRAINAGE, MAINTENANCE AND ACCESS EASEMENT |   |  |
| A      | = DELTA ANGLE           | FP&L   | = FLORIDA POWER AND LIGHT EASEMENT |               |  |   |  |
| L      | = ARC LENGTH            | U.E.   | = UTILITY EASEMENT                 |               |  |   |  |
| R.P.   | = RADIUS POINT          | S.M.F. | = STORMWATER MANAGEMENT FACILITY   |               |  |   |  |
| C      | = CENTERLINE            | A.T.B. | = APPROXIMATE TOP OF BANK          |               |  |   |  |
| P.C.   | = POINT OF CURVATURE    | P.D.E. | = PRIVATE DRAINAGE EASEMENT        |               |  |   |  |
| P.T.   | = POINT OF TANGENCY     |        |                                    |               |  |   |  |

COORDINATES SHOWN HEREON ARE PER ST. JOHNS COUNTY REQUIREMENTS ONLY, AND ARE NOT INTENDED FOR CONSTRUCTION PURPOSES.



# Preserve at Bannon Lakes Phase 2C

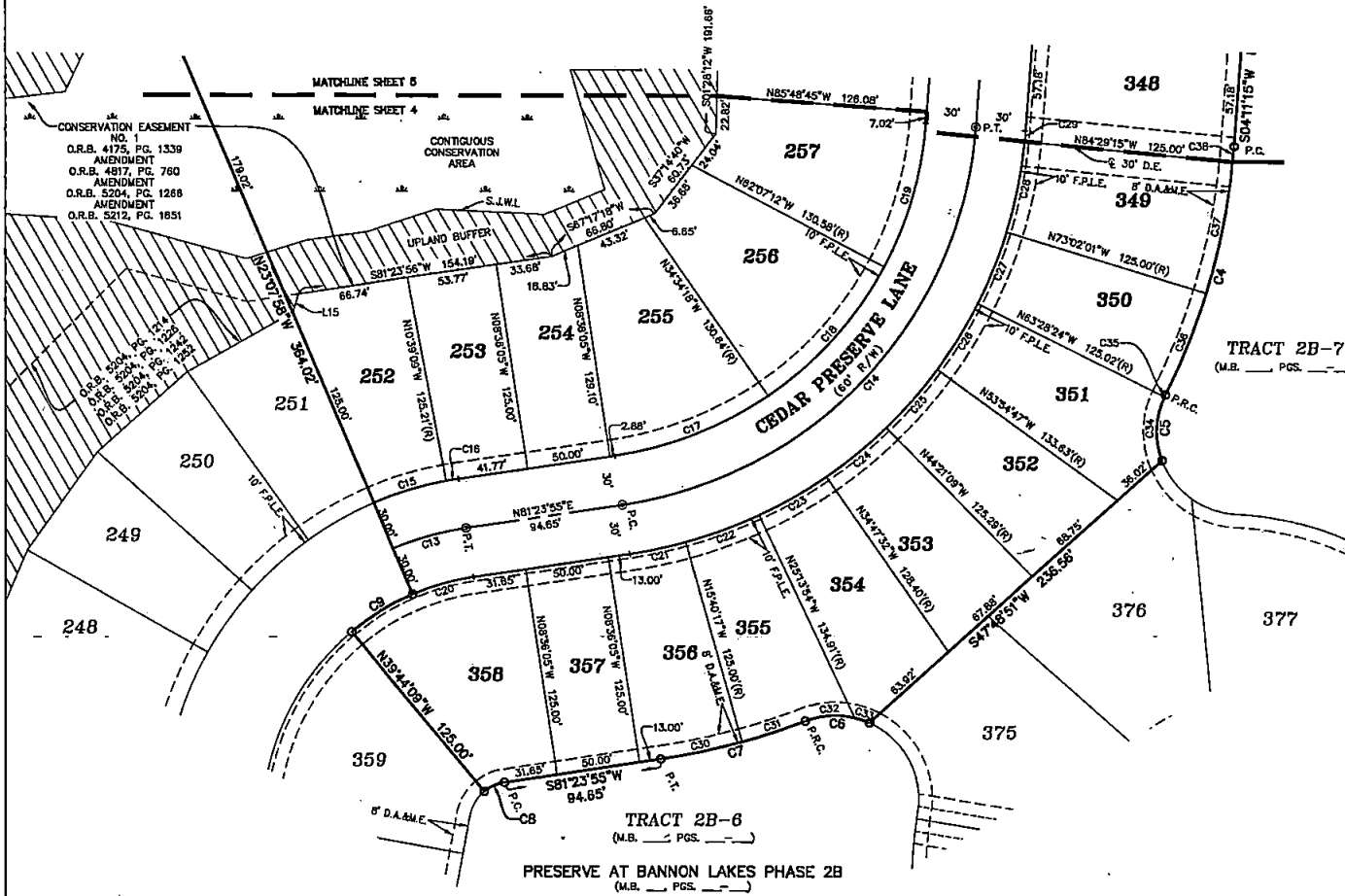
A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



MAP BOOK PAGE

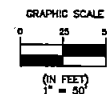
SHEET 4 OF 5 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND

LINE TABLE		
LINE	BEARING	DISTANCE
L15	S17°48'30"W	11.96'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C4	405.00'	156.58'	22°09'06"	S15°15'48"W	155.61'
C5	50.00'	40.84'	46°55'03"	S02°52'49"W	39.81'
C6	50.20'	39.71'	45°18'56"	N88°37'28"W	38.68'
C7	405.00'	89.84'	12°40'52"	S75°03'29"W	89.45'
C8	25.00'	13.58'	31°08'04"	S55°49'53"W	13.42'
C9	150.00'	43.47'	16°36'10"	N58°33'57"E	43.31'
C13	180.00'	45.85'	14°31'53"	S74°07'58"W	45.53'
C14	250.00'	336.90'	77°2'40"	N42°47'35"E	311.98'
C15	210.00'	45.74'	12°28'49"	N73°06'28"E	45.65'
C16	210.00'	7.52'	2°03'05"	N80°22'23"E	7.52'
C17	220.00'	99.72'	25°58'13"	N68°24'49"E	98.87'
C18	220.00'	105.78'	27°32'54"	N41°39'15"E	104.76'
C19	220.00'	90.97'	23°41'33"	N16°02'01"E	90.33'
C20	150.00'	38.04'	14°31'53"	S74°07'58"W	37.64'
C21	280.00'	34.55'	7°04'12"	S77°51'49"W	34.53'
C22	280.00'	48.72'	9°33'37"	S69°32'54"W	48.67'
C23	280.00'	48.72'	9°33'37"	S59°59'17"W	48.67'
C24	280.00'	48.72'	9°33'37"	S50°25'40"W	48.67'
C25	280.00'	48.72'	9°33'37"	S40°52'02"W	48.67'
C26	280.00'	48.72'	9°33'37"	S31°18'25"W	48.67'
C27	280.00'	48.72'	9°33'37"	S21°44'47"W	48.67'
C28	280.00'	55.97'	11°27'14"	S11°4'22"W	55.88'
C29	280.00'	6.48'	1°19'30"	S04°51'00"W	6.48'
C30	405.00'	49.97'	7°04'12"	S77°51'49"W	49.94'
C31	405.00'	39.66'	5°36'40"	S71°31'23"W	39.65'
C32	50.20'	30.40'	34°41'42"	S86°03'54"W	29.94'
C33	50.20'	8.31'	10°37'14"	N71°16'38"W	9.28'
C34	50.00'	39.62'	45°23'49"	S02°07'12"W	38.59'
C35	50.00'	1.33'	1°31'14"	S25°34'44"W	1.33'
C36	405.00'	66.25'	9°22'22"	S21°39'10"W	66.18'
C37	405.00'	80.95'	11°27'14"	S11°4'22"W	80.83'
C38	405.00'	9.37'	1°19'30"	S04°51'00"W	9.37'



 DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH  
 DENOTES WETLANDS



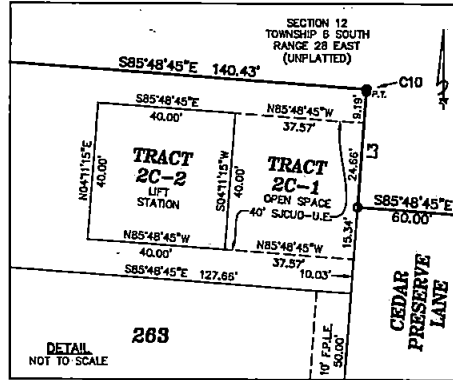
  
**Clary & Associates**  
 PROFESSIONAL SURVEYORS & MAPPERS  
 LE NO. 3731  
 3630 CROWN POINT ROAD  
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 (904) 265-2705  
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# Preserve at Bannon Lakes Phase 2C

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

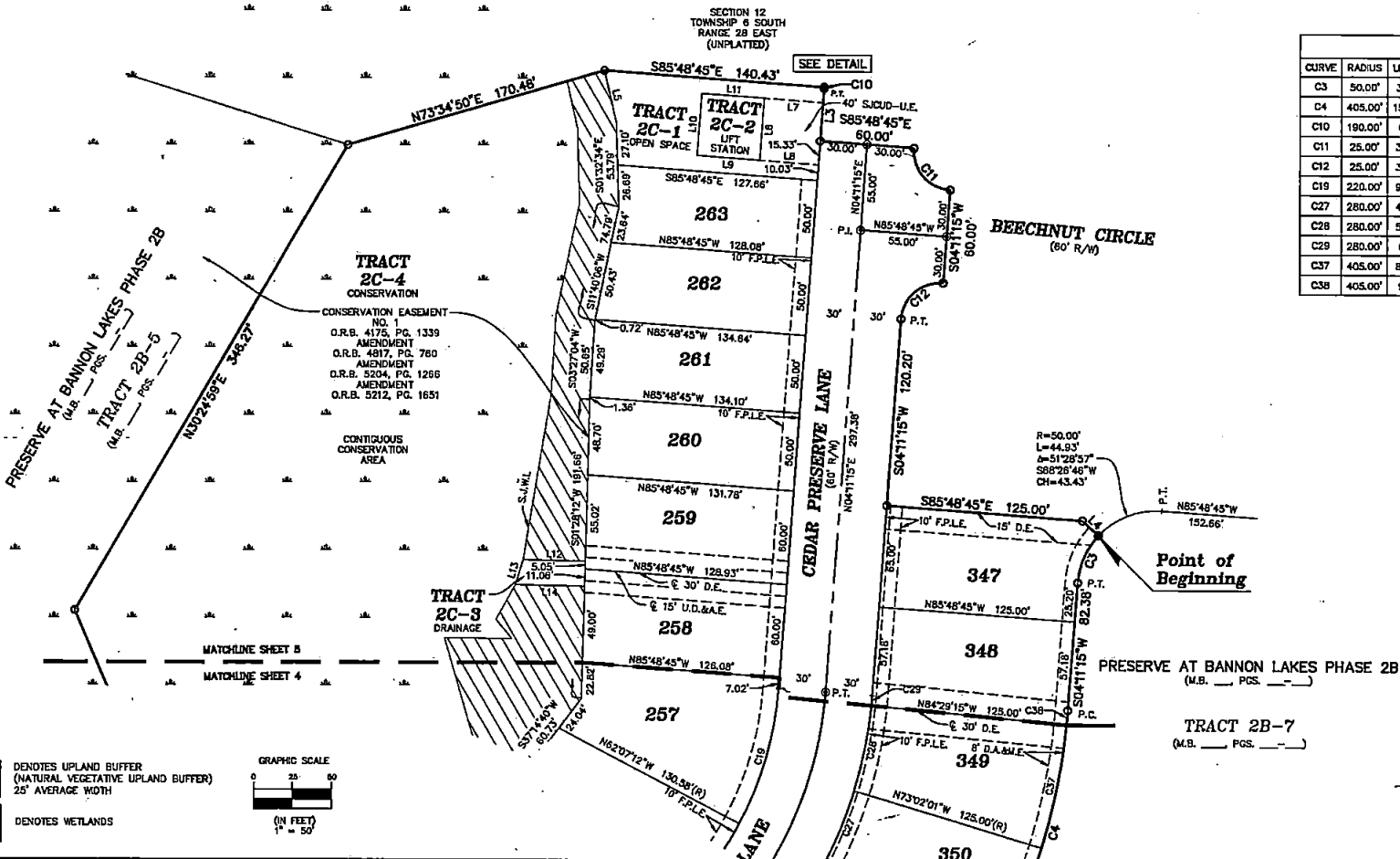
MAP BOOK PAGE

SHEET 5 OF 5 SHEETS  
SEE SHEET 3 FOR NOTES AND LEGEND



LINE TABLE		
LINE	BEARING	DISTANCE
L3	S04°11'15\"W	33.86'
L4	S47°17'42\"E	13.90'
L5	S12°44'49\"E	34.54'
L6	S04°11'15\"W	40.00'
L7	N85°48'45\"W	37.57'
L8	N85°48'45\"W	37.57'
L9	N85°48'45\"W	40.00'
L10	N04°11'15\"E	40.00'
L11	S85°48'45\"E	40.00'
L12	N88°40'37\"W	39.74'
L13	S17°01'27\"W	16.62'
L14	S88°31'41\"E	44.20'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C3	50.00'	33.61'	38°31'03\"	S23°28'46\"W	32.98'
C4	405.00'	156.58'	22°09'08\"	S15°15'48\"W	155.61'
C10	190.00'	0.78'	0°14'12\"	S04°04'09\"W	0.78'
C11	25.00'	39.27'	90°00'00\"	S40°48'45\"E	35.36'
C12	25.00'	39.27'	90°00'00\"	S49°11'15\"W	35.36'
C19	220.00'	90.97'	23°41'33\"	N16°02'01\"E	90.33'
C27	280.00'	46.72'	9°33'37\"	S21°44'47\"W	46.67'
C28	280.00'	55.07'	11°27'14\"	S11°14'22\"W	55.86'
C29	280.00'	6.48'	1°19'30\"	S04°51'00\"W	6.48'
C37	405.00'	80.95'	11°27'14\"	S11°14'22\"W	80.63'
C38	405.00'	9.37'	1°19'30\"	S04°51'00\"W	9.37'



DENOTES UPLAND BUFFER (NATURAL VEGETATIVE UPLAND BUFFER) 25' AVERAGE WIDTH

DENOTES WETLANDS



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