### **RESOLUTION NO. 2024-161**

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES, A BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE WGV OFFICE CONDOS INFRASTRUCTURE LOCATED OFF PACETTI ROAD.

## RECITALS

WHEREAS, WGV Professional Center, LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve WGV Office Condos Infrastructure, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, WGV Professional Center, LLC, a Florida limited liability company, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water and sewer systems to serve WGV Office Condos Infrastructure, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

WHEREAS, North Florida Underground Utilities, LLC, a Florida limited liability company, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at WGV Office Condos Infrastructure, 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, Bill of Sale, 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, scriveners or administrative errors that <u>do not</u> 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 Easements 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 16th day of April, 2024.

BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA

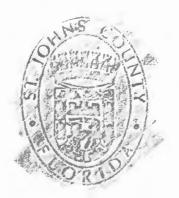
Rendition Date APR 17 2024

By:\_\_\_\_\_Sarah Arnold, Chair

ATTEST: Brandon J. Patty, Clerk of the

Circuit Court & Comptroller

Deputy Clerk



### **EASEMENT FOR UTILITIES**

by Wey Places ion in Centrer, uc, with an address of 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:	
A -	
Withholds	By: Manas -
Witness	Its: Manage P. Rollings
Print Name	The second of th
4 Linda Pl	
Palm Coast, FL 32137 Witness Address REQUIRED BUSINESS OR PERSONAL	
In alla	
Witness	
MICHABLE MCLIENDON Print Name	
ZGO N. CHURCHILL DR.	
Witness Address REQUIRED BUSINESS OR PERSONAL	
STATE OF FLORIDA	
COUNTY OF St. Johns	
The foregoing instrument was a	acknowledged before, me by means
of physical presence or online not	. H
Season , 2024, by	
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for WGV Profess	siond Center LLC.
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	Ila mla
Notary Public State of Florida Julie M. Powell	Notary Public
HH 280801 Exp. 6/26/2026	My Commission Expires 6/26/26

Personally Known or Produced Identification Type of Identification Produced

CERTIFICATIONS: ROLLINGS CONSTRUCTION

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #1

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK MORTH UNIT 1 AS RECORDED IN MAP BOOK AT PAGES 11 THROUGH 44 INCLUSING OF THE PUBLIC RECORDS OF SAIN COUNTY, SAID POINT ALSO BEING THE SOUTHERSTERLY CORNER OF TRACTIC AS SHOWN ON AND PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19'4727-WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF SAID THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 114.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17'5'44" WEST, A DISTANCE OF 8.00 FEET; THENCE MORTH 75'1929" WEST, A DISTANCE OF 10.24 FEET; THENCE NORTH 19'46'37" EAST, A DISTANCE OF 8.33 FEET; THENCE SOUTH 73'27'57" EAST, A DISTANCE OF 8.95 FEET TO THE POINT OF SEGINNING.

CONTAINING 82.31 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORRER OF THE FLAT OF SAINT JOHNS SX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 4 HIS NOLLIBARE OF THE FURLING COUNTY, SAID POINT ALS BEING THE SOUTHEASTERLY CORRIER OF TRACTZ CAS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED), THENCE SOUTH 18"4732" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 127.31 FEET; THENCE HORTH 70"1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 300.397 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18"45"52" WEST, A DISTANCE OF 8,00 FEET; THENCE NORTH 74"16"08" WEST, A DISTANCE OF 10,00 FEET; THENCE NORTH 15"45"2" EAST, A DISTANCE OF 8,00 FEET; THENCE SOUTH 74"18"08" EAST, A DISTANCE OF 10,00 FEET TO THE POINT OF BEGINNING.

CONTAINING 80:00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #3

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 SAST, ST. JOHNS COUNTY, FLORIDA, SEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE FLAT OF BAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAY BOOK ST PAGES TO THE FLAT THE ROUTH AS THE THE COUNTER OF THACT IT AS SHOWN ON BAID FLAT, BAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 10°4732" WEST ALONG ASD WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF SAL8S FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF SAL8S FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF SAL8S FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 18'SING' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 72'0124' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 18'59'00' EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SOLIABE FEET

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #4

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF BAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK ST PAGGES 11 HOROUGH 4.1 HOROUGH 4.1 HOROUGH 4.1 HOROUGH 4.1 HOROUGH 4.1 HOROUGH 4.1 HOROUGH 5.2 AS SHOWN ON SAID PLAT, BAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW/ESTABLISHED); THENCE SOUTH 18'4722' WEST ALONG SAID WESTERLY RIGHT-OF-WAY HIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF WAILS SAID WESTERLY RIGHT-OF-WAY AS NOW ESTABLISHED; THENCE SOUTH 18'4722' WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF WAILS SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF WAILS SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF WAILS SAID WESTERLY RIGHT OF WAY.

THENCE SOUTH O'45'49" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 69"16"11" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 0"45"49" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BESINNING.

CONTAINING 25.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #5

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CONNER OF THE FUT OF SAINT JOHNS SX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSING OF THE FUBIL CRECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, & 105TANCE OF 607.59 FEET; THENCE NORTH 70\*1228' MEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 607.59 FEET; THENCE NORTH 70\*1228' MEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 607.59 FEET; THENCE NORTH 70\*1228' MEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 607.59 FEET; THENCE NORTH 70\*1228' MEST, DEPARTING SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 20"42'50" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 71"50"40" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 20"42"50" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF SEGNNING.

CONTAINING 100 00 SOLIABE FEET

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #6

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE ATTHE SOUTHEAST CORNER OF THE THE STAND SAINT JOHNS BIX MILE CREEK MORTH UNIT 1 AS RECORDED IN JAMP BOOK 37 PAGES 21 THROUGH 44 BY ROLLISME OF THE PUBLIC RECORDS OF SAIN COUNTY, SAID POINT ALSO SHEING ASTERLY CORNER OF TRACT 20 AS SHOWN ON BAID FLAT, SAID POINT ALSO BEING CONTHE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 16/4722 WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 711.51 FEET; THENCE MORTH 70\*1228\* WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 157.56 FEET TO THE POINT OF BEGINNING.

THENCE SOUTH 23°01'12" MEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 60"50"40" WEST, A DISTANCE OF 6.24 FEET; THENCE MORTH 23°01'12" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 60"50"40" EAST, A DISTANCE OF 6.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 82 40 SOLIARE FEET.

1,) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REPERIENCED TO THE FLORIDA STATE FLANE COORDINATE STSTEM, INSTITUTIONAL OF 1893—1990 ADJUL 8,7,90) FOR THE USET ZONE OF THE STATE OF FLORIDA, TRANSMETSE MERCUTOR FROMETION AND BASED ON INITIONAL CROCKIC SURVEY CONTROL POINTS AS FOLLOWS: "AND SMALLEL CORES ARE"

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5.) ALL BEARMES AND DESTRUCTS SECTION MERROR ARE MEASURED.
7.) THIS IS A TWO SMEET DOCUMENT AND 28 NOT WILD UNLESS BOTH SMEETS ARE PRESENT.

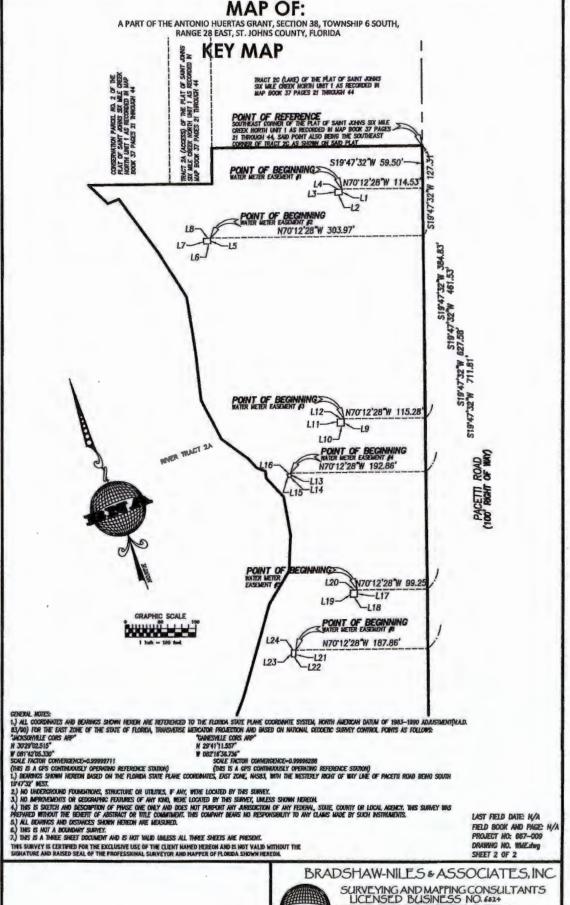
THIS SURVEY IS CERTIPED FOR THE EXCLUSIVE USE OF THE CLIDHT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND ITALISED SEAL OF THE PROFESSIONAL SURVEYOR AND HAPPER OF FLORIDA SHOWN HEREON.

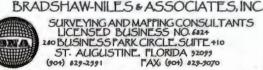
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THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.









A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #1

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNISHIP 6 SOUTH, RANGE 28 BAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST COINNER OF THE PLAT OF SAIRT JOHNS BIX MLE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE SOUTHEASTERLY RIGHT-OF-MAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-MAY AS NOW ESTABLISHED); THENCE SOUTH 19/4732" WEST ALONG SAID WESTERLY RIGHT-OF-MAY LINE OF PACETTI ROAD, A DISTANCE OF 36.50 FEET; THENCE NORTH 70"1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17\*5144" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 75\*16'29" WEST, A DISTANCE OF 10.24 FEET; THENCE NORTH 16\*46'37" EAST, A DISTANCE OF 8.23 FEET; THENCE SOUTH 73\*27'57" EAST, A DISTANCE OF 8.25 FEET; THENCE SOUTH 73\*27'57" EAST, A DISTANCE OF 8.25 FEET TO THE POINT OF BEGINNING.

CONTAINING \$2.31 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAIRT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAY BOOK ST PAGES IT HROUGH 44 BIN KULUSHYE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING STEELY CORNER OF TRACT 2A SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY SIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19'4732" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 137.31 FEET; THENCE NORTH 70'1229' WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 303.87 FEET TO THE POINT OF SEGINNING;

THENCE SOUTH 15"45"SE" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 74"16"00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 16"45"52" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 74"16"00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING SO OO SOLIARE FEET

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JCHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MLE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGIGS 21 THROUGH 44 M INCLUSIVE OF THE PUBLIC RECORDS OF BAID COUNTY, SAID POINT ALSO BEING CHASTERLY CORNER OF TRACT CA AS BYOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY UNE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 1974722" WEST ALONG SAID WESTERLY RIGHT-OF-WAY HE OF PACETTI ROAD, A DISTANCE OF SAID. SAID WESTERLY RIGHT-OF-WAY WEST ALONG SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 115.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18"5000" WEST, A DISTANCE OF 10,00 FEET; THENCE NORTH 72"0124" WEST, A DISTANCE OF 10,00 FEET; THENCE NORTH 18"50"00" EAST, A DISTANCE OF 10,00 FEET TO THE POINT OF BEDINANG.

CONTAINING 100.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #4

A PART OF THE ANTONIO HUEKTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 BAST, ST. JOHNS COUNTY, FLORIDA, SEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED BY MAP BOOK 3P PAGES 31 THROUGH 44 BN CLUSIANE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALS DESTINATIONS FIRENCY THROUGH 44 BY AND STEELY PROMITED AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19"4732" WEST ALONG SAID WISSTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 481,53 FEET; THENCE NORTH 70"1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 481,53 FEET; THENCE NORTH 70"1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 481,53 FEET; THENCE NORTH 70"1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 8'49'49' WEST, A DISTANCE OF 8.00 FEET; THENCE HORTH 89'49'11' WEST, A DISTANCE OF 8.00 FEET; THENCE HORTH 9'45'49' EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89'49'11' EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 25 00 SOLIARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION AS

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAY BOOK 37 PAGES 21 THROUGH 44 BROLUSARY OF THE PUBLIC RECORDS OF SAIN COUNTY, SAID POINT LALS BITS THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY BIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 1994732\* WEST ALONS SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 1994732\* WEST ALONS SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 92.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 20'42'50' WEST, A DISTANCE OF 10.00 PEET; THENCE NORTH 71'50'40' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 20'42'50' EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #8

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MALE CREEK MORTH UNIT 1 AS RECORDED IN MAP BOOK AS THE PAGE OF THE PLAT THE PUBLIC RECORDS OF SAIN COUNTY, SAID POINT ALSO BEING STEELY CORNER OF TRACT SA SHOWN ON SAID PLAT, BAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19\*4727 WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF FITABLY FOR THE VEST AND POINT ALSO SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF FITABLY OF BEGINNING.

THENCE SOUTH 22"01"2" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66"56"48" WEST, A DISTANCE OF 6.24 FEET; THENCE MORTH 23"01"2" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 60"56"49" EAST, A DISTANCE OF 6.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 62 40 SQUARE FEFT.

THE PLANT AND THE PLANTS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE STSTEM, MORTH AMERICAN DATUM OF 1883—1890 ADJUSTMENT[N.A.D. 83/80] FOR THE DIST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCHINA PROJECTION AND MISSED ON MOTIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS: "MORSONFALLE CORS ARP."
"MORSONFALLE CORS ARP."

"MCKSOMMLE CORS ARE N 30729'02.515"

N 3028102515\*\*

N 201411507\*

N 20141507\*

N 20141507

N 201415 1.) BEFORMER SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, MASES, WITH THE RESIDENT ROUTH OF MAJ LINE OF PROJECT ROUTH THE TOTAL THREE STATES AND THE STATES AND THE STATES AND THE STATES SHOWN HEREON.

4.) THIS IS STATED WITHOUT THE EIGHERT OF MESTRACT OR THIS COMMINDIO. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAMS MADE BY SUCH INSTRUMENTS.

5.) ALL BERNARS AND DESTANCES SHOWN HEREON ARE MESSURED.

6.) THIS IS NOT A BOURDARY SURFEY.

7.) THIS IS NOT A BOURDARY SURFEY.

7.) THIS IS NOT A BOURDARY SURFEY.

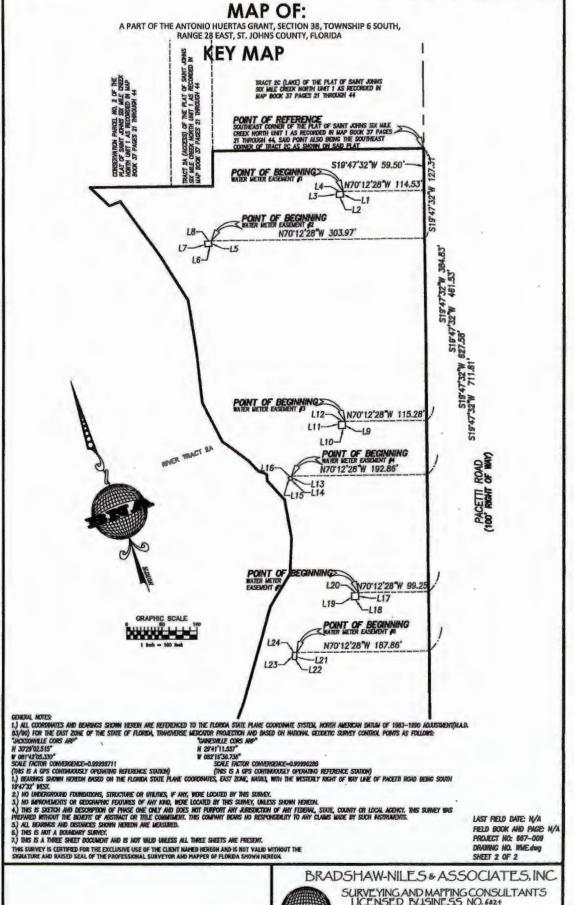
S SURVEY IS CERTIFED FOR THE EXCLUSIVE USE OF THE CLIENT MASS HEREON AND IS NOT VALID WITHOUT THE NATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND PEPER OF FLORICA SHOWN HEREON.

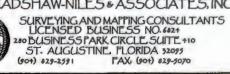
LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-009 DRAWING NO. WHE dwg

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

12/19/2023 DATE OF SIGNATURE ALBERT D. BRADSHAW, P.S.H., FLOREDA CERTIFICATION NO. SIST







A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION &1

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 36, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A PORT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSING OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID WASTERLY RIGHT-OF-WAY LINE AND AND A 100 FOR TRIGHT-OF-WAY LINE AND A 100 FACTURE TO PACETTI ROAD, A DISTANCE OF 59.50 FEET; THENCE NORTH 70" 1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 114.53 FEET TO THE POINT OF BEGINNING

THENCE SOUTH 17'S1'44" WEST, A DISTANCE OF B.OD FEET; THENCE NORTH 75'16'29" WEST, A DISTANCE OF 10.24 FEET; THENCE NORTH 18'46'97" EAST, A DISTANCE OF 8.23 FEET; THENCE SOUTH 79'27'57" EAST, A DISTANCE OF 8.93 FEET TO THE POINT OF SEGINAING.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 31 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PAINT, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID WISTERLY RIGHT-OF-WAY LINE OF PAGETTI ROAD, A DISTANCE OF 127.31 FEET, THENCE NORTH 70\*1228\* WEST, DEPARTING SAID WESTERLY RIGHT-OF WAY. LINE OF PACETTI ROAD, A DISTANCE OF 203.97 FEET TO THE POINT OF BEGINNING

THENCE SOUTH 19"43"52" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 74"16"08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 19"43"52" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 74"16"08" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 80.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION 63

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE FLAT OF SAINT JOHNS SIX MUE CREEK NORTH UNIT 1 AS RECORDED IN MAP BO 37 PAGGES 31 THROUGH 44 IN KULUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT JALOS BEING THE SOUTHEASTERLY CORNER OF TRACTS CAS SHOWN ON BA PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 16"472" WALDING SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF SALOS FEET, THENCE NORTH 70"1220" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 115.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 10'50'00" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 72'01'24" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 18'50'00" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #4

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE GOUTHEAST CORNER OF THE FLAT OF RANT JOHNS BUT MILE CREEK HORTH UNIT 1 AS RECORDED IN MAP BOOK AS PAGES 21 THROUGH 44 HE (LUSKYE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE CUSTOR OF TRACT 20 AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 1974722" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 45 LS3 FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 45 LS3 FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 45 LS3 FEET; THENCE NORTH 70°1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 0\*4549\* WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 60\*10\*11\* WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 6\*4549\* EAST, A DISTANCE OF 6.00 FEET; THENCE SOUTH 60\*10\*11\* EAST, A DISTANCE OF 6.00 FEET TO THE POINT OF DEGINNING.

CONTAINING 25.00 SQUARE FEET.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION 65

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 20 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEINGT HIS SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID FORT ALSO BEINGT HIS SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID FACT. SAID FORT RIGHT-OF-WAYS AS NOW SETSMELSHED; THERE SOUTH 1973 "WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 627-58 FEET; THENCE NORTH 70\*1228" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 99.25 FEET TO THE POINT OF BEGINNING:

THENCE SOUTH 29"42"50" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 71"50"40" WEST, A DISTANCE OF 10.00 FEET; THENCE HORTH 20"42"50" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 71"50"40" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

#### LEGAL DESCRIPTION: WATER METER DESCRIPTION #6

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MEE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK AS 7 PAGGE 31 THROUGH 44 ON INCLUSING OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALS DESTRIPLY CORNER OF TRACT 20 AS SHOWN ON 64 AD PLAT, SAID POINT ALS D BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19\*4722" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD, A DISTANCE OF 711,81 FEET, THENCE NORTH 70\*1229" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 711,81 FEET, THENCE NORTH 70\*1229" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 711,81 FEET, THENCE NORTH 70\*1229" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY

THENCE SOUTH 23'01'12' WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66'68'48' WEST, A DISTANCE OF 6.24 FEET; THENCE NORTH 23'01'12' EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66'68'48' EAST, A DISTANCE OF 6.24 FEET TO THE POINT OF BEGINNING.

AU CORRONATES AND BEHRNIS SHOWN HEREN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SISTEM, NORTH AMERICAN DATUM OF 1863—1890 ADAISTMENT(NA.D. 83/80) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVEISE MERCOTOR PROJECTION AND BISED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:
"MORSONVILLE CORS ARP"
"MORSONVILLE CORS ARP"

H 30729'02-516"
H 081'42'03-330"
W 081'42'03-330"
W 081'42'03-330"
W 081'82'03-330"
W 081'8

19/47/20' MEST.
2) HO INDERFORMO FOUNDMINCHS, STRUCTURE OR UTILITIES, IF MIN, WERE LOCKED BY THIS SURVEY.
3.) HO INDERFORMO FOUNDMINCH FERTIMES OF ANY MORD, HORE LOCARD BY THIS SURVEY UNLESS SHOWN HEREON.
4.) THIS IS SECTED AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREVIOUR WHICHOUT THE EXPERT OF MISTINGTOR OR THIS COMMINENT, THIS COMMINENT, THIS COMMINENT, THIS COMMINENT TO MIT CLAMBS MADE BY SUCH INSTRUMENTS.
5.) ALL BEADANES AND DISTINGES SHOWN HEREON ARE MEASURED.
6.) THIS IS NOT A BOURDMET STRYEY.
7.) THIS IS A THIS SHEET DOCUMENT AND IS NOT WILLD UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY IS CERTIFED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND MAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SNOWN HEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-009 DRAWING NO. WHEdwg SHEET 1 OF 2

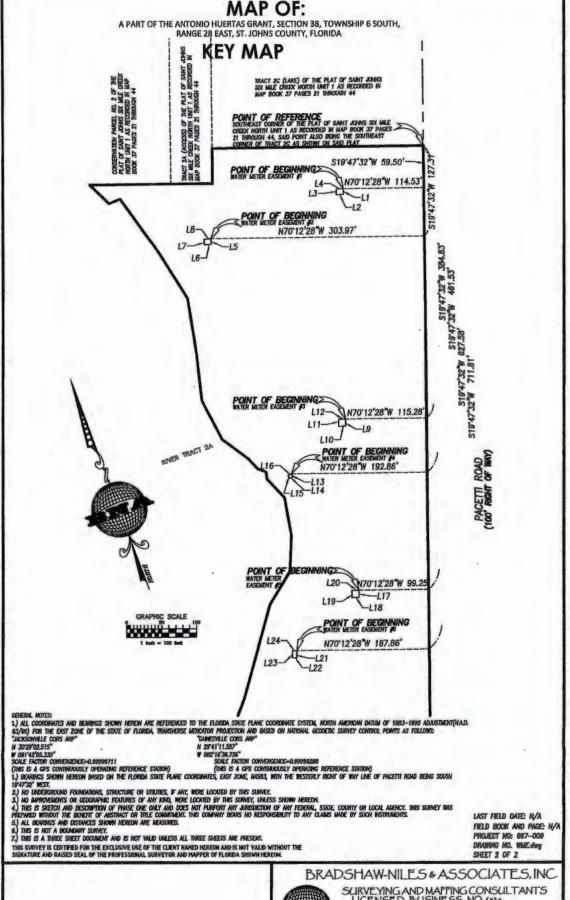
THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.





SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6024 260 BUSINESS PARK CIRCLE, SUITE +10 ST. AUGUSTINE, FLORIDA 32095 FAX: (901) \$29-5070 (90+) 829-2591

BRADSHAW-NILES & ASSOCIATES, INC





SURVEYING AND MAPPING CONSULTANTS
LICENSED BUSINESS NO. 6024
280 BUSINESS PARK CIRCLE. SUITE +10
ST. AUGUSTINE. FLORIDA 72095
(904) 029-2591 FAX. (904) 029-5070

CERTIFICATIONS: ROLLINGS CONSTRUCTION

## MAP OF:

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### RIVERTRACT TRACT 2A

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY LINE OF PACETTI ROAD (A 101 FOOT RIGHT-OF-WAY LINE OF PACETTI ROAD (A 105 FOOT RIGHT-OF-WAY LINE OF PACETTI ROAD (A 100 FOO

CONTAINING 6.52 ACRES MORE OR LESS.

#### RIVERTRACT TRACT 2A LAKE PARCEL

RIVERTIRACT TRACT 2A LAKE PARCEL

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD (A 100 FOOD RIGHT—OF—WAY AS NOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD, A DISTANCE OF 947.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°47'32" WEST LEAVING SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 19°47'32" WEST LEAVING SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 58.37 FEET; THENCE NORTH 18°15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" FAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" FAST, A DISTANCE OF 19.99.95 FEET; THENCE SOUTH 70°14'42" EAST, A DISTANCE OF 19.9.95 FEET; THENCE SOUTH 50°14'40" EAST, A DISTANCE OF 19.6.15 FEET; THENCE NORTH 30°16'28'11" FEET; THENCE SOUTH 50°53'20" EAST, A DISTANCE OF 23.2.5 FEET; THENCE SOUTH 50°45'20" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 50°45'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 50°42'40" EA

CONTAINING 2.78 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS AS PROVIDED BY SURVEY DONE BY ARCADIS DATED 02/21/2008

I.) ALL CORRINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE FLANE COORDINATE STSTEM, NORTH AMERICAN DATUM OF 1903—1990 ADJAISTMENT[HAD. 83/80) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSPESSE MEDICATOR PROJECTION AND BASED ON HATIONAL GEODETIC SURVEY CONTROL POWIS AS FOLLOWS: "GAMESYMLE CORS ARP"

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194732 MEST.
2) NO LIDERFROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, IMPRE LOCATED BY THIS SURVEY.
3) NO IMPROMEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, IMPRE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREDN.
4) THIS IS A SKETCH AND DESCRIPTION ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDIONAL STRUC, COUNTY OR LOCAL AGENCY, THIS SURVEY WAS PREPARED WITHOUT THE EMBETT OF ASTROLED OR TITLE COMMINIST. THIS COMMINIST HOS NO RESPONSIBILITY TO ANY CLASIS MINDE BY SUCH INSTRUMENTS.
5) ALL BEAGINGS AND DESCRIPTION OF THE COMMINISTING.
6) THIS IS NOT A BOURDAY SURVEY.
7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VELTO UNLESS NOTH SHEETS AND PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT MANED HEREON AND IS NOT VALIO WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.

12/19/2023 DATE OF SIGNATURE ALBERT O, BRADSHAW, P.S.R. FLORIDA CERTIFICATION NO. SEST



SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6024 200 BUSINESS PARK CIRCLE, SUITE +10 ST. AUGUSTINE PLORIDA 52095 (904) #29-2591 FAX: (904) 829-5070

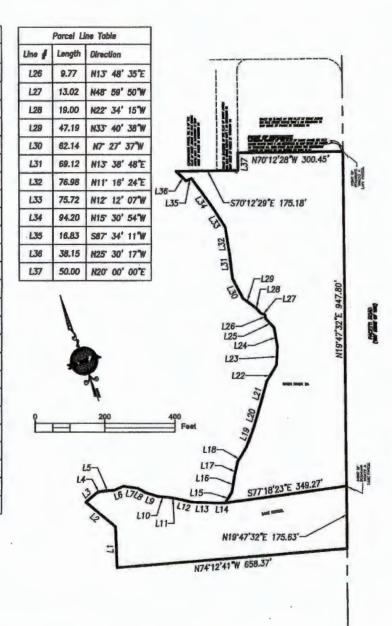
LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-009

DRAWING NO. WHE.dwg SHEET 1 OF 2



A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

	Parcel Li	ne Table
Line #	Length	Direction
L1	114.80	N18' 15' 21"E
12	109.95	N30" 28" 23"W
L3	42.49	N70" 14" 42"E
L4	9.65	NB2" 57' 28"W
L5	40.75	N75 14' 40'W
L6	27.59	S87" 04' 42"W
L7	42.50	N60" 57' 25"W
L8	23.25	N40" 53" 20"W
L9	38.31	N52" 49' 22"W
L10	30.53	N65" 11' 08"W
L11	36.35	N58" 47" 02"W
L12	30.07	N56' 24' 11"W
L13	68.18	N67" 20' 31"W
L14	27.46	N70" 24' 26 W
L15	35.20	S51' 39' 02'W
_L16	45.41	N29" 38" 30"E
L17	43.31	N32' 56' 02'E
L18	48.28	N51" 46' 16"E
L19	58.09	N40' 59' 35"E
L20	69.88	N36" 11" 38"E
L21	68.48	N35" 39" 41"E
1.22	54.35	N51" 40' 20"E
L23	50.87	N23" 00' 32"E
124	54.74	N10' 20' 10'E
L25	36.53	N22" 34" 15"W



WORDOWN FOLISH.

J. ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, MORTH AMERICAN DITION OF 1983—1990 ADJUSTMENT[N.A.D. BUJON] FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSMENSE MERCUTOR PROJECTION AND BASED ON HUTCHAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"MORSOMPILE CORS ARP"

AUXSOMMLE CORS ARE "GREEN THE STATE OF FILINDA, INNERFANCE SECURITY PROCESSION AND DISCESS ON MINIMAL GENERAL CORSINER CONTINUE."

"GAMENTALE CORS ARE"

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1947 22 MEST.
2) NO INDEPENDUAD FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCKED BY THIS SURVEY.
2) NO INDEPENDUAD FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCKED BY THIS SURVEY.
3) NO INPROVEMENTS OR GEOGRAPHIC FATURES OF ANY KIND, WERE LOCKED BY THIS SURVEY, UNLESS SHOWN REPORT.
4) THIS IS SERVEY OR DESCRIPTION ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL ACCIONT, THIS SURVEY WAS PREPARED WITHOUT THE SENERTY OF ASSTRUCT OR TITLE COMMITMENT. THIS COMMITMENT HIS COMMITMENT OF ANY SURVEY OF ANY COUNTY OF THE SURVEY.
5) ALL REMOVES AND DESCRIPTS SHOWN REPORT ANY UNID UNISSES. ALL THREE SHEETS AND PRESENT.
7, THIS IS A THREE SHEET DOCUMENT AND IS NOT VALID UNISSES. ALL THREE SHEETS AND PRESENT.
THIS SILVEY IS CRITICATED FOR THE SYLVEY WE OF THE CULTOR MANTED HERSON HAND IS NOT VALID WITHOUT THE

THIS SURVEY IS CERTIFED FOR THE EXCLUSIVE USE OF THE CLIENT MANED HEREON AND IS NOT YAUD WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND HAPPER OF FLORIDA SHOWN HEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-000 DRAWING NO. WHE dwg SHEET 2 OF 2





SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 602+ 280 BUSINESS PARK CIRCLE, SUITE +10 ST. AUGUSTINE FLORIDA 32095 (904) 829-2591 FAX: (904) 829-5070

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### RIVERTRACT TRACT 2A

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAMT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 2! THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT-OF-WAY LINC OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINC OF PACETTI ROAD (A 100 FOOT RIGHT-OF-WAY SHOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT-OF-WAY LINC OF 947.80 FEET; THENCE NORTH 77'18'23" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINC OF 947.81 FEET; THENCE NORTH 77'18'23" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINC, A DISTANCE OF 947.80 FEET; THENCE NORTH 51°39'02" EAST, A DISTANCE OF 54.81.7 A DISTANCE OF 54.81.7 A DISTANCE OF 64.82 FEET; THENCE NORTH 35°30'02" EAST, A DISTANCE OF 558.95 FEET; THENCE NORTH 36°11'38" EAST, A DISTANCE OF 69.88 FEET; THENCE NORTH 35°30'41" EAST, A DISTANCE OF 68.48 FEET; THENCE NORTH 51°40'20" EAST, A DISTANCE OF 54.74 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 69.88 FEET; THENCE NORTH 13°40'35" EAST, A DISTANCE OF 54.74 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 36.52 FEET; THENCE NORTH 12'34'35" WEST, A DISTANCE OF 56.87 FEET; THENCE NORTH 35°40'35" WEST, A DISTANCE OF 69.88 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 67.85.52 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 67.85.52 FEET; THENCE NORTH 22'34'15" WEST, A DISTANCE OF 76.98 FEET; THENCE NORTH 22'34'15" WEST, A DISTANCE OF 76.98 FEET; THENCE NORTH 22'34'15" WEST, A DISTANCE OF 75.79 FEET; THENCE NORTH 35°40'35" WEST, A DISTANCE OF 69.12 FEET; THENCE NORTH 13'35'46'35" WEST, A DISTANCE OF 69.75.72 FEET; THENCE NORTH 35°40'35" WEST, A DISTANCE OF 69.75.72 FEET; THENCE NORTH 35°40'35" WEST, A DISTANCE OF 69

CONTAINING 6.52 ACRES MORE OR LESS.

#### RIVERTRACT TRACT 2A LAKE PARCEL

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE. COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD (A 100 FOOD RIGHT—OF—WAY AS NOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD, A DISTANCE OF 947.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 19°47'32" WEST LEAVING SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 19°42" LAST, A DISTANCE OF 14.80 FEET; THENCE NORTH 30°28'23" WEST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" WEST, A DISTANCE OF 190.95 FEET; THENCE NORTH 70°14'42" EAST, A DISTANCE OF 42.49 FEET; THENCE SOUTH 82°57'28" EAST, A DISTANCE OF 9.66 FEET; THENCE SOUTH 75°14'40" EAST, A DISTANCE OF 109.95 FEET; THENCE SOUTH 40°53'20" EAST, A DISTANCE OF 52.55 FEET; THENCE NORTH 30°15'22" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 50°3'20" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 56°4'41" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 56°4'11" EAST, A DISTANCE OF 30.07 FEET; THENCE SOUTH 56°1'1077 EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FEET; THENCE SOUTH 56°4'4'1" EAST, A DISTANCE OF 30.50 FE

CONTAINING 2.78 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS AS PROVIDED BY SURVEY DONE BY ARCADIS DATED 02/21/2008

CORDINAL NOTES:

AND BEARNIS SHOWN HERDIN ARE REFERENCED TO THE FLORIDA STUDE FLARE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT(N.A.D.

8.3/40) FOR THE EIST ZONE OF THE STUTE OF FLORIDA, TRINSPERSE MERICATOR PROJECTION AND INSED ON INTIDONAL GEODETIC SURVEY CONTROL, POINTS AS FOLLOWS:

"AMENSAMALE CORES ARP"

10 2011/11.557"

W 081142/05.330"

W 08142/05.320"

SOLAE FACTOR CONNERGENCE-0.99999711

(INIS IS A OFS CONTRIBUDISLY OPERATION REFERENCE STATION)

1.) BEARNIS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, MASIS, WITH THE MESTERLY ROAT OF WAY LINE OF PACETTI ROAD BEING SOUTH

14 747/52" MOST.

1947/22 MEST.
2) NO IMBERRACIND FOUNDMICKS, STRUCTURE OR WILLIES, F. ANY, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
3.) NO IMBERRACIND FOUNDMICKS OR GEOGRAPHIC FEITURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
4.) THIS IS A SPECIAL AND DESCRIPTION CHILD AND DOES HOT PURPORT ANY AMPRICATION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BEDEFIT OF AUSTROACT OR THIS COMMENDY. THIS COMPANY BURGET TO ANY CLAMES WIDE BY SUCH INSTRUMENTS.
5.) ALL BEHARMES AND DISTINCES SHOWN HEREON ARE HEISURED.
6.) THIS SENDER'S TO BECOMENT AND IS NOT WILLD UNLESS BOTH SHEETS AND FRESHMEN.
7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT WILLD UNLESS BOTH SHEETS AND FRESHMEN.
FIRS SURVEY IS CERTIFURE FOR THE EXCLUSIVE USE OF THE CLUENT MANERS HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED, SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE N/A PROJECT NO: 667-009 DRAWING NO. WHE dwg SHEET 1 OF 2

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.





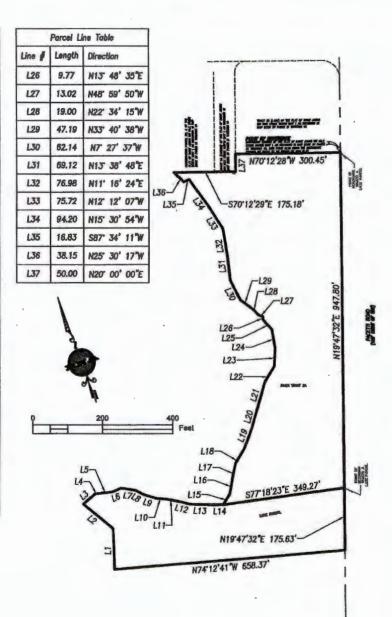
SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6824 60 BUSINESS PARK CIRCLE SUITE +10 ST. AUGUSTINE FLORIDA 32095

(904) 829-2591 FAX: (901) 829-5070

BRADSHAW-NILES & ASSOCIATES, INC

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 3B, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

	Parcel Line Table				
Line #	Longth	Direction			
L1	114.80	N18" 15' 21"E			
12	109.95	N30" 28" 23"W			
L3	42.49	N70" 14" 42"E			
L4	9.65	NB2" 57" 28"W			
L5	40.75	N75' 14' 40'W			
LB	27.59	S87" 04" 42"W			
L7	42.50	N60' 57' 25"W			
LB	23.25	N40' 53' 20'W			
L9	38.31	N52" 49' 22"W			
L10	30.53	N65' 11' 08"W			
L11	36.35	N58" 47" 02"W			
L12	30.07	N56" 24' 11"W			
L13	68.18	N67" 20" 31"W			
L14	27.46	N70" 24' 26"W			
L15	35.20	S51" 39" 02"W			
L16	45.41	N29' 38' 30'E			
L17	43.31	N32" 56' 02"E			
L18	48.28	N51" 46" 16"E			
L19	58.09	N40" 59" 35"E			
L20	69.88	N36" 11" 38"E			
L21	68.48	N35 39' 41'E			
L22	54.35	N51' 40' 20'E			
L23	50.87	N25 00' 32"E			
L24	54.74	N10" 20" 10"E			
L25	36.53	N22' 34' 15"W			



COVERNAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE RETERENCED TO THE FLORIDA STATE PLANE COORDINATE SISTEM, MORTH AMERICAN DATUM OF 1883—1890 ADAISTMENT[M.A.B. 83/96] FOR THE DIST ZONE OF THE STATE OF FLORIDA, TRANSMENSE MERCATOR PROJECTION AND BASED ON MUTOWAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"LORISONALE CORS ARP"

10 2073/10.2515\*

11 2574/11.257\*

12 1875 IN CORP. CONTRIBULISTY OFFERINGE STATEMY

13 1876/11.257\*

14 2574/11.257\*

15 2016 FACTOR CONTRIBULISTY OFFERINGE STATEMY

15 UPS IS A CPS CONTRIBULISTY OFFERINGE STATEMY

1.) BECKNOOL SHAWN REFERD BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, MASSA, WITH THE MESTERLY RIGHT OF MAY LINE OF PACETTI ROAD BEING SOUTH 154732." MEST.

2.) NO UNDERFOONING FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, MERE LOCATED BY THIS SURVEY.

3.) THE BESTEFF OF ASSTRUCTURE OR UTILITIES, OF ANY ROAD, MERE LOCATED BY THIS SURVEY.

4.) THIS IS SURVEY IN CORPORATION ONLY AND DOES NOT PROPERT ANY INSPRIENCENCE ON PERFORMANT OF PROPERTY ON A DOMESTICATION OF MERE SHEET OCCURRENT. THIS SURVEY HAVE SHEETS AND ESTIMATED SHOWN HEREIGN ARE MEASURED.

5.) ALL BERNESS AND DISSINGESS SHOWN HEREIGN ARE MEASURED.

6.) THIS IS NOT A BOURDARY SURVEY.

7.) THIS IS NOT A BOURDARY SURVEY.

8.) THIS SURVEY IS CENTRED FOR THE EXCLUSIVE USE OF THE CUBIN MAND HEREON AND IS NOT VALID WITHOUT THE

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREON AND IS NOT YALD WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN MEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-009 DRAWING NO. WMEdwg SHEET 2 OF 2





SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6024 200 BUSINESS PARK CIRCLE, SUITE, +10 ST. AUGUSTINE, FLORIDA 32095 (904) 029-2090 FAX. (904) 029-3070

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

#### RIVERTRACT TRACT 2A

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF BEGINNING, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING ON THE WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT—OF—WAY AS NOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD, A 101STANCE OF 947.80 FEET; THENCE NORTH 77'16'23" WEST LEAVING SAID WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD, A 101STANCE OF 947.80 FEET; THENCE NORTH 57'39'02" EAST, A DISTANCE OF 33.20 FEET; THENCE NORTH 51'46'66" EAST, A DISTANCE OF 43.31 FEET; THENCE NORTH 51'46'16" EAST, A DISTANCE OF 43.31 FEET; THENCE NORTH 51'46'16" EAST, A DISTANCE OF 43.31 FEET; THENCE NORTH 51'46'16" EAST, A DISTANCE OF 43.35 FEET; THENCE NORTH 35'39'41" EAST, A DISTANCE OF 68.48 FEET; THENCE NORTH 35'39'41" EAST, A DISTANCE OF 54.35 FEET; THENCE NORTH 23'00'32" EAST, A DISTANCE OF 56.89 FEET; THENCE NORTH 10'20'10' EAST, A DISTANCE OF 54.74 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 56.52 FEET; THENCE NORTH 13'04'32" EAST, A DISTANCE OF 56.87 FEET; THENCE NORTH 10'20'10' EAST, A DISTANCE OF 54.74 FEET; THENCE NORTH 22'34'16" WEST, A DISTANCE OF 66.88 FEET; THENCE NORTH 13'04'32" EAST, A DISTANCE OF 67.98 FEET; THENCE NORTH 33'04'32" EAST, A DISTANCE OF 68.75 FEET; THENCE NORTH 33'04'32" EAST, A DISTANCE OF 68.75 FEET; THENCE NORTH 33'04'32" EAST, A DISTANCE OF 68.75 FEET; THENCE NORTH 13'05'30'7" WEST, A DISTANCE OF 68.75 FEET; THENCE NORTH 13'05'40'80' EAST, A DISTANCE OF 68.12 FEET; THENCE NORTH 11'05'24" EAST, A DISTANCE OF 68.12 FEET; THENCE NORTH 11'05'24" EAST, A DISTANCE OF 68.12 FEET; THENCE NORTH 11'05'24" EAST, A DISTANCE OF 68.15 FEET; THENCE NORTH 11'05'24" EAST, A DISTANCE OF

CONTAINING 8.52 ACRES MORE OR LESS.

#### RIVERTRACT TRACT 2A LAKE PARCEL

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES 21 THROUGH 44 INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID POINT ALSO BEING THE SOUTHEASTERLY CORNER OF TRACT 2C AS SHOWN ON SAID PLAT, SAID POINT ALSO BEING THE WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD (A 100 FOOT RIGHT—OF—WAY AS NOW ESTABLISHED); THENCE SOUTH 19°47'32" WEST ALONG SAID WESTERLY RIGHT—OF—WAY LINE OF PACETTI ROAD, A DISTANCE OF 947.80 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 19°47'32" WEST LEAVING SAID WESTERLY RIGHT—OF—WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 18°15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 18'15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 18'15'21" EAST, A DISTANCE OF 9.66 FEET; THENCE SOUTH 52'04'42" EAST, A DISTANCE OF 30.37 FEET; THENCE NORTH 87'04'42" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 82'07'20" EAST, A DISTANCE OF 40.75 FEET; THENCE NORTH 87'04'42" EAST, A DISTANCE OF 35.31 FEET; THENCE SOUTH 65'11'07' EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 65'11'07' EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 55'14'07' EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 55'14'07' EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.35 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.45 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.45 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.55 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.55 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.55 FEET; THENCE SOUTH 56'49'22" EAST, A DISTANCE OF 30.55 FEET; THENCE SOUTH 56'49'22" EAST, A DI

CONTAINING 2.78 ACRES MORE OR LESS.

LEGAL DESCRIPTIONS AS PROVIDED BY SURVEY DONE BY ARCADIS DATED 02/21/2008

CORRAL NOTES:

1.) ALL CORRONNIES AND BEARRICS SHOIM HEREN ARE REFERENCED TO THE FLORIDA STATE FLANE COORDINATE SISTEM, HORTH AMERICAN DATUM OF 1903—1990 ADJUSTMENT[N.A.D.

25/00) FOR THE DIST ZONE OF THE STATE OF FLORIDA, TRANSPERSE MERCUTOR PROJECTION AND DISED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

\*\*\*MORSONALE CORES ARP\*\*\*

\*\*\*N 081\*12\*16.3.300\*\*\*

\*\*\*W 081\*12\*16.3.300\*\*\*

\*\*\*W 081\*12\*16.3.300\*\*\*

\*\*\*W 081\*12\*16.3.300\*\*\*

\*\*\*W 081\*12\*16.3.300\*\*\*

\*\*\*SOLE FRATUR CONMERGENCE=0.99999711

\*\*\*SOLE FRATUR CONMERGENCE=0.99999710

\*\*\*INST SA GPS CONTINUOUSLY OPERATION REFERENCE STATION]

1.) BEARRIS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, MISSU, WITH THE MESTERLY RICHT OF WAY LINE OF PACETTI ROAD BEING SO/TH

\*\*\*TOTAL TOTAL STATE OF THE STATE OF

1.) BEFRINGS SHOWN REFERM BASED ON THE FLORIDA STATE PLANE COLRECTIVES, 6-SH ZARG, 1955A, MILLION ST.
2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THAS SURVEY.
3.) NO BAPROCEIGNIS OR GEOGRAPHIC FRANKES OF HAY (MICH, MERE LOCATED BY THAS SURVEY, UNLESS SHOWN HEREON.
4.) THAS IS A SECTION HOUSE AND FOUNDATION FRANCE FOR SUBSECTION OF HAT FEBERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE EMBETT OF AUSTRALIANCE SHOWN INSTRUMENTS.
5.) ALL BENEFOR OF AUSTRALIANCE SHOWN INSPERS, MAY EXCESSED HOUSE SHOWN INSTRUMENTS.
6.) THIS IS NOT A BOUNDARY SURVEY.
7.) THIS IS A THIS SHEET BOOK THAT OF THE COLUMN SHEETS AND PRESENT.
7.) THIS IS A THIS SHEET BOOK THAT IS NOT VALID UNLESS BOTH SPEEDS AND PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLENT NAMED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROPESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 667-009 DRAWING NO. WILLDING SHEET 1 OF 2

THIS SURVEY MEETS THE STANDARDS OF PRACTICE FOR PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTERS 5J-17.051 & 5J-17.052 F.A.C.



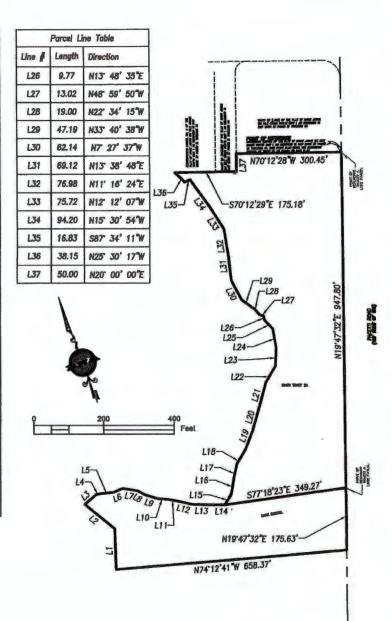


SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6024 200 BUSINESS PARK CIRCLE SUITE +10 ST. AUGUSTINE FLORIDA 32093 104) 829-2591 FAX (904) 829-5070 (90+) 829-2591

BRADSHAW-NILES & ASSOCIATES, INC

A PART OF THE ANTONIO HUERTAS GRANT, SECTION 38, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

Parcel Line Table				
Line #	Longth	Direction		
L1	114.80	N18" 15' 21"E		
L2	109.95	N30" 28" 23"W		
L3	42.49	N70" 14" 42"E		
L4	9.65	N82 57 28 W		
L5	40.75	N75' 14' 40'W		
L6	27.59	587" 04" 42"W		
L7	42.50	N60" 57" 25"W		
L8	23.25	N40" 53" 20"W		
LO	38.31	N52' 49' 22'W		
L10	30.53	N65' 11' 08"W		
L11	38.35	N58" 47' 02"W		
L12	30.07	N56" 24' 11"W		
L13	68.18	N67 20' 31'W		
L14	27.46	N70" 24' 26 W		
L15	35.20	S51" 39" 02"W		
L16	45.41	N29' 38' 30"E		
L17	43.31	N32" 56' 02"E		
L18	48.28	N51' 46' 16"E		
L19	58.09	N40" 59" 35"E		
L20	69.88	N36" 11" 38"E		
L21	68.48	N35' 39' 41"E		
L22	54.35	N51' 40' 20"E		
L23	50.87	N23' 00' 32"E		
L24	54.74	N10' 20' 10"E		
L25	36.53	N22" 34" 15"W		



CENERAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE FLANE COORDINATE SISTEM, NORTH AMERICAN DATUM OF 1983—1990 ADJUSTMENT(N.A.D. 83/00) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BUSED ON MUTOWAL GEODETIC SURVEY CONTROL FORMTS AS FOLLOWS:

"MCKSCHWILE CORS ARP"

10 08114/205.330"

10 08114/205.330"

11 0815 A TORS CONTRIBUDISTY OFFENDRING REFERENCE STATION)

1.) BEARNAS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, MUSRS, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 1947-72" WEST.

2.) NO IMPROVEMENTS ON GEOGRAPHIC FORMINGS, STRUCTURE OR UTLINES, F ANY, WINE LOCKIED BY THIS SURVEY, UNLESS SHOWN HEREON

3.) NO IMPROVEMENTS ON GEOGRAPHOM ONLY AND DOES HOT PURPORT MAY JUNGSCHOOL OF PEDERLY, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRUCTOR THE COMMENT THES COMPANY BENEFS HOW RESPONSIBILITY TO ANY CLAMS MADE BY SUCH INSTRUMENTS.

5.) HIL BEARMAS AND DISTANCES SHOWN HEREON ARE MEASURED.

6.) THIS IS NOT A BOURDARY SURVEY.

7.) THIS IS A THREE SHEET DOCUMENT USE OF THE CULBUN MAND HEREON AND IS NOT YALLD WITHOUT THE

THIS SURVEY IS CERTIFED FOR THE EXCLUSIVE USE OF THE CUENT MAHED HEREON AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREON.

LAST FIELD DATE: N/A FIELD BOOK AND PAGE: N/A PROJECT NO: 887-009 DRAWING NO. WINEdwg SHEET 2 OF 2





SURVEYING AND MAPPING CONSULTANTS LICENSED BUSINESS NO. 6024 260 BUSINESS PARK CIRCLE, SUITE, +10 ST. AUGUSTINE, FLORIDA 52097 (904) 629-2791 FAX. (904) 629-5070

# Exhibit "B" to the Resolution ST. JOHNS COUNTY UTILITY DEPARTMENT 3F - CLOSEOUT - BILL OF SALE

PROJECT:	WGV	PROFESSION	UZ	CONTER	-			
WEN MORES	sialar	Centel, LLC C	2950	HAZAYON LA	#60Z	JAZKSONIUS	E	32223
Owners Name	and Addre	ess, (the "Seller")						
consideration, sells, transfers	the receipt and delive	of the sum of Ten at and sufficiency of ers to St. Johns Co	which	is hereby acknow	ledged,	hereby grants, b	argain	ıs, orida,
the following p	personal pr	operty:						
		of Values" for the ted on the "Release	_	,	ote: The	description liste	d shot	<u>uld</u>
successors and free of all encu	assigns, ti	f and its successors hat it is lawful own ; that it has good rig erty against the law	er of sa ghts to	aid personal proper sell the same; and	erty; that I that it	t the personal pro will warrant and	perty	is
		COF, the Seller has on this of				y executed and de	eliver	ed by
WITNESS:	18	4/	4	NER:	· ·	114		
Witness Signal	Julie J	Loffer	LA	ner Signature	living	5		
Witness Print	Name		Own	ner Print Name		KIMBERLY J. THURLOW IY COMMISSION #HH43509	8	
STATE OF	FLOI	PIPA			BO BO	EXPIRES: AUG 20, 2027 inded through 1st State Insurance	18	
COUNTY OF	Du	VAL						
online notariza	ation, this			der 2	f / 0 23			
FLOR	OA		<b></b> '	Notary Public	1.	The		
				My Commissio	n Expir	es: 08 20	21	
Personally Kn	own or Pr	oduced Identification	on					

Type of Identification Produced

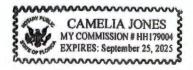
ST. JOHNS 3D - CLOSEO	S COUNTY UT UT - SCHEDU	TILITY DEPART	MENT - WATER	,		
Project Name:  Contractor:  Developer:	Vorth Floric	essional Cer la Undergrou Construction,	nd Util	ties,	LLC.	
The Manda Tales	UNIT	QUANITY	UNIT	COST	TOTAL	COST
Watermains (Size, Type & Pipe Class)						
	LF		\$	-	\$	
	LF		\$	-	\$	-
	LF		\$		\$	-
	LF		\$	-	\$	-
	LF		\$	-	\$	£,
Water Valves (Size and Type)						
10" gate value	Ea		\$2,0	150 -	18.29	50 -
111 by Yoke curb storp	Ea	'49		9	\$ 4.8	
	Ea		\$	•	\$	4 -
	Ea		\$	-	\$	•
	Ea		\$	-	\$	-
Fire Hydrants (Size and Type)						
	Ea		\$	-	\$	-
	Ea		\$	•	\$	-
	Ea		\$	-	\$	-
Sevices (Size and Type)						
17×11×12 Blk MHr Bx Blue TR. LIOX	Ea	49	\$ 10	8 -	\$ 5,2	92 -
<i>a.</i> 1	Ea		\$	-	\$	-
	Ea		\$		\$	-
	Ea		\$	•	\$	-
	•	Total Wate	er System (	Cost	\$13.0	93,00

	JOHNS COUNTY UTI LOSEOUT - SCHEDUI			
Project Name:	INGU PROFESSION	W C D		
Contractor:	NOPTH FLORIDA			
Developer:	MGU PROFESSIO		11.4	
boveloper.	MON TENTESSIO	AL CENTER	LIC	
	UNIT	QUANITY	UNIT COST	TOTAL COST
Forcemains (Size, Type & Pipe C	lass)			
4" TAPPING SADDLE	LF	1	\$ 937 -"	
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
H" TAPPING UALVE	Ea	1	\$ 621 -4	\$ 621 - "
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe	e Class)			
	LF		\$ -	\$ -
	LF		\$ "	\$ -
	LF		\$ -	\$ -
	LF	•	\$ -	\$ -
Laterals (Size and Type)				
	EA		-	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
Manholes (Size and Type)	The second secon			-1
4-6 foot deep	EA		-	-
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		S -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
Pump Stations				
Mechanical Equipment	Lump Sum		\$ -	-
Process Piping	Lump Sum		S -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
		Total Carre	er System Cost	\$ 1556 -0

# ST. JOHNS COUNTY UTILITY DEPARTMENT 3C - CLOSEOUT - RELEASE OF LIEN UTILITY IMPROVEMENTS

	CHETT I INITEC VENIENTS
The undersigned lienor, in	consideration of the sum
414.651,00	
hereby waives and releases its lien materials furnished through	and right to claim a lien for Water and Sewer labor, services or
	Al Florida II alasamund (14 lites 110
Date Devel	th Florida Underground Utilities, U.C., oper's/Owner's Name)
to the following described propert	y:
"SEE EXHIBIT A SCHEI	DULE OF VALUES FOR
PROJECT NAME	Center, UC.
	d match the description listed on the "Bill of Sale".
Trow. The description has a should	a material are description reside on the Diff of Bate .
The waiver and release do furnished after the date specified.	es not cover any retention or labor, services, or materials
IN WITNESS WHEDEO	F, the Lienor has caused this instrument to be duly executed and
delivered by its duly authorized	office on this 254 day of January
20 24 .	day of Jarous and
	O
WITNESS:	OWNER;
dyposey tocker	SKI UDO
Witness Signature	Lienor's Signature
Lyndsey Hocker	ALEXANDER MILLER
Print Witness Name	Print Lienor's Name
STATE OF Florida	
COUNTY OF ST Johns	3
	was acknowledged before me by means of aphysical
presence or □ online notarization,	this 25th day of January, 2024, by
Alexander Miller	asfor
	Notary Bulle
•	Notary Public   My Commission Expires: 9/25/25

Personally Known or Produced Identification Type of Identification Produced  $\overrightarrow{FLDL}$ 



ST. JOH 3D - CLOS	INS COUNTY UT EOUT - SCHEDU	TILITY DEPART	MENT - WATEF			
Project Name: Contractor: Developer:	WGV Profi	essional Cer la Undergrou Construction,	nter nd Util Inc.	ities,	LLC.	
	UNIT	QUANITY	UNIT	COST	TOTAL	L COST
Watermains (Size, Type & Pipe Class)					-	
	LF	1	\$	-	\$	-
4	. LF		\$	-	\$	-
	LF		\$	-	\$	•
	LF		\$	-	\$	-
	LF		\$	-	\$	<u>£</u>
Water Valves (Size and Type)						
10" gate value.	Ea		\$2,0	150 -	\$.29	50 -
1" by Yoke curb sto o	Ea	149	\$ 9	19	\$4,8	51 -
	· Ea		\$	-	\$	4 -
	Ea		\$		\$	-
	Ea		\$	-	\$	-
Fire Hydrants (Size and Type)						
	Ea		\$	-	\$	**
·	Ea		\$		\$	-
	Ea		\$	-	\$	
Sevices (Size and Type)						
17×11×12 BIK MHr BX Blue TR. LID	X Ea	1 49	\$ 10	8 -	\$ 5,2	92 -
.*.	Ea		\$	-	\$	-
* -	Ea		\$	**	\$	-
	Ea		\$	-	\$	-
		Total Water	er System	Cost	\$ 13.0	93,00

	JOHNS COUNTY UTI LOSEOUT - SCHEDUI					
Project Name:	L.M. L. Posterellas	W C D				
Contractor:	WAU PROFESSION					
Developer:						
Developer.	MGU THOFFSSIO	WAL CENTER	uc			
	UNIT	QUANITY	UNIT COST	TOTAL COST		
Forcemains (Size, Type & Pipe Cl	ass)					
4" TAPPING SADPLE	LF	1	\$ 937 -			
	LF		\$ -	\$ -		
	LF		\$ -	\$ -		
	LF		\$ -	\$ -		
	LF		\$ -	\$ -		
Sewer Valves (Size and Type)						
H" TAPPING VALVE	Ea	1	\$ 621 -4	\$ 621 -		
	Ea		\$ -	\$ -		
	Ea		\$ -	\$ -		
	Ea		\$ -	\$ -		
	Ea		\$ -	\$ -		
Gravity Mains (Size, Type & Pipe	Class)					
,	LF		-	\$ -		
	LF		\$ -	\$ -		
Approximate the second	LF		\$ -	\$ -		
	LF		\$ -	\$ -		
Laterals (Size and Type)						
	EA		18 -	\$ -		
	EA		\s -	\$ -		
	EA		\$ -	\$ -		
	EA		\$ -	\$ -		
Manholes (Size and Type)						
4-6 foot deep	EA		-	\$ -		
6-8 foot deep	EA		\$ -	\$ -		
8-10 foot deep	EA		\$ -	\$ .		
10-12 foot deep	EA		\$ -	\$ -		
> 12 foot deep	EA		\$ -	\$ -		
12 1001 1005	222		\$ -	\$ -		
			\$ -	\$ -		
Pump Stations		1				
Mechanical Equipment	Lump Sum		1\$ -	\$ -		
Process Piping	Lump Sum		\$ -	\$ -		
Process Structure	Lump Sum		\$ -	\$ -		
Process Electrical Equipment	Lump Sum		\$ -	\$ -		
Other Improvements	Lump Sum		\$ -	\$ -		
- market standard		Total Sewe	er System Cost	\$ 1558 -		

## ST. JOHNS COUNTY UTILITY DEPARTMENT 3E – CLOSEOUT - WARRANTY

DECEMBER 12, 2013

287 LIHIS DER RIDGE DR.

North Figure UNDERGENING
Contractor's Name

Project Title: Way Professional CENTER

Date:

FROM:

Address:

	ST. AUGUSTINE FL. 32092
то:	St. Johns County Utility Department Post Office Box 3006 St. Augustine, Florida 32085
defects in	rsigned warrants all its work performed in connection with the above project to be free from all material and workmanship for a period of (1) year from the date of acceptance of the project ns County and agrees to remedy all defects arising with that period at its expense.
	defects shall not be construed as embracing damage arising from misuse, negligence, Acts of nal wear and tear or failure to follow operating instructions.
Contractor Kinds	or:  perly Miller Lubelly Willer  tractor's Name Contractor's Signature
STATE C	
on-line no	toing instrument was acknowledged before me by means of physical presence or
	THOMAS AMBROSE Commission # HH 296591 Expires August 8, 2026  Notary Public My Commission Expires: 8/8/16
	y Known or Produced Identification dentification Produced FCDL.



## ST. JOHNS COUNTY UTILITIES

1205 State Road 16 St. Augustine, Florida 32084

## INTEROFFICE MEMORANDUM

TO:

Debbie Taylor, Real Estate Manager

FROM:

Melissa Caraway, Utility Review Coordinator

DATE

March 12, 2024

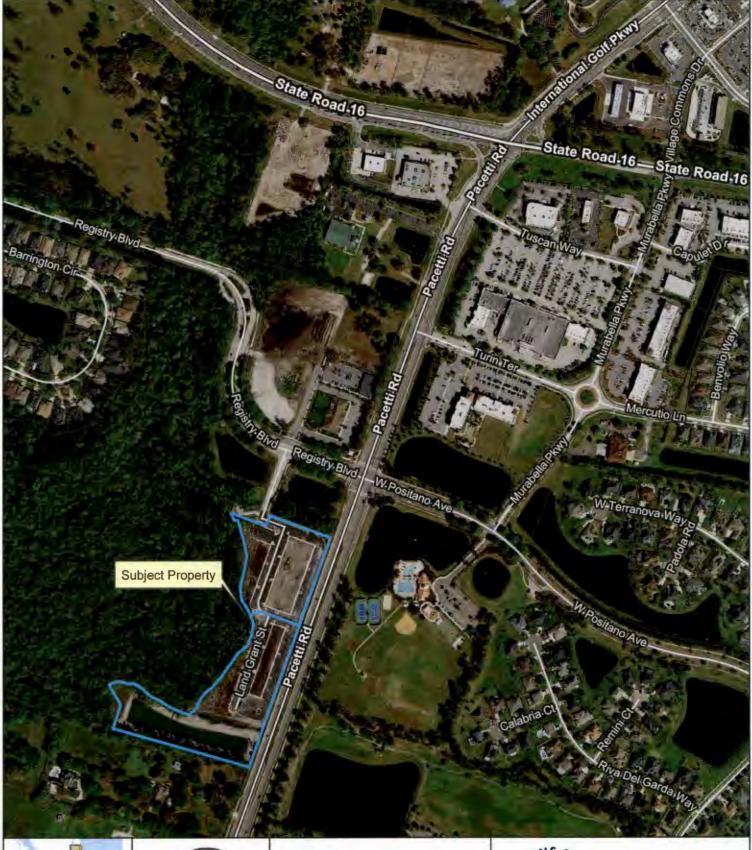
SUBJECT:

WGV Office Condos Infrastructure (ASBULT2024000004)

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 WGV Office Condos Infrastructure.

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.







2023 Aerial Imagery

Date: 3/18/2024

**WGV Office Condos** Infrastructure

Easement for Utilities, Bill of Sale with Schedule of Values, Final Release of Lien and Warranty



Land Management Systems

(904) 209-1276

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