

**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, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk of the Circuit Court is instructed to record the original 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

Crystal Smith  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 11<sup>th</sup> day of December, 2023  
by W6V PROFESSIONAL CENTER, LLC, with an address of  
2950 HARCOURT LN #602, JACKSONVILLE FL 32223, hereinafter called "Grantor" to  
**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida,  
whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called  
"Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water meters over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. The location of the ingress and egress area to the Easement area has been mutually agreed upon by the Grantor and Grantee. **As a result, the ingress and egress area is noted on the attached, and incorporated Exhibit B (Ingress/Egress Area).** This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

**TO HAVE AND TO HOLD**, unto Grantee, his successors and assigns for the purposes aforesaid. Said Grantor is lawfully seized of said land in fee simple and thereby has the authority to grant said easement.

The easement herein granted is subject to covenants, restrictions, easements, liens and encumbrances of record.

(a) Grantor reserves the right and privilege to use and occupy and to grant to others the right to use and occupy (i) the surface and air space over the Easement Area for any purpose which is consistent with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utility services or other purposes which do not interfere with the rights herein granted to Grantee, including, without limitation, the right to install, construct, operate, maintain, repair, replace and remove telecommunications, telephone, telegraph, electric, gas and drainage facilities and foundations, footing and/or anchors for surface improvements.



(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

(d) Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use and occupancy of residential or commercial improvements constructed upon the adjacent property owned by Grantor.

2. (a) **WATER SYSTEM** - The Grantee shall maintain water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines within the boundary of the Grantor's property excluding the water meters.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered In the presence of:

[Signature]  
Witness

Stephanie Lambert  
Print Name

4 Linda Pl  
Palm Coast, FL 32137  
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]  
Witness

MICHAEL D MCLINTON  
Print Name

260 N. CHURCHILL DR  
ST. AUGUSTINE FL 32086  
Witness Address REQUIRED BUSINESS OR PERSONAL

By: [Signature]  
Its: MANAGER  
LAWRENCE D. Rollings

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 18<sup>th</sup> day of January, 2024, by Lawrence D. Rollings as manager for WGV Professional Center LLC.



[Signature]  
Notary Public  
My Commission Expires 6/26/26

Personally Known or Produced Identification  
Type of Identification Produced



MAP OF:

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 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 DISTANCE OF 60.50 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 114.63 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 17°51'44" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 75°10'29" WEST, A DISTANCE OF 10.24 FEET; THENCE NORTH 19°46'37" EAST, A DISTANCE OF 8.33 FEET; THENCE SOUTH 73°27'37" EAST, A DISTANCE OF 8.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.31 SQUARE FEET.

LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

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 DISTANCE OF 127.31 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 303.97 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°43'52" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 74°16'08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 19°45'52" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 74°16'09" 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 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 DISTANCE OF 384.83 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 115.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°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; THENCE SOUTH 72°01'24" 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 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 DISTANCE OF 481.53 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 192.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°43'49" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 69°18'11" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 0°43'49" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 69°18'11" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

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 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 DISTANCE OF 627.58 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING;

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; THENCE SOUTH 71°50'40" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE 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 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 DISTANCE OF 711.81 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 167.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 23°01'12" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 69°58'48" WEST, A DISTANCE OF 8.34 FEET; THENCE NORTH 23°01'12" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 69°58'48" EAST, A DISTANCE OF 8.34 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.40 SQUARE FEET.

GENERAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1980 ADJUSTMENT (NAD 83/80) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GNODIC SURVEY CONTROL POINTS AS FOLLOWS:

"JACKSONVILLE CORS APP"

N 30729702.519

W 08142205.330

SCALE FACTOR CONVERGENCE=0.999989711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

"DAKESVILLE CORS APP"

N 284111.557

W 0821838.736

SCALE FACTOR CONVERGENCE=0.99996288

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.

2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.

3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREIN.

4.) THIS IS SKETCH AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.

5.) ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED.

6.) THIS IS NOT A BOUNDARY SURVEY.

7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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: 867-009  
DRAWING NO. WME.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.

*[Signature]*  
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 9457

12/19/2023

DATE OF SIGNATURE



BRADSHAW-NILES & ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824

280 BUSINESS PARK CIRCLE, SUITE #10

ST. AUGUSTINE, FLORIDA 32093

(904) 829-2391

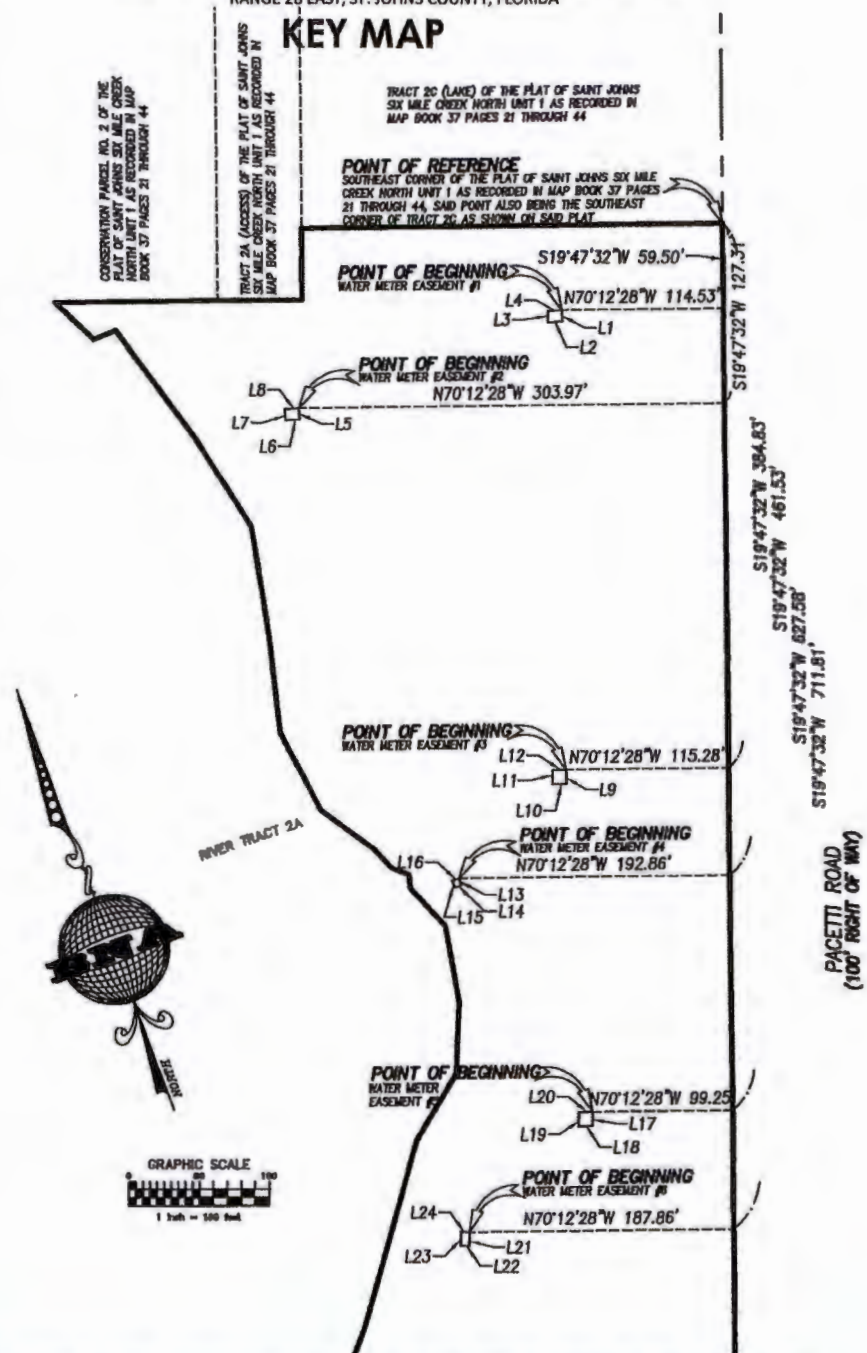
FAX: (904) 829-5070



# MAP OF:

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

## KEY MAP



**GENERAL NOTES:**

- 1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1980 ADJUSTMENT (N.A.D. 83/80) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:  
"JACKSONVILLE COGS ARP"      "GAINESVILLE COGS ARP"  
N 30°29'02.515"      N 29°41'11.557"  
W 081°42'05.330"      W 082°18'38.736"  
SCALE FACTOR CONVERGENCE=0.999997711      SCALE FACTOR CONVERGENCE=0.999996288  
(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)      (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
  - 2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
  - 4.) THIS IS SKETCH AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.
  - 5.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.
  - 6.) THIS IS NOT A BOUNDARY SURVEY.
  - 7.) THIS IS A THREE SHEET DOCUMENT AND IS NOT VALID UNLESS ALL THREE SHEETS ARE PRESENT.
- THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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: 687-009  
DRAWING NO. WHE.dwg  
SHEET 2 OF 2

### BRADSHAW-NILES & ASSOCIATES, INC.



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE #10  
ST. AUGUSTINE, FLORIDA 32099  
(904) 829-2991      FAX: (904) 829-9070



# MAP OF:

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

CERTIFICATIONS:  
ROLLINGS CONSTRUCTION

## 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 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 DISTANCE OF 56.60 FEET; THENCE NORTH 70°12'28" 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°51'44" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 75°10'25" WEST, A DISTANCE OF 10.24 FEET; THENCE NORTH 16°46'37" EAST, A DISTANCE OF 6.33 FEET; THENCE SOUTH 73°27'50" EAST, A DISTANCE OF 9.95 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.31 SQUARE FEET.

## LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

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 DISTANCE OF 127.31 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 303.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 16°43'52" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 74°16'09" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 15°43'52" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 74°16'09" 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 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 DISTANCE OF 384.83 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 113.28 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 18°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; THENCE SOUTH 72°01'24" 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 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 DISTANCE OF 461.53 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 182.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 8°43'48" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°16'11" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 0°43'48" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°16'11" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

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 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 DISTANCE OF 627.54 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 99.26 FEET TO THE POINT OF BEGINNING;

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; THENCE SOUTH 71°50'40" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE 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 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 DISTANCE OF 711.81 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 187.88 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 23°01'12" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°58'48" WEST, A DISTANCE OF 8.24 FEET; THENCE NORTH 23°01'12" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66°58'48" EAST, A DISTANCE OF 8.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 62.40 SQUARE FEET.

## GENERAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (L.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"JACKSONVILLE COGS ARP"

N 30°25'02.515"

W 081°42'05.330"

SCALE FACTOR CONVERSION=0.99999711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.

2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.

3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREIN.

4.) THIS IS SKETCH AND DESCRIPTION OF PIVOT ONE ONLY AND DOES NOT PURPORT ANY ASSURANCE OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.

5.) ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED.

6.) THIS IS NOT A BOUNDARY SURVEY.

7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

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

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

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THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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: WME.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.

12/19/2023

DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

BRADSHAW-NILES & ASSOCIATES, INC.



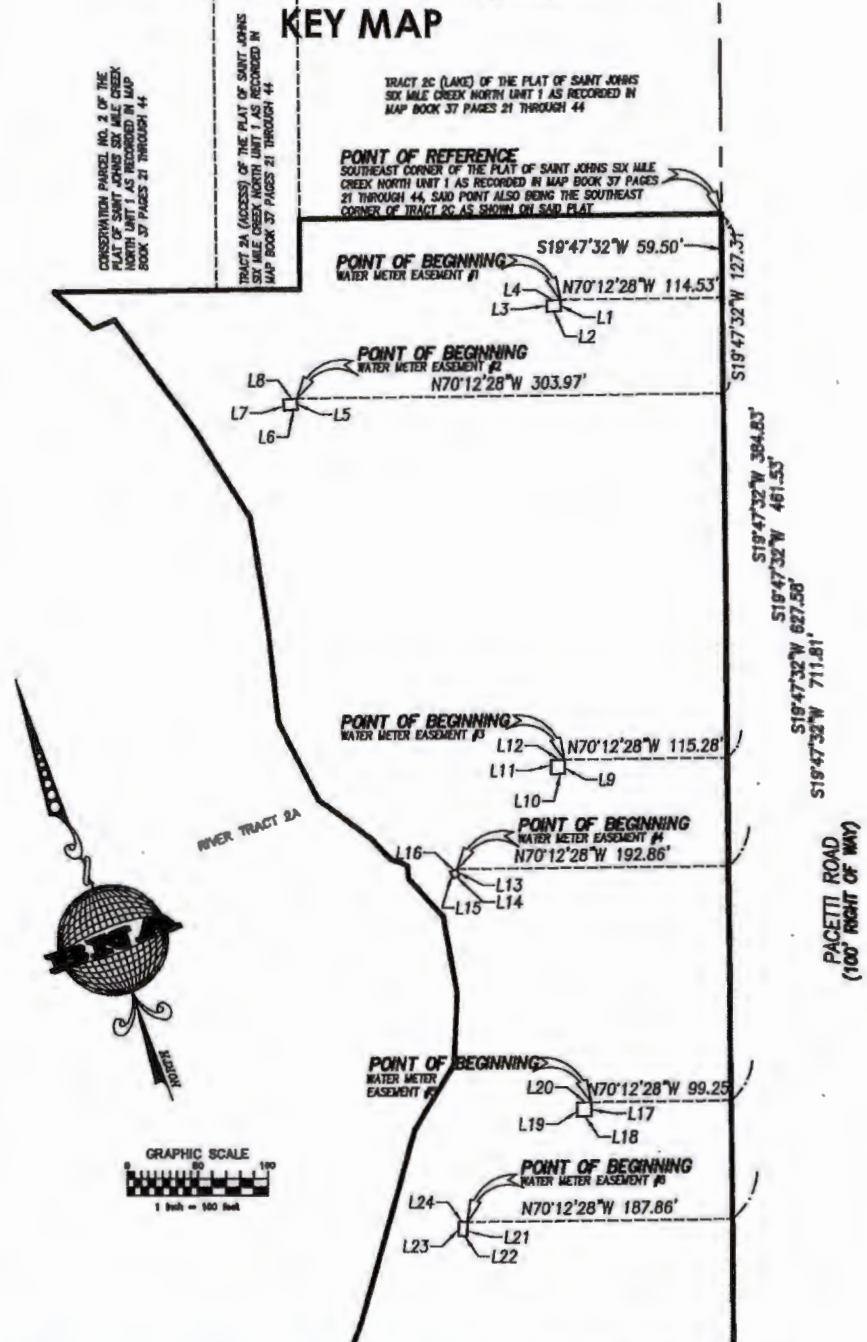
SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
200 BUSINESS PARK CIRCLE, SUITE 110  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2391 FAX: (904) 829-2070



# MAP OF:

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

## KEY MAP



**GENERAL NOTES:**

- 1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:  
"JACKSONVILLE CORS ARP"      "GAINESVILLE CORS ARP"  
N 30°28'02.515"      N 29°41'11.557"  
W 081°42'05.330"      W 082°16'36.736"
  - 2.) SCALE FACTOR CONVERGENCE=0.999997711      SCALE FACTOR CONVERGENCE=0.999962280  
(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)      (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
  - 3.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.
  - 4.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 5.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
  - 6.) THIS IS SKETCH AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.
  - 7.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.
  - 8.) THIS IS NOT A BOUNDARY SURVEY.
  - 9.) THIS IS A THREE SHEET DOCUMENT AND IS NOT VALID UNLESS ALL THREE SHEETS ARE PRESENT.
- THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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: 067-009  
DRAWING NO. WME.dwg  
SHEET 2 OF 2

### BRADSHAW-NILES & ASSOCIATES, INC.



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE #10  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2591      FAX: (904) 829-5070

# MAP OF:

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

CERTIFICATIONS:  
ROLLINGS CONSTRUCTION

## 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 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 DISTANCE OF 69.50 FEET; THENCE NORTH 70°12'28" 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°51'44" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 70°16'28" 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 BEGINNING.

CONTAINING 82.31 SQUARE FEET.

## LEGAL DESCRIPTION: WATER METER DESCRIPTION #2

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 DISTANCE OF 127.31 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 303.87 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 15°43'52" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 74°16'08" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 15°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 #3

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 DISTANCE OF 384.83 FEET; THENCE NORTH 70°12'28" 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 10°50'00" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 72°01'24" 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 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 DISTANCE OF 481.53 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 192.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 0°43'49" WEST, A DISTANCE OF 8.00 FEET; THENCE NORTH 89°10'11" WEST, A DISTANCE OF 6.00 FEET; THENCE NORTH 0°43'49" EAST, A DISTANCE OF 8.00 FEET; THENCE SOUTH 89°10'11" EAST, A DISTANCE OF 8.00 FEET TO THE POINT OF BEGINNING.

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 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 DISTANCE OF 627.58 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 89.25 FEET TO THE POINT OF BEGINNING;

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; THENCE SOUTH 71°50'40" EAST, A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 100.00 SQUARE 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 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 DISTANCE OF 711.81 FEET; THENCE NORTH 70°12'28" WEST, DEPARTING SAID WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD, A DISTANCE OF 187.86 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 23°01'12" WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH 66°58'48" WEST, A DISTANCE OF 6.24 FEET; THENCE NORTH 23°01'12" EAST, A DISTANCE OF 10.00 FEET; THENCE SOUTH 66°58'48" EAST, A DISTANCE OF 6.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 82.40 SQUARE FEET.

## GENERAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (NAD 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"JACKSONVILLE COGS ARP"

N 307°02.515"

W 081°42'05.330"

SCALE FACTOR CONVERGENCE=0.99999711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.

2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.

3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.

4.) THIS IS SKETCH AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.

5.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.

6.) THIS IS NOT A BOUNDARY SURVEY.

7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

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

LAST FIELD DATE: N/A  
FIELD BOOK AND PAGE: N/A  
PROJECT NO: 687-009  
DRAWING NO. WME.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.

  
DATE OF SIGNATURE: 12/19/2023

ALBERT D. BRADSHAW, P.S.J., FLORIDA CERTIFICATION NO. 5257

BRADSHAW-NILES & ASSOCIATES, INC.



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE 410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2391 FAX: (904) 829-3070



# MAP OF:

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

## KEY MAP

CONSERVATION PARCEL NO. 2 OF THE  
PLAT OF SAINT JOHNS SIX MILE CREEK  
NORTH UNIT 1 AS RECORDED IN MAP  
BOOK 37 PAGES 21 THROUGH 44

TRACT 2A (ACCESS) OF THE PLAT OF SAINT JOHNS  
SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN  
MAP BOOK 37 PAGES 21 THROUGH 44

TRACT 2C (LAKE) OF THE PLAT OF SAINT JOHNS  
SIX MILE CREEK NORTH UNIT 1 AS RECORDED IN  
MAP BOOK 37 PAGES 21 THROUGH 44

**POINT OF REFERENCE**  
SOUTHEAST CORNER OF THE PLAT OF SAINT JOHNS SIX MILE  
CREEK NORTH UNIT 1 AS RECORDED IN MAP BOOK 37 PAGES  
21 THROUGH 44, SAID POINT ALSO BEING THE SOUTHEAST  
CORNER OF TRACT 2C AS SHOWN ON SAID PLAT

**POINT OF BEGINNING**  
WATER METER EASEMENT #1  
S19°47'32"W 59.50'

L4  
N70°12'28"W 114.53'  
L3  
L1  
L2

**POINT OF BEGINNING**  
WATER METER EASEMENT #2  
N70°12'28"W 303.97'

L8  
L7  
L5  
L6

**POINT OF BEGINNING**  
WATER METER EASEMENT #3  
N70°12'28"W 115.28'

L12  
L11  
L10  
L9

**POINT OF BEGINNING**  
WATER METER EASEMENT #4  
N70°12'28"W 192.86'

L16  
L13  
L15  
L14

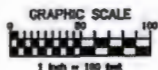
**POINT OF BEGINNING**  
WATER METER EASEMENT #5  
N70°12'28"W 99.25'

L20  
L19  
L18

**POINT OF BEGINNING**  
WATER METER EASEMENT #6  
N70°12'28"W 187.86'

L24  
L23  
L21  
L22

S19°47'32"W 127.37'  
S19°47'32"W 384.83'  
S19°47'32"W 461.53'  
S19°47'32"W 627.58'  
S19°47'32"W 711.81'  
PACETTI ROAD  
(100' RIGHT OF WAY)



**GENERAL NOTES:**

- 1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:  
"JACKSONVILLE COGS ARP"      "GAINESVILLE COGS ARP"  
N 30°29'02.515"      N 29°41'11.557"  
W 081°42'05.330"      W 082°16'36.736"
  - SCALE FACTOR CONVERGENCE=0.99999711      SCALE FACTOR CONVERGENCE=0.999998288  
(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)      (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
  - 1.) BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.
  - 2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
  - 4.) THIS IS SKETCH AND DESCRIPTION OF PHASE ONE ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.
  - 5.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.
  - 6.) THIS IS NOT A BOUNDARY SURVEY.
  - 7.) THIS IS A THREE SHEET DOCUMENT AND IS NOT VALID UNLESS ALL THREE SHEETS ARE PRESENT.
- THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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. WME.dwg  
SHEET 2 OF 2

**BRADSHAW-NILES & ASSOCIATES, INC.**



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6024  
280 BUSINESS PARK CIRCLE, SUITE #10  
ST. AUGUSTINE, FLORIDA 32099  
(904) 829-2991      FAX: (904) 829-2070

**MAP OF:**

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

CERTIFICATIONS:  
ROLLINGS CONSTRUCTION

**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 DISTANCE OF 947.80 FEET; THENCE NORTH 77°18'23" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.27 FEET; THENCE NORTH 51°39'02" EAST, A DISTANCE OF 35.20 FEET; THENCE NORTH 29°38'30" EAST, A DISTANCE OF 45.41 FEET; THENCE NORTH 32°56'02" EAST, A DISTANCE OF 43.31 FEET; THENCE NORTH 51°46'16" EAST, A DISTANCE OF 48.28 FEET; THENCE NORTH 40°59'35" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 36°11'38" EAST, A DISTANCE OF 69.88 FEET; THENCE NORTH 35°39'41" EAST, A DISTANCE OF 68.48 FEET; THENCE NORTH 51°40'20" EAST, A DISTANCE OF 54.35 FEET; THENCE NORTH 23°00'32" EAST, A DISTANCE OF 50.87 FEET; THENCE NORTH 10°20'10" EAST, A DISTANCE OF 54.74 FEET; THENCE NORTH 22°34'16" WEST, A DISTANCE OF 36.52 FEET; THENCE NORTH 13°48'35" EAST, A DISTANCE OF 9.77 FEET; THENCE NORTH 48°59'50" WEST, A DISTANCE OF 13.02 FEET; THENCE NORTH 22°34'15" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 33°40'59" WEST, A DISTANCE OF 47.19 FEET; THENCE NORTH 07°27'37" WEST, A DISTANCE OF 62.14 FEET; THENCE NORTH 13°38'48" EAST, A DISTANCE OF 69.12 FEET; THENCE NORTH 11°16'24" EAST, A DISTANCE OF 76.98 FEET; THENCE NORTH 12°12'07" WEST, A DISTANCE OF 75.72 FEET; THENCE NORTH 15°30'54" WEST, A DISTANCE OF 94.20 FEET; THENCE SOUTH 87°34'11" WEST, A DISTANCE OF 16.83 FEET; THENCE NORTH 25°30'17" WEST, A DISTANCE OF 38.15 FEET; THENCE SOUTH 70°12'28" EAST, A DISTANCE OF 175.18 FEET; THENCE NORTH 20°00'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE AFORESAID TRACT 2C; THENCE SOUTH 70°12'28" EAST ALONG THE SOUTH LINE OF SAID SAINT JOHNS SIX MILE CREEK NORTH UNIT ONE, A DISTANCE OF 300.45 FEET TO THE POINT OF BEGINNING.

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 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 ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 74°12'41" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.37 FEET; THENCE NORTH 18°15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" WEST, A DISTANCE OF 109.95 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 40.75 FEET; THENCE NORTH 87°04'42" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 60°57'25" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 40°53'20" EAST, A DISTANCE OF 23.25 FEET; THENCE SOUTH 52°49'22" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 65°11'07" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 58°47'02" EAST, A DISTANCE OF 38.35 FEET; THENCE SOUTH 56°24'11" EAST, A DISTANCE OF 30.07 FEET; THENCE SOUTH 67°20'31" EAST, A DISTANCE OF 68.18 FEET; THENCE SOUTH 70°24'26" EAST, A DISTANCE OF 27.46 FEET; THENCE SOUTH 77°18'23" EAST, A DISTANCE OF 349.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.78 ACRES MORE OR LESS.

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

**GENERAL NOTES:**

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (L.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"JACKSONVILLE CORN ARP"

N 30729°02.515'

W 081°42'05.530"

SCALE FACTOR CONVERGENCE=0.99999711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.

2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.

3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.

4.) THIS IS A SKETCH AND DESCRIPTION ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY, THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT. THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.

5.) ALL BEARINGS AND DISTANCES SHOWN HEREON ARE MEASURED.

6.) THIS IS NOT A BOUNDARY SURVEY.

7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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. WNE.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.

*Albert D. Bradshaw*

12/19/2023  
DATE OF SIGNATURE

ALBERT D. BRADSHAW, P.S., FLORIDA CERTIFICATION NO. 5157



**BRADSHAW-NILES & ASSOCIATES, INC.**

SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE 410  
ST. AUGUSTINE, FLORIDA 32095  
(904) 829-2391 FAX: (904) 829-9070

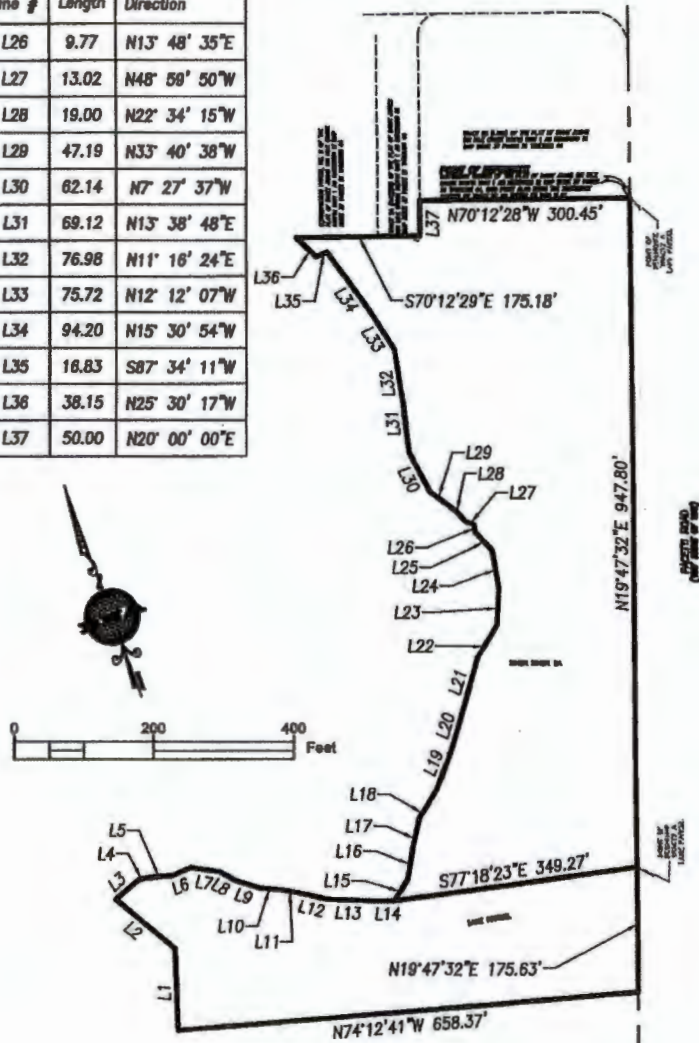


# MAP OF:

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

Parcel Line Table		
Line #	Length	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	S87° 04' 42"W
L7	42.50	N60° 57' 25"W
L8	23.25	N40° 53' 20"W
L9	38.31	N52° 48' 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° 58' 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

Parcel Line Table		
Line #	Length	Direction
L26	9.77	N13° 48' 35"E
L27	13.02	N48° 58' 50"W
L28	19.00	N22° 34' 15"W
L29	47.19	N33° 40' 38"W
L30	62.14	N7° 27' 37"W
L31	69.12	N13° 38' 48"E
L32	76.98	N11° 16' 24"E
L33	75.72	N12° 12' 07"W
L34	94.20	N15° 30' 54"W
L35	18.83	S87° 34' 11"W
L36	38.15	N25° 30' 17"W
L37	50.00	N20° 00' 00"E



**GENERAL NOTES:**

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"JACKSONVILLE CORS ARP"

N 30°29'02.515"  
W 081°42'06.330"

SCALE FACTOR CONVERGENCE=0.99999711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACKETT ROAD BEING SOUTH 19°47'32" WEST.

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3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.

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

**BRADSHAW-NILES & ASSOCIATES, INC.**



SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE #10  
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# MAP OF:

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

CERTIFICATIONS:  
ROLLINGS CONSTRUCTION

## RIVERTRACT TRACT 2A

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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 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 ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 175.63 FEET; THENCE NORTH 74°12'41" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.37 FEET; THENCE NORTH 18°15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" WEST, A DISTANCE OF 109.95 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 40.75 FEET; THENCE NORTH 87°04'42" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 60°57'25" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 40°53'20" EAST, A DISTANCE OF 23.25 FEET; THENCE SOUTH 52°49'22" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 65°11'07" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 58°47'02" EAST, A DISTANCE OF 38.35 FEET; THENCE SOUTH 56°24'11" EAST, A DISTANCE OF 30.07 FEET; THENCE SOUTH 67°20'31" EAST, A DISTANCE OF 68.18 FEET; THENCE SOUTH 70°24'26" EAST, A DISTANCE OF 27.46 FEET; THENCE SOUTH 77°18'23" EAST, A DISTANCE OF 349.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.78 ACRES MORE OR LESS.


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

### GENERAL NOTES:

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"JACKSONVILLE CORRS ARP" N 3029°02.515" W 081°42'05.330"  
"GAINESVILLE CORRS ARP" N 29°41'11.557" W 082°16'36.736"
  - 2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
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LAST FIELD DATE: N/A  
FIELD BOOK AND PAGE: N/A  
PROJECT NO: 667-009  
DRAWING NO. WME.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.

  
ALBERT G. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257

12/19/2023  
DATE OF SIGNATURE



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ST. AUGUSTINE, FLORIDA 32093  
(904) 829-2591 FAX: (904) 829-5070

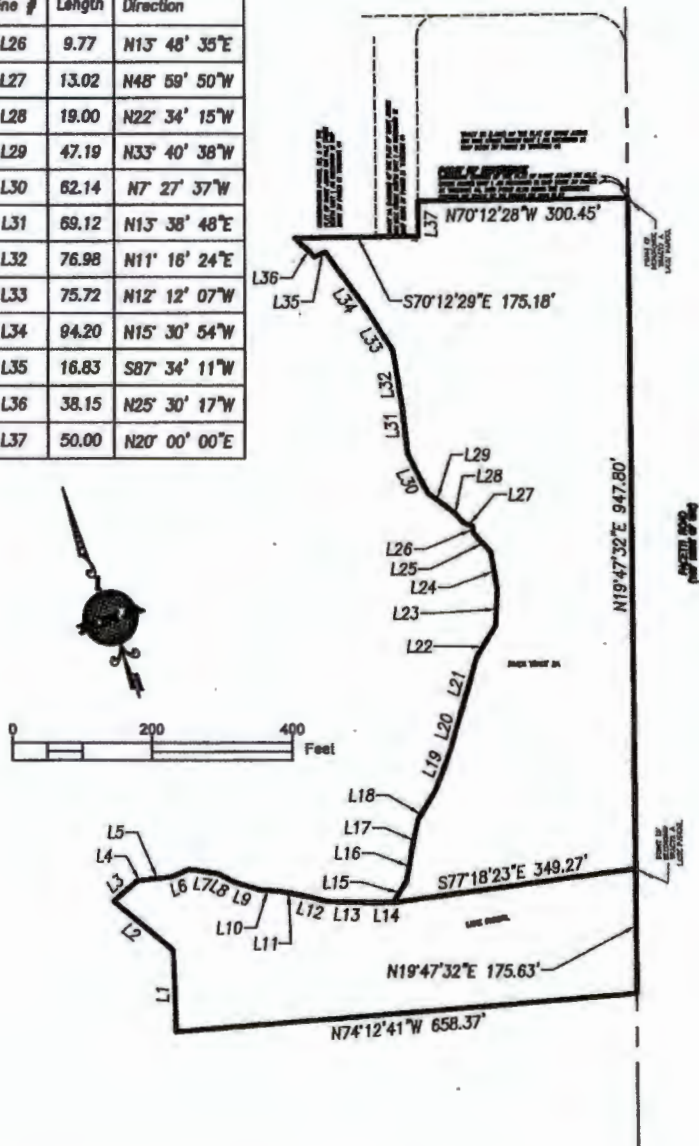


# MAP OF:

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

Parcel Line Table		
Line #	Length	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	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' 28" 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° 48' 18" 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

Parcel Line Table		
Line #	Length	Direction
L26	9.77	N13° 48' 35" E
L27	13.02	N48° 59' 50" W
L28	19.00	N22° 34' 15" W
L29	47.19	N33° 40' 38" W
L30	62.14	N7° 27' 37" W
L31	69.12	N13° 38' 48" E
L32	76.98	N11° 18' 24" E
L33	75.72	N12° 12' 07" W
L34	94.20	N15° 30' 54" W
L35	18.83	S87° 34' 11" W
L36	38.15	N25° 30' 17" W
L37	50.00	N20° 00' 00" E



**GENERAL NOTES:**

- 1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODEIC SURVEY CONTROL POINTS AS FOLLOWS:  
 "JACKSONVILLE CORS ARP"  
 N 30°29'02.515"  
 W 081°42'05.330"  
 SCALE FACTOR CONVERGENCE=0.99999711  
 (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
  - 2.) "GAINESVILLE CORS ARP"  
 N 29°41'11.557"  
 W 082°16'36.736"  
 SCALE FACTOR CONVERGENCE=0.999993288  
 (THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)
  - 3.) BEARINGS SHOWN HEREIN BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF FACETTI ROAD BEING SOUTH 19°47'32" WEST.
  - 4.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 5.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREIN.
  - 6.) THIS IS SKETCH AND DESCRIPTION ONLY AND DOES NOT PURPORT ANY JURISDICTION OF ANY FEDERAL, STATE, COUNTY OR LOCAL AGENCY. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF ABSTRACT OR TITLE COMMITMENT, THIS COMPANY BEARS NO RESPONSIBILITY TO ANY CLAIMS MADE BY SUCH INSTRUMENTS.
  - 7.) ALL BEARINGS AND DISTANCES SHOWN HEREIN ARE MEASURED.
  - 8.) THIS IS NOT A BOUNDARY SURVEY.
  - 9.) THIS IS A THREE SHEET DOCUMENT AND IS NOT VALID UNLESS ALL THREE SHEETS ARE PRESENT.
- THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED HEREIN AND IS NOT VALID WITHOUT THE SIGNATURE AND RAISED SEAL OF THE PROFESSIONAL SURVEYOR AND MAPPER OF FLORIDA SHOWN HEREIN.

LAST FIELD DATE: N/A  
 FIELD BOOK AND PAGE: N/A  
 PROJECT NO: 687-009  
 DRAWING NO. WME.dwg  
 SHEET 2 OF 2

**BRADSHAW-NILES & ASSOCIATES, INC.**



SURVEYING AND MAPPING CONSULTANTS  
 LICENSED BUSINESS NO. 6824  
 200 BUSINESS PARK CIRCLE, SUITE #10  
 ST. AUGUSTINE, FLORIDA 32095  
 (904) 829-2591 FAX: (904) 829-5070



# MAP OF:

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

CERTIFICATIONS:  
ROLLINGS CONSTRUCTION

## 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 DISTANCE OF 947.80 FEET; THENCE NORTH 77°18'23" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 349.27 FEET; THENCE NORTH 51°39'02" EAST, A DISTANCE OF 35.20 FEET; THENCE NORTH 29°58'30" EAST, A DISTANCE OF 45.41 FEET; THENCE NORTH 32°56'02" EAST, A DISTANCE OF 43.31 FEET; THENCE NORTH 51°46'16" EAST, A DISTANCE OF 48.28 FEET; THENCE NORTH 40°59'35" EAST, A DISTANCE OF 58.09 FEET; THENCE NORTH 36°11'38" EAST, A DISTANCE OF 69.88 FEET; THENCE NORTH 35°39'41" EAST, A DISTANCE OF 68.48 FEET; THENCE NORTH 51°40'20" EAST, A DISTANCE OF 54.35 FEET; THENCE NORTH 23°00'32" EAST, A DISTANCE OF 50.07 FEET; THENCE NORTH 10°20'10" EAST, A DISTANCE OF 94.74 FEET; THENCE NORTH 22°34'16" WEST, A DISTANCE OF 38.52 FEET; THENCE NORTH 13°48'35" EAST, A DISTANCE OF 9.77 FEET; THENCE NORTH 48°59'50" WEST, A DISTANCE OF 13.02 FEET; THENCE NORTH 22°34'15" WEST, A DISTANCE OF 19.00 FEET; THENCE NORTH 33°40'39" WEST, A DISTANCE OF 47.19 FEET; THENCE NORTH 07°27'37" WEST, A DISTANCE OF 62.14 FEET; THENCE NORTH 13°38'48" EAST, A DISTANCE OF 69.12 FEET; THENCE NORTH 11°16'24" EAST, A DISTANCE OF 76.98 FEET; THENCE NORTH 12°12'07" WEST, A DISTANCE OF 75.72 FEET; THENCE NORTH 15°30'54" WEST, A DISTANCE OF 94.20 FEET; THENCE SOUTH 87°34'11" WEST, A DISTANCE OF 16.83 FEET; THENCE NORTH 25°30'17" WEST, A DISTANCE OF 38.15 FEET; THENCE SOUTH 70°12'28" EAST, A DISTANCE OF 175.18 FEET; THENCE NORTH 20°00'00" EAST, A DISTANCE OF 50.00 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF THE AFORESAID TRACT 2C; THENCE SOUTH 70°12'28" EAST ALONG THE SOUTH LINE OF SAID SAINT JOHNS SIX MILE CREEK NORTH UNIT ONE, A DISTANCE OF 300.45 FEET TO THE POINT OF BEGINNING.

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 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 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 175.83 FEET; THENCE NORTH 74°12'41" WEST LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 658.37 FEET; THENCE NORTH 18°15'21" EAST, A DISTANCE OF 114.80 FEET; THENCE NORTH 30°28'23" WEST, A DISTANCE OF 109.95 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 40.75 FEET; THENCE NORTH 87°04'42" EAST, A DISTANCE OF 27.59 FEET; THENCE SOUTH 60°57'25" EAST, A DISTANCE OF 42.50 FEET; THENCE SOUTH 40°53'20" EAST, A DISTANCE OF 23.25 FEET; THENCE SOUTH 52°49'22" EAST, A DISTANCE OF 38.31 FEET; THENCE SOUTH 65°11'07" EAST, A DISTANCE OF 30.53 FEET; THENCE SOUTH 58°47'02" EAST, A DISTANCE OF 36.35 FEET; THENCE SOUTH 56°24'11" EAST, A DISTANCE OF 30.07 FEET; THENCE SOUTH 67°20'31" EAST, A DISTANCE OF 68.18 FEET; THENCE SOUTH 70°24'26" EAST, A DISTANCE OF 27.46 FEET; THENCE SOUTH 77°18'23" EAST, A DISTANCE OF 349.27 FEET TO THE POINT OF BEGINNING.

CONTAINING 2.78 ACRES MORE OR LESS.

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

### GENERAL NOTES:

1.) ALL COORDINATES AND BEARINGS SHOWN HEREIN ARE REFERENCED TO THE FLORIDA STATE PLANE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983-1990 ADJUSTMENT (N.A.D. 83/90) FOR THE EAST ZONE OF THE STATE OF FLORIDA, TRANSVERSE MERCATOR PROJECTION AND BASED ON NATIONAL GEODETIC SURVEY CONTROL POINTS AS FOLLOWS:

"JACKSONVILLE COGS ARP"

N 30°29'02.515"

W 081°42'05.330"

SCALE FACTOR CONVERGENCE=0.99999711

(THIS IS A GPS CONTINUOUSLY OPERATING REFERENCE STATION)

1.) BEARINGS SHOWN HEREON BASED ON THE FLORIDA STATE PLANE COORDINATES, EAST ZONE, NAD83, WITH THE WESTERLY RIGHT OF WAY LINE OF PACETTI ROAD BEING SOUTH 19°47'32" WEST.

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3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.

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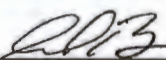
6.) THIS IS NOT A BOUNDARY SURVEY.

7.) THIS IS A TWO SHEET DOCUMENT AND IS NOT VALID UNLESS BOTH SHEETS ARE PRESENT.

THIS SURVEY IS CERTIFIED FOR THE EXCLUSIVE USE OF THE CLIENT NAMED 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: 687-009  
DRAWING NO. WLE.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.

  
12/19/2023  
DATE OF SIGNATURE  
ALBERT D. BRADSHAW, P.S.M., FLORIDA CERTIFICATION NO. 5257



BRADSHAW-NILES & ASSOCIATES, INC.

SURVEYING AND MAPPING CONSULTANTS  
LICENSED BUSINESS NO. 6824  
280 BUSINESS PARK CIRCLE, SUITE #10  
ST. AUGUSTINE, FLORIDA 32099  
(904) 829-2991 FAX: (904) 829-9070

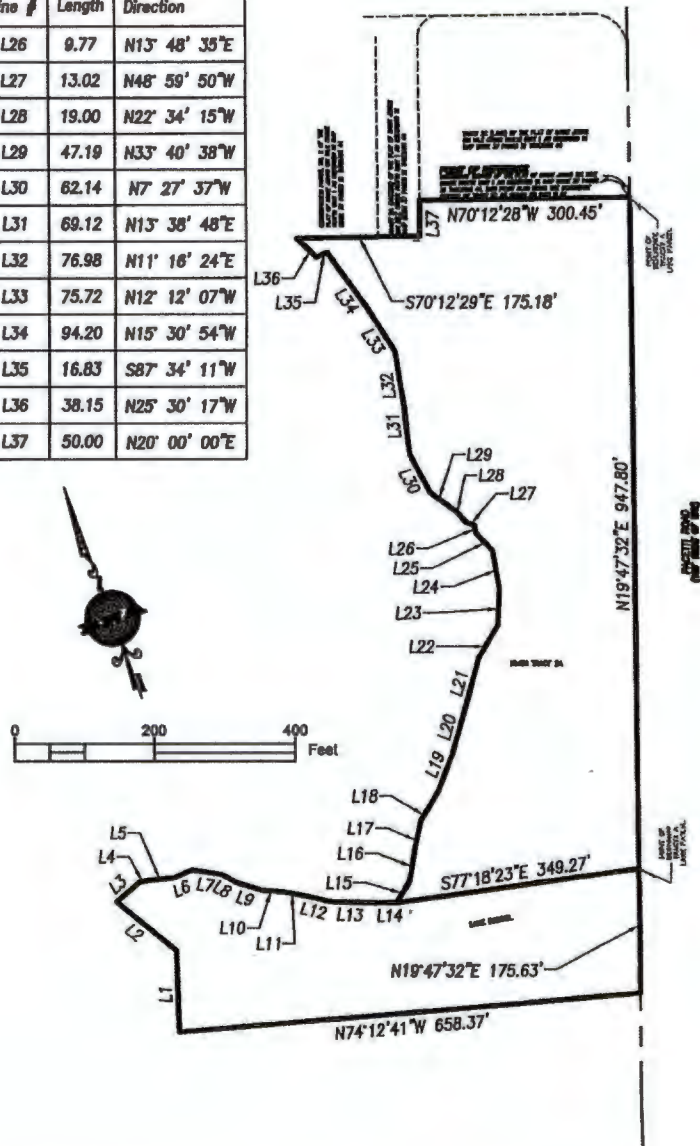


# MAP OF:

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

Parcel Line Table		
Line #	Length	Direction
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L2	109.95	N30° 28' 23"W
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L36	38.15	N25° 30' 17"W
L37	50.00	N20° 00' 00"E



**GENERAL NOTES:**

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 "GAINESVILLE CORS ARP" N 29°41'11.557" W 082°16'36.736"
  - 2.) NO UNDERGROUND FOUNDATIONS, STRUCTURE OR UTILITIES, IF ANY, WERE LOCATED BY THIS SURVEY.
  - 3.) NO IMPROVEMENTS OR GEOGRAPHIC FEATURES OF ANY KIND, WERE LOCATED BY THIS SURVEY, UNLESS SHOWN HEREON.
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LAST FIELD DATE: N/A  
 FIELD BOOK AND PAGE: N/A  
 PROJECT NO: 887-009  
 DRAWING NO. HME.dwg  
 SHEET 2 OF 2

**BRADSHAW-NILES & ASSOCIATES, INC.**



SURVEYING AND MAPPING CONSULTANTS  
 LICENSED BUSINESS NO. 6024  
 280 BUSINESS PARK CIRCLE, SUITE #10  
 ST. AUGUSTINE, FLORIDA 32099  
 (904) 829-2391 FAX: (904) 829-2070

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

PROJECT: WGV PROFESSIONAL CENTER

WGV PROFESSIONAL CENTER, LLC c 2950 HALLOWAY LN #602, JACKSONVILLE, FL 32223

Owners Name and Address, (the "Seller")

for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **St. Johns County, Florida**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A-Schedule of Values" for the project listed above. (*Note: The description listed should match the description listed on the "Release of Lien"*)

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

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 11<sup>th</sup> of December, 20 23.

WITNESS:

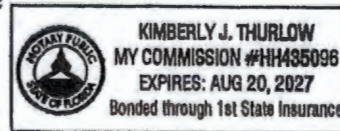
[Signature]  
Witness Signature

Douglas J. Shoffel  
Witness Print Name

OWNER:

[Signature]  
Owner Signature MANAGER  
LAWRENCE R. BOLLING

Owner Print Name



STATE OF FLORIDA  
COUNTY OF DUVAL

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 11 day of December, 20 23, by KIMBERLY THURLOW as NOTARY for FLORIDA.

[Signature]  
Notary Public  
My Commission Expires: 08/20/27

Personally Known or Produced Identification  
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - WATER**

Project Name: WGV Professional Center  
 Contractor: North Florida Underground Utilities, LLC.  
 Developer: Rollings Construction, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Watermains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" gate valve	Ea	1	\$ 2,950 -	\$ 2,950 -
1" by yoke curb stop	Ea	49	\$ 99 -	\$ 4,851 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Fire Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
17" x 11" x 12" Blk Mtr Bx Blue Tr. Lid X	Ea	49	\$ 108 -	\$ 5,292 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost</b>	
				<b>\$ 13,093.00</b>

**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - SEWER**

Project Name: WGV PROFESSIONAL CENTER  
 Contractor: NORTH FLORIDA UNDERGROUND  
 Developer: WGV PROFESSIONAL CENTER, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Forcemains (Size, Type &amp; Pipe Class)</b>				
4" TAPPING SADDLE	LF	1	\$ 937 - <sup>00</sup>	\$ 937 - <sup>00</sup>
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" TAPPING VALVE	Ea	1	\$ 621 - <sup>00</sup>	\$ 621 - <sup>00</sup>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Pump Stations</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1558 -<sup>00</sup></b>





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

The undersigned lienor, in consideration of the sum  
\$14,651.<sup>00</sup>  
hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through  
1-25-24 to North Florida Underground Utilities, LLC.  
Date Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
WGV Professional Center, LLC.  
PROJECT NAME

Note: The description listed should match the description listed on the "Bill of Sale".

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

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 25<sup>th</sup> day of January, 2024.

WITNESS:  
Lynndsey Hocker  
Witness Signature  
Lynndsey Hocker  
Print Witness Name

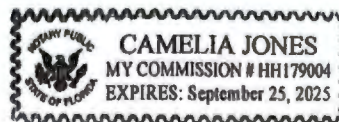
OWNER:  
Alexander Miller  
Lienor's Signature  
Alexander Miller  
Print Lienor's Name

STATE OF Florida  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 25<sup>th</sup> day of January, 2024, by Alexander Miller as \_\_\_\_\_ for \_\_\_\_\_.

[Signature]  
Notary Public  
My Commission Expires: 9/25/25

Personally Known or Produced Identification  
Type of Identification Produced FDL



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - WATER**

Project Name: WGV Professional Center  
 Contractor: North Florida Underground Utilities, LLC.  
 Developer: Rollings Construction, Inc.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Watermains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
10" gate valve	Ea	1	\$ 2,950 -	\$ 2,950 -
1" by yoke curb stop	Ea	49	\$ 99 -	\$ 4,851 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Fire Hydrants (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
17x11x12 Blk Mtr Bx Blue Te. Lid	Ea	49	\$ 108 -	\$ 5,292 -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
			<b>Total Water System Cost \$ 13,093.00</b>	



**ST. JOHNS COUNTY UTILITY DEPARTMENT  
3D - CLOSEOUT - SCHEDULE OF VALUES - SEWER**

Project Name: WGV PROFESSIONAL CENTER  
 Contractor: NORTH FLORIDA UNDERGROUND  
 Developer: WGV PROFESSIONAL CENTER, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Forcemains (Size, Type &amp; Pipe Class)</b>				
4" TAPPING SADDLE	LF	1	\$ 937 - <sup>00</sup>	\$ 937 - <sup>00</sup>
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
4" TAPPING VALVE	Ea	1	\$ 621 - <sup>00</sup>	\$ 621 - <sup>00</sup>
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
4-6 foot deep	EA		\$ -	\$ -
6-8 foot deep	EA		\$ -	\$ -
8-10 foot deep	EA		\$ -	\$ -
10-12 foot deep	EA		\$ -	\$ -
> 12 foot deep	EA		\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Pump Stations</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 1558 -<sup>00</sup></b>

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

Date: DECEMBER 17, 2023

Project Title: WGV PROFESSIONAL CENTER

FROM: NORTH FLORIDA UNDERGROUND  
Contractor's Name

Address: 287 WHISPER RIDGE DR.  
ST. AUGUSTINE FL. 32092

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

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

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

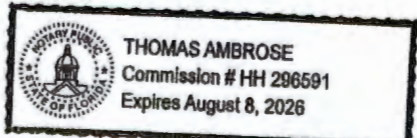
Contractor:

Kimberly Miller  
Print Contractor's Name

Kimberly Miller  
Contractor's Signature

STATE OF FL  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_  
on-line notarization, this 20<sup>th</sup> day of December, 2023, by  
Kimberly Miller as \_\_\_\_\_ for \_\_\_\_\_



[Signature]  
Notary Public  
My Commission Expires: 8/8/26

Personally Known or Produced Identification  
Type of Identification Produced FDL





**ST. JOHNS COUNTY  
UTILITIES**

1205 State Road 16  
St. Augustine, Florida 32084

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**INTEROFFICE MEMORANDUM**

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**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.





Subject Property



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**

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