

**RESOLUTION NO. 2024-36**

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING THREE EASEMENTS FOR UTILITIES, BILL OF SALE, FINAL RELEASE OF LIEN AND WARRANTY ASSOCIATED WITH THE WATER, SEWER AND REUSE SYSTEMS TO SERVE SILVERLEAF – SILVERLAKE DRIVE LOCATED OFF ST. JOHNS PARKWAY.**

**RECITALS**

**WHEREAS**, VPDF SILVERLEAF JAX 9, LLC, a Delaware limited liability company has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve Silverleaf – Silverlake Drive attached hereto as Exhibit “A” incorporated by reference and made a part hereof; and

**WHEREAS**, WHITE’S FORD TIMBER, LLC, a Florida limited liability company has executed and presented to the County an Easement for Utilities associated with the water, sewer and reuse systems to serve Silverleaf – Silverlake Drive attached hereto as Exhibit “B” incorporated by reference and made a part hereof; and

**WHEREAS**, the SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA has executed and presented to the County an easement for Utilities associated with the water, sewer and reuse systems to serve Silverleaf – Silverlake Drive attached hereto as Exhibit “C” incorporated by reference and made a part hereof; and

**WHEREAS**, Land Planners Development II Inc., a Florida corporation, has executed and presented to the County a Bill of Sale with a Schedule of Values conveying all personal property associated with the water, sewer and reuse systems to serve Silverleaf – Silverlake Drive attached hereto as Exhibit “D”, incorporated by reference and made a part hereof; and

**WHEREAS**, J. B. Coxwell, a Florida corporation has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Silverleaf – Silverlake Drive attached hereto as Exhibits “E” and “F”, 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 “G” 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.

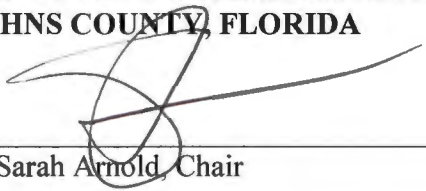
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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 6th day of Febraury, 2024.


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

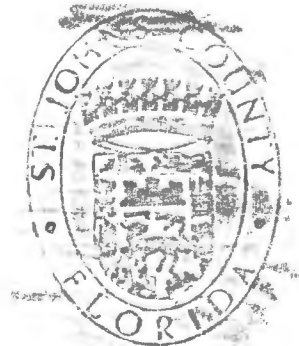
By: \_\_\_\_\_

  
Sarah Arnold, Chair

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

Rendition Date: FEB 07 2024

  
Deputy Clerk



**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 30 day of May, 2023  
by VPDF SILVERLEAF 9 LLC, with an address of  
901 MARQUETTE AVENUE SOUTH STE 300 MINNEAPOLIS, MN 55402,  
hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political  
subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 distribution system, sewer force mains and reuse and all other  
equipment and appurtenances as may be necessary or convenient for the operation of the  
underground water and sewer utility services (hereinafter referred to as "Utility Lines and  
Associated Equipment") 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. 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 all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(d) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system



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.

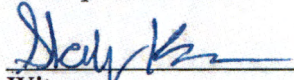
4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

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.

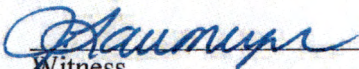
IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

901 Marquette Ave. S  
Minneapolis, MN 55402  
WITNESS ADDRESS

Signed, sealed and delivered  
In the presence of:

  
\_\_\_\_\_  
Witness

Shelly Kramer  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
Witness

JESSICA LAVINGER  
\_\_\_\_\_  
Print Name

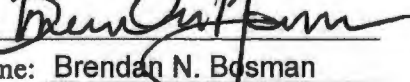
901 Marquette Ave. S  
Minneapolis, MN 55402  
WITNESS ADDRESS

**OWNER:**

VPDF SILVERLEAF JAX 9 LLC,  
a Delaware limited liability company

By: VP Finders Holdings LLC,  
a Delaware limited liability company,  
its Sole Member

By: Verde Partners, Inc.,  
a Delaware corporation, its Manager

By:   
\_\_\_\_\_  
Name: Brendan N. Bosman  
Its: Senior Managing Director

STATE OF Minnesota  
COUNTY OF Hennepin

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 30th day of May, 2023, by Brendan N. Bosman as Senior Managing Director  
\_ for:

**OWNER:**

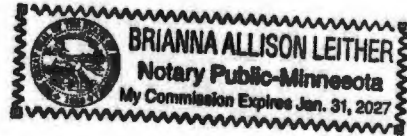
**VPDF SILVERLEAF JAX 9 LLC,**  
a Delaware limited liability company

By: **VP Finders Holdings LLC,**  
a Delaware limited liability company,  
its Sole Member

By: **Virde Partners, Inc.,**  
a Delaware corporation, its Manager

Personally Known or Produced Identification  
Type of Identification Produced

Brianne Leither  
Notary Public  
My Commission Expires: 1/31/2027



**EXHIBIT "A"**  
**EASEMENT AREA**





www.elminc.com  
 tel 904-642-8550 • fax 904-642-4165  
 14775 Old St. Augustine Road • Jacksonville, Florida 32258

November 1, 2022  
 Page 1 of 2

Work Order No. 21-439.00  
 File No. 129A-03.00C

### Utility Easement 14

A portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel 9, as described and recorded in Official Records Book 5402, page 1452, of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 36; thence North  $89^{\circ}03'39''$  East, along the Southerly line of said Section 36, a distance of 1532.82 feet; thence South  $00^{\circ}56'21''$  East, departing said Southerly line, 0.23 feet to a point lying on the Northerly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established; thence North  $89^{\circ}03'37''$  East, along said Northerly limited access right of way line, 505.24 feet to a point on a non-tangent curve concave Northerly having a radius of 2130.00 feet; thence Easterly, continuing along said Northerly limited access right of way line and along the arc of said curve, through a central angle of  $27^{\circ}34'49''$ , an arc length of 1025.31 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $71^{\circ}20'16''$  East, 1015.44 feet.

From said Point of Beginning, thence Northwesterly, departing said Northerly limited access right of way line of State Road No. 23 and along the arc of a curve concave Northeasterly having a radius of 1311.00 feet, through a central angle of  $17^{\circ}17'26''$ , an arc length of 395.63 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}16'33''$  West, 394.13 feet; thence North  $17^{\circ}37'50''$  West, 158.33 feet; thence North  $06^{\circ}33'24''$  West, 96.45 feet to the point of curvature of a curve concave Easterly having a radius of 1317.00 feet; thence Northerly along the arc of said curve, through a central angle of  $07^{\circ}56'32''$ , an arc length of 182.56 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $02^{\circ}35'08''$  West, 182.41 feet; thence North  $14^{\circ}14'41''$  West, along a non-tangent line, 14.57 feet to a point on a non-tangent curve concave Easterly having a radius of 1321.00 feet; thence Northerly along the arc of said curve, through a central angle of  $01^{\circ}58'56''$ , an arc length of 45.70 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $02^{\circ}59'07''$  East, 45.70 feet; thence North  $34^{\circ}41'54''$  West, along a non-tangent line, 25.46 feet; thence North  $82^{\circ}59'08''$  West, 18.99 feet; thence North  $07^{\circ}00'52''$  East, 101.00 feet; thence South  $82^{\circ}59'08''$  East, 18.99 feet; thence North  $54^{\circ}02'46''$  East, 14.26 feet; thence North  $09^{\circ}58'08''$  East, 17.94 feet; thence North  $16^{\circ}31'24''$  East, 156.21 feet; thence North  $24^{\circ}24'20''$  East, 91.21 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1311.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $07^{\circ}06'02''$ , an arc length of 162.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $24^{\circ}38'09''$  East, 162.37 feet; thence North  $28^{\circ}11'10''$  East, 562.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 10,449.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $02^{\circ}51'58''$ , an arc length of 522.67 feet to the point of tangency of said curve, said arc being subtended



**Utility Easement 14 (continued)**

by a chord bearing and distance of North  $26^{\circ}45'11''$  East, 522.61 feet; thence North  $25^{\circ}19'13''$  East, 266.45 feet to the point of curvature of a curve concave Southeasterly having a radius of 4051.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $01^{\circ}28'56''$ , an arc length of 104.80 feet to a point lying on the Southerly line of Holly Landing – Silverleaf Parcel 6, a plat recorded in Map Book 115, page 44, of said Public Records, said arc being subtended by a chord bearing and distance of North  $26^{\circ}03'41''$  East, 104.79 feet; thence South  $57^{\circ}02'32''$  East, along said Southerly line and along a non-tangent line, 11.06 feet to the Southerly most corner thereof, said corner also being the Northeasterly corner of said Parcel 9; thence Southerly along the Easterly line of said Parcel 9 the following 13 courses: Course 1, thence Southwesterly along the arc of a non-tangent curve concave Southeasterly having a radius of 4040.00 feet, through a central angle of  $01^{\circ}27'55''$ , an arc length of 103.33 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}03'10''$  West, 103.32 feet; Course 2, thence South  $25^{\circ}19'13''$  West, 266.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 10,460.00 feet; Course 3, thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}51'58''$ , an arc length of 523.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}45'11''$  West, 523.16 feet; Course 4, thence South  $28^{\circ}11'10''$  West, 562.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 1300.00 feet; Course 5, thence Southwesterly along the arc of said curve, through a central angle of  $07^{\circ}06'52''$ , an arc length of 161.42 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $24^{\circ}37'44''$  West, 161.32 feet; Course 6, thence South  $24^{\circ}24'20''$  West, 90.77 feet; Course 7, thence South  $16^{\circ}31'24''$  West, 154.83 feet to a point on a non-tangent curve concave Easterly having a radius of 1316.00 feet; Course 8, thence Southerly along the arc of said curve, through a central angle of  $08^{\circ}19'08''$ , an arc length of 191.07 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $06^{\circ}11'05''$  West, 190.90 feet; Course 9, thence South  $14^{\circ}14'41''$  East, along a non-tangent line, 37.46 feet to a point on a non-tangent curve concave Easterly having a radius of 1306.00 feet; Course 10, thence Southerly along the arc of said curve, through a central angle of  $07^{\circ}00'14''$ , an arc length of 159.65 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $03^{\circ}03'17''$  East, 159.55 feet; Course 11, thence South  $06^{\circ}33'24''$  East, 95.37 feet; Course 12, thence South  $17^{\circ}37'50''$  East, 157.26 feet to the point of curvature of a curve concave Northeasterly having a radius of 1300.00 feet; Course 13, thence Southeasterly along the arc of said curve, through a central angle of  $17^{\circ}18'37''$ , an arc length of 392.76 feet to the Southeasterly corner thereof, said corner lying on said Northerly limited access right of way line of State Road No. 23, said arc being subtended by a chord bearing and distance of South  $26^{\circ}17'08''$  East, 391.27 feet; thence Southwesterly, along said Northerly limited access right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2130.00 feet, through a central angle of  $00^{\circ}17'46''$ , an arc length of 11.01 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $57^{\circ}23'59''$  West, 11.01 feet.

Containing 0.79 acre, more or less.

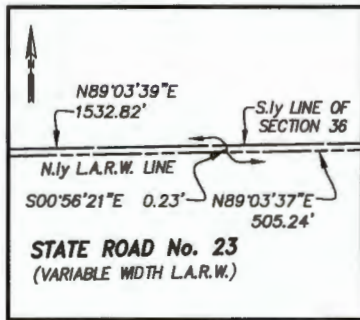
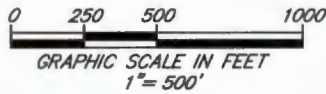


# SKETCH TO ACCOMPANY DESCRIPTION OF

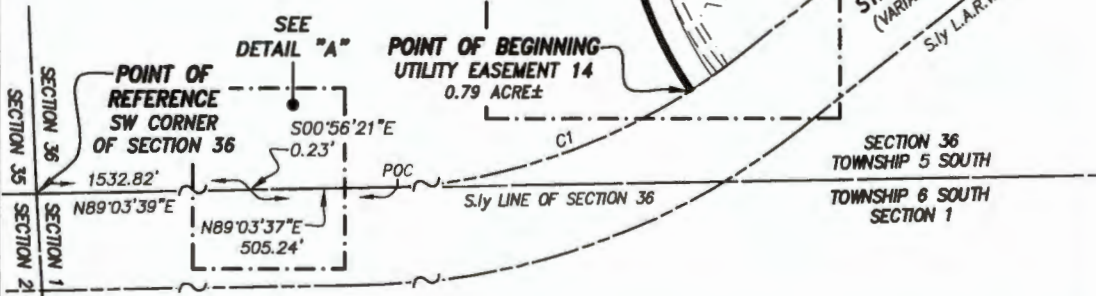
A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION  
OF PARCEL 9, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS  
BOOK 5402, PAGE 1452, OF THE PUBLIC RECORDS OF SAID COUNTY,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

**LEGEND:**

- M.B. MAP BOOK
- O.R.B. OFFICIAL RECORDS BOOK
- PG. PAGE
- L.A.R.W. LIMITED ACCESS RIGHT OF WAY
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- POC POINT ON CURVE
- R RADIUS
- Δ CENTRAL ANGLE
- L ARC LENGTH
- CB CHORD BEARING
- CH CHORD DISTANCE
- C1 TABULATED CURVE DATA



DETAIL "A"  
(1"=5')



SHEET 1 OF 4

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 36 AS BEING NORTH 89°03'39" EAST.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2130.00'	27°34'49"	1025.31'	N71°20'16"E	1015.44'

**ETM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS

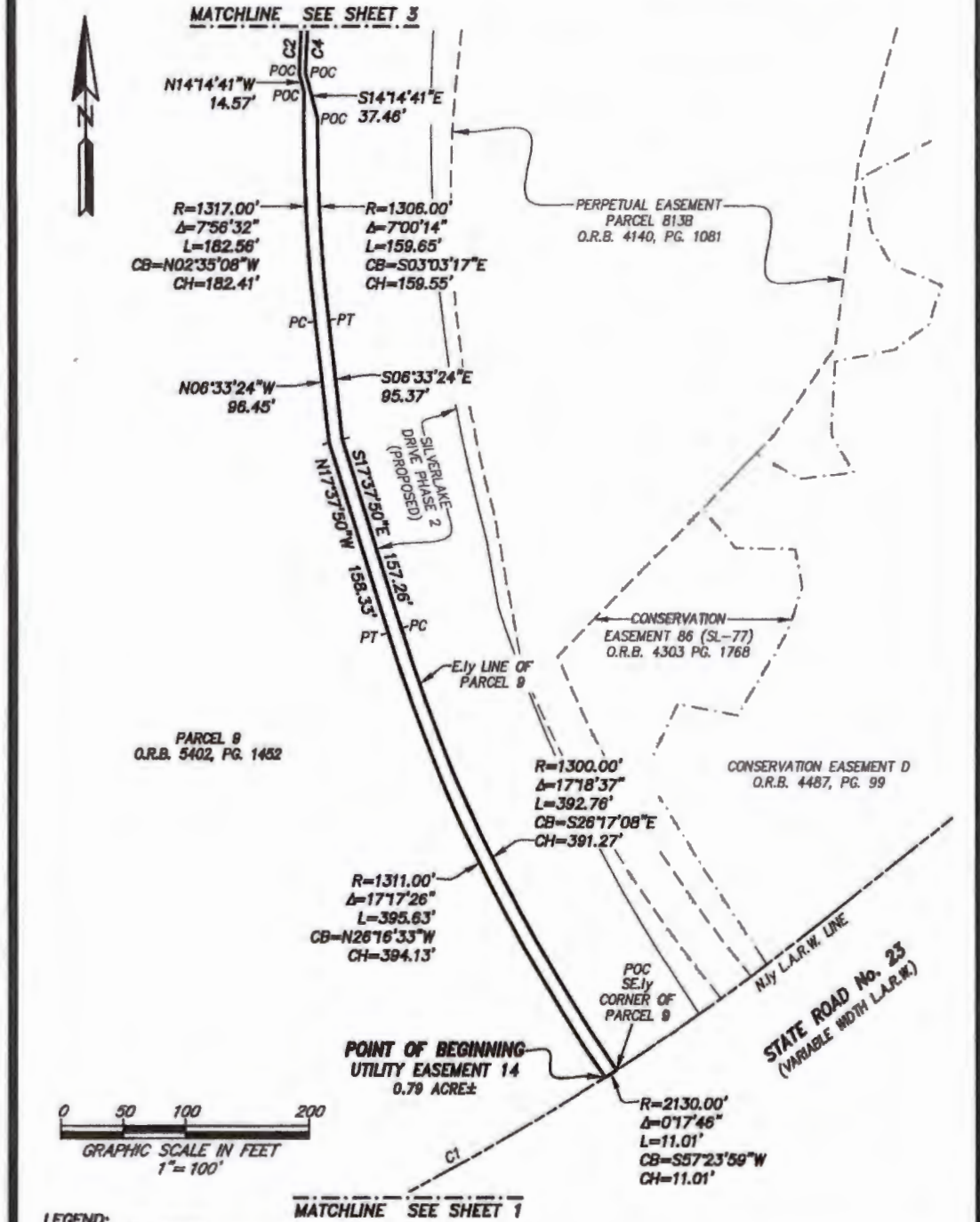
14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=500'  
DATE: NOVEMBER 1, 2022

ANDREW O. KNUPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION  
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C1	2130.00'	27°34'49"	1025.31'	N71°20'18"E	1015.44'
C2	1321.00'	1°58'58"	45.70'	N02°59'07"E	45.70'
C4	1318.00'	6°19'08"	101.07'	S06°11'05"W	190.90'

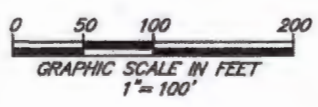
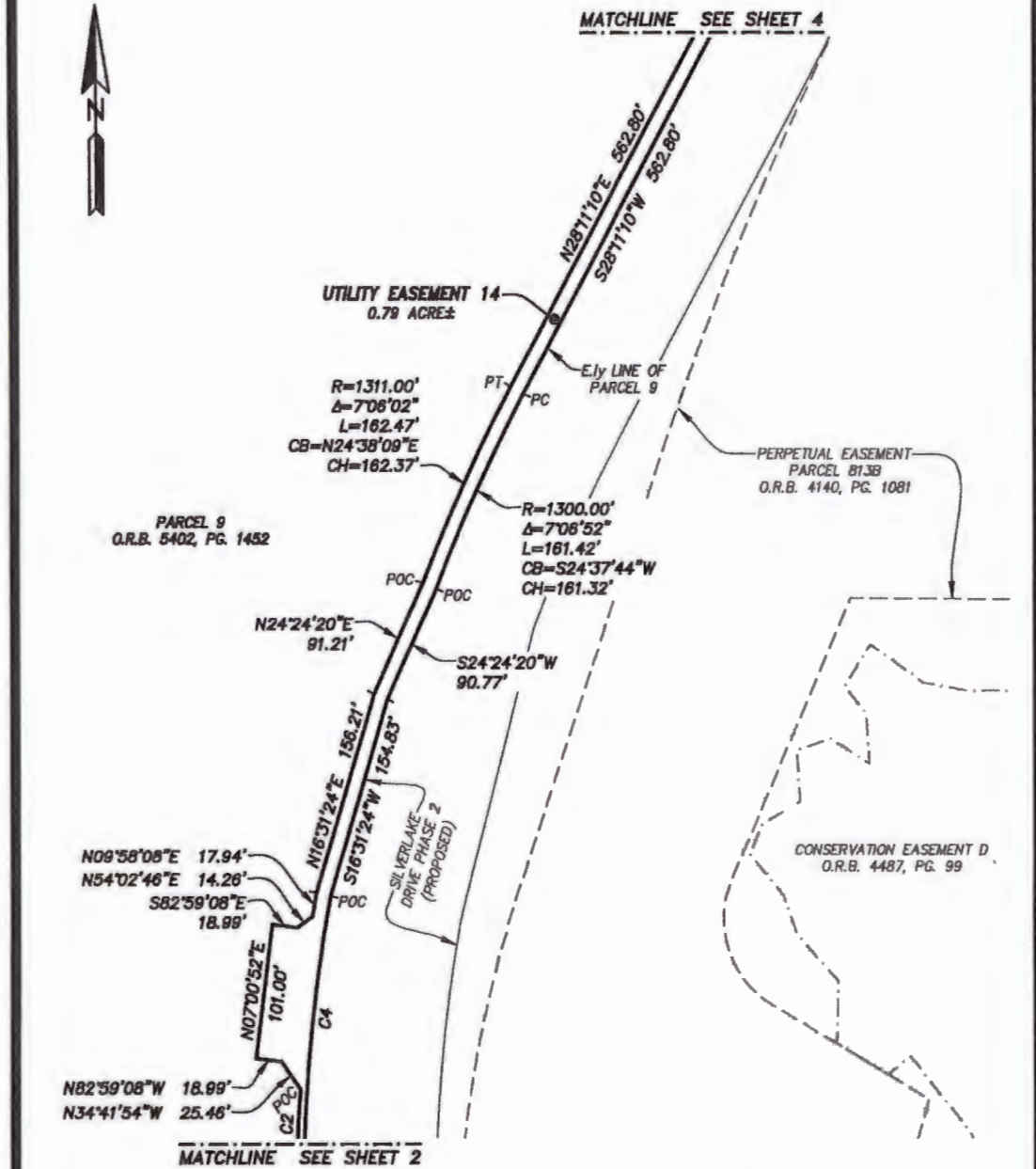
SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32259 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
 RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A PORTION  
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- LEGEND:**  
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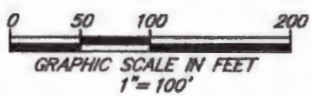
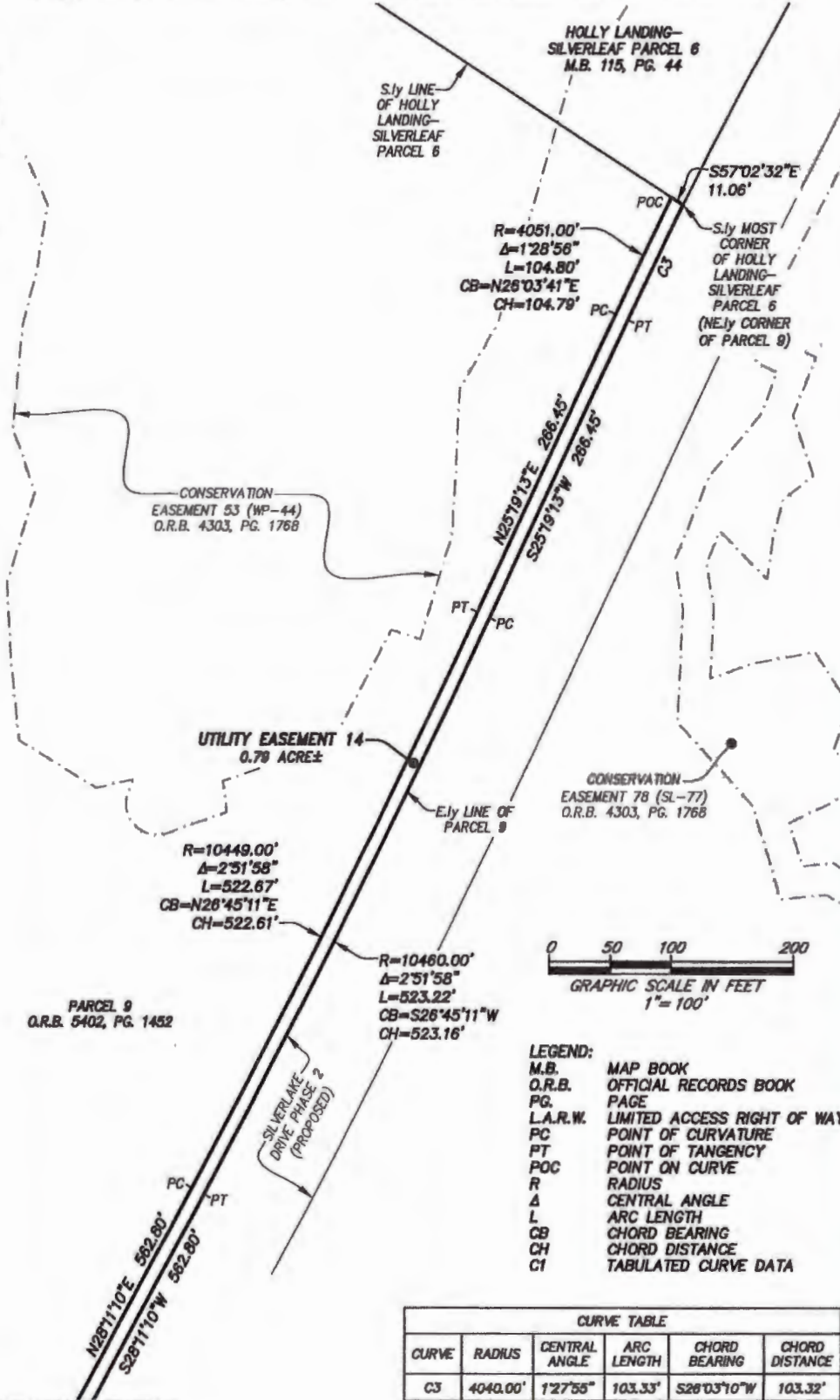
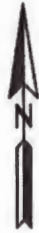
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
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C4	1318.00'	8°19'08"	191.07'	S08°11'05"W	190.90'

SHEET 3 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 648-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824



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  - C1 TABULATED CURVE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	4040.00'	1°27'55"	103.33'	S26°03'10"W	103.32'

MATCHLINE SEE SHEET 3

SHEET 4 OF 4  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8530  
 CERTIFICATE OF AUTHORIZATION NO. LB 3624

Exhibit "B" to the Resolution

THIS INSTRUMENT PREPARED BY  
AND RETURN TO:  
JOHN G. METCALF, ESQ.  
50 Silver Forest Drive  
SUITE 200  
ST. AUGUSTINE, FL 32092

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 24<sup>th</sup> day of May, 2023 by White's Ford Timber, LLC, a Florida limited liability company with an address of 50 Silver Forest Drive Suite 200 St Augustine, Florida 32092, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 distribution system, sewer force mains and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") 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. 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



(b) 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.

(c) 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.

(d) 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.

(e) 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 all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) **SEWER FORCE MAINS** - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system

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:

Beverly L. Cunningham  
Witness

Beverly L. Cunningham  
Print Name

WHITE'S FORD TIMBER, LLC., a  
Florida limited liability company  
By: Hutson Management, Inc., a Florida  
Corporation, Its Manager.

[Signature]  
Witness

Tamie Ven Rooy  
Print Name

By: John G. Metcalf

Its: Vice President

Date: May 24, 2023

50 Silver Forest Dr. Ste 200  
St. Augustine, FL 32092  
WITNESS ADDRESS

50 Silver Forest Dr. Ste 200  
St. Augustine, FL 32092  
WITNESS ADDRESS



STATE OF FLORIDA  
COUNTY OF St. Johns

I hereby certify that the foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 24th day of May, 2023, by John G. Metcalf as Vice President of Hutson Management, Inc. who is  personally known to me or has produced \_\_\_\_\_ as identification.



Beverly L. Cunningham  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG933307  
Expires 11/20/2023

Beverly L. Cunningham  
Notary Public  
My Commission Expires: 11/20/2023

**EXHIBIT "A"**  
**BASEMENT AREA**



VISION • EXPERIENCE • RESULTS

www.elminc.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustline Road • Jacksonville, Florida 32258

December 20, 2022

Page 1 of 2

Work Order No. 21-438.00

File No. 128E-27.00C

### Utility Easement 1

A portion of Section 32, Township 5 South, Range 28 East, together with a portion of Sections 5 and 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence South 47°54'55" East, along the Westerly right of way line of said St. Johns Parkway, 1305.19 feet; thence South 02°54'55" East, continuing along said Westerly right of way line, 43.84 feet to the Point of Beginning.

From said Point of Beginning, thence South 02°54'55" East, continuing along said Westerly right of way line of St. Johns Parkway, 5.66 feet; thence South 42°05'05" West, continuing along said Westerly right of way line and along the Northerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records, a distance of 1298.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Westerly along said Northerly line the following 4 courses: Course 1, thence Southwest along the arc of said curve, through a central angle of 47°54'55", an arc length of 1693.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°02'32" West, 1644.55 feet; Course 2, thence Due West, 468.07 feet to the point of curvature of a curve concave Southerly having a radius of 2175.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of 20°36'37", an arc length of 782.38 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South 79°41'42" West, 778.17 feet; Course 4, thence Westerly along the arc of a curve concave Northerly having a radius of 2025.00 feet, through a central angle of 15°51'57", an arc length of 560.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 77°19'22" West, 558.96 feet; thence North 48°36'17" West, departing said Northerly line and along a non-tangent line, 5.55 feet to a point on a non-tangent curve concave Northerly having a radius of 2021.00 feet; thence Easterly along the arc of said curve, through a central angle of 15°58'30", an arc length of 563.49 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North 77°22'38" East, 561.66 feet; thence Easterly along the arc of a curve concave Southerly having a radius of 2179.00 feet, through a central angle of 20°36'37", an arc length of 783.82 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 79°41'42" East, 779.60 feet; thence Due East, 468.07 feet to the point of curvature of a curve concave Northwesterly having a radius of 2021.00 feet; thence Northeasterly along the arc of said curve, through a central angle of 47°54'56", an arc length of 1690.13 feet to the point of tangency of said curve, said arc being subtended by a chord

December 20, 2022  
Page 2 of 2

Work Order No. 21-438.00  
File No. 128E-27.00C

**Utility Easement 1 (continued)**

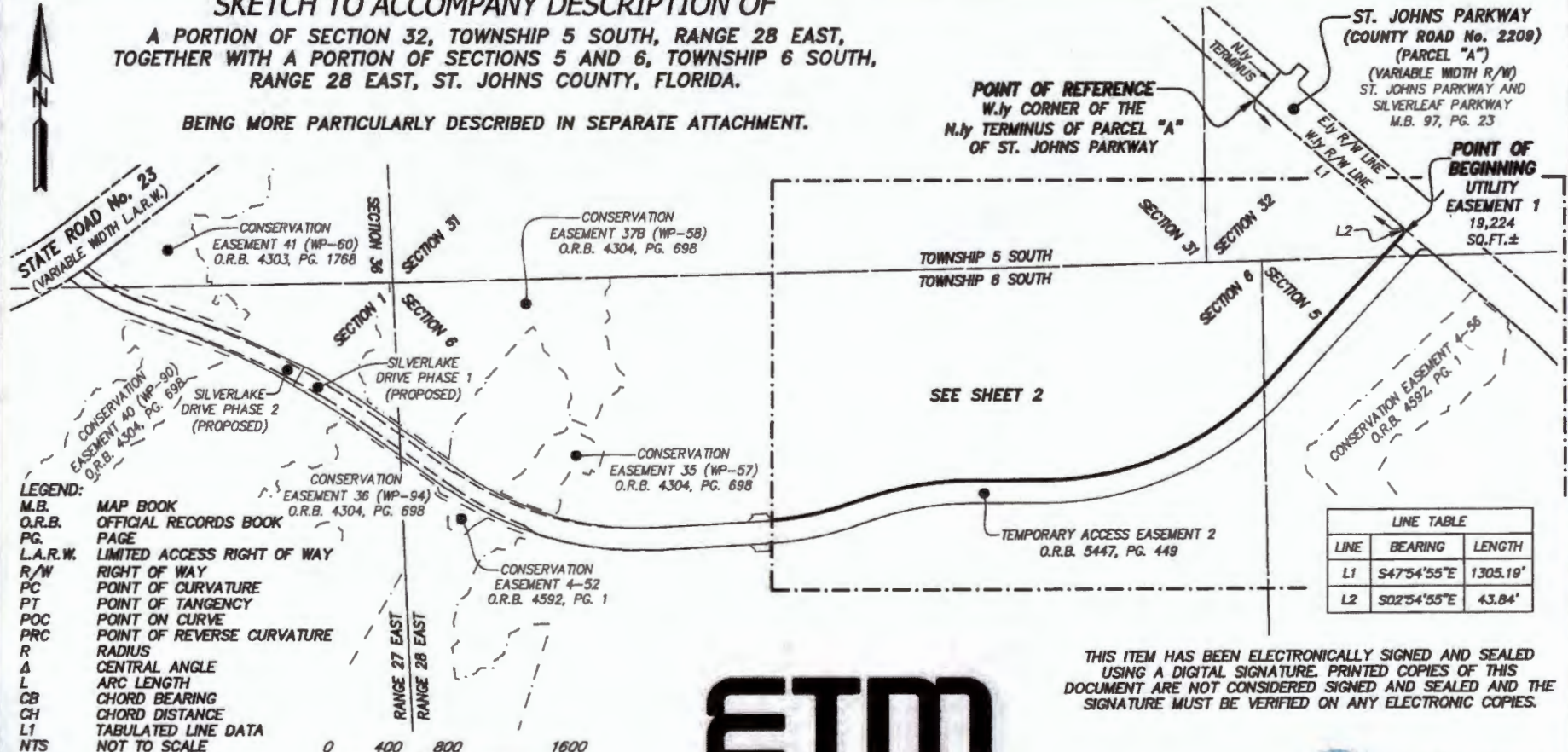
bearing and distance of North  $66^{\circ}02'32''$  East, 1641.30 feet; thence North  $42^{\circ}05'05''$  East, 1302.79 feet to the Point of Beginning.

Containing 19,224 square feet, more or less.

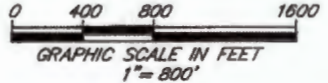


**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.**

BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - NTS NOT TO SCALE



SHEET 1 OF 2

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.

**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**

14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'55"E	1305.18'
L2	S02°54'55"E	43.84'



Digitally signed by Andrew O Knuppel

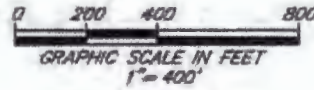
ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

SCALE: 1"=800'  
 DATE: DECEMBER 20, 2022

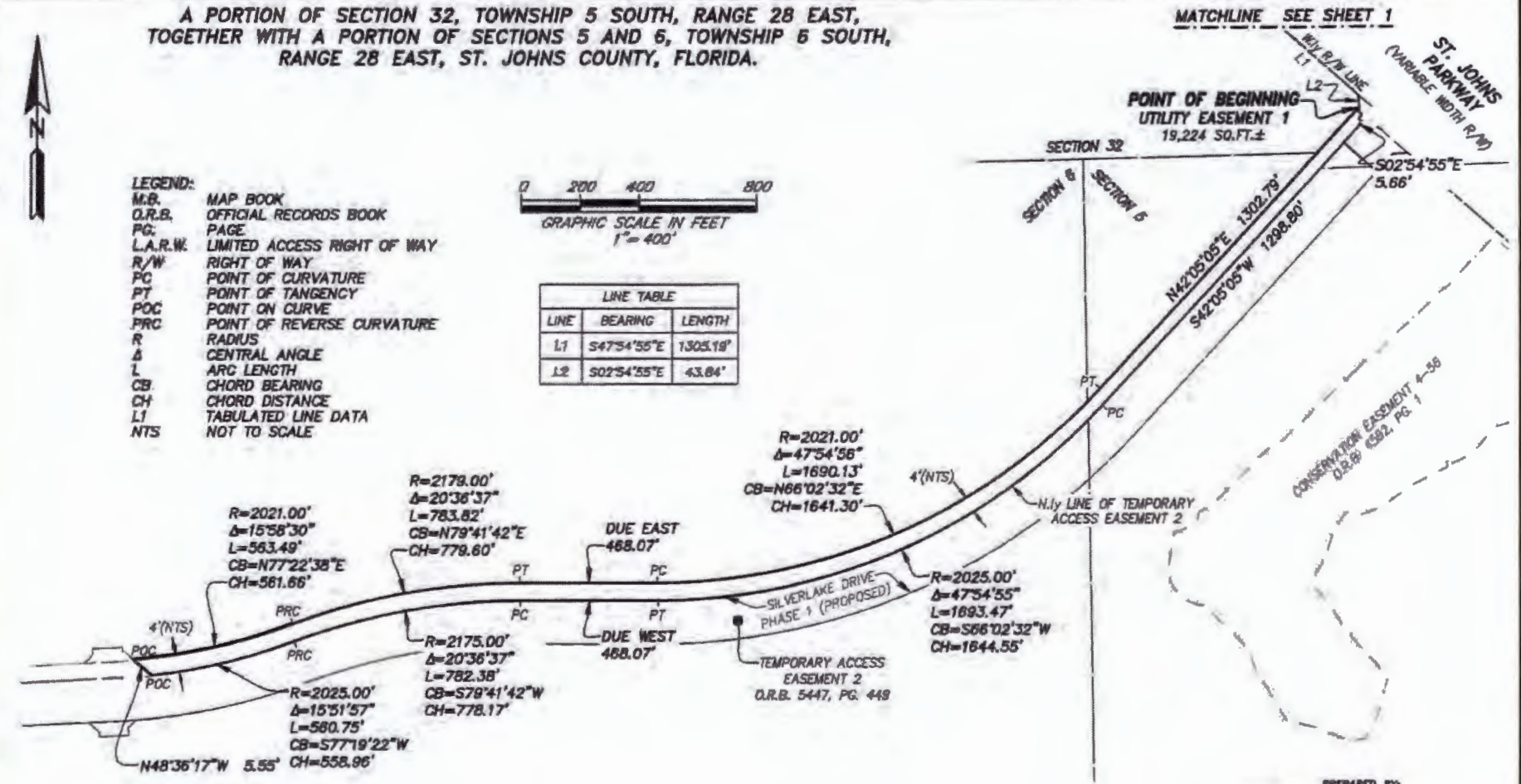
A PORTION OF SECTION 32, TOWNSHIP 5 SOUTH, RANGE 28 EAST,  
TOGETHER WITH A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



- LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
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PRC POINT OF REVERSE CURVATURE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
L1 TABULATED LINE DATA  
NTS NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'55"E	1305.19'
L2	S02°54'55"E	43.84'



SHEET 2 OF 2

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3524



December 20, 2022

Page 1 of 2

Work Order No. 21-438.00

File No. 128E-27.00P

## Utility Easement 1A

A portion of Section 36, Township 5 South, Range 27 East, a portion of Section 1, Township 6 South, Range 27 East, together with a portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence South  $47^{\circ}54'55''$  East, along the Westerly right of way line of said St. Johns Parkway, 1305.19 feet; thence South  $02^{\circ}54'55''$  East, continuing along said Westerly right of way line, 49.50 feet; thence South  $42^{\circ}05'05''$  West, continuing along said Westerly right of way line and along the Northerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records, a distance of 1298.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2025.00 feet; thence Westerly along said Northerly line the following 5 courses: Course 1, thence Southwesterly along the arc of said curve, through a central angle of  $47^{\circ}54'55''$ , an arc length of 1693.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}02'32''$  West, 1644.55 feet; Course 2, thence Due West, 468.07 feet to the point of curvature of a curve concave Southerly having a radius of 2175.00 feet; Course 3, thence Westerly along the arc of said curve, through a central angle of  $20^{\circ}36'37''$ , an arc length of 782.38 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $79^{\circ}41'42''$  West, 778.17 feet; Course 4, thence Westerly along the arc of a curve concave Northerly having a radius of 2025.00 feet, through a central angle of  $17^{\circ}20'35''$ , an arc length of 612.96 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $78^{\circ}03'41''$  West, 610.62 feet; Course 5, thence South  $86^{\circ}43'58''$  West, 119.63 feet to the Point of Beginning.

From said Point of Beginning, thence continue South  $86^{\circ}43'58''$  West, along said Northerly line, 593.85 feet to the point of curvature of a curve concave Northerly having a radius of 2025.00 feet; thence Westerly, departing said Northerly line and along the arc of said curve, through a central angle of  $38^{\circ}59'47''$ , an arc length of 1378.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $73^{\circ}46'08''$  West, 1351.80 feet; thence North  $54^{\circ}16'14''$  West, 653.87 feet to the point of curvature of a curve concave Southwesterly having a radius of 5075.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $06^{\circ}10'36''$ , an arc length of 547.10 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $57^{\circ}21'32''$  West, 546.84 feet; thence North  $65^{\circ}25'35''$



**Utility Easement 1A (continued)**

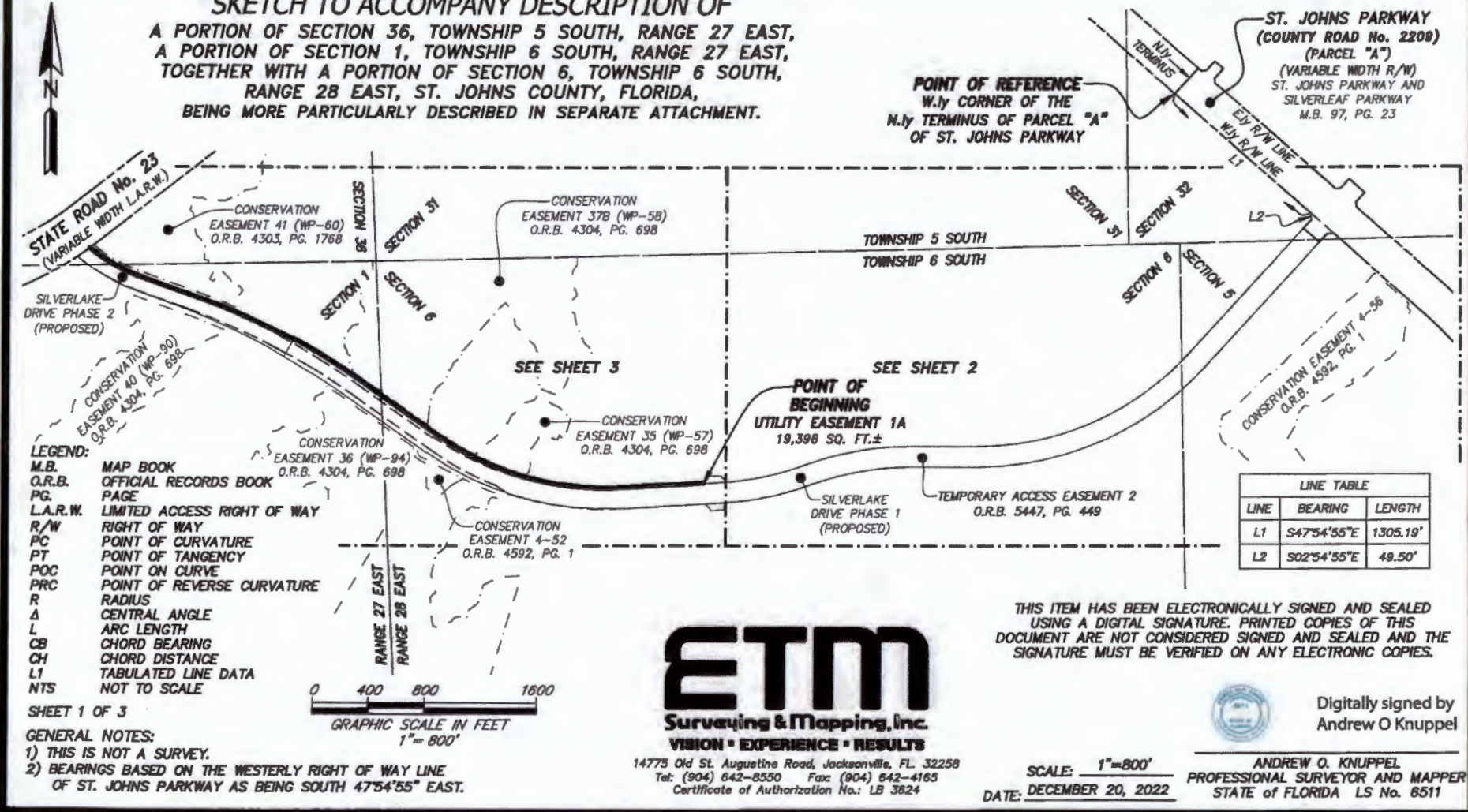
West, along a non-tangent line, 212.21 feet to a point on a non-tangent curve concave Southwesterly having a radius of 4028.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $07^{\circ}34'08''$ , an arc length of 532.10 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}37'33''$  West, 531.71 feet; thence North  $70^{\circ}24'37''$  West, 508.40 feet to the point of curvature of a curve concave Northeasterly having a radius of 1208.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $19^{\circ}51'55''$ , an arc length of 418.83 feet to a point lying on the Southerly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established, said arc being subtended by a chord bearing and distance of North  $60^{\circ}28'39''$  West, 416.74 feet; thence Northeasterly, along said Southerly limited access right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2454.00 feet, through a central angle of  $00^{\circ}05'47''$ , an arc length of 4.13 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $53^{\circ}43'33''$  East, 4.13 feet; thence Southeasterly, departing said Southerly limited access right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1204.00 feet, through a central angle of  $19^{\circ}49'01''$ , an arc length of 416.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}30'06''$  East, 414.35 feet; thence South  $70^{\circ}24'37''$  East, 508.40 feet to the point of curvature of a curve concave Southwesterly having a radius of 4032.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $07^{\circ}34'03''$ , an arc length of 532.54 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}37'35''$  East, 532.15 feet; thence South  $65^{\circ}25'35''$  East, along a non-tangent line, 212.29 feet to a point on a non-tangent curve concave Southwesterly having a radius of 5079.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $06^{\circ}10'43''$ , an arc length of 547.71 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $57^{\circ}21'36''$  East, 547.44 feet; thence South  $54^{\circ}16'14''$  East, 653.87 feet to the point of curvature of a curve concave Northerly having a radius of 2021.00 feet; thence Easterly along the arc of said curve, through a central angle of  $38^{\circ}59'48''$ , an arc length of 1375.53 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $73^{\circ}46'08''$  East, 1349.13 feet; thence North  $86^{\circ}43'58''$  East, 597.85 feet; thence South  $41^{\circ}43'58''$  West, 5.66 feet to the Point of Beginning.

Containing 19,396 square feet, more or less.



### SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST,  
TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



STATE ROAD No. 23  
(VARIABLE WIDTH L.A.R.W.)

SILVERLAKE DRIVE PHASE 2  
(PROPOSED)

- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - L1 TABULATED LINE DATA
  - NTS NOT TO SCALE



SHEET 1 OF 3

GENERAL NOTES:

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.

**POINT OF REFERENCE**  
W.l.y CORNER OF THE  
N.l.y TERMINUS OF PARCEL "A"  
OF ST. JOHNS PARKWAY

ST. JOHNS PARKWAY  
(COUNTY ROAD No. 2208)  
(PARCEL "A")  
(VARIABLE WIDTH R/W)  
ST. JOHNS PARKWAY AND  
SILVERLEAF PARKWAY  
M.B. 97, PG. 23

TOWNSHIP 5 SOUTH  
TOWNSHIP 6 SOUTH

SEE SHEET 3

SEE SHEET 2

**POINT OF BEGINNING**  
UTILITY EASEMENT 1A  
19,398 SQ. FT. ±

SILVERLAKE DRIVE PHASE 1  
(PROPOSED)

TEMPORARY ACCESS EASEMENT 2  
O.R.B. 5447, PG. 449

CONSERVATION EASEMENT 4-56  
O.R.B. 4592, PG. 1

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'55"E	1305.19'
L2	S02°54'55"E	49.50'

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**ETM**  
Surveying & Mapping, Inc.  
VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3824



Digitally signed by  
Andrew O Knuppel

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511

SCALE: 1"=800'  
DATE: DECEMBER 20, 2022

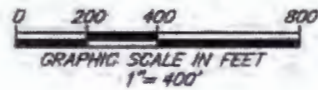
A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
 A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST,  
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
 RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

MATCHLINE SEE SHEET 1

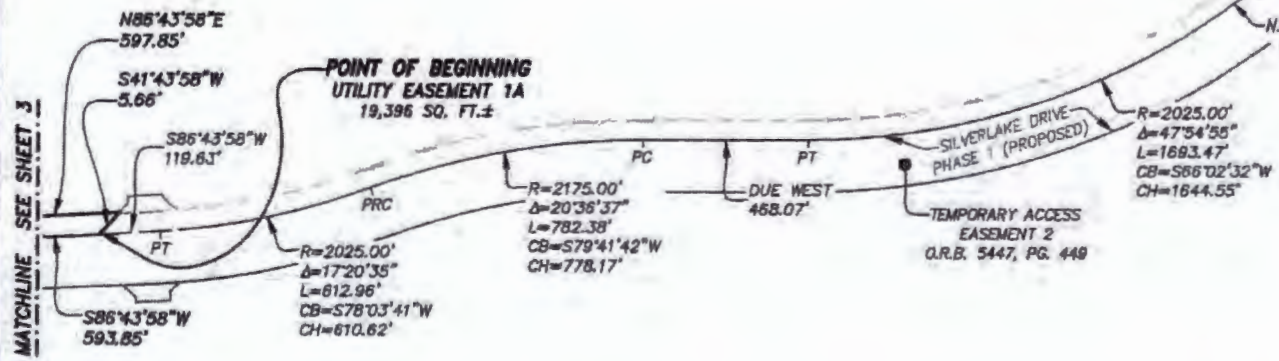
ST. JOHNS  
 PARKWAY  
 (VARIABLE WIDTH R/W)

SECTION 32  
 SECTION 6 SECTION 5

- LEGEND:**  
 M.B. MAP BOOK  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 R/W RIGHT OF WAY  
 PC POINT OF CURVATURE  
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 PRC POINT OF REVERSE CURVATURE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 LT TABULATED LINE DATA  
 NTS NOT TO SCALE



LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°54'55"E	1305.19'
L2	S02°54'55"E	49.80'

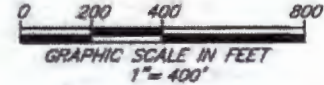


SHEET 2 OF 3  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14779 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 842-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824

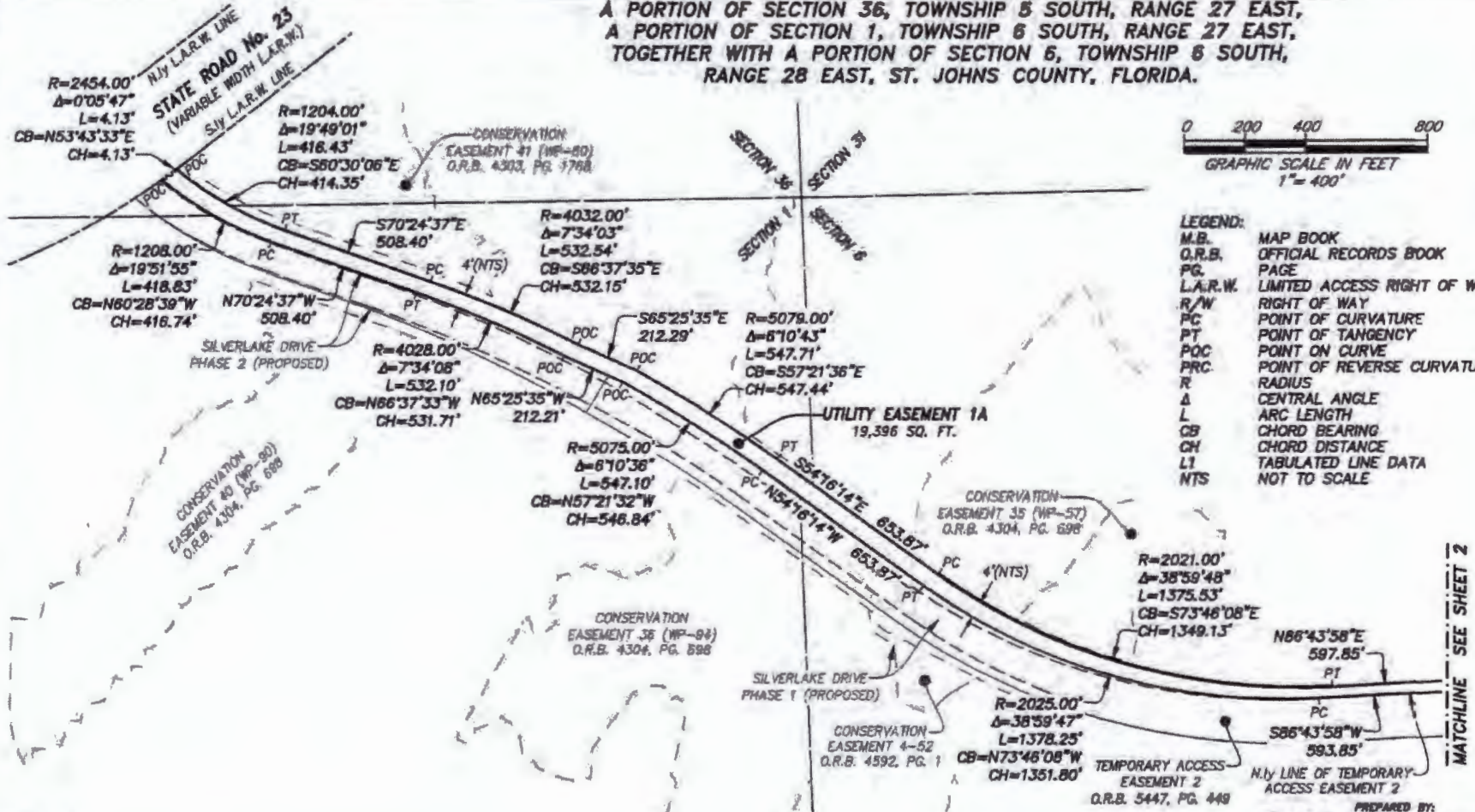


A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
 A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST,  
 TOGETHER WITH A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
 RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



**LEGEND:**

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
L.A.R.W.	LIMITED ACCESS RIGHT OF WAY
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE
L1	TABULATED LINE DATA
NTS	NOT TO SCALE



SHEET 3 OF 3  
 SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
 14775 OLD ST. AUGUSTINE ROAD  
 JACKSONVILLE, FL 32258 (904) 642-8550  
 CERTIFICATE OF AUTHORIZATION NO. LB 3824



May 10, 2023  
Page 1 of 2

Work Order No. 21-438.00  
File No. 128E-27.00Y

## Utility Easement 2B

A portion of Sections 5 and 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northeasterly corner of the Northerly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Easterly right of way line of said Silverlake Drive, a distance of 418.97 feet to the Westerly most corner of those lands described and recorded in Official Records Book 5721, page 227, of said Public Records and the Point of Beginning.

From said Point of Beginning, thence South  $47^{\circ}53'55''$  East, departing said Easterly right of way line and along the Southwesterly line of said Official Records Book 5721, page 227, a distance of 11.54 feet; thence South  $42^{\circ}30'10''$  West, departing said Southwesterly line, 74.03 feet; thence South  $42^{\circ}05'05''$  West, 724.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2186.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $03^{\circ}32'57''$ , an arc length of 135.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $43^{\circ}51'33''$  West, 135.39 feet; thence North  $44^{\circ}21'58''$  West, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northwesterly having a radius of 2180.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $21^{\circ}28'52''$ , an arc length of 817.32 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}22'28''$  West, 812.54 feet; thence South  $22^{\circ}53'06''$  East, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2186.00 feet; thence Westerly along the arc of said curve, through a central angle of  $10^{\circ}44'49''$ , an arc length of 410.03 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $72^{\circ}29'18''$  West, 409.43 feet; thence North  $12^{\circ}08'17''$  West, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Northerly having a radius of 2180.00 feet; thence Westerly along the arc of said curve, through a central angle of  $12^{\circ}08'17''$ , an arc length of 461.83 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $83^{\circ}55'52''$  West, 460.97 feet; thence Due West, 312.74 feet; thence Due South, 6.00 feet; thence Due West, 155.33 feet to the point of curvature of a curve concave Southerly having a radius of 2014.00 feet; thence Westerly along the arc of said curve, through a central angle of  $06^{\circ}52'25''$ , an arc length of 241.61 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $86^{\circ}33'47''$  West, 241.47 feet; thence North  $06^{\circ}52'25''$  West, along a non-tangent line, 6.00 feet to a point on a non-tangent curve concave Southerly having a radius of 2020.00 feet; thence Westerly along the arc of



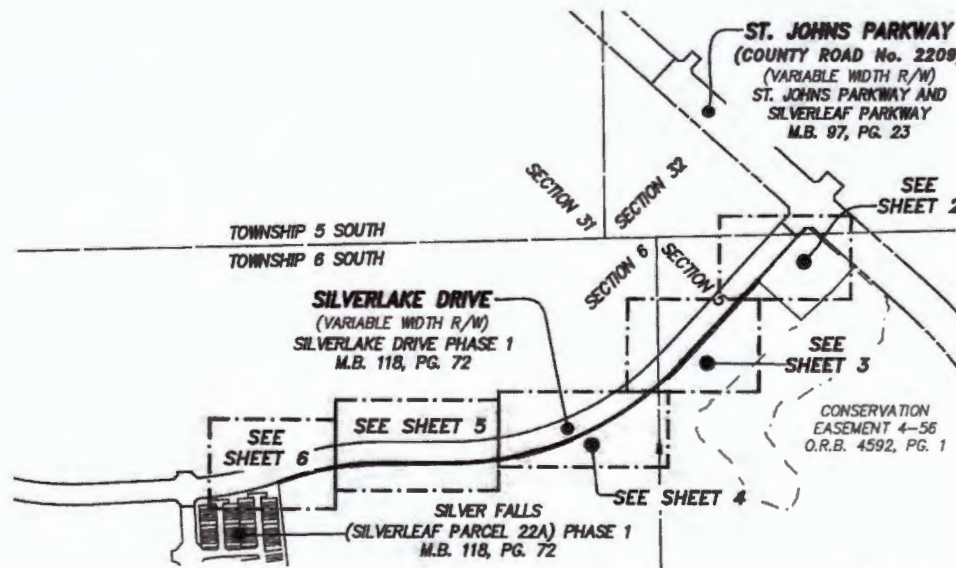
**Utility Easement 2B (Continued)**

said curve, through a central angle of  $13^{\circ}44'12''$ , an arc length of 484.29 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of South  $76^{\circ}15'29''$  West, 483.14 feet; thence Westerly along the arc of a curve concave Northerly having a radius of 2180.00 feet, through a central angle of  $00^{\circ}55'23''$ , an arc length of 35.12 feet to a point on said curve lying on the Easterly line of Silver Falls (Silverleaf Parcel 22A) Phase 1, a plat recorded in Map Book 119, page 32, of the Public Records of said county, said arc being subtended by a chord bearing and distance of South  $69^{\circ}51'05''$  West, 35.12 feet; thence North  $06^{\circ}23'30''$  West, along said Easterly line, 5.14 feet to the Northeasterly corner of said Silver Falls (Silverleaf Parcel 22A) Phase 1, said point lying on the aforementioned Easterly right of way line of Silverlake Drive; thence Northeasterly along said Easterly right of way line the following 5 courses: Course 1, thence Easterly along the arc of a non-tangent curve concave Northerly having a radius of 2175.00 feet, through a central angle of  $00^{\circ}53'31''$ , an arc length of 33.86 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North  $69^{\circ}50'09''$  East, 33.86 feet; Course 2, thence Easterly along the arc of a curve concave Southerly having a radius of 2025.00 feet, through a central angle of  $20^{\circ}36'37''$ , an arc length of 728.43 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $79^{\circ}41'42''$  East, 724.51 feet; Course 3, thence Due East, 468.07 feet to the point of curvature of a curve concave Northwesterly having a radius of 2175.00 feet; Course 4, thence Northeasterly along the arc of said curve, through a central angle of  $47^{\circ}54'55''$ , an arc length of 1818.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $66^{\circ}02'32''$  East, 1766.37 feet; Course 5, thence North  $42^{\circ}05'05''$  East, 798.83 feet to the Point of Beginning.

Containing 0.68 acre, more or less.

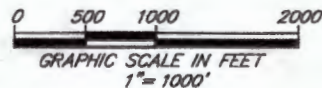


**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



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**Surveying & Mapping, Inc.**  
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Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624



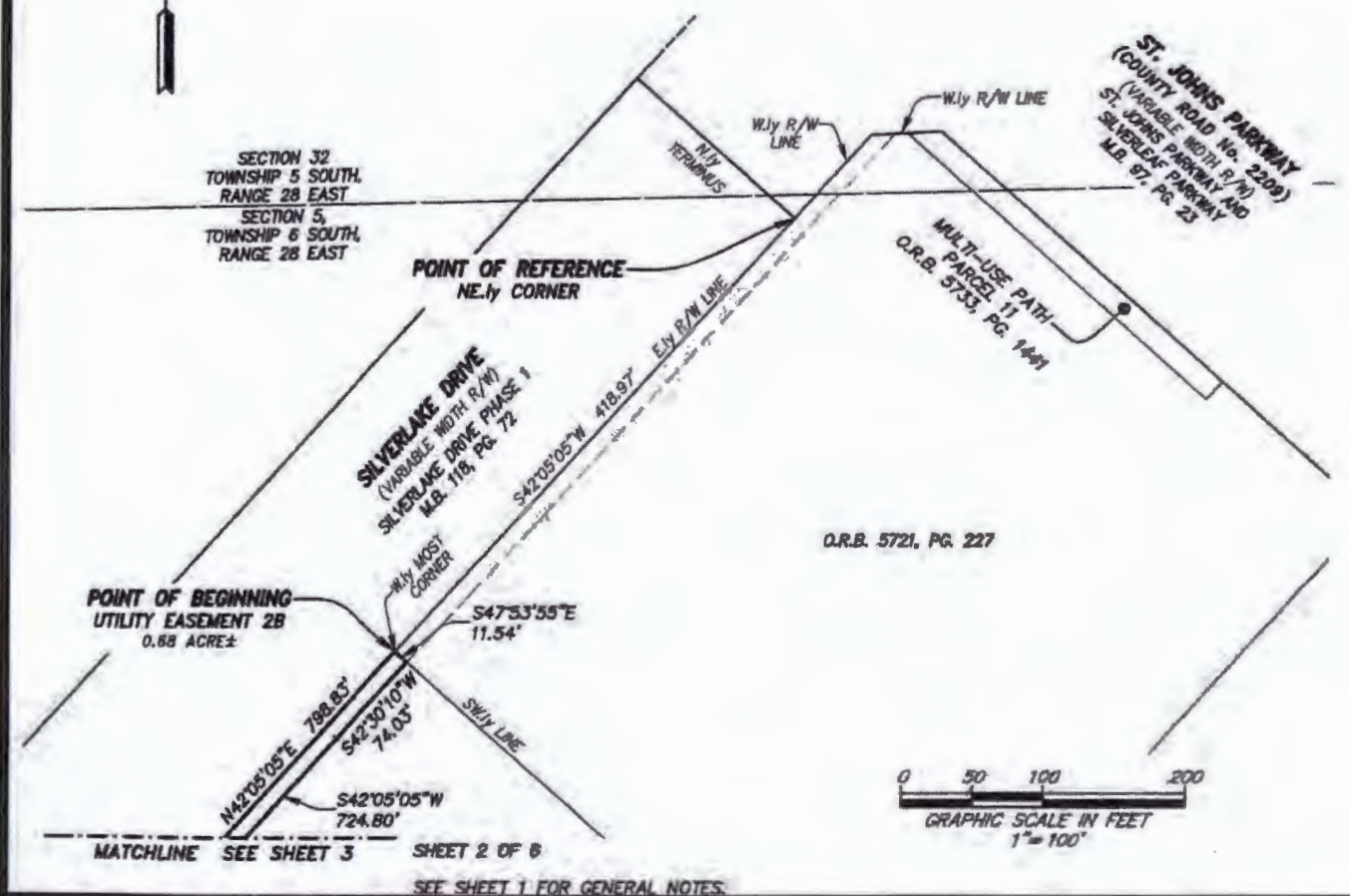
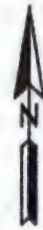
Digitally signed by  
Andrew O Knuppel

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE of FLORIDA LS No. 6511

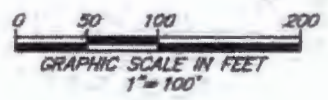
SCALE: 1"=1000'  
DATE: MAY 10, 2023

- SHEET 1 OF 6  
GENERAL NOTES:  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



- LEGEND:**
- M.B. MAP BOOK
  - D.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



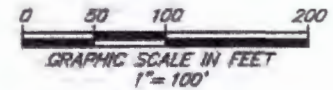
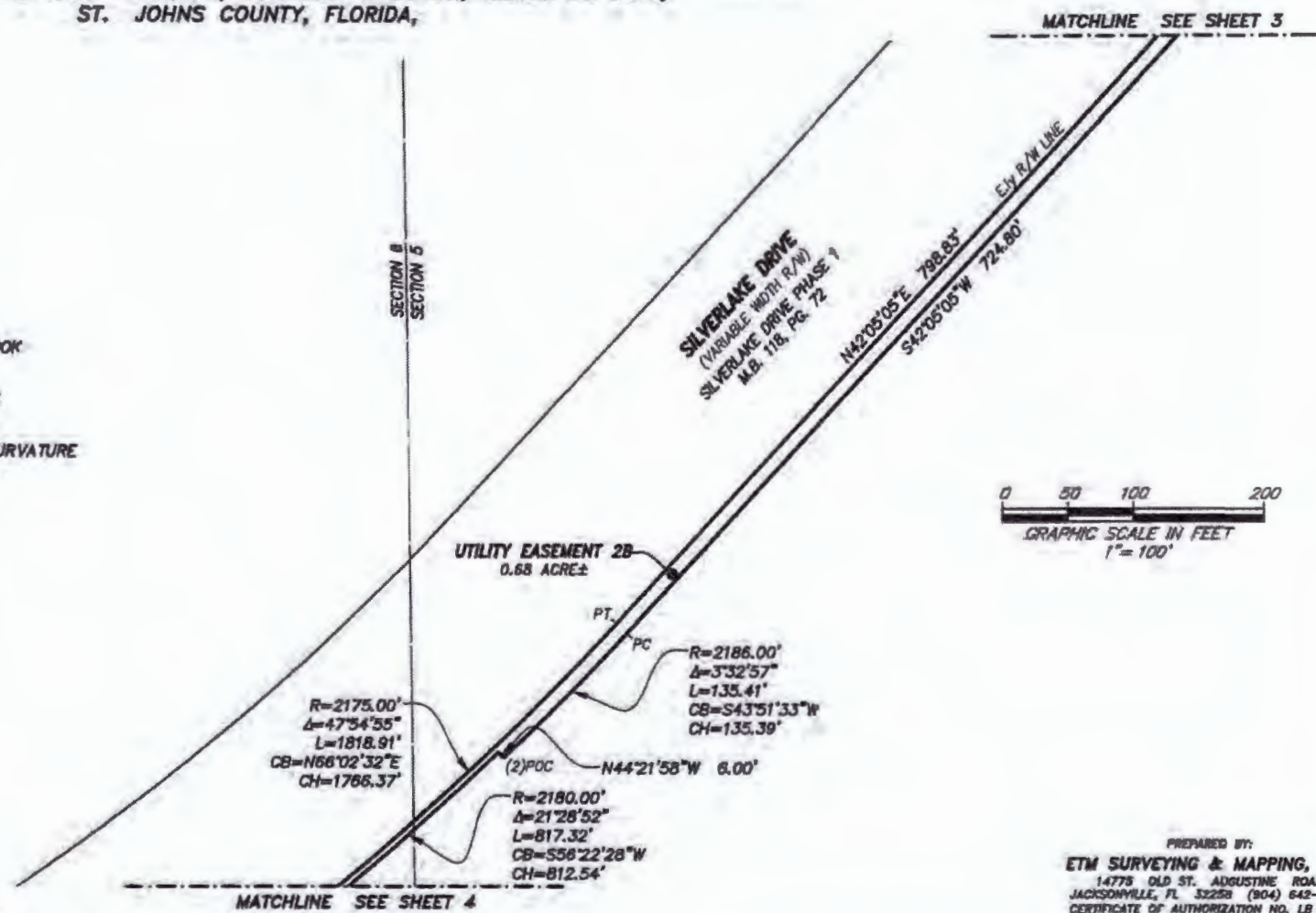
PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624



A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



- LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
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R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE



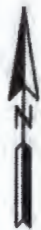
SHEET 3 OF 8

SEE SHEET 1 FOR GENERAL NOTES.

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A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,



MATCHLINE SEE SHEET 3

MATCHLINE SEE SHEET 5

SECTION 6  
SECTION 5

SILVERLAKE DRIVE  
(VARIABLE WIDTH R/W)  
SILVERLAKE DRIVE PHASE 1  
M.B. 118, PG. 72

R=2175.00'  
Δ=47°54'55"  
L=1818.91'  
CB=N66°02'32"E  
CH=1766.37'

R=2180.00'  
Δ=21°28'52"  
L=817.32'  
CB=S56°22'28"W  
CH=612.54'

UTILITY EASEMENT 2B  
0.68 ACRE±

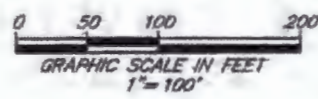
(2)POC S22°53'06"E 8.00'

R=2186.00'  
Δ=10°44'49"  
L=410.03'  
CB=S72°29'18"W  
CH=409.43'

(2)POC N12°08'17"W 8.00'

R=2180.00'  
Δ=12°08'17"  
L=461.83'  
CB=S83°55'52"W  
CH=460.97'

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



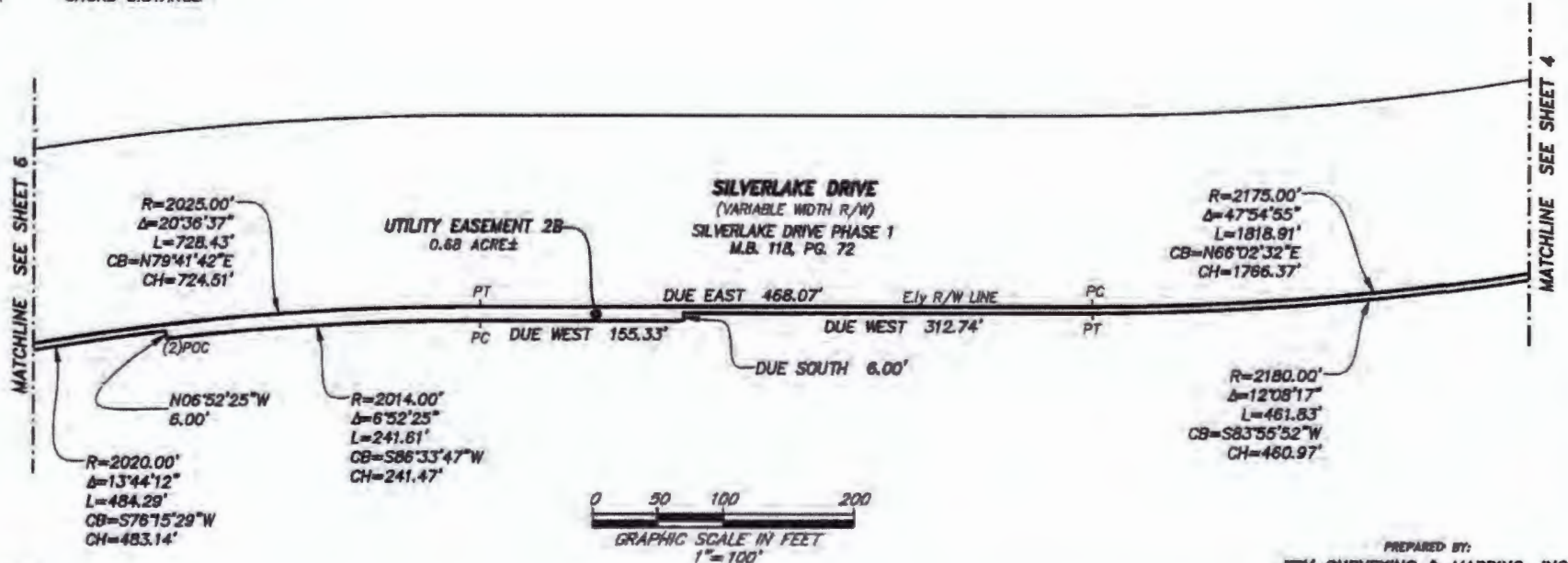
SHEET 4 OF 6

SEE SHEET 1 FOR GENERAL NOTES.

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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,

- LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE



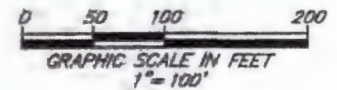
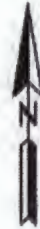
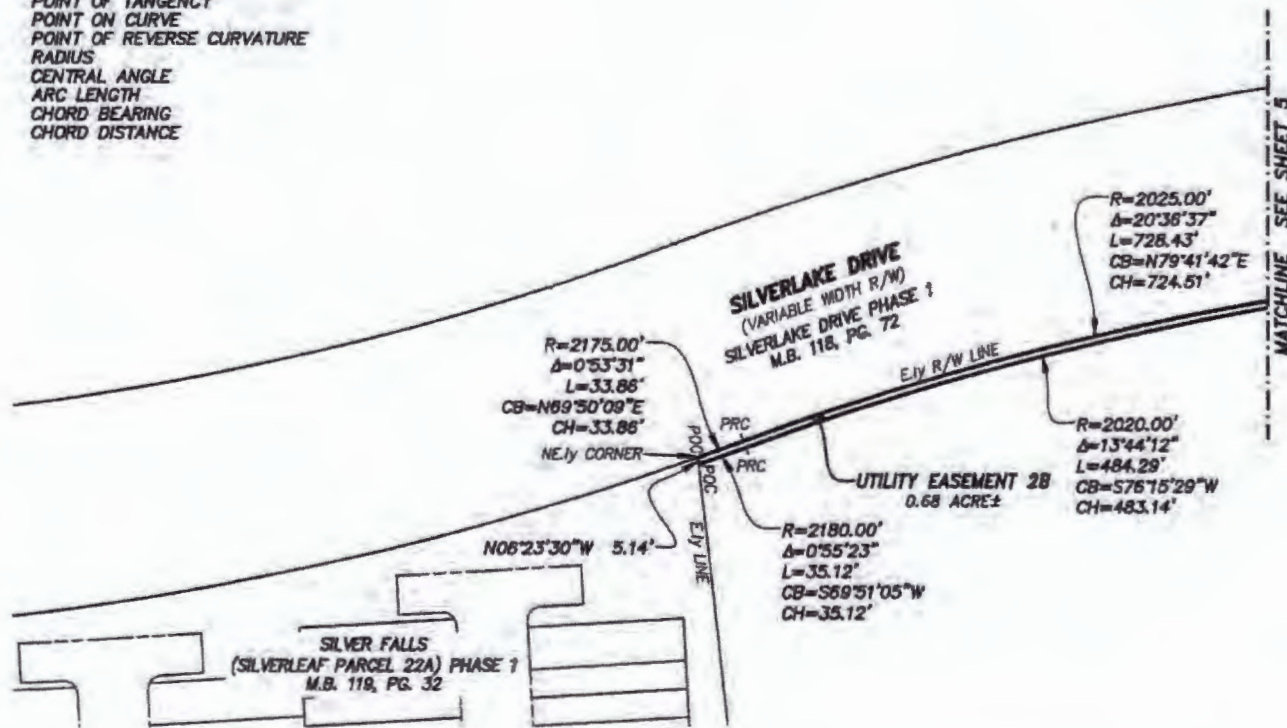
SHEET 5 OF 8  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
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JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 5624



A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA.

- LEGEND:  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W. RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
PRC POINT OF REVERSE CURVATURE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE



PREPARED BY:  
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CERTIFICATE OF AUTHORIZATION NO. LB 3624

SHEET 6 OF 6  
SEE SHEET 1 FOR GENERAL NOTES.



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May 23, 2023

Page 1 of 2

Work Order No. 21-439.00

File No. 129A-03.00H

### Utility Easement 2C

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Silver Woods Parkway, a variable width right of way as depicted on Silver Falls (Silverleaf Parcel 22A) Phase 1, a plat recorded in Map Book 119, pages 32 through 54, of the Public Records of said county, said corner lying on the Southerly right of way line of Silverlake Drive, a variable width right of way as presently established; thence North  $03^{\circ}16'02''$  West, along said Southerly right of way line, 15.00 feet; thence North  $48^{\circ}16'02''$  West, continuing along said Southerly right of way line, 33.94 feet to the Point of Beginning.

From said Point of Beginning, thence South  $86^{\circ}43'58''$  West, departing said Southerly right of way line, 195.00 feet; thence North  $03^{\circ}16'02''$  West, 6.00 feet; thence South  $86^{\circ}43'58''$  West, 413.85 feet to the point of curvature of a curve concave Northerly having a radius of 2180.00 feet; thence Westerly along the arc of said curve, through a central angle of  $14^{\circ}35'44''$ , an arc length of 555.33 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $85^{\circ}58'10''$  West, 553.83 feet; thence South  $16^{\circ}39'10''$  West, along a non-tangent line, 44.58 feet; thence North  $73^{\circ}15'00''$  West, 80.18 feet; thence North  $00^{\circ}41'17''$  West, 39.63 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2180.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $20^{\circ}48'17''$ , an arc length of 791.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $65^{\circ}50'42''$  West, 787.24 feet; thence South  $35^{\circ}44'14''$  West, along a non-tangent line, 10.00 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2190.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $01^{\circ}10'00''$ , an arc length of 44.60 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $54^{\circ}51'15''$  West, 44.59 feet; thence North  $54^{\circ}16'14''$  West, 172.73 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 5474, page 1776, of said Public Records; thence North  $12^{\circ}01'54''$  East, along said Easterly line, 16.38 feet to the Northeasterly corner thereof, said corner lying on said Southerly right of way line of Silverlake Drive; thence Easterly along said Southerly right of way line the following 4 courses: Course 1, thence South  $54^{\circ}16'14''$  East, departing said Easterly line, 179.31 feet to the point of curvature of a curve concave Northerly having a radius of 2175.00 feet; Course 2, thence Easterly along the arc of said curve, through a central angle of  $38^{\circ}59'47''$ , an arc length of 1480.34 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance



May 22, 2023  
Page 2 of 2

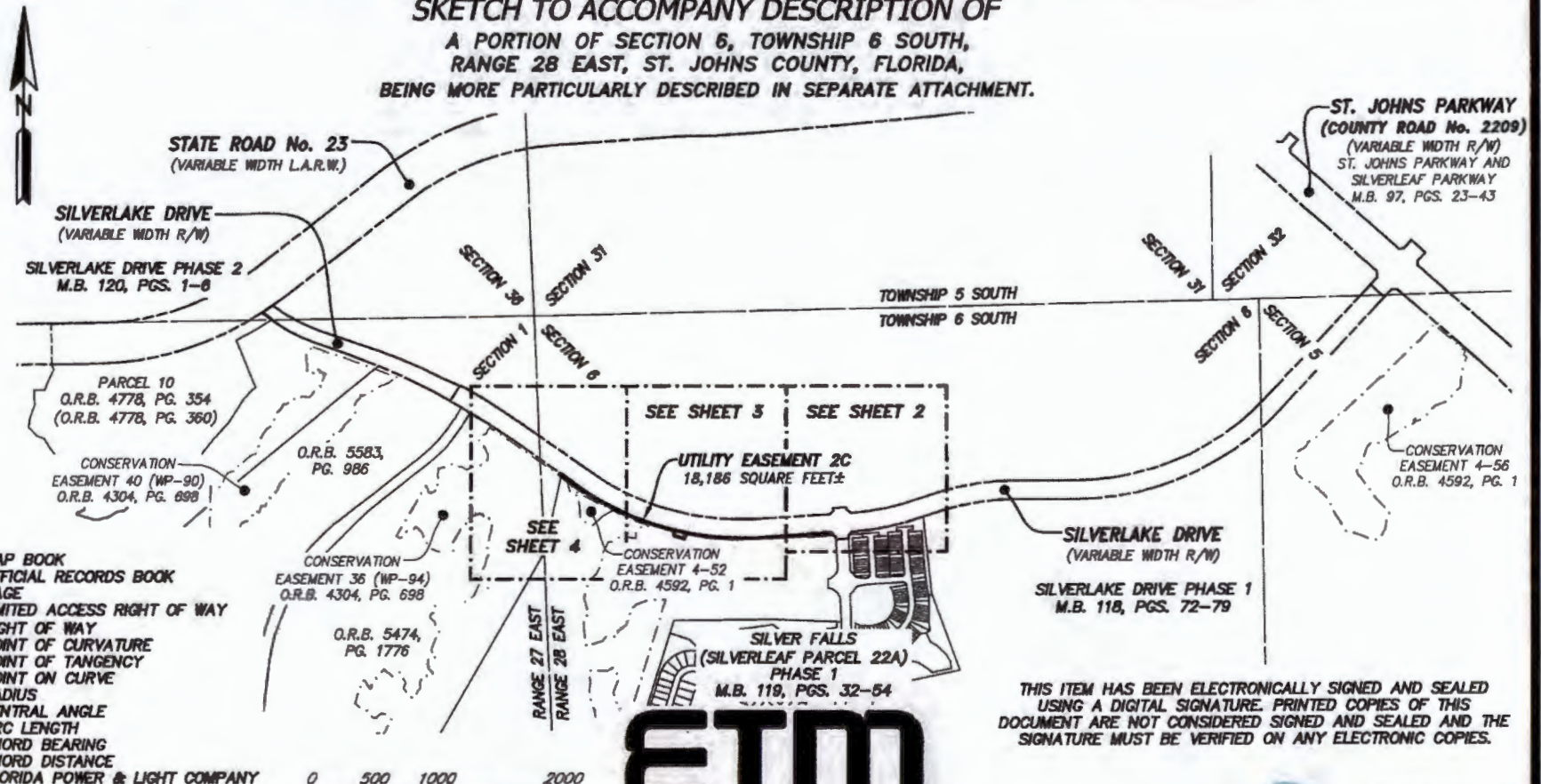
Work Order No. 21-439.00  
File No. 129A-03.00H

**Utility Easement 2C (continued)**

of South  $73^{\circ}46'08''$  East, 1451.93 feet; Course 3, thence North  $86^{\circ}43'58''$  East, 597.85 feet; Course 4, thence South  $48^{\circ}16'02''$  East, 15.56 feet to the Point of Beginning.

Containing 18,186 square feet, more or less.

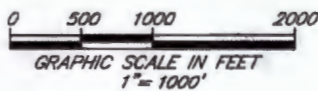
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER & LIGHT COMPANY

SHEET 1 OF 4

- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING NORTH 86°43'58" EAST.



**ETM**  
**Surveying & Mapping, Inc.**  
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14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4185  
 Certificate of Authorization No.: LB 3624

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Digitally signed by  
 Andrew O Knuppel

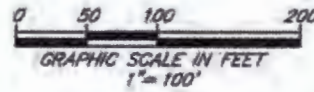
ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

SCALE: 1"=1000'  
 DATE: MAY 23, 2023



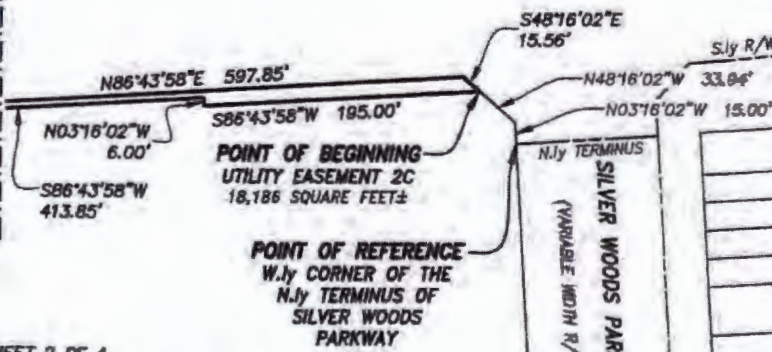
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

- LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
FPL FLORIDA POWER & LIGHT COMPANY



SILVERLAKE DRIVE  
(VARIABLE WIDTH R/W)  
SILVERLAKE DRIVE PHASE 1  
M.B. 118, PGS. 72-79

MATCHLINE SEE SHEET 3



N.ly TERMINUS  
SILVER WOODS PARKWAY  
(VARIABLE WIDTH R/W)

SILVER FALLS  
(SILVERLEAF PARCEL 22A)  
PHASE 1  
M.B. 119, PGS. 32-54

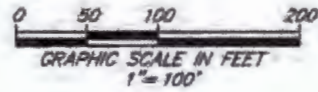
SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

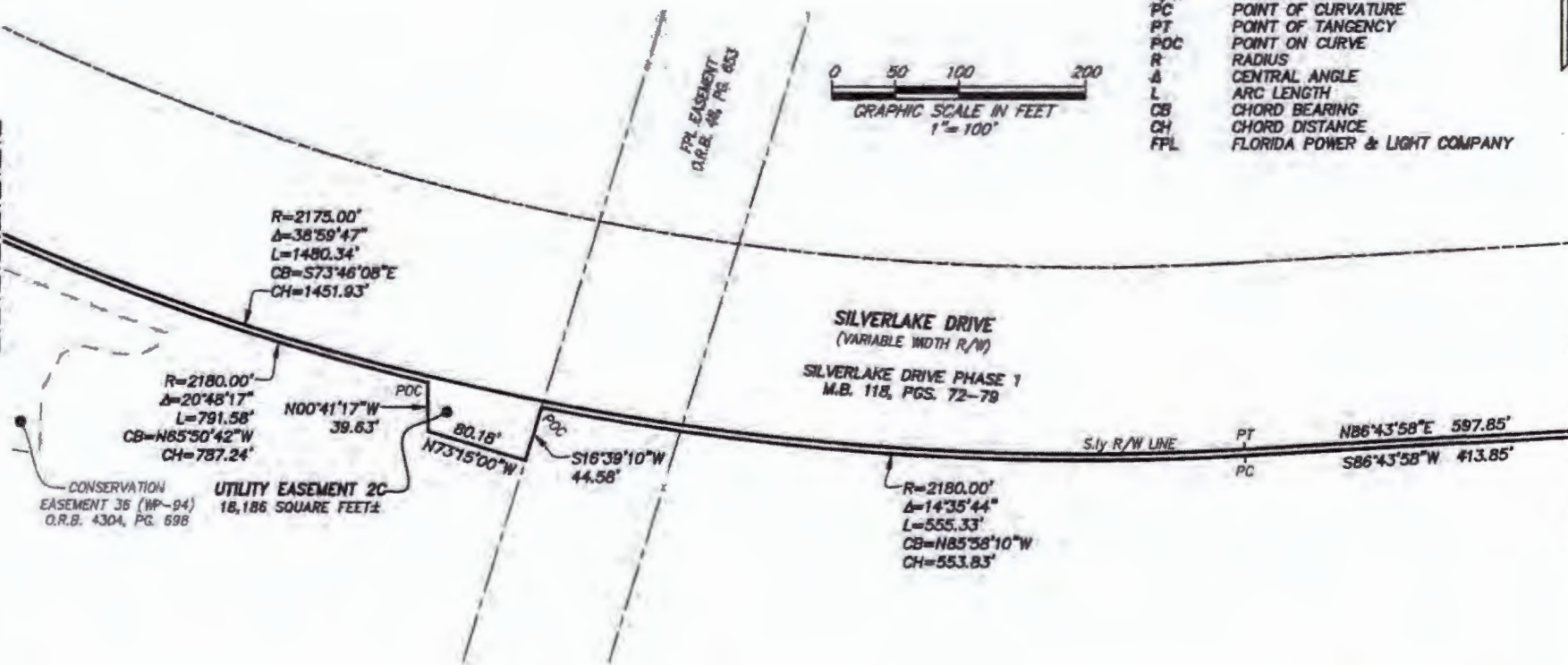
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER & LIGHT COMPANY



MATCHLINE SEE SHEET 4

MATCHLINE SEE SHEET 2

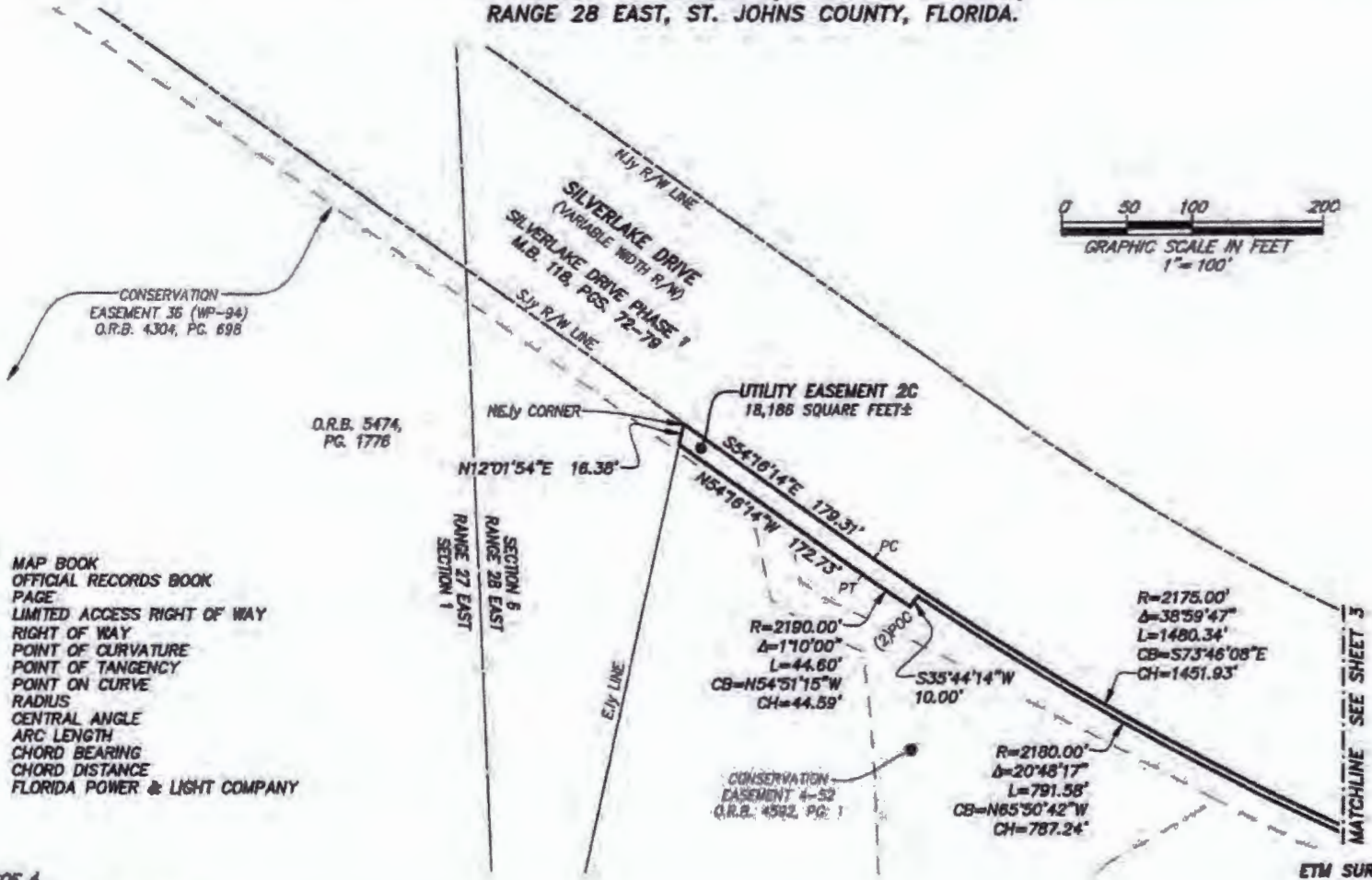
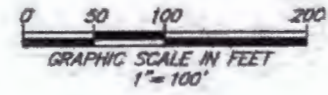


SHEET 3 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETH SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. 18 3824



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



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER & LIGHT COMPANY

SHEET 4 OF 4  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETW SURVEYING & MAPPING, INC.**  
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14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 23, 2023

Work Order No. 21-439.00

File No. 129A-03.00J

### Utility Easement 2E

A portion of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

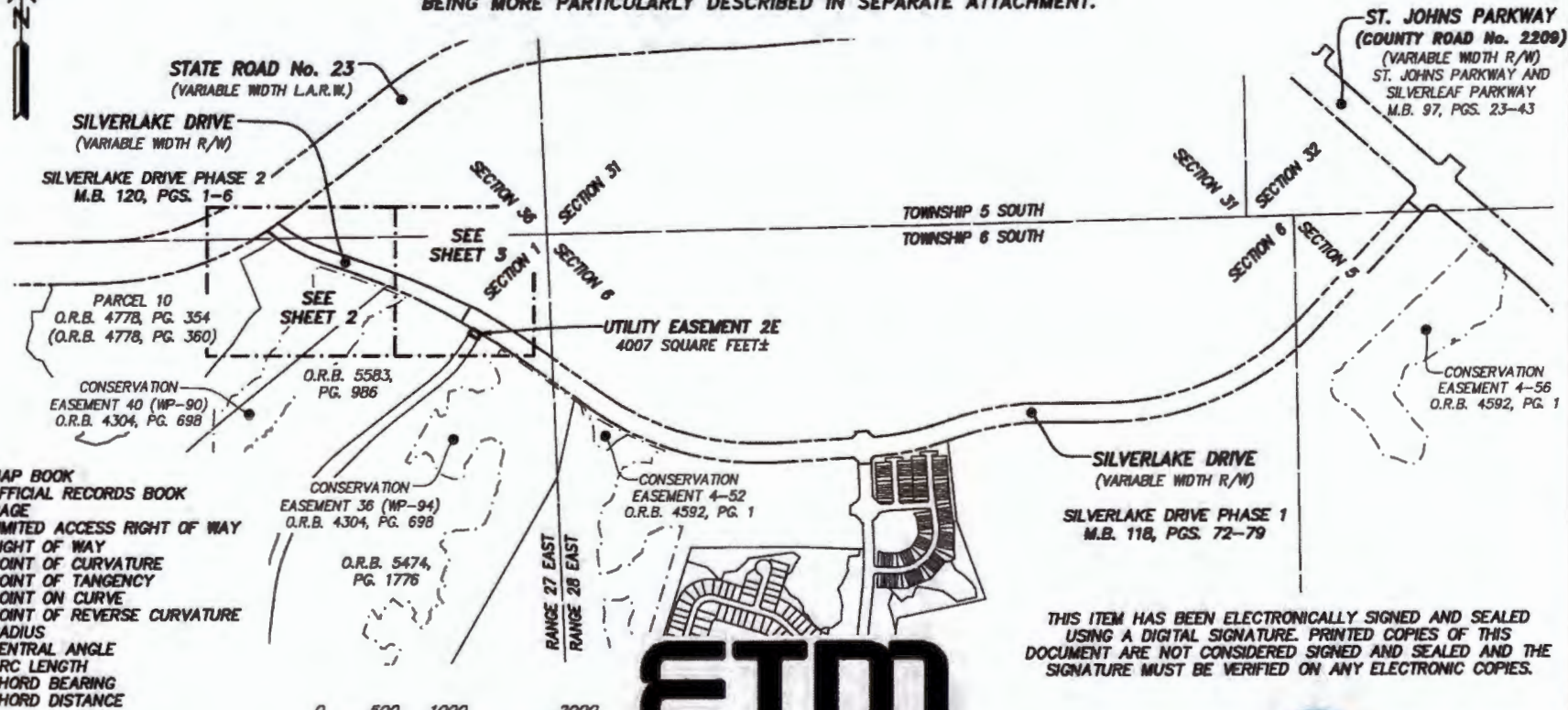
For a Point of Reference, commence at the intersection of the Southeasterly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established, with the Southwesterly right of way line of Silverlake Drive, a variable width right of way as presently established; thence Southeasterly along said Southwesterly right of way line the following 5 courses: Course 1, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 1311.50 feet, through a central angle of  $21^{\circ}07'17''$ , an arc length of 483.47 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ}50'58''$  East, 480.74 feet; Course 2, thence South  $70^{\circ}24'37''$  East, 261.59 feet to the point of curvature of a curve concave Southwesterly having a radius of 4960.50 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $08^{\circ}47'14''$ , an arc length of 760.77 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}01'00''$  East, 760.03 feet; Course 4, thence South  $59^{\circ}35'26''$  East, along a non-tangent line, 238.33 feet to a point on a non-tangent curve concave Southwesterly having a radius of 4925.00 feet; Course 5, thence Southeasterly along the arc of said curve, through a central angle of  $00^{\circ}11'17''$ , an arc length of 16.16 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $60^{\circ}00'35''$  East, 16.16 feet.

From said Point of Beginning, thence continue Southeasterly, along said Southwesterly right of way line and along the arc of a curve concave Southwesterly having a radius of 4925.00 feet, through a central angle of  $00^{\circ}56'00''$ , an arc length of 80.22 feet to the Northwesterly corner of those lands described and recorded in Official Records Book 5474, page 1776, of the Public Records of said county, said arc being subtended by a chord bearing and distance of South  $59^{\circ}26'57''$  East, 80.22 feet; thence South  $30^{\circ}33'07''$  West, departing said Southwesterly right of way line, along the Westerly line of last said lands and along a non-tangent line, 49.84 feet; thence North  $59^{\circ}26'53''$  West, departing said Westerly line, 80.22 feet to a point lying on the Easterly line of those lands described and recorded in Official Records Book 5583, page 986, of said Public Records; thence North  $30^{\circ}33'07''$  East, along said Easterly line, 49.84 feet to the Northeasterly corner thereof and the Point of Beginning.

Containing 4007 square feet, more or less.

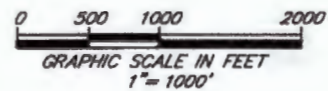


**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE

SHEET 1 OF 3  
**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE SOUTHWESTERLY  
 RIGHT OF WAY LINE OF SILVERLAKE DRIVE  
 AS BEING SOUTH 70°24'37" EAST.



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 Certificate of Authorization No.: LB 3824

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Digitally signed by  
 Andrew O Knuppel

SCALE: 1"=1000'  
 DATE: MAY 22, 2023  
 ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE of FLORIDA LS No. 6511

A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



STATE ROAD No. 23  
(VARIABLE WIDTH L.A.R.W.)

POINT OF REFERENCE  
INTERSECTION OF THE SE.ly L.A.R.W.  
LINE OF S.R. No. 23 WITH THE SW.ly  
R/W LINE OF SILVERLAKE DRIVE

SECTION 36  
TOWNSHIP 5 SOUTH  
TOWNSHIP 6 SOUTH  
SECTION 1

PARCEL 10  
O.R.B. 4778, PG. 354  
(O.R.B. 4778, PG. 380)

SILVERLAKE DRIVE  
(VARIABLE WIDTH R/W)  
SILVERLAKE DRIVE PHASE 2  
M.B. 120, PGS. 1-6

R=1311.50'  
Δ=21°07'17"  
L=483.47'  
CB=S59°50'58"E  
CH=480.74'

570°24'37"E 261.59'

CONSERVATION  
EASEMENT 40 (WP-90)  
O.R.B. 4304, PG. 698

R=4960.50'  
Δ=8°47'14"  
L=760.77'  
CB=S66°01'00"E  
CH=760.03'

O.R.B. 5583,  
PG. 986

MATCHLINE SEE SHEET 1

MATCHLINE SEE SHEET 3

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
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  - POC POINT ON CURVE
  - PRC POINT OF REVERSE CURVATURE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



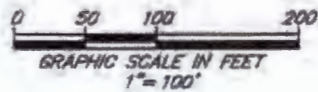
SHEET 2 OF 3

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
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JACKSONVILLE, FL 32238 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



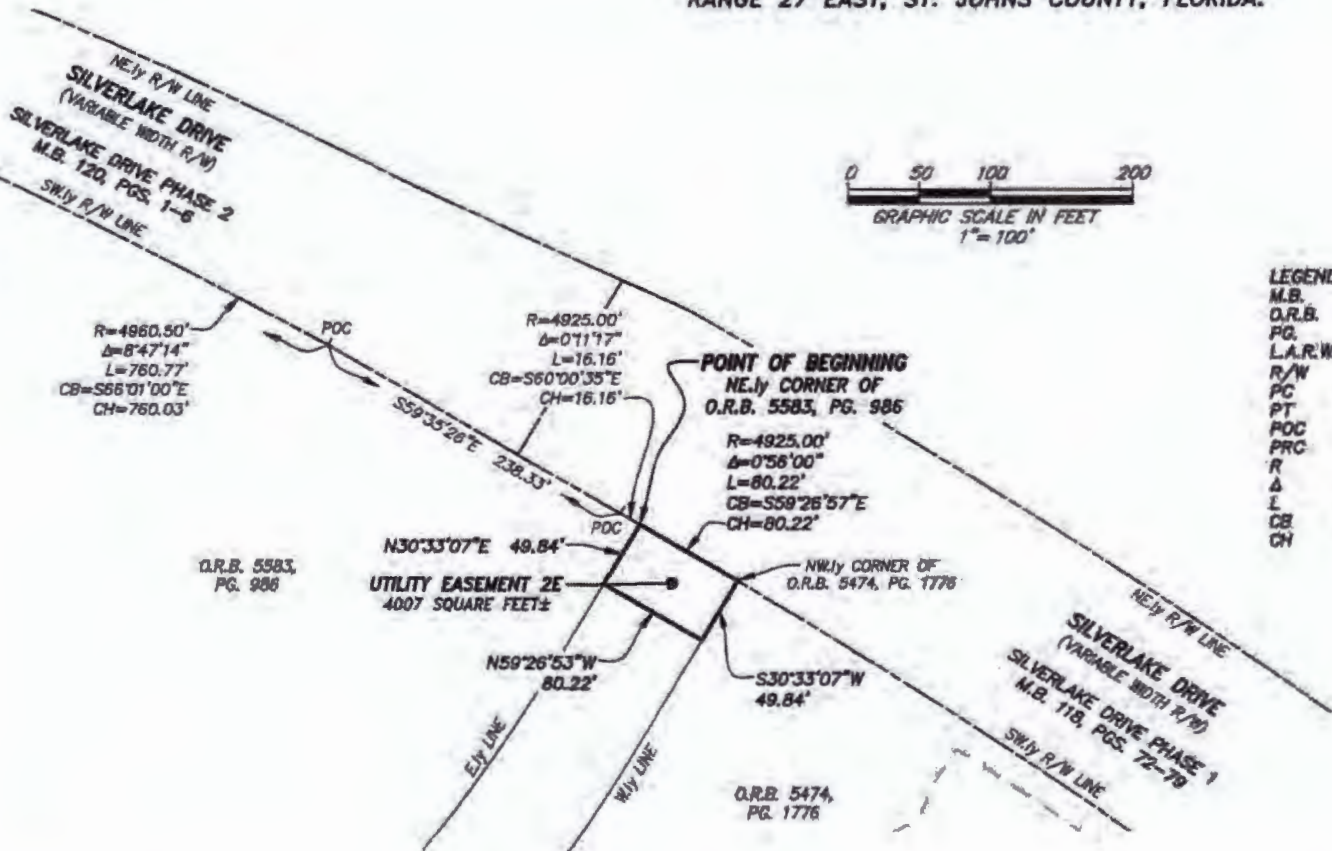
A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



**LEGEND:**

M.B.	MAP BOOK
O.R.B.	OFFICIAL RECORDS BOOK
PG.	PAGE
L.A.R.W.	LIMITED ACCESS RIGHT OF WAY
R/W	RIGHT OF WAY
PC	POINT OF CURVATURE
PT	POINT OF TANGENCY
POC	POINT ON CURVE
PRC	POINT OF REVERSE CURVATURE
R	RADIUS
Δ	CENTRAL ANGLE
L	ARC LENGTH
CB	CHORD BEARING
CH	CHORD DISTANCE

MATCHLINE - SEE SHEET 2



O.R.B. 5583,  
PG. 986

UTILITY EASEMENT 2E  
4007 SQUARE FEET±

**POINT OF BEGINNING**  
NE 1/4 CORNER OF  
O.R.B. 5583, PG. 986

R=4925.00'  
Δ=0°56'00"  
L=80.22'  
CB=S59°26'57"E  
CH=80.22'

NW 1/4 CORNER OF  
O.R.B. 5474, PG. 1776

O.R.B. 5474,  
PG. 1776

SHEET 3 OF 3  
SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
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JACKSONVILLE, FL 32258 (904) 642-8530  
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May 23, 2023

Page 1 of 2

Work Order No. 21-439.00

File No. 129A-03.00L

### Utility Easement 2G

A portion of Section 36, Township 5 South, Range 27 East, together with a portion of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Southeasterly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established, with the Southwesterly right of way line of Silverlake Drive, a variable width right of way as presently established; thence Southeasterly, along said Southwesterly right of way line and along the arc of a curve concave Northeasterly having a radius of 1311.50 feet, through a central angle of  $04^{\circ}07'08''$ , an arc length of 94.28 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $51^{\circ}20'54''$  East, 94.26 feet.

From said Point of Beginning, thence Southeasterly, continuing along said Southwesterly right of way line, the following 3 courses: Course 1, thence Southeasterly along the arc of a curve concave Northeasterly having a radius of 1311.50 feet, through a central angle of  $17^{\circ}00'09''$ , an arc length of 389.18 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $61^{\circ}54'32''$  East, 387.76 feet; Course 2, thence South  $70^{\circ}24'37''$  East, 261.59 feet to the point of curvature of a curve concave Southerly having a radius of 4960.50 feet; Course 3, thence Easterly along the arc of said curve, through a central angle of  $03^{\circ}14'49''$ , an arc length of 281.10 feet to the Northerly most corner of those lands described and recorded in Official Records Book 5583, page 986, of the Public Records of said county, said arc being subtended by a chord bearing and distance of South  $68^{\circ}47'12''$  East, 281.06 feet; thence South  $49^{\circ}59'44''$  West, departing said Southwesterly right of way line, along the Northwesterly line of last said lands and along a non-tangent line, 5.62 feet to a point on a non-tangent curve concave Southerly having a radius of 4955.50 feet; thence Westerly, departing said Northwesterly line and along the arc of said curve, through a central angle of  $03^{\circ}13'02''$ , an arc length of 278.25 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $68^{\circ}48'06''$  West, 278.21 feet; thence North  $70^{\circ}24'37''$  West, 287.61 feet; thence South  $67^{\circ}15'34''$  West, 28.45 feet; thence South  $23^{\circ}29'40''$  West, 15.02 feet; thence North  $66^{\circ}30'20''$  West, 100.00 feet; thence North  $23^{\circ}29'40''$  East, 15.48 feet; thence North  $20^{\circ}00'31''$  West, 21.66 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1321.50 feet; thence Northwesterly along the arc of said curve, through a central angle of  $10^{\circ}10'22''$ , an arc length of 234.63 feet to a point lying on the Southeasterly line of Parcel 10, as described and recorded in Official Records Book 4778, page 354, of said Public Records, said arc being subtended by a chord bearing and distance of North  $58^{\circ}20'37''$  West, 234.32 feet; thence Northeasterly along said



May 23, 2023  
Page 2 of 2

Work Order No. 21-439.00  
File No. 129A-03.00L

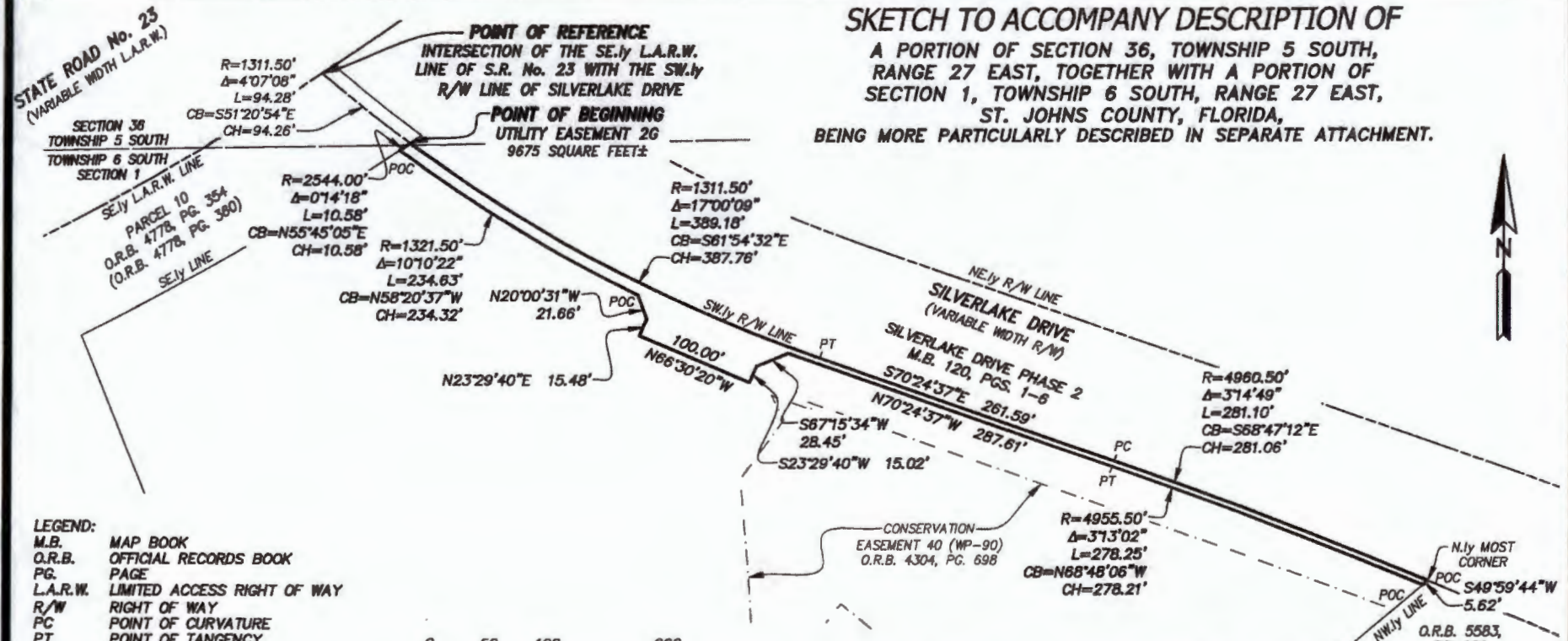
**Utility Easement 2G (continued)**

Southeasterly line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2544.00 feet, through a central angle of  $00^{\circ}14'18''$ , an arc length of 10.58 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $55^{\circ}45'05''$  East, 10.58 feet.

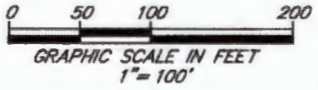
Containing 9675 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF**

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST, TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



- GENERAL NOTES:**
- 1) THIS IS NOT A SURVEY.
  - 2) BEARINGS BASED ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 70°24'37" EAST.

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 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

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Digitally signed by Andrew O Knuppel

SCALE: 1"=100'  
 DATE: MAY 23, 2022

ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511



November 1, 2022

Work Order No. 21-438.00  
File No. 128E-27.00E

### Utility Easement 3

A portion of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of said Section 1; thence North  $89^{\circ}03'39''$  East, along the Northerly line of said Section 1, a distance of 1532.82 feet; thence South  $00^{\circ}56'21''$  East, departing said Southerly line, 329.03 feet to a point lying on the Southerly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established; thence North  $89^{\circ}05'41''$  East, along said Southerly limited access right of way line, 357.69 feet to the point of curvature of a curve concave Northerly having a radius of 2454.00 feet; thence Easterly, continuing along said Southerly limited access right of way line and along the arc of said curve, through a central angle of  $35^{\circ}10'34''$ , an arc length of 1506.61 feet to the Northwesterly corner of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of the Public Records of said county, said arc being subtended by a chord bearing and distance of North  $71^{\circ}30'24''$  East, 1483.06 feet; thence Southeasterly, along the Northerly line of said Temporary Access Easement 2, the following 4 courses: Course 1, thence Southeasterly, departing said Southerly limited access right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1214.00 feet, through a central angle of  $19^{\circ}56'16''$ , an arc length of 422.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}26'28''$  East, 420.32 feet; Course 2, thence South  $70^{\circ}24'37''$  East, 372.34 feet to the point of curvature of a curve concave Southwesterly having a radius of 5046.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $08^{\circ}31'33''$ , an arc length of 750.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}08'50''$  East, 750.17 feet; Course 4, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 5145.44 feet, through a central angle of  $01^{\circ}44'46''$ , an arc length of 156.82 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ}50'38''$  East, 156.81 feet; thence North  $29^{\circ}53'47''$  East, departing said Northerly line and along a non-tangent line, 36.15 feet to the Point of Beginning.

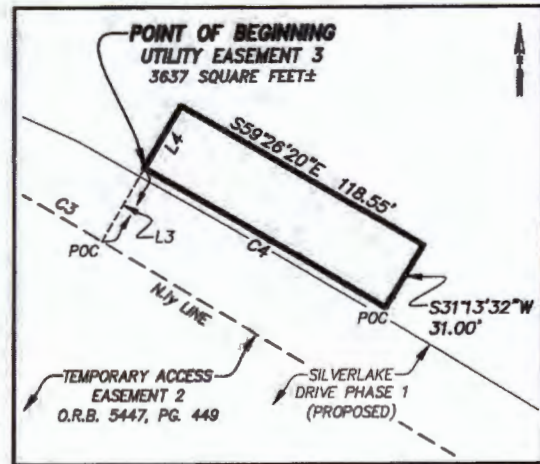
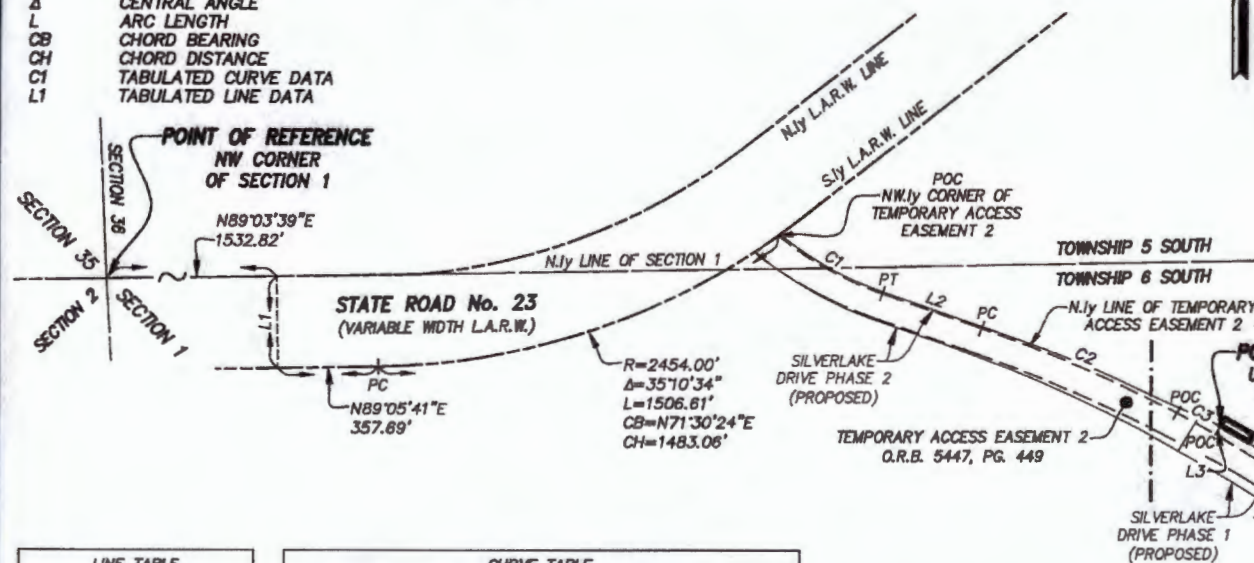
From said Point of Beginning, thence continue North  $29^{\circ}53'47''$  East, 31.00 feet; thence South  $59^{\circ}26'20''$  East, 118.55 feet; thence South  $31^{\circ}13'32''$  West, 31.00 feet to a point on a non-tangent curve concave Southwesterly having a radius of 5079.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $01^{\circ}19'45''$ , an arc length of 117.83 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $59^{\circ}26'20''$  West, 117.83 feet.

Containing 3637 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

**LEGEND:**  
 O.R.B. OFFICIAL RECORDS BOOK  
 PG. PAGE  
 L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
 PC POINT OF CURVATURE  
 PT POINT OF TANGENCY  
 POC POINT ON CURVE  
 R RADIUS  
 Δ CENTRAL ANGLE  
 L ARC LENGTH  
 CB CHORD BEARING  
 CH CHORD DISTANCE  
 C1 TABULATED CURVE DATA  
 L1 TABULATED LINE DATA



LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°56'21"E	328.03'
L2	S70°24'37"E	372.34'
L3	N29°33'47"E	36.15'
L4	N29°33'47"E	31.00'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1214.00'	19°56'16"	422.45'	S60°26'28"E	420.32'
C2	5048.00'	8°31'33"	750.86'	S86°08'50"E	750.17'
C3	5145.44'	1°44'46"	158.82'	S59°50'38"E	158.81'
C4	5079.00'	1°19'45"	117.83'	N59°26'20"W	117.83'

**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 1 AS BEING NORTH 89°03'39" EAST.

**ETM**  
 Surveying & Mapping, Inc.  
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ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

SCALE: 1"=500'  
 DATE: NOVEMBER 1, 2022



November 1, 2022  
Page 1 of 2

Work Order No. 21-438.00  
File No. 128E-27.00F

## Utility Easement 4

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Northwest corner of Section 1, Township 6 South, Range 27 East; thence North  $89^{\circ}03'39''$  East, along the Northerly line of said Section 1, a distance of 1532.82 feet; thence South  $00^{\circ}56'21''$  East, departing said Southerly line, 329.03 feet to a point lying on the Southerly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established; thence North  $89^{\circ}05'41''$  East, along said Southerly limited access right of way line, 357.69 feet to the point of curvature of a curve concave Northerly having a radius of 2454.00 feet; thence Easterly, continuing along said Southerly limited access right of way line and along the arc of said curve, through a central angle of  $35^{\circ}10'34''$ , an arc length of 1506.61 feet to the Northwesterly corner of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of the Public Records of said county, said arc being subtended by a chord bearing and distance of North  $71^{\circ}30'24''$  East, 1483.06 feet; thence Southeasterly, along the Northerly line of said Temporary Access Easement 2, the following 6 courses: Course 1, thence Southeasterly, departing said Southerly limited access right of way line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1214.00 feet, through a central angle of  $19^{\circ}56'16''$ , an arc length of 422.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $60^{\circ}26'28''$  East, 420.32 feet; Course 2, thence South  $70^{\circ}24'37''$  East, 372.34 feet to the point of curvature of a curve concave Southwesterly having a radius of 5046.00 feet; Course 3, thence Southeasterly along the arc of said curve, through a central angle of  $08^{\circ}31'33''$ , an arc length of 750.86 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $66^{\circ}08'50''$  East, 750.17 feet; Course 4, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 5145.44 feet, through a central angle of  $03^{\circ}22'34''$ , an arc length of 303.20 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $59^{\circ}01'44''$  East, 303.15 feet; Course 5, thence Southeasterly along the arc of a non-tangent curve concave Southwesterly having a radius of 5040.00 feet, through a central angle of  $04^{\circ}10'11''$ , an arc length of 366.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $56^{\circ}21'20''$  East, 366.70 feet; Course 6, thence South  $54^{\circ}16'14''$  East, 617.91 feet; thence North  $35^{\circ}43'46''$  East, departing said Northerly line, 39.00 feet to the Point of Beginning.

From said Point of Beginning, thence North  $80^{\circ}43'46''$  East, 27.38 feet; thence North  $35^{\circ}20'45''$  East, 26.73 feet; thence South  $54^{\circ}47'04''$  East, 60.00 feet; thence South  $35^{\circ}20'45''$  West, 19.27

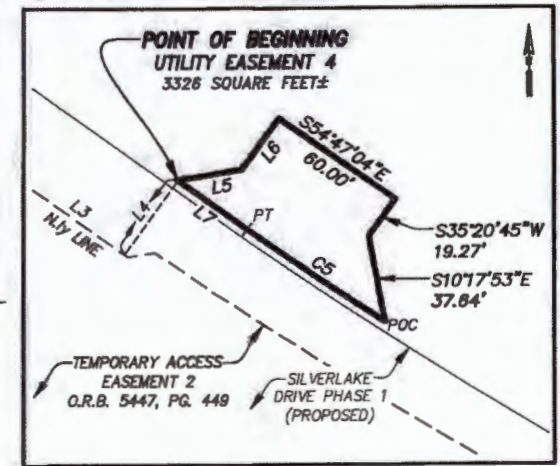
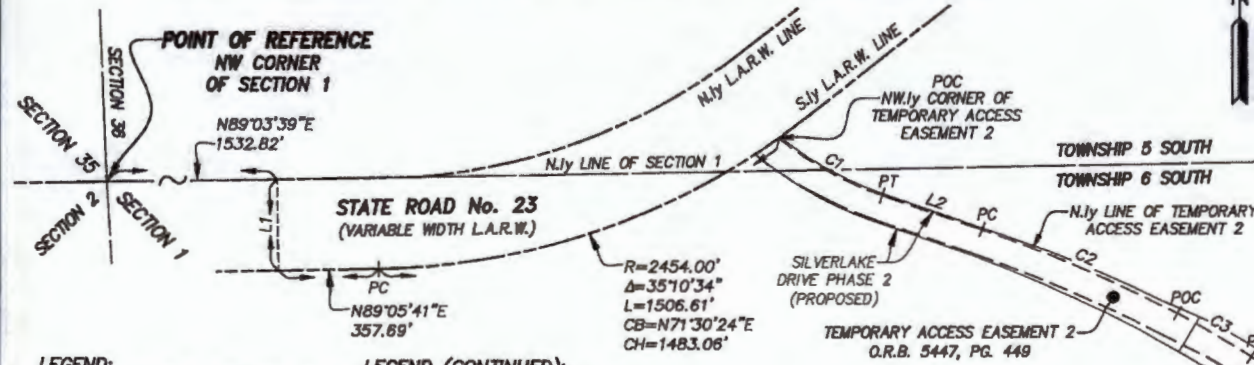
**Utility Easement 4 (continued)**

feet; thence South  $10^{\circ}17'53''$  East, 37.64 feet to a point on a non-tangent curve concave Northeasterly having a radius of 2021.00 feet; thence Northwesterly along the arc of said curve, through a central angle of  $01^{\circ}59'50''$ , an arc length of 70.45 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $55^{\circ}16'09''$  West, 70.45 feet; thence North  $54^{\circ}16'14''$  West, 35.96 feet to the Point of Beginning.

Containing 3326 square feet, more or less.



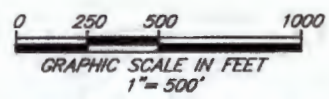
**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



- LEGEND:**  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE
- LEGEND (CONTINUED):**  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	1214.00'	19°58'16"	422.45'	S80°26'28"E	420.32'
C2	5048.00'	8°31'33"	750.86'	S86°08'50"E	750.17'
C3	5145.44'	3°22'34"	303.20'	S59°01'44"E	303.15'
C4	5040.00'	4°10'11"	388.78'	S58°21'20"E	386.70'
C5	2021.00'	1°59'50"	70.45'	N55°16'09"W	70.45'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°56'21"E	329.03'
L2	S70°24'37"E	372.34'
L3	S54°16'14"E	817.91'
L4	N35°43'46"E	38.00'
L5	N80°43'46"E	27.38'
L6	N35°20'45"E	26.73'
L7	N54°16'14"W	33.96'



- GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE NORTHERLY LINE OF SECTION 1 AS BEING NORTH 89°03'39" EAST.

**ETM**  
**Surveying & Mapping, Inc.**  
**VISION • EXPERIENCE • RESULTS**  
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Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

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Digitally signed by Andrew O Knuppel

SCALE: 1"=500'  
DATE: NOVEMBER 1, 2022  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



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November 1, 2022

Work Order No. 21-438.00  
File No. 128E-27.001

### Utility Easement 7

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

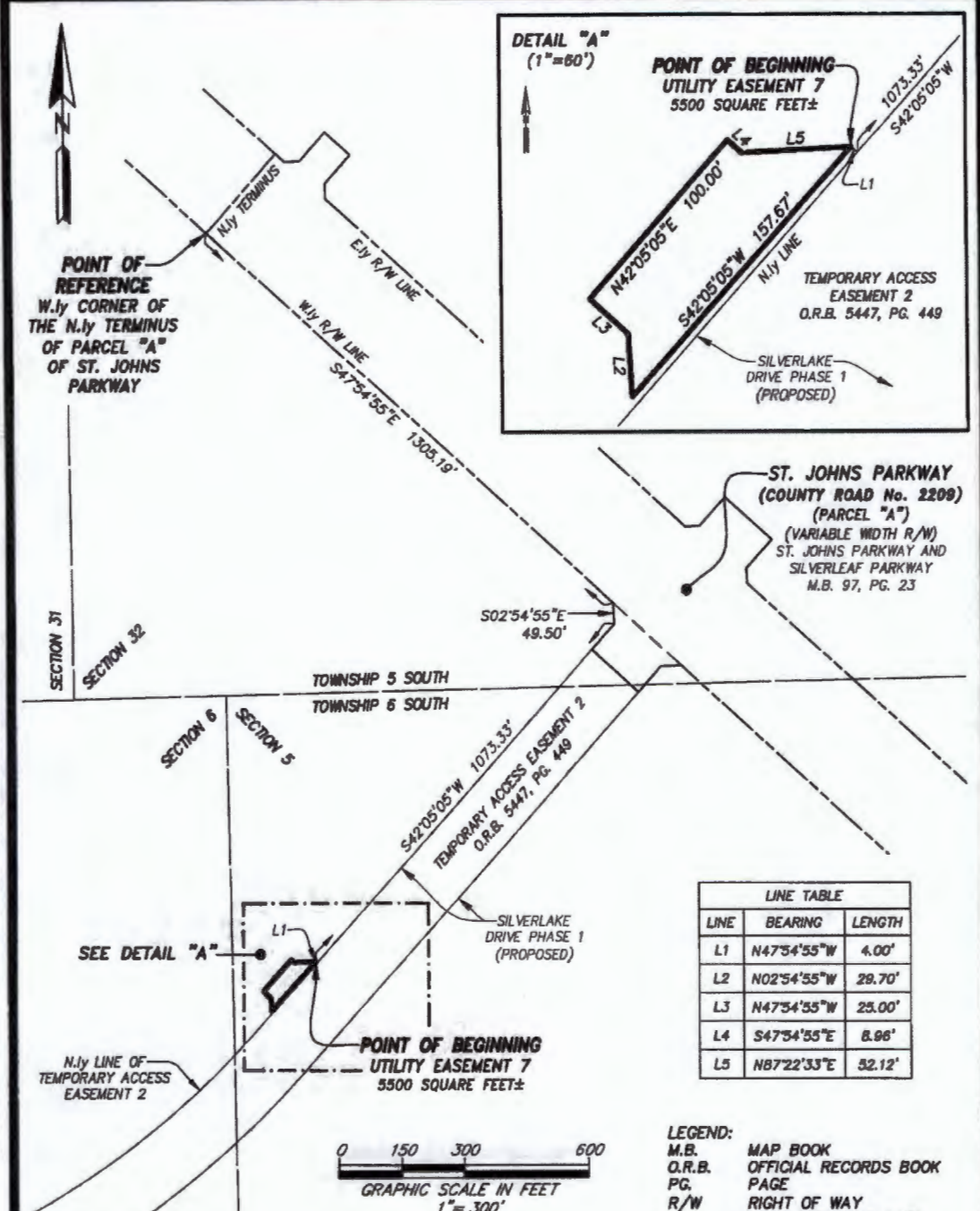
For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence South  $47^{\circ}54'55''$  East, along the Westerly right of way line of said St. Johns Parkway, 1305.19 feet; thence South  $02^{\circ}54'55''$  East, continuing along said Westerly right of way line, 49.50 feet; thence South  $42^{\circ}05'05''$  West, continuing along said Westerly right of way line and along the Northerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records, a distance of 1073.33 feet; thence North  $47^{\circ}54'55''$  West, departing said Northerly line, 4.00 feet to the Point of Beginning.

From said Point of Beginning, thence South  $42^{\circ}05'05''$  West, 157.67 feet; thence North  $02^{\circ}54'55''$  West, 29.70 feet; thence North  $47^{\circ}54'55''$  West, 25.00 feet; thence North  $42^{\circ}05'05''$  East, 100.00 feet; thence South  $47^{\circ}54'55''$  East, 8.96 feet; thence North  $87^{\circ}22'33''$  East, 52.12 feet to the Point of Beginning.

Containing 5500 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,**  
**RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.



14775 Old St. Augustine Road, Jacksonville, FL 32258  
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Digitally signed by Andrew O Knuppel

SCALE: 1"=300'  
 DATE: NOVEMBER 1, 2022  
 ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511



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November 1, 2022

Work Order No. 21-438.00  
File No. 128E-27.00J

### Utility Easement 8

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

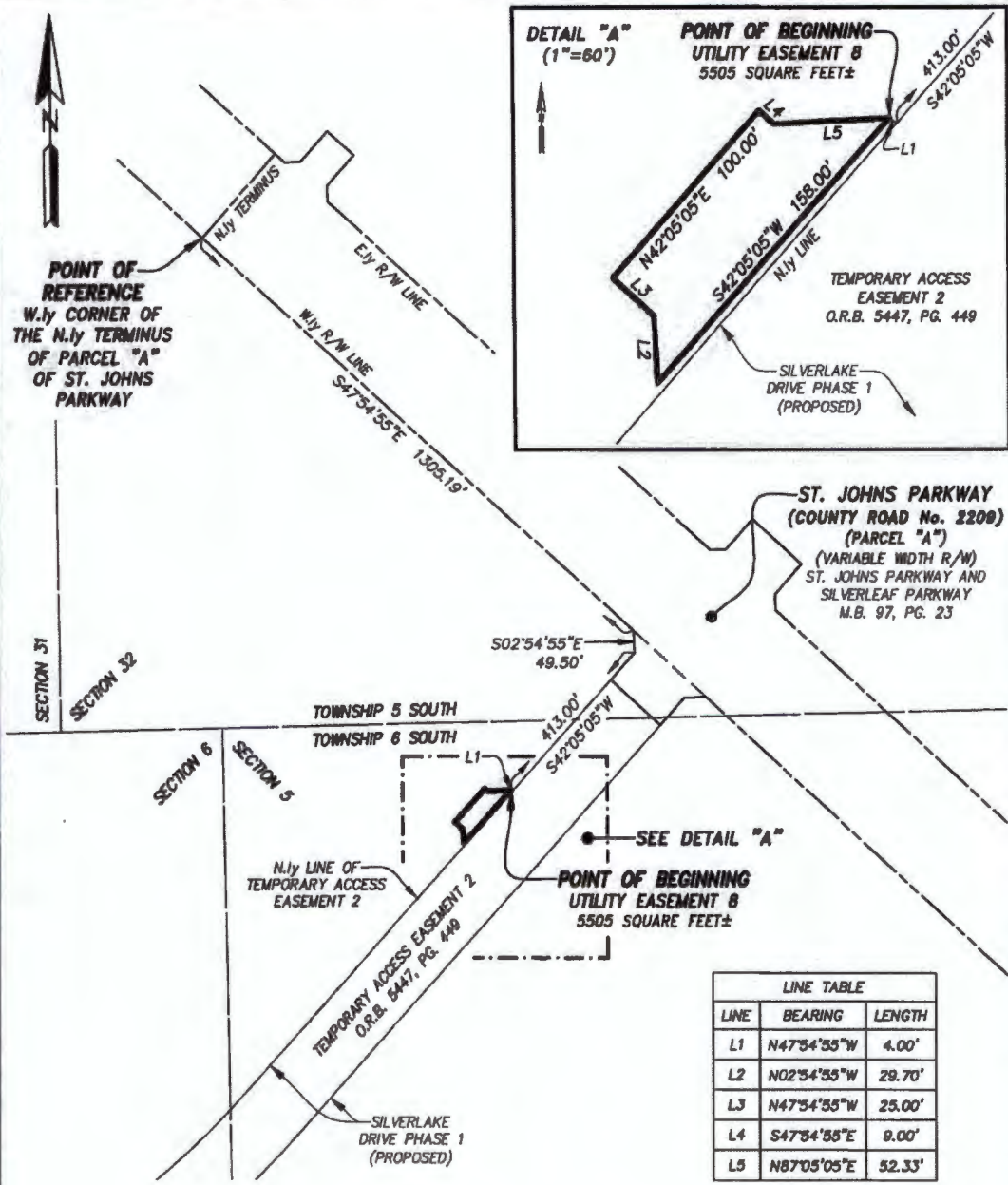
For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence South  $47^{\circ}54'55''$  East, along the Westerly right of way line of said St. Johns Parkway, 1305.19 feet; thence South  $02^{\circ}54'55''$  East, continuing along said Westerly right of way line, 49.50 feet; thence South  $42^{\circ}05'05''$  West, continuing along said Westerly right of way line and along the Northerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records, a distance of 413.00 feet; thence North  $47^{\circ}54'55''$  West, departing said Northerly line, 4.00 feet to the Point of Beginning.

From said Point of Beginning, thence South  $42^{\circ}05'05''$  West, 158.00 feet; thence North  $02^{\circ}54'55''$  West, 29.70 feet; thence North  $47^{\circ}54'55''$  West, 25.00 feet; thence North  $42^{\circ}05'05''$  East, 100.00 feet; thence South  $47^{\circ}54'55''$  East, 9.00 feet; thence North  $87^{\circ}05'05''$  East, 52.33 feet to the Point of Beginning.

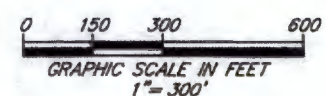
Containing 5505 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



LINE TABLE		
LINE	BEARING	LENGTH
L1	N47°34'35"W	4.00'
L2	N02°34'35"W	29.70'
L3	N47°34'35"W	25.00'
L4	S47°34'35"E	8.00'
L5	N87°05'05"E	52.33'



**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L1 TABULATED LINE DATA

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°34'55" EAST.

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Certificate of Authorization No.: LB 3624

SCALE: 1"=300'  
DATE: NOVEMBER 1, 2022



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Andrew O Knuppel

**ANDREW O. KNUPPEL**  
PROFESSIONAL SURVEYOR AND MAPPER  
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November 1, 2022

Work Order No. 21-438.00

File No. 128E-27.00L

### Utility Easement 10

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

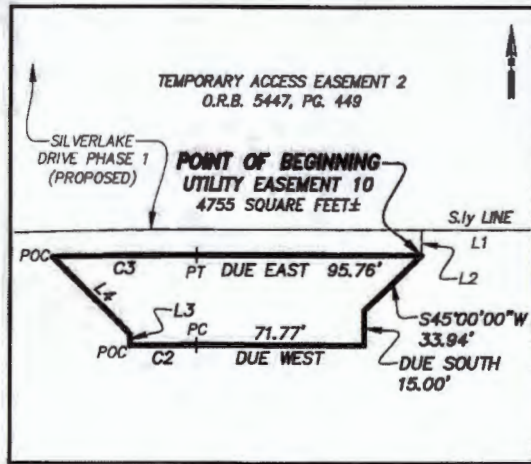
For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence Southeasterly along the Westerly right of way line of said St. Johns Parkway the following 4 courses: Course 1, thence South 47°54'55" East, 1305.19 feet; Course 2, thence South 02°54'55" East, 49.50 feet; Course 3, thence South 42°05'05" West, 81.00 feet; Course 4, thence South 47°54'55" East, 150.00 feet to a point lying on the Southerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records; thence Southwesterly along said Southerly line the following 3 courses: Course 1, thence South 42°05'05" West, departing said Westerly right of way line, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2175.00 feet; Course 2, thence Southwesterly along the arc of said curve, through a central angle of 47°54'55", an arc length of 1818.91 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South 66°02'32" West, 1766.37 feet; Course 3, thence Due West, 372.30 feet; thence Due South, departing said Southerly line, 11.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 45°00'00" West, 33.94 feet; thence Due South, 15.00 feet; thence Due West, 71.77 feet to the point of curvature of a curve concave Southerly having a radius of 1975.00 feet; thence Westerly along the arc of said curve, through a central angle of 00°49'08", an arc length of 28.23 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 89°35'26" West, 28.23 feet; thence Due North, along a non-tangent line, 5.00 feet; thence North 45°00'00" West, 47.04 feet to a point on a non-tangent curve concave Southerly having a radius of 2014.00 feet; thence Easterly along the arc of said curve, through a central angle of 01°44'59", an arc length of 61.51 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North 89°07'32" East, 61.51 feet; thence Due East, 95.76 feet to the Point of Beginning.

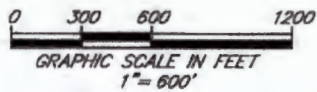
Containing 4755 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**DETAIL "A"**  
(1"=60')

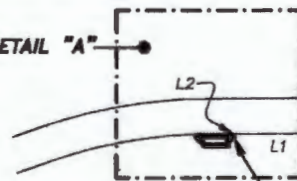


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LINE TABLE		
LINE	BEARING	LENGTH
L1	DUE WEST	372.30'
L2	DUE SOUTH	11.00'
L3	DUE NORTH	5.00'
L4	N45°00'00"W	47.04'

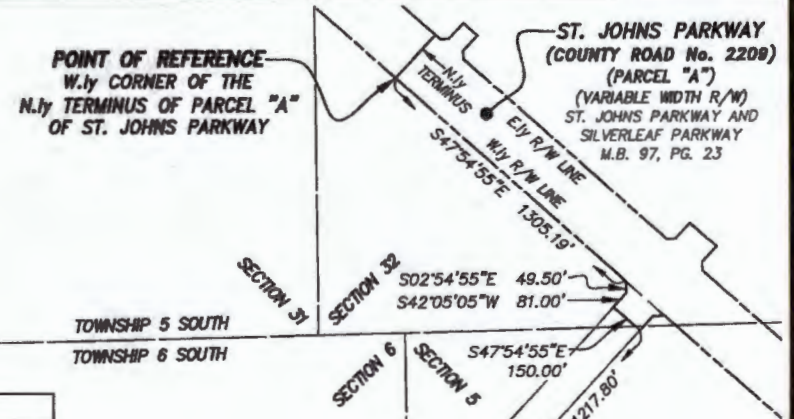
CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2175.00'	47°54'55"	1818.91'	S86°02'32"W	1786.37'
C2	1975.00'	0°49'08"	28.23'	S89°35'26"W	28.23'
C3	2014.00'	1°44'58"	61.51'	N89°07'32"E	61.51'



**POINT OF BEGINNING  
UTILITY EASEMENT 10  
4755 SQUARE FEET±**

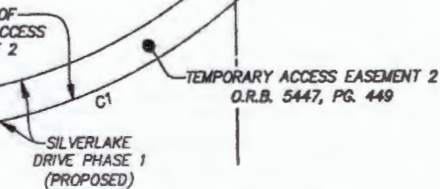
**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.



**POINT OF REFERENCE**  
W.ly CORNER OF THE  
N.ly TERMINUS OF PARCEL "A"  
OF ST. JOHNS PARKWAY

**ST. JOHNS PARKWAY**  
(COUNTY ROAD No. 2200)  
(PARCEL "A")  
(VARIABLE WIDTH R/W)  
ST. JOHNS PARKWAY AND  
SILVERLEAF PARKWAY  
M.B. 97, PG. 23



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Andrew O Knuppel

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 8511

SCALE: 1"=600'  
DATE: NOVEMBER 1, 2022





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November 1, 2022

Work Order No. 21-438.00

File No. 128E-27.00M

### Utility Easement 11

A portion of Section 6, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

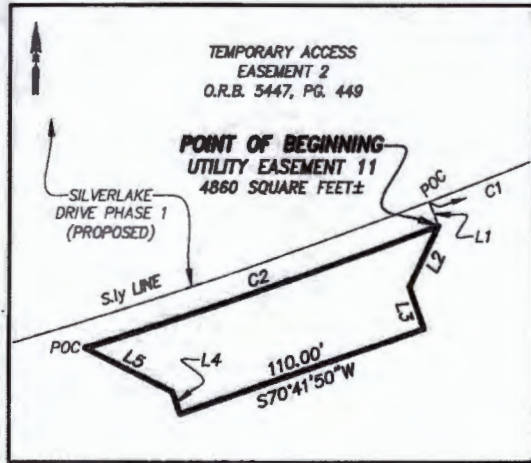
For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence Southeasterly along the Westerly right of way line of said St. Johns Parkway the following 4 courses: Course 1, thence South 47°54'55" East, 1305.19 feet; Course 2, thence South 02°54'55" East, 49.50 feet; Course 3, thence South 42°05'05" West, 81.00 feet; Course 4, thence South 47°54'55" East, 150.00 feet to a point lying on the Southerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records; thence South 42°05'05" West, departing said Westerly right of way line and along said Southerly line, 1217.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 2175.00 feet; thence Southwesterly along the arc of said curve, through a central angle of 26°38'39", an arc length of 1011.44 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South 55°24'24" West, 1002.35 feet; thence South 21°16'16" East, departing said Southerly line and along a non-tangent line, 11.00 feet to the Point of Beginning.

From said Point of Beginning, thence South 24°53'19" West, 28.74 feet; thence South 19°08'54" East, 19.00 feet; thence South 70°41'50" West, 110.00 feet; thence North 19°08'54" West, 10.00 feet; thence North 63°18'02" West, 41.61 feet to a point on a non-tangent curve concave Northerly having a radius of 2186.00 feet; thence Easterly along the arc of said curve, through a central angle of 04°10'02", an arc length of 159.00 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North 70°48'45" East, 158.96 feet.

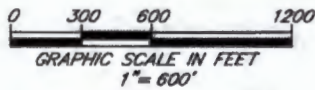
Containing 4860 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 6, TOWNSHIP 6 SOUTH,  
RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



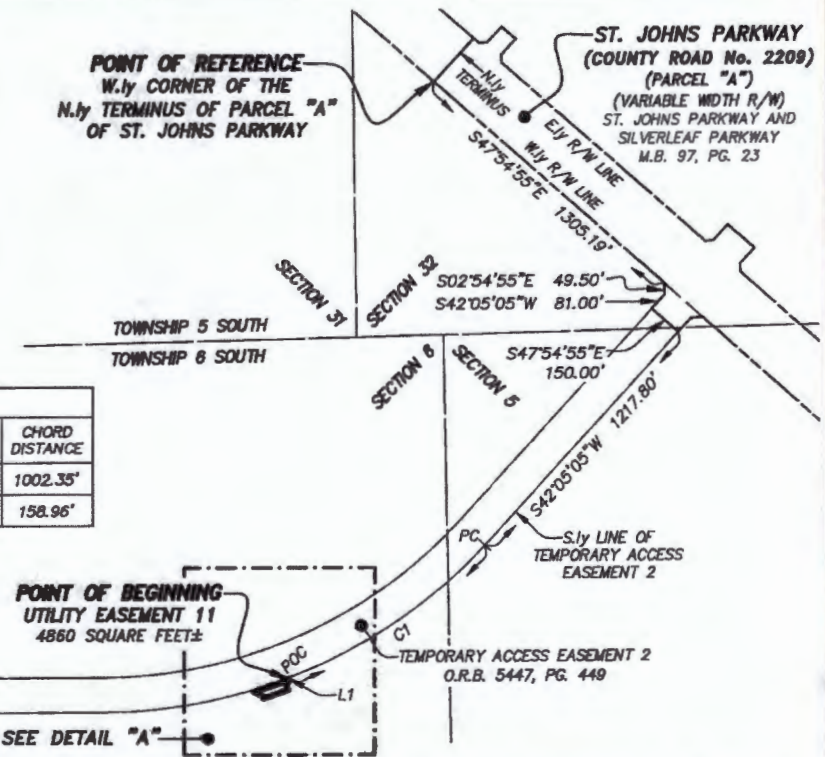
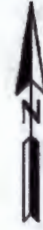
DETAIL "A"  
(1"=60')



**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
PC POINT OF CURVATURE  
POC POINT ON CURVE  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA

LINE TABLE		
LINE	BEARING	LENGTH
L1	S21°16'18"E	11.00'
L2	S24°53'19"W	28.74'
L3	S19°08'54"E	18.00'
L4	N19°08'54"W	10.00'
L5	N63°18'02"W	41.61'

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2175.00'	26°38'39"	1011.44'	S55°24'24"W	1002.35'
C2	2186.00'	4°10'02"	159.00'	N70°48'45"E	158.96'



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Andrew O Knuppel

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Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.

SCALE: 1"=600'  
DATE: NOVEMBER 1, 2022  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



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tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

November 1, 2022

Work Order No. 21-438.00

File No. 128E-27.00N

### Utility Easement 12

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

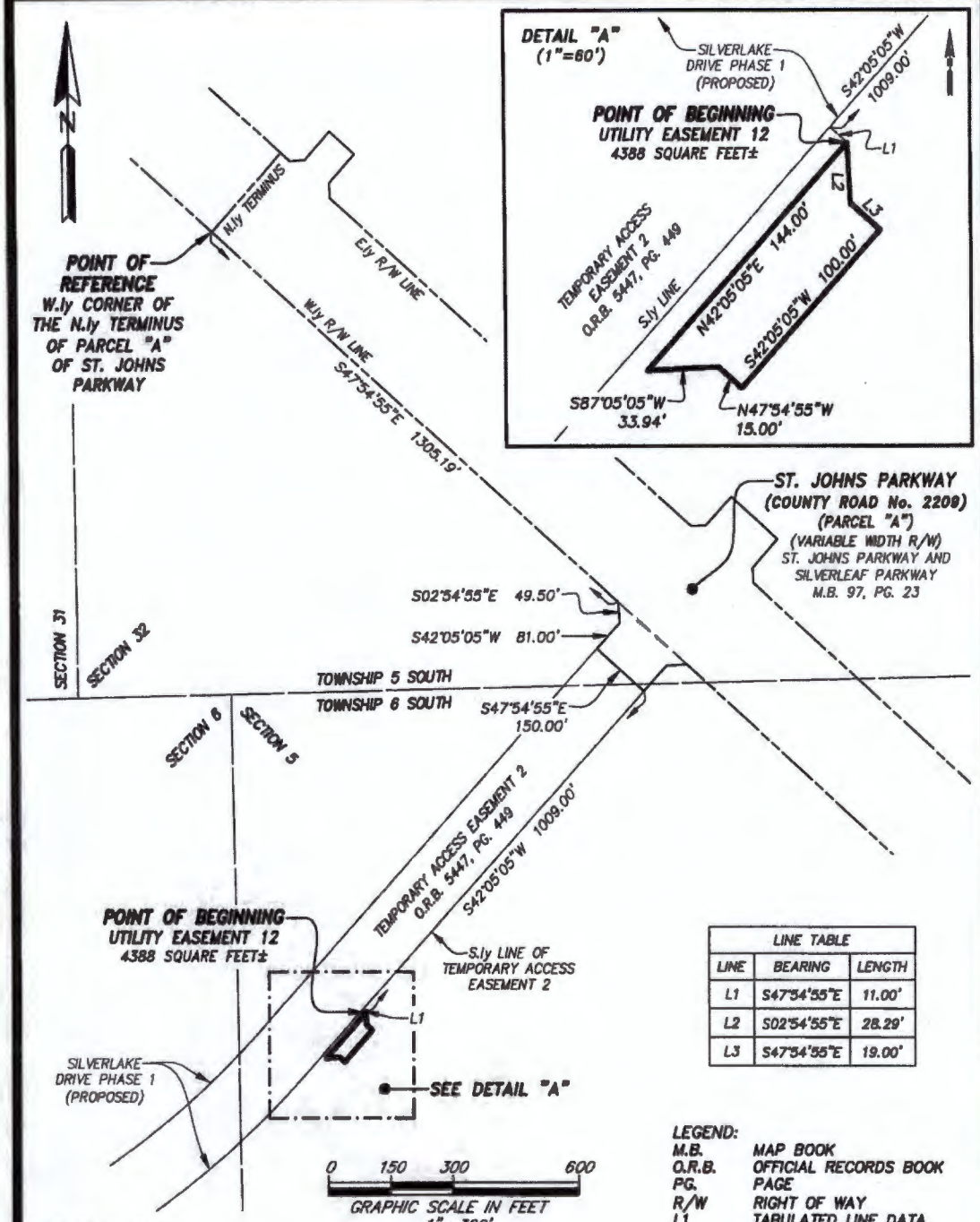
For a Point of Reference, commence at the Westerly corner of the Northerly terminus of Parcel "A" of St. Johns Parkway (County Road No. 2209), a variable width right of way as depicted on St. Johns Parkway and Silverleaf Parkway, a plat recorded in Map Book 97, page 23, of the Public Records of said county; thence Southeasterly along the Westerly right of way line of said St. Johns Parkway the following 4 courses: Course 1, thence South  $47^{\circ}54'55''$  East, 1305.19 feet; Course 2, thence South  $02^{\circ}54'55''$  East, 49.50 feet; Course 3, thence South  $42^{\circ}05'05''$  West, 81.00 feet; Course 4, thence South  $47^{\circ}54'55''$  East, 150.00 feet to a point lying on the Southerly line of Temporary Access Easement 2, as described and recorded in Official Records Book 5447, page 449, of said Public Records; thence South  $42^{\circ}05'05''$  West, departing said Westerly right of way line and along said Southerly line, 1009.00 feet; thence South  $47^{\circ}54'55''$  East, departing said Southerly line, 11.00 feet to the Point of Beginning.

From said Point of Beginning, thence South  $02^{\circ}54'55''$  East, 28.29 feet; thence South  $47^{\circ}54'55''$  East, 19.00 feet; thence South  $42^{\circ}05'05''$  West, 100.00 feet; thence North  $47^{\circ}54'55''$  West, 15.00 feet; thence South  $87^{\circ}05'05''$  West, 33.94 feet; thence North  $42^{\circ}05'05''$  East, 144.00 feet to the Point of Beginning.

Containing 4388 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF**  
**A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH,**  
**RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA,**  
**BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**GENERAL NOTES:**  
 1) THIS IS NOT A SURVEY.  
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF ST. JOHNS PARKWAY AS BEING SOUTH 47°54'55" EAST.



14775 Old St. Augustine Road, Jacksonville, FL. 32258  
 Tel: (904) 642-8550 Fax: (904) 642-4165  
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.



Digitally signed by Andrew O Knuppel

SCALE: 1"=300'  
 DATE: NOVEMBER 1, 2022  
 ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

May 10, 2023

Work Order No. 21-438.00  
File No. 128E-27.00W

### Utility Easement 13B

A portion of Section 5, Township 6 South, Range 28 East, St. Johns County, Florida, being more particularly described as follows:

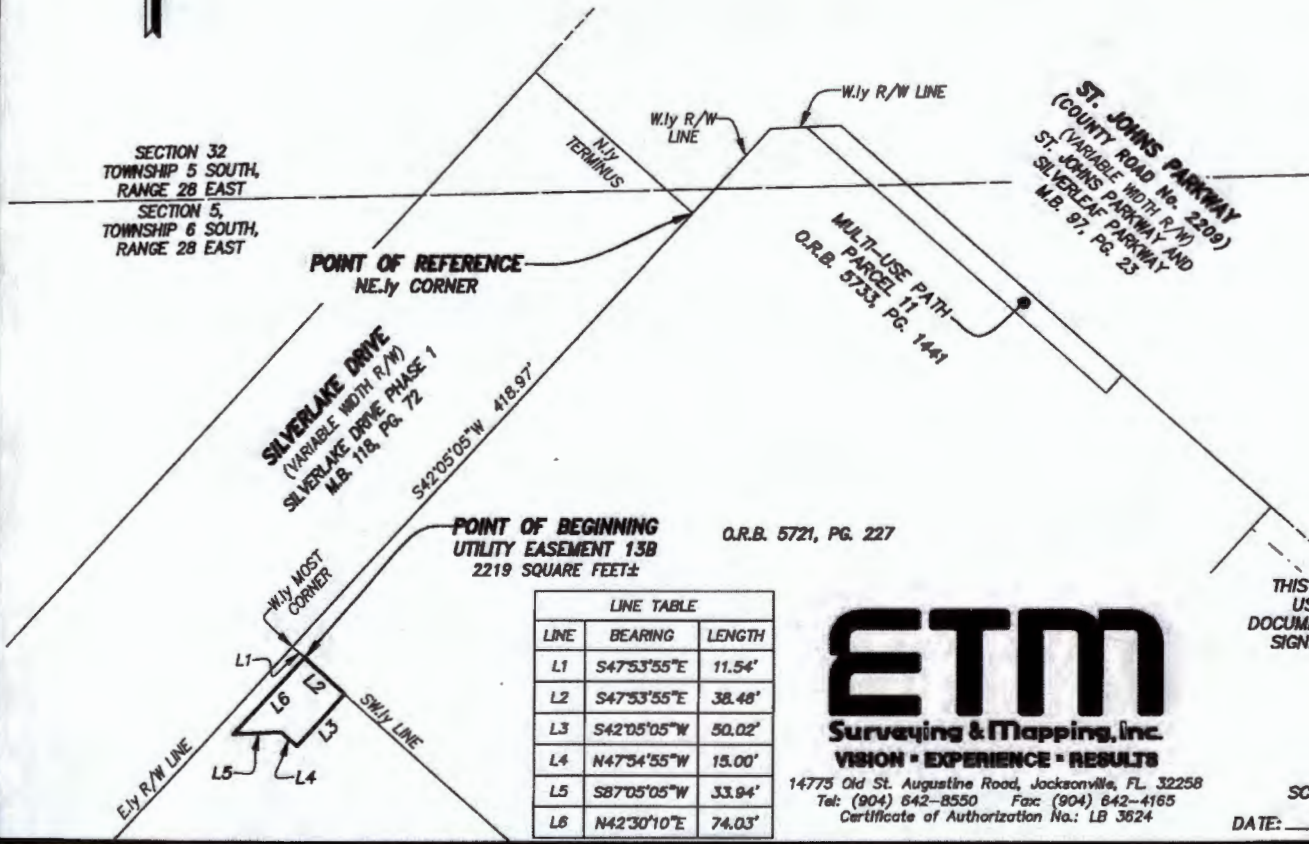
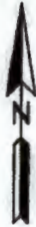
For a Point of Reference, commence at the Northeasterly corner of the Northerly terminus of Silverlake Drive, a variable width right of way as depicted on Silverlake Drive Phase 1, a plat recorded in Map Book 118, page 72, of the Public Records of said county; thence South  $42^{\circ}05'05''$  West, along the Easterly right of way line of said Silverlake Drive, 418.97 feet to the Westerly most corner of those lands described and recorded in Official Records Book 5721, page 227, of said Public Records; thence South  $47^{\circ}53'55''$  East, departing said Easterly right of way line and along the Southwesterly line of said Official Records Book 5721, page 227, a distance of 11.54 feet to the Point of Beginning

From said Point of Beginning, thence continue South  $47^{\circ}53'55''$  East, along said Southwesterly line, 38.46 feet; thence South  $42^{\circ}05'05''$  West, departing said Southwesterly line, 50.02 feet; thence North  $47^{\circ}54'55''$  West, 15.00 feet; thence South  $87^{\circ}05'05''$  West, 33.94 feet; thence North  $42^{\circ}30'10''$  East, 74.03 feet to the Point of Beginning.

Containing 2219 square feet, more or less.

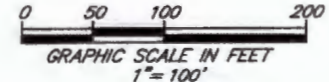


**SKETCH TO ACCOMPANY DESCRIPTION OF  
A PORTION OF SECTION 5, TOWNSHIP 6 SOUTH, RANGE 28 EAST,  
ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**



**LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
R/W RIGHT OF WAY  
L1 TABULATED LINE DATA

**GENERAL NOTES:**  
1) THIS IS NOT A SURVEY.  
2) BEARINGS BASED ON THE EASTERLY RIGHT OF WAY LINE OF SILVERLAKE DRIVE AS BEING SOUTH 42°05'05" WEST.



THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S47°53'55"E	11.54'
L2	S47°53'55"E	38.48'
L3	S42°05'05"W	50.02'
L4	N47°54'55"W	15.00'
L5	S87°05'05"W	33.94'
L6	N42°30'10"E	74.03'

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Andrew O Knuppel

SCALE: 1"=100'  
DATE: MAY 10, 2023  
ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511





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November 1, 2022  
Page 1 of 2

Work Order No. 21-439.00  
File No. 129A-03.00D

### Utility Easement 15

A portion of Section 36, Township 5 South, Range 27 East, St. Johns County, Florida, being more particularly described as follows:

For a Point of Reference, commence at the Southwest corner of said Section 36; thence North  $89^{\circ}03'39''$  East, along the Southerly line of said Section 36, a distance of 1532.82 feet; thence South  $00^{\circ}56'21''$  East, departing said Southerly line, 0.23 feet to a point lying on the Northerly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established; thence North  $89^{\circ}03'37''$  East, along said Northerly limited access right of way line, 505.24 feet to a point on a non-tangent curve concave Northerly having a radius of 2130.00 feet; thence Easterly, continuing along said Northerly limited access right of way line and along the arc of said curve, through a central angle of  $30^{\circ}01'44''$ , an arc length of 1116.34 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $70^{\circ}06'49''$  East, 1103.61 feet.

From said Point of Beginning, thence Northwesterly, departing said Northerly limited access right of way line of State Road No. 23 and along the arc of a non-tangent curve concave Northeasterly having a having a radius of 1220.00 feet, through a central angle of  $17^{\circ}01'29''$ , an arc length of 362.51 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}30'05''$  West, 361.17 feet; thence North  $10^{\circ}22'47''$  West, along a non-tangent line, 54.34 feet to a point on a non-tangent curve concave Easterly having a radius of 1214.00 feet; thence Northerly along the arc of said curve, through a central angle of  $25^{\circ}48'45''$ , an arc length of 546.92 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North  $02^{\circ}32'25''$  West, 542.31 feet; thence North  $14^{\circ}12'42''$  East, along a non-tangent line, 227.14 feet to a point on a non-tangent curve concave Southeasterly having a radius of 1220.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $07^{\circ}06'52''$ , an arc length of 151.49 feet to the point of tangency of said curve, said point lying on the Southwesterly prolongation of the Westerly line of Perpetual Easement Parcel 813B, as described and recorded in Official Records Book 4140, page 1081, of said Public Records, said arc being subtended by a chord bearing and distance of North  $24^{\circ}37'44''$  East, 151.39 feet; thence North  $28^{\circ}11'10''$  East, along said Southwesterly prolongation, along said Westerly line and its Northeasterly prolongation, 562.80 feet to the point of curvature of a curve concave Northwesterly having a radius of 10,540.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $02^{\circ}51'58''$ , an arc length of 527.22 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North  $26^{\circ}45'11''$  East, 527.16 feet; thence North  $25^{\circ}19'13''$  East, 266.45 feet to the point of curvature of a curve concave Southeasterly having a



**Utility Easement 15 (continued)**

radius of 3960.00 feet; thence Northeasterly along the arc of said curve, through a central angle of  $06^{\circ}29'25''$ , an arc length of 448.58 feet to the Southwesterly corner of that certain 10 foot Florida Power and Light Company Easement as described and recorded in Official Records Book 5512, page 1436, of said Public Records, said arc being subtended by a chord bearing and distance of North  $28^{\circ}33'55''$  East, 448.34 feet; thence South  $58^{\circ}11'22''$  East, along the Southerly line of said 10 foot Florida Power and Light Company Easement and along a non-tangent line, 4.00 feet to a point on a non-tangent curve concave Southeasterly having a radius of 3956.00 feet; thence Southwesterly, departing said Southerly line and along the arc of said curve, through a central angle of  $06^{\circ}29'25''$ , an arc length of 448.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $28^{\circ}33'55''$  West, 447.89 feet; thence South  $25^{\circ}19'13''$  West, 266.45 feet to the point of curvature of a curve concave Northwesterly having a radius of 10,544.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $02^{\circ}51'58''$ , an arc length of 527.42 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South  $26^{\circ}45'11''$  West, 527.36 feet; thence South  $28^{\circ}11'10''$  West, 562.80 feet to the point of curvature of a curve concave Southeasterly having a radius of 1216.00 feet; thence Southwesterly along the arc of said curve, through a central angle of  $07^{\circ}06'12''$ , an arc length of 150.75 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $24^{\circ}38'04''$  West, 150.66 feet; thence South  $14^{\circ}12'42''$  West, along a non-tangent line, 226.77 feet to a point on a non-tangent curve concave Easterly having a radius of 1210.00 feet; thence Southerly along the arc of said curve, through a central angle of  $25^{\circ}48'52''$ , an arc length of 545.16 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $02^{\circ}32'51''$  East, 540.56 feet; thence South  $10^{\circ}22'47''$  East, along a non-tangent line, 54.25 feet to a point on a non-tangent curve concave Northeasterly having a radius of 1216.00 feet; thence Southeasterly along the arc of said curve, through a central angle of  $17^{\circ}00'45''$ , an arc length of 361.06 feet to a point lying on said Northerly limited access right of way line of State Road No. 23, said arc being subtended by a chord bearing and distance of South  $26^{\circ}30'28''$  East, 359.73 feet; thence Southwesterly, along said Northerly limited access right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2130.00 feet, through a central angle of  $00^{\circ}06'27''$ , an arc length of 4.00 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South  $55^{\circ}02'43''$  West, 4.00 feet.

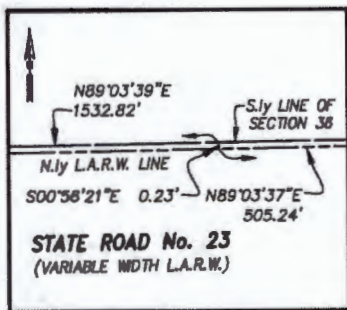
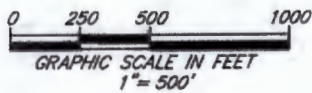
Containing 12,580 square feet, more or less.



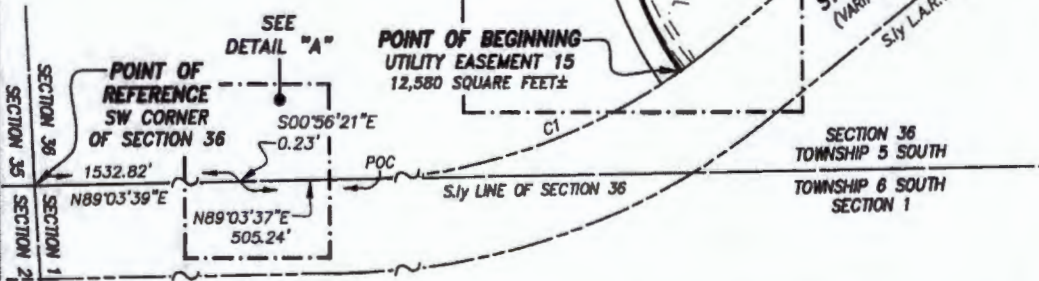
# SKETCH TO ACCOMPANY DESCRIPTION OF

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA,  
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

- LEGEND:**  
M.B. MAP BOOK  
O.R.B. OFFICIAL RECORDS BOOK  
PG. PAGE  
L.A.R.W. LIMITED ACCESS RIGHT OF WAY  
PC POINT OF CURVATURE  
PT POINT OF TANGENCY  
POC POINT ON CURVE  
R RADIUS  
Δ CENTRAL ANGLE  
L ARC LENGTH  
CB CHORD BEARING  
CH CHORD DISTANCE  
FPL FLORIDA POWER AND LIGHT COMPANY  
C1 TABULATED CURVE DATA  
L1 TABULATED LINE DATA



DETAIL "A"  
(1"=5')



SHEET 1 OF 4

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 36 AS BEING NORTH 89°03'39" EAST.

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2130.00'	30°01'44"	1116.34'	N70°06'49"E	1103.61'

# ETM

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Tel: (904) 642-8550 Fax: (904) 642-4165  
Certificate of Authorization No.: LB 3624

SCALE: 1"=500'  
DATE: NOVEMBER 1, 2022



Digitally signed by  
Andrew O Knuppel

ANDREW O. KNUPPEL  
PROFESSIONAL SURVEYOR AND MAPPER  
STATE OF FLORIDA LS No. 6511



A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



MATCHLINE SEE SHEET 3

PARCEL 9  
O.R.B. 5402, PG. 1452

PERPETUAL EASEMENT  
PARCEL 8136  
O.R.B. 4140, PG. 1081

$R=1214.00'$   
 $\Delta=25^{\circ}48'45''$   
 $L=546.92'$   
 $CB=N02^{\circ}32'25''W$   
 $CH=542.31'$

$R=1210.00'$   
 $\Delta=25^{\circ}48'52''$   
 $L=545.16'$   
 $CB=S02^{\circ}32'51''E$   
 $CH=540.56'$

POC POC  
 $N10^{\circ}22'47''W$  54.34'  
 $S10^{\circ}22'47''E$  54.25'

CONSERVATION  
EASEMENT 86 (SL-77)  
O.R.B. 4303 PG. 1766

SILVERLINE 2  
DRIVE (PROPOSED)

CONSERVATION EASEMENT D  
O.R.B. 4487, PG. 89

$R=1216.00'$   
 $\Delta=17^{\circ}00'45''$   
 $L=361.06'$   
 $CB=S26^{\circ}30'28''E$   
 $CH=359.73'$

$R=1220.00'$   
 $\Delta=17^{\circ}01'29''$   
 $L=362.51'$   
 $CB=N26^{\circ}30'05''W$   
 $CH=361.17'$

POINT OF BEGINNING  
UTILITY EASEMENT 15  
12,580 SQUARE FEET±

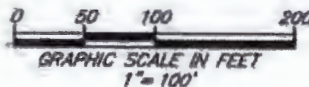
CI N/ly L.A.R.W. LINE

$R=2130.00'$   
 $\Delta=0^{\circ}06'27''$   
 $L=4.00'$   
 $CB=S55^{\circ}02'43''W$   
 $CH=4.00'$

STATE ROAD No. 23  
(VARIABLE WIDTH L.A.R.W.)

MATCHLINE SEE SHEET 1

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - $\Delta$  CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - CI TABULATED CURVE DATA
  - LI TABULATED LINE DATA



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
CI	2130.00'	30°01'44"	1116.34'	N70°06'49"E	1103.61'

SHEET 2 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14778 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32238 (904) 842-8880  
CERTIFICATE OF AUTHORIZATION NO. LB 3624

A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.

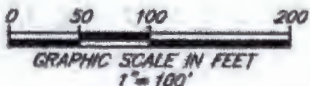


PARCEL 9  
O.R.B. 5402, PG. 1452



MATCHLINE SEE SHEET 2

- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - $\Delta$  CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA



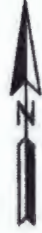
SHEET 3 OF 4

SEE SHEET 1 FOR GENERAL NOTES.

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14775 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32238 (904) 642-8550  
CERTIFICATE OF AUTHORIZATION NO. LB 3624



A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH,  
RANGE 27 EAST, ST. JOHNS COUNTY, FLORIDA.



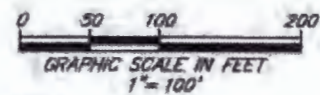
HOLLY LANDING-  
SILVERLEAF PARCEL 8  
M.B. 115, PG. 44

10' FPL EASEMENT  
O.R.B. 5512, PG. 1436  
SW 1/4 CORNER  
(2) POC  
L1  
S.L.Y. LINE  
OF 10' FPL  
EASEMENT

CONSERVATION EASEMENT D  
O.R.B. 4487, PG. 99

PARCEL 9  
O.R.B. 5402, PG. 1452

CONSERVATION  
EASEMENT 78 (SL-77)  
O.R.B. 4303, PG. 1766



- LEGEND:
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - PC POINT OF CURVATURE
  - PT POINT OF TANGENCY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE
  - FPL FLORIDA POWER AND LIGHT COMPANY
  - C1 TABULATED CURVE DATA
  - L1 TABULATED LINE DATA

UTILITY EASEMENT 15  
12,580 SQUARE FEET±

$R=10540.00'$   
 $\Delta=2^{\circ}51'58''$   
 $L=527.22'$   
 $CB=N26^{\circ}45'11''E$   
 $CH=527.16'$

$R=10544.00'$   
 $\Delta=2^{\circ}51'58''$   
 $L=527.42'$   
 $CB=S26^{\circ}45'11''W$   
 $CH=527.36'$



CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C2	3960.00'	6°29'29"	448.08'	N28°33'55"E	448.34'
C3	3936.00'	6°29'29"	448.12'	S28°33'55"W	447.89'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S58°11'22"E	4.00'

PREPARED BY:  
**ETM SURVEYING & MAPPING, INC.**  
14773 OLD ST. AUGUSTINE ROAD  
JACKSONVILLE, FL 32258 (904) 842-8580  
CERTIFICATE OF AUTHORIZATION NO. LB 3824

SEE SHEET 1 FOR GENERAL NOTES.  
SHEET 4 OF 4

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 10<sup>th</sup> day of October, 2023, by the **SCHOOL BOARD OF ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, with an address of 40 Orange Street, St. Augustine, Florida 32084, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 4020 Lewis Speedway, 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 distribution system, sewer force mains and reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") 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. 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, Grantee's 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 educational improvements constructed upon the adjacent property owned by Grantor.

2 (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain the sewer force mains located within the Easement Area.

(c) REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

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. Grantee shall 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, 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.

40 Orange Street  
St. Augustine, FL 32084  
WITNESS ADDRESS

Signed, sealed and delivered  
In the presence of:

*Gina Fallica*  
Witness

Gina Fallica  
Print Name

40 Orange Street  
St. Augustine, FL 32084  
WITNESS ADDRESS

*Judith Harvey*  
Witness

Judith Harvey  
Print Name

SCHOOL BOARD OF ST. JOHNS  
COUNTY, FLORIDA

By: *Kelly Barrera*  
Kelly Barrera  
Its: Chair

STATE OF FLORIDA  
COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 10<sup>th</sup> day of October, 2023, by Kelly Barrera, as Chair for the School Board of St. Johns County, Florida.



*Miriam Moore Testasecca*  
Notary Public  
My Commission Expires: 8/14/24

Personally Known or Produced Identification  
 Type of Identification Produced



EXHIBIT "A"  
EASEMENT AREA



www.etmine.com  
tel 904-642-8550 • fax 904-642-4165  
14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 23, 2023

Work Order No. 21-439.00  
File No. 129A-03.00M

### Utility Easement 2H

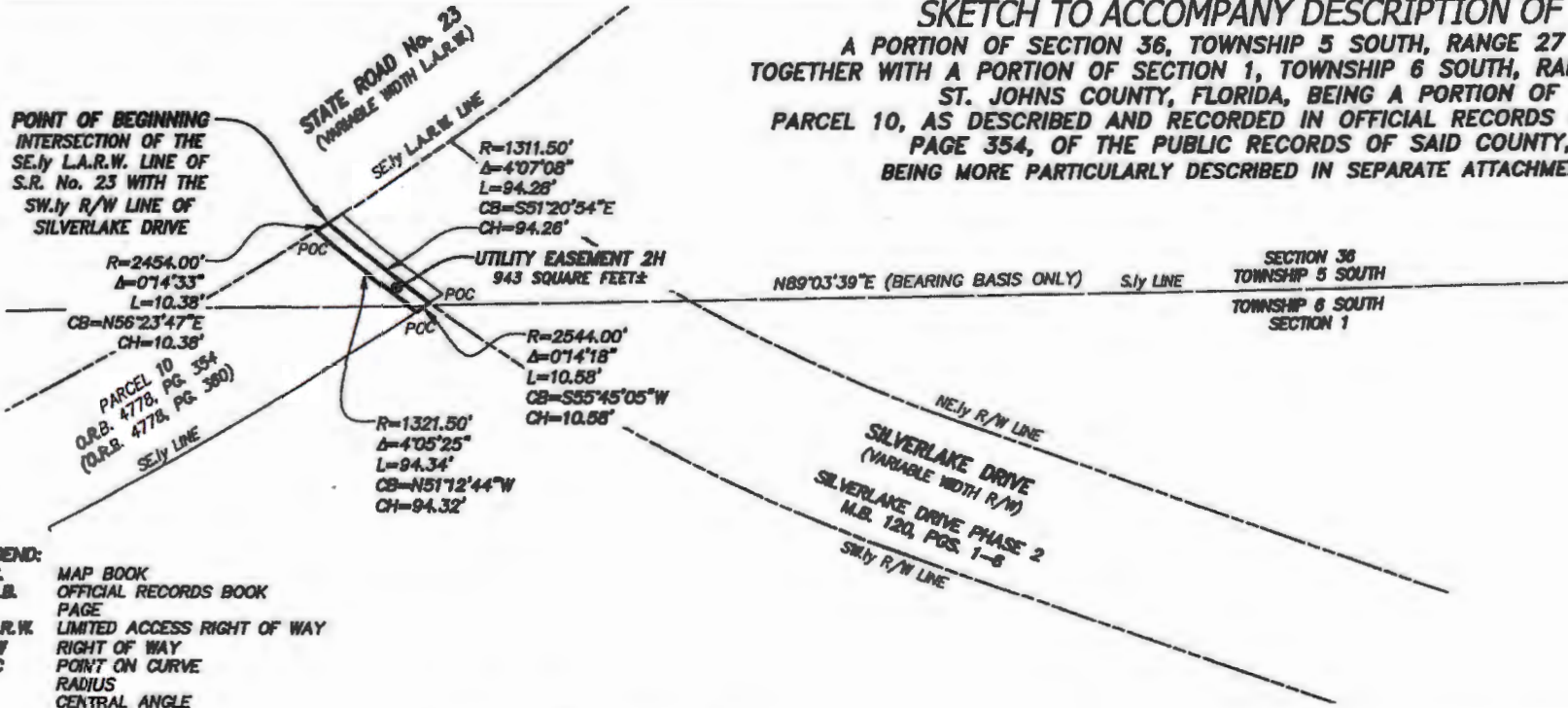
A portion of Section 36, Township 5 South, Range 27 East, together with a portion of Section 1, Township 6 South, Range 27 East, St. Johns County, Florida, being a portion of Parcel 10, as described and recorded in Official Records Book 4778, page 354, of the Public Records of said county, being more particularly described as follows:

For a Point of Beginning, commence at the intersection of the Southeasterly limited access right of way line of State Road No. 23, a variable width limited access right of way as presently established, with the Southwesterly right of way line of Silverlake Drive, a variable width right of way as presently established; thence Southeasterly, along said Southwesterly right of way line and along the arc of a curve concave Northeasterly having a radius of 1311.50 feet, through a central angle of  $04^{\circ}07'08''$ , an arc length of 94.28 feet to a point lying on the Southeasterly line of said Parcel 10, said arc being subtended by a chord bearing and distance of South  $51^{\circ}20'54''$  East, 94.26 feet; thence Southwesterly, departing said Southwesterly right of way line, along said Southeasterly line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2544.00 feet, through a central angle of  $00^{\circ}14'18''$ , an arc length of 10.58 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South  $55^{\circ}45'05''$  West, 10.58 feet; thence Northwesterly, departing said Southeasterly line and along the arc of a non-tangent curve concave Northeasterly having a radius of 1321.50 feet, through a central angle of  $04^{\circ}05'25''$ , an arc length of 94.34 feet to a point lying on said Southeasterly limited access right of way line of State Road No. 23, said arc being subtended by a chord bearing and distance of North  $51^{\circ}12'44''$  West, 94.32 feet; thence Northeasterly, along said Southeasterly limited access right of way line and along the arc of a non-tangent curve concave Northwesterly having a radius of 2454.00 feet, through a central angle of  $00^{\circ}14'33''$ , an arc length of 10.38 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of North  $56^{\circ}23'47''$  East, 10.38 feet.

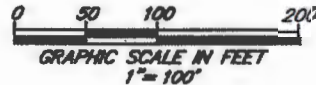
Containing 943 square feet, more or less.



**SKETCH TO ACCOMPANY DESCRIPTION OF**  
 A PORTION OF SECTION 36, TOWNSHIP 5 SOUTH, RANGE 27 EAST,  
 TOGETHER WITH A PORTION OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 27 EAST,  
 ST. JOHNS COUNTY, FLORIDA, BEING A PORTION OF  
 PARCEL 10, AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4778,  
 PAGE 354, OF THE PUBLIC RECORDS OF SAID COUNTY,  
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



- LEGEND:**
- M.B. MAP BOOK
  - O.R.B. OFFICIAL RECORDS BOOK
  - PG. PAGE
  - L.A.R.W. LIMITED ACCESS RIGHT OF WAY
  - R/W RIGHT OF WAY
  - POC POINT ON CURVE
  - R RADIUS
  - Δ CENTRAL ANGLE
  - L ARC LENGTH
  - CB CHORD BEARING
  - CH CHORD DISTANCE



**ETM**  
 Surveying & Mapping, Inc.  
 VISION • EXPERIENCE • RESULTS

14775 Old St. Augustine Road, Jacksonville, FL 32258  
 Tel: (904) 842-8350 Fax: (904) 842-6165  
 Certificate of Authorization No.: LB 3624

THIS ITEM HAS BEEN ELECTRONICALLY SIGNED AND SEALED  
 USING A DIGITAL SIGNATURE. PRINTED COPIES OF THIS  
 DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE  
 SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

**GENERAL NOTES:**

- 1) THIS IS NOT A SURVEY.
- 2) BEARINGS BASED ON THE SOUTHERLY LINE OF SECTION 36 AS BEING NORTH 89°03'39" EAST.

SCALE: 1"=100'  
 DATE: MAY 23, 2022

ANDREW O. KNUPPEL  
 PROFESSIONAL SURVEYOR AND MAPPER  
 STATE OF FLORIDA LS No. 6511

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

PROJECT: Silverlake Drive

Land Planners Development II Inc, 50 Silver Forest Drive, Suite 200, St Augustine, FL 32092

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 12 of April, 2023.

WITNESS:

Shy Kehoe  
Witness Signature

Sherry Kehoe  
Witness Print Name

OWNER:

Kimberly S Bryan  
Owner Signature

Kimberly Bryan, Vice President  
Owner Print Name

STATE OF Florida

COUNTY OF St Johns

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ online notarization, this 12 day of April, 2023, by

Kimberly S Bryan as Vice President for  
Land Planners Development II Inc.

Beverly L Cunningham  
Notary Public  
My Commission Expires: 11/20/2023

Personally Known or Produced Identification  
Type of Identification Produced



Beverly L. Cunningham  
NOTARY PUBLIC  
STATE OF FLORIDA  
Comm# GG933307  
Expires 11/20/2023





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

Project Name:	Silverlake Drive
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
06" DR-18 PVC WM PH 1	LF	158.00	\$ 58.95	\$ 9,314.37
12" DR-18 PVC WM PH 1	LF	507.00	\$ 90.75	\$ 46,011.87
16" DR-25 PVC WM PH 1	LF	4,687.00	\$ 158.62	\$ 743,462.07
12" DR-18 FPVC WM PH 1	LF	367.00	\$ 147.20	\$ 54,020.83
16" DR-25 FPVC WM PH 1	LF	555.00	\$ 231.37	\$ 128,409.33
06" DR-18 PVC WM PH 2	LF	240.00	\$ 67.86	\$ 16,286.40
08" DR-18 PVC WM PH 2	LF	39.00	\$ 107.84	\$ 4,205.86
12" DR-18 PVC WM PH 2	LF	212.00	\$ 105.96	\$ 22,463.52
16" DR-25 PVC WM PH 2	LF	6,102.00	\$ 164.16	\$ 1,001,704.32
12" DR-18 FPVC WM PH2	LF	247.00	\$ 144.62	\$ 35,720.92
16" DR-25 FPVC WM PH 2	LF	411.00	\$ 275.95	\$ 113,416.19
<b>Water Valves (Size and Type)</b>				
06" Gate Valve WM - American PH 1	EA	8.00	\$ 1,581.03	\$ 12,648.24
12" Gate Valve WM - American PH 1	EA	11.00	\$ 3,410.73	\$ 37,518.03
16" Gate Valve WM - American PH 1	EA	8.00	\$ 6,957.90	\$ 55,663.20
06" Gate Valve WM - American PH 2	EA	10.00	\$ 1,580.75	\$ 15,807.50
08" Gate Valve WM - American PH 2	EA	1.00	\$ 2,032.33	\$ 2,032.33
12" Gate Valve WM - American PH 2	EA	6.00	\$ 3,410.63	\$ 20,463.78
16"x12" Tap Sleeve/ Valve WM	EA	1.00	\$ 16,100.00	\$ 16,100.00
16" Gate Valve WM - American PH 2	EA	10.00	\$ 6,958.06	\$ 69,580.60
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant WM - American PH 1	EA	8.00	\$ 4,456.25	\$ 35,650.00
Flushing Hydrant WM - American PH1	EA	8.00	\$ 1,903.93	\$ 15,231.44
Fire Hydrant WM - American PH 2	EA	9.00	\$ 4,455.97	\$ 40,103.73
Flushing Hydrant WM - American PH 2	EA	8.00	\$ 1,836.82	\$ 14,694.56
<b>Total Water System Cost</b>				<b>\$ 2,510,509.09</b>



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

Project Name: Silverlake Drive  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC RM PH 1	LF	196.00	\$ 102.11	\$ 20,012.63
16" DR-25 PVC RM PH 1	LF	4,524.00	\$ 158.89	\$ 718,821.29
12" DR-18 FPVC RM PH 1	LF	238.00	\$ 140.24	\$ 33,377.73
16" DR-25 FPVC RM PH 1	LF	614.00	\$ 222.59	\$ 136,670.41
08" DR-18 PVC RM PH 2	LF	55.00	\$ 71.78	\$ 3,948.02
10" DR-18 PVC RM PH 2	LF	41.00	\$ 111.10	\$ 4,555.22
12" DR-25 PVC RM PH 2	LF	6,077.00	\$ 97.87	\$ 594,745.56
10" DR-25 FPVC RM PH 2	LF	91.00	\$ 142.86	\$ 13,000.21
12" DR-25 FPVC RM PH 2	LF	341.00	\$ 147.78	\$ 50,391.77
10" DR-11 HDPE RM PH 2	LF	125.00	\$ 98.75	\$ 12,344.28
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve RM - American PH 1	Ea	3.00	\$ 3,410.75	\$ 10,232.25
16" Gate Valve RM - American PH 1	Ea	8.00	\$ 6,957.90	\$ 55,663.20
10" Gate Valve RM - American PH 2	Ea	1.00	\$ 2,839.81	\$ 2,839.81
12" Gate Valve RM - American PH 2	Ea	12.00	\$ 3,410.62	\$ 40,927.44
12"x 8" Tap Sleeve & Valve RM PH 2	Ea	1.00	\$ 9,900.00	\$ 9,900.00
<b>ARV</b>				
ARV	Ea	1.00	\$11,154.27	\$ 11,154.27
<b>Hydrant Assembly (size and type)</b>				
Flushing Hydrant Phase 1	Ea	2.00	\$ 1,651.04	\$ 3,302.08
Flushing Hydrant Phase 2	Ea	1.00	\$ 1,903.93	\$ 1,903.93
			<b>Total Reuse System Cost</b>	<b>\$ 1,723,790.07</b>





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

Project Name:	Silverlake Drive
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
08" SDR-26 PVC	LF	1,686.00	\$ 104.11	\$ 175,535.62
10" SDR-26 PVC	LF	222.00	\$ 145.00	\$ 32,190.00
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10" DR-18 PVC FM PH 1	LF	214.00	\$ 74.14	\$ 15,865.83
12" DR-18 PVC FM PH 1	LF	155.00	\$ 93.98	\$ 14,567.44
16" DR-25 PVC FM PH 1	LF	4,500.00	\$ 159.72	\$ 718,727.23
10" DR-18 FPVC FM PH 1	LF	120.00	\$ 126.63	\$ 15,195.39
12" DR-18 FPVC FM PH 1	LF	116.00	\$ 153.95	\$ 17,858.59
16" DR-25 FPVC FM PH 1	LF	644.00	\$ 218.94	\$ 140,998.07
04" DR-18 PVC FM PH 2	LF	155.00	\$ 33.23	\$ 5,150.48
06" DR-18 PVC FM PH 2	LF	30.00	\$ 51.78	\$ 1,553.41
08" DR-18 PVC FM PH 2	LF	2,931.00	\$ 70.66	\$ 207,102.73
12" DR-25 PVC FM PH 2	LF	3,027.00	\$ 103.57	\$ 313,519.18
04" DR-18 FPVC FM PH 2	LF	145.00	\$ 67.10	\$ 9,729.74
08" DR-18 FPVC FM PH 2	LF	91.00	\$ 118.13	\$ 10,750.10
12" DR-18 FPVC FM PH 2	LF	323.00	\$ 149.99	\$ 48,446.28
08" BR-11 HDPE FM PH 2	LF	125.00	\$ 94.02	\$ 11,751.96
<b>Manholes (Size and Type)</b>				
Type A Sanitary Sewer Manhole PH 1	EA	4.00	\$ 12,511.34	\$ 50,045.36
Type A Sanitary Sewer Manhole PH 2	EA	8.00	\$ 12,168.65	\$ 97,349.20
ARV Manhole FM PH1	EA	5.00	\$ 11,154.32	\$ 55,771.60
ARV Manhole FM PH2	EA	8.00	\$ 11,067.83	\$ 88,542.64
<b>Forcemain Valves (Size and Type)</b>				
10" Gate Valve FM - American PH 1	EA	3.00	\$ 2,839.90	\$ 8,519.70
12" Gate Valve FM - American PH 1	EA	3.00	\$ 3,410.75	\$ 10,232.25
16" Gate Valve FM - American PH 1	EA	7.00	\$ 7,546.20	\$ 52,823.39
04" Gate Valve FM - American PH 2	EA	2.00	\$ 1,354.63	\$ 2,709.26
08" Gate Valve FM - American PH 2	EA	6.00	\$ 2,032.33	\$ 12,193.98
12" Gate Valve FM - American PH 2	EA	5.00	\$ 3,410.63	\$ 17,053.15
12" x 06" Tap Sleeve and Valve	EA	1.00	\$ 9,100.00	\$ 9,100.00
<b>Total Sewer System Cost</b>				<b>\$ 2,143,282.58</b>



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

The undersigned lienor, in consideration of the sum

**\$ 6,377,581.74**

hereby waives and releases its lien and right to claim a lien for Water, Sewer, and Reclaimed Water labor, services or materials furnished through

July 27th, 2023

to

White Ford Timber, LLC

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR  
Silverlake Drive

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 27<sup>th</sup> day of July, 2023.

WITNESS:

Witness Signature

Jarred Williford

Print Witness Name

CONTRACTOR:

Lienor's Signature

Chris Blank

Print Lienor's Name

STATE OF

Florida

COUNTY OF

Duval

The foregoing instrument was acknowledged before me by means of  physical presence or  online  
notarization, this 27<sup>th</sup> day of July, 2023, by

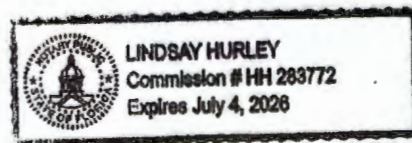
Chris Blank as Chief Operating Officer for  
JB Coxwell Contracting, Inc.

Lindsay Hurley  
Notary Public

My Commission Expires: July 4<sup>th</sup>, 2026

Personally Known or Produced Identification  
Type of Identification Produced

Personally Known







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

Project Name:	Silverlake Drive
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
06" DR-18 PVC WM PH 1	LF	158.00	\$ 58.95	\$ 9,314.37
12" DR-18 PVC WM PH 1	LF	507.00	\$ 90.75	\$ 46,011.87
16" DR-25 PVC WM PH 1	LF	4,687.00	\$ 158.62	\$ 743,462.07
12" DR-18 FPVC WM PH 1	LF	367.00	\$ 147.20	\$ 54,020.83
16" DR-25 FPVC WM PH 1	LF	555.00	\$ 231.37	\$ 128,409.33
06" DR-18 PVC WM PH 2	LF	240.00	\$ 67.86	\$ 16,286.40
08" DR-18 PVC WM PH 2	LF	39.00	\$ 107.84	\$ 4,205.86
12" DR-18 PVC WM PH 2	LF	212.00	\$ 105.96	\$ 22,463.52
16" DR-25 PVC WM PH 2	LF	6,102.00	\$ 164.16	\$ 1,001,704.32
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16" DR-25 FPVC WM PH 2	LF	411.00	\$ 275.95	\$ 113,416.19
<b>Water Valves (Size and Type)</b>				
06" Gate Valve WM - American PH 1	EA	8.00	\$ 1,581.03	\$ 12,648.24
12" Gate Valve WM - American PH 1	EA	11.00	\$ 3,410.73	\$ 37,518.03
16" Gate Valve WM - American PH 1	EA	8.00	\$ 6,957.90	\$ 55,663.20
06" Gate Valve WM - American PH 2	EA	10.00	\$ 1,580.75	\$ 15,807.50
08" Gate Valve WM - American PH 2	EA	1.00	\$ 2,032.33	\$ 2,032.33
12" Gate Valve WM - American PH 2	EA	6.00	\$ 3,410.63	\$ 20,463.78
16"x12" Tap Sleeve/ Valve WM	EA	1.00	\$ 16,100.00	\$ 16,100.00
16" Gate Valve WM - American PH 2	EA	10.00	\$ 6,958.06	\$ 69,580.60
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant WM - American PH 1	EA	8.00	\$ 4,456.25	\$ 35,650.00
Flushing Hydrant WM - American PH1	EA	8.00	\$ 1,903.93	\$ 15,231.44
Fire Hydrant WM - American PH 2	EA	9.00	\$ 4,455.97	\$ 40,103.73
Flushing Hydrant WM - American PH 2	EA	8.00	\$ 1,836.82	\$ 14,694.56
<b>Total Water System Cost</b>				<b>\$ 2,510,509.09</b>



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

Project Name: Silverlake Drive  
 Contractor: J.B. Coxwell Contracting, Inc.  
 Developer: White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR-18 PVC RM PH 1	LF	196.00	\$ 102.11	\$ 20,012.63
16" DR-25 PVC RM PH 1	LF	4,524.00	\$ 158.89	\$ 718,821.29
12" DR-18 FPVC RM PH 1	LF	238.00	\$ 140.24	\$ 33,377.73
16" DR-25 FPVC RM PH 1	LF	614.00	\$ 222.59	\$ 136,670.41
08" DR-18 PVC RM PH 2	LF	55.00	\$ 71.78	\$ 3,948.02
10" DR-18 PVC RM PH 2	LF	41.00	\$ 111.10	\$ 4,555.22
12" DR-25 PVC RM PH 2	LF	6,077.00	\$ 97.87	\$ 594,745.56
10" DR-25 FPVC RM PH 2	LF	91.00	\$ 142.86	\$ 13,000.21
12" DR-25 FPVC RM PH 2	LF	341.00	\$ 147.78	\$ 50,391.77
10" DR-11 HDPE RM PH 2	LF	125.00	\$ 98.75	\$ 12,344.28
<b>Reuse Valves (Size and Type)</b>				
12" Gate Valve RM - American PH 1	Ea	3.00	\$ 3,410.75	\$ 10,232.25
16" Gate Valve RM - American PH 1	Ea	8.00	\$ 6,957.90	\$ 55,663.20
10" Gate Valve RM - American PH 2	Ea	1.00	\$ 2,839.81	\$ 2,839.81
12" Gate Valve RM - American PH 2	Ea	12.00	\$ 3,410.62	\$ 40,927.44
12"x 8" Tap Sleeve & Valve RM PH 2	Ea	1.00	\$ 9,900.00	\$ 9,900.00
<b>ARV</b>				
ARV	Ea	1.00	\$11,154.27	\$ 11,154.27
<b>Hydrant Assembly (size and type)</b>				
Flushing Hydrant Phase 1	Ea	2.00	\$ 1,651.04	\$ 3,302.08
Flushing Hydrant Phase 2	Ea	1.00	\$ 1,903.93	\$ 1,903.93
<b>Total Reuse System Cost</b>				<b>\$ 1,723,790.07</b>





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

Project Name:	Silverlake Drive
Contractor:	J.B. Coxwell Contracting, Inc.
Developer:	White Ford Timber, LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
08" SDR-26 PVC	LF	1,686.00	\$ 104.11	\$ 175,535.62
10" SDR-26 PVC	LF	222.00	\$ 145.00	\$ 32,190.00
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10" DR-18 PVC FM PH 1	LF	214.00	\$ 74.14	\$ 15,865.83
12" DR-18 PVC FM PH 1	LF	155.00	\$ 93.98	\$ 14,567.44
16" DR-25 PVC FM PH 1	LF	4,500.00	\$ 159.72	\$ 718,727.23
10" DR-18 FPVC FM PH 1	LF	120.00	\$ 126.63	\$ 15,195.39
12" DR-18 FPVC FM PH 1	LF	116.00	\$ 153.95	\$ 17,858.59
16" DR-25 FPVC FM PH 1	LF	644.00	\$ 218.94	\$ 140,998.07
04" DR-18 PVC FM PH 2	LF	155.00	\$ 33.23	\$ 5,150.48
06" DR-18 PVC FM PH 2	LF	30.00	\$ 51.78	\$ 1,553.41
08" DR-18 PVC FM PH 2	LF	2,931.00	\$ 70.66	\$ 207,102.73
12" DR-25 PVC FM PH 2	LF	3,027.00	\$ 103.57	\$ 313,519.18
04" DR-18 FPVC FM PH 2	LF	145.00	\$ 67.10	\$ 9,729.74
08" DR-18 FPVC FM PH 2	LF	91.00	\$ 118.13	\$ 10,750.10
12" DR-18 FPVC FM PH 2	LF	323.00	\$ 149.99	\$ 48,446.28
08" BR-11 HDPE FM PH 2	LF	125.00	\$ 94.02	\$ 11,751.96
<b>Manholes (Size and Type)</b>				
Type A Sanitary Sewer Manhole PH 1	EA	4.00	\$ 12,511.34	\$ 50,045.36
Type A Sanitary Sewer Manhole PH 2	EA	8.00	\$ 12,168.65	\$ 97,349.20
ARV Manhole FM PH1	EA	5.00	\$ 11,154.32	\$ 55,771.60
ARV Manhole FM PH2	EA	8.00	\$ 11,067.83	\$ 88,542.64
<b>Forcemain Valves (Size and Type)</b>				
10" Gate Valve FM - American PH 1	EA	3.00	\$ 2,839.90	\$ 8,519.70
12" Gate Valve FM - American PH 1	EA	3.00	\$ 3,410.75	\$ 10,232.25
16" Gate Valve FM - American PH 1	EA	7.00	\$ 7,546.20	\$ 52,823.39
04" Gate Valve FM - American PH 2	EA	2.00	\$ 1,354.63	\$ 2,709.26
08" Gate Valve FM - American PH 2	EA	6.00	\$ 2,032.33	\$ 12,193.98
12" Gate Valve FM - American PH 2	EA	5.00	\$ 3,410.63	\$ 17,053.15
12" x 06" Tap Sleeve and Valve	EA	1.00	\$ 9,100.00	\$ 9,100.00
<b>Total Sewer System Cost</b>				<b>\$ 2,143,282.58</b>

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

Date: April 18th, 2023

Project Title: Silverlake Drive

FROM: J.B. Coxwell Contracting, INC  
Contractor's Name

Address: 6741 Llyod Road West  
Jacksonville, FL 32254

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:

Chris Blank

Print Contractor's Name

[Signature]

Contractor's Signature

STATE OF Florida

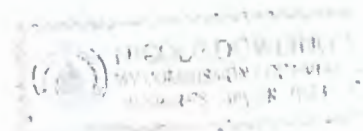
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of  physical presence or \_\_\_\_\_ on-line notarization, this 18th day of April, 20 23, by

Chris Blank as COO for  
J.B. Coxwell Contracting, Inc.

[Signature]  
Notary Public  
My Commission Expires: 7/28/2023

Personally Known or Produced Identification  
Type of Identification Produced







**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:** December 12, 2023  
**SUBJECT:** Silverleaf – Silverlake Drive (ASBULT 2023000172)

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 Silverleaf – Silverlake Drive.

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: 1/12/2024

**Silverleaf - Silverlake Drive**  
**Easements, Bill of Sale,**  
**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.