

RESOLUTION NO. 2024-63

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT AGREEMENT FOR UTILITIES AND A TEMPORARY ACCESS AND CONSTRUCTION EASEMENT FROM WEST SAINT AUGUSTINE LAND AND TIMBER, LLC FOR A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED ALONG ALLEN NEASE ROAD.

RECITALS

WHEREAS, Senate Bill 64 was enacted by the Florida Legislature in 2021, requiring domestic wastewater utilities to reduce or eliminate non-beneficial surface water discharge by January 1, 2032; and

WHEREAS, St. Johns County recently acquired a parcel located off State Road 207, west of I-95, to construct a new Water Reclamation Facility to accept flows from the State Road 207 and Anastasia Island wastewater service areas to reduce the surface water discharge from the Anastasia Island Water Reclamation Facility to meet the goals of Senate Bill 64; and

WHEREAS, the new Water Reclamation Facility will expand the wastewater treatment and water reclamation capacity for the State Road 207 and Anastasia Island wastewater service areas which has recently seen rapid growth; and

WHEREAS, West Saint Augustine Land and Timber, LLC has executed and presented to St. Johns County an Easement Agreement for Utilities and a Temporary Access and Construction Easement, attached hereto as Exhibit "A" and Exhibit "B", incorporated by reference and made a part hereof, for a reclaimed water transmission main to be located along Allen Nease Road; and

WHEREAS, it is in the best interest of the public to accept this Easement Agreement for Utilities and Temporary Access and Construction Easement for the health, safety and welfare of the citizens of St. Johns County.

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

1. The above Recitals are incorporated by reference into the body of this Resolution and such Recitals are adopted as findings of fact.

2. The above-described Easement Agreement for Utilities and Temporary Access and Construction Easement, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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.

4. The Clerk of Court is instructed to record the original Easement Agreement for Utilities and Temporary Access and Construction Easement in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 20th day of February, 2024.

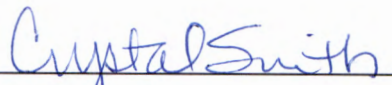
**BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA**

BY: 

Sarah Arnold, Chair

Rendition Date: FEB 20 2024

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



Deputy Clerk



EXHIBIT "A" TO RESOLUTION

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EASEMENT AGREEMENT FOR UTILITIES

THIS EASEMENT AGREEMENT executed and given this _____ day of _____, 20____ by **WEST SAINT AUGUSTINE LAND AND TIMBER LLC**, a Delaware limited liability company, with an address of 7643 Gate Parkway, Suite 104-334, Jacksonville, FL 32256, hereinafter called "**Grantor**" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "**Grantee**".

WITNESSETH:

That for and in consideration of the sum of Ten and No/100 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, alienate, 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 transmission system, sewer force mains, reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility lines (hereinafter referred to as "**Utility Lines and Associated Equipment**") under, over and upon the real property described on Exhibit A, Exhibit B, Exhibit C, and Exhibit D attached hereto (the "**Easement Area**"); together with rights of ingress and egress over an area as may be agreed upon (the "**Ingress/Egress Area**") to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This Easement Agreement is for water and/or sewer utility services only and does not convey to Grantee any right to install other utilities or services such as cable television service lines.

TO HAVE AND TO HOLD, unto Grantee, its successors and assigns for the purposes aforesaid. Said Grantor has the organizational authority to grant said easement and will defend the same against the lawful claims of those claiming by, through or under Grantor, but against none other.

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 that does not unreasonably interfere with the rights herein granted to Grantee; and (ii) subsurface of the Easement Area for other utilities, services or other purposes which do not unreasonably 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. Specifically, Grantor retains the right to pave the Easement Area and the Ingress/Egress Area and to install roadways, bike paths, sidewalks and drainage facilities, and Grantee shall install its Utility Lines and Associated Equipment in a reasonable manner that will not be adversely impacted or affected by such improvements.

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area and, except in environmentally sensitive areas, at a depth of no less than forty-two (42) inches and no more than fifty-four (54) inches, provided that same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Associated Equipment with a footprint of no more than fifty (50) square feet and that is customarily installed above ground, such as air release valves constructed to St. Johns County Utility Department standards, may be installed above ground within the Easement Area subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion, which such approval shall not be unreasonably withheld. The underground Utility Lines and Associated Equipment will be installed at a depth and in such a manner that permits heavy trucks, including logging trucks, and bulldozers to cross the easement without damage to the underground utilities regardless of whether the Easement Area is paved or unpaved. Grantee expressly exculpates Grantor from any liability for damage caused by surface vehicles and equipment or by Grantor's paving. Grantee shall be responsible for (i) clearing the Easement Area, (ii) removing all roots and debris from the Easement Area, and (iii) periodic mowing of the Easement Area. Without the written consent of the other, neither Grantor nor Grantee shall plant anything (other than grasses, hay, wildflowers or similar ground covers) in the Easement Area.

(c) The Easement Area and the Ingress/Egress Area may be relocated to a location reasonably acceptable to the Grantee at any time upon Grantor's request and with Grantor bearing the cost of relocating the Utility Lines and Associated Equipment located within the Easement Area. Upon relocation of the Utility Lines and Associated Equipment pursuant to this paragraph, Grantee and Grantor shall execute an instrument in recordable form relocating the Easement Area and/or Ingress/Egress Area to the new Easement Area and/or Ingress/Egress Area designated by and in the title of the Grantor.

(d) Grantee agrees that, in the event Grantor develops plans for a proposed development and/or the construction of improvements within the Easement Area and/or Ingress/Egress Area which are inconsistent with the Utility Lines and Associated Equipment, Grantee shall, at its sole cost and expense, relocate such lines and equipment to a location reasonably acceptable to Grantee and Grantor, which approval Grantee shall reasonably and timely furnish. When an area of relocation (including any related Ingress/Egress Area desired by Grantor) has been so determined, in order to avoid delay, Grantor shall have the right to relocate the lines and equipment, which will be reimbursed by Grantee. Grantee shall not be required to relocate such lines and equipment, or to reimburse Grantor for such relocation, until Grantor has received all

necessary governmental approvals for any proposed construction of improvements within the Easement Area which are inconsistent with the location of the Utility Lines and Associated Equipment; provided Grantee does not delay or hinder Grantor's efforts to obtain governmental approvals. Upon relocation of the Utility Lines and Associated Equipment pursuant to this paragraph or re-location of the Ingress/Egress Area, Grantee and Grantor shall execute an instrument in recordable form relocating the Easement Area and any related Ingress/Egress Area to the new areas 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 agricultural, residential, commercial or other non-agricultural improvements herein constructed upon the adjacent property.

(f) Both parties agree to negotiate a Memorandum of Understanding for the disposal of reclaimed water along the Easement Area through connection points to the reclaimed water mains.

2. (a) WATER SYSTEM - The Grantee shall maintain in good and working order all water mains and other elements of the water transmission and distribution system up to and including the water meter or meters. Grantee shall provide Grantor the ability to connect to and utilize the water lines as long as there is available capacity.

(b) SEWER FORCE MAINS - Grantee, by acceptance of this Easement, hereby agrees to maintain in good and working order the sewer force mains located within the Easement Area. Grantee shall provide Grantor the ability to connect to and utilize the sewer force mains as long as there is available capacity.

(c) REUSE SYSTEM - Grantee shall maintain in good and working order all reuse mains and other elements of the reuse transmission and distribution system up to and including the reuse meter or meters. Grantee shall provide Grantor the ability to connect to and utilize the water re-use lines as long as there is available capacity.

3. After any installation, construction, repair, replacement or removal of any Utility Lines and Associated Equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner and shall restore the Easement Area and the Ingress/Egress Area to the condition existing prior to such installation, construction, repair, replacement or removal, including grassing of the disturbed areas and restoring any paved areas or drainage facilities. To the maximum extent permitted by law Grantee shall be responsible for damage to lands or improvements that are caused by the negligence of Grantee, its employees, agents or contractors; provided, however, that nothing herein shall be construed as a waiver of the County's sovereign immunity nor as its consent to be sued by third parties. As to any damage caused by negligence of any employee of the County, its agents or contractors, the provisions of Section 768.28, Florida Statutes (2022), as this statute may be amended

from time to time, may be applicable and shall be deemed to apply to this contractual agreement to indemnify for negligence.

4. Nothing in this Easement Agreement for Utilities shall be construed as a waiver by Grantee of any rates, fees or charges, including, but not limited to, unit connection fees or service charges.

5. This Easement Agreement for Utilities shall inure to the benefit of and be binding upon Grantee and its successors and assigns. By acceptance of this Easement Agreement, Grantee agrees to the terms, conditions and agreements hereof.

6. For the purposes of the terms and conditions of this Easement Agreement for Utilities, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

7. Grantor is providing this Easement to Grantee without financial consideration to assist St. Johns County. However, should St. Johns County, other utility or other entity at some later date attempt to acquire or otherwise take the lands or other rights or interests in the Easement Area by eminent domain for an expanded roadway or other public purpose, Grantee agrees that Grantor shall be entitled to its full compensation for such taking as provided under Florida law, without deducting for the Grantee's rights to utilize and occupy areas granted under this Easement. All of the compensation otherwise payable to the Grantee for Grantee's right to occupy and utilize the Easement Area shall be payable to Grantor. However, it is understood that in determining Grantor's compensation with respect to any such taking, Grantee retains all rights to recover its costs of moving, modifying or protecting the utilities, along with any other special or other damages of Grantee that are not includable in amounts payable to Grantor under the two preceding sentences. Grantor further agrees that it shall not contest the necessity of or valid public purpose for the taking of the areas covered by this Easement.

[End of page. Next Page is Signature Page.]

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

Signed, sealed and delivered
In the presence of:

**WEST SAINT AUGUSTINE LAND
AND TIMBER LLC**

Witness Signature

By: _____

Print Name: _____

Print Name

Title: _____

Witness Address **REQUIRED** BUSINESS OR PERSONAL

Witness Signature

Print Name

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this _____ day of _____,
20____, by _____, who
is _____ of West Saint Augustine Land and Timber LLC, a
Delaware limited liability company, on behalf of said company. Such person is
personally known to me or has produced _____ as
identification.

Notary Public
My Commission Expires: _____

IN WITNESS WHEREOF, St. Johns County has accepted and agreed to this Easement Agreement for Utilities.

Signed, sealed and delivered
In the presence of:

ST. JOHNS COUNTY, FLORIDA, a
political subdivision of the State of Florida

Witness Signature

By: _____
Joy Andrews, County Administrator

Print Name

Witness Address **REQUIRED BUSINESS OR PERSONAL**

Witness Signature

Print Name

Witness Address **REQUIRED BUSINESS OR PERSONAL**

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this _____ day of _____, 20__ by Joy Andrews as County Administrator for St. Johns County who is personally known to me.

Notary Public

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

Deputy Clerk

MAP SHOWING

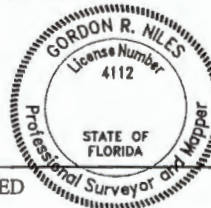
A PART OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2772.53 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 37 MINUTES 15 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD, 270.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1939.90 FEET, AND AN ARC LENGTH OF 520.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 04 MINUTES 15 SECONDS WEST, 519.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14 DEGREES 45 MINUTES 46 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1939.86 FEET AND AN ARC LENGTH OF 513.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 21 MINUTES 08 SECONDS WEST, 512.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1074.66 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 447.36 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 581.93 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 770.00 FEET, AND AN ARC LENGTH OF 548.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 23 MINUTES 21 SECONDS WEST, 537.43 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11 DEGREES 02 MINUTES 09 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 230.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3330.00 FEET AND AN ARC LENGTH OF 1632.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 00 MINUTES 21 SECONDS WEST, 1615.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 17 DEGREES 02 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1535.65 FEET; THENCE SOUTH 72 DEGREES 57 MINUTES 09 SECONDS WEST, DEPARTING SAID EASTERLY RIGHT OF WAY LINE, 60.00 FEET TO THE WESTERLY RIGHT OF WAY LINE OF SAID ALLEN NEASE ROAD AND THE POINT OF BEGINNING; THENCE NORTH 17 DEGREES 02 MINUTES 51 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 157.58 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3470.00 FEET AND AN ARC LENGTH OF 286.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 19 DEGREES 24 MINUTES 38 SECONDS WEST, 286.16 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21 DEGREES 46 MINUTES 26 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 820.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1030.00 FEET AND AN ARC LENGTH OF 256.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14 DEGREES 38 MINUTES 31 SECONDS WEST, 255.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 07 DEGREES 30 MINUTES 36 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 970.00 FEET AND AN ARC LENGTH OF 156.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12 DEGREES 08 MINUTES 21 SECONDS WEST, 156.57 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 16 DEGREES 46 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 1178.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 470.00 FEET AND AN ARC LENGTH OF 222.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 30 DEGREES 21 MINUTES 36 SECONDS WEST, 220.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 43 DEGREES 57 MINUTES 06 SECONDS WEST ALONG SAID WESTERLY RIGHT OF WAY LINE, 30.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 530.00 FEET AND AN ARC LENGTH OF 66.64 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40 DEGREES 20 MINUTES 59 SECONDS WEST, 66.59 FEET; THENCE SOUTH 53 DEGREES 15 MINUTES 08 SECONDS WEST DEPARTING FROM SAID WESTERLY RIGHT OF WAY LINE, 20.00 FEET TO A POINT ON A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, WHICH IS PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 550.00 FEET AND AN ARC LENGTH OF 69.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD

LEGAL DESCRIPTION CONTINUES ON PAGE 2

 Gordon R. Niles
 2023-12-14
 13:51-05:00

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

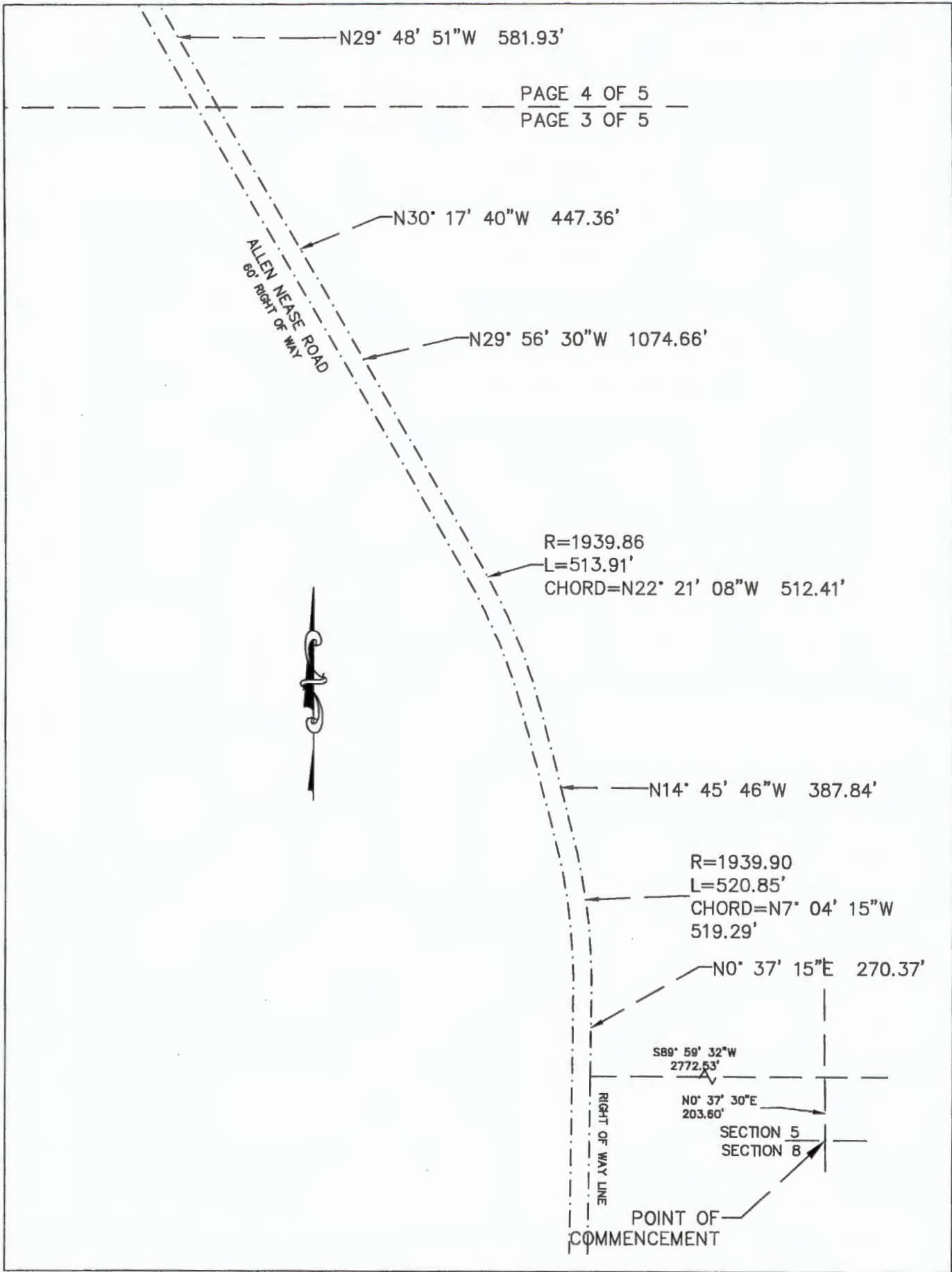


SIGNED
 GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603
 DATE: 10/17/2023 SCALE 1" = 400'
 REV: 11/03/2023, 11/16/2023, 12/14/2023

BEARING AND DISTANCE OF SOUTH 40 DEGREES 20 MINUTES 59 SECONDS EAST, 69.11 FEET; TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 43 DEGREES 57 MINUTES 06 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 30.01 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE, WHICH IS PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 450.00 FEET AND AN ARC LENGTH OF 213.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 30 DEGREES 21 MINUTES 36 SECONDS EAST, 211.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16 DEGREES 46 MINUTES 06 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 1178.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 950.00 FEET AND AN ARC LENGTH OF 153.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 12 DEGREES 08 MINUTES 21 SECONDS EAST, 153.34 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 07 DEGREES 30 MINUTES 36 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 132.00 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 1050.00 FEET AND AN ARC LENGTH OF 261.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 14 DEGREES 38 MINUTES 31 SECONDS EAST, 260.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 21 DEGREES 46 MINUTES 26 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 820.73 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 3450.00 FEET AND AN ARC LENGTH OF 284.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 19 DEGREES 24 MINUTES 38 SECONDS EAST, 284.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 17 DEGREES 02 MINUTES 51 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 157.58 FEET; THENCE NORTH 72 DEGREES 57 MINUTES 09 SECONDS EAST, 20.00 FEET TO THE POINT OF BEGINNING.

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE.
- 3) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, WHICH IS N 00° 37' 30" E.



6.0' RIGHT OF WAY
ALLEN NEASE ROAD

N17° 02' 51"W 1535.65'

R=3330.00
L=1632.19'
CHORD=N3° 00' 21"W 1615.90'

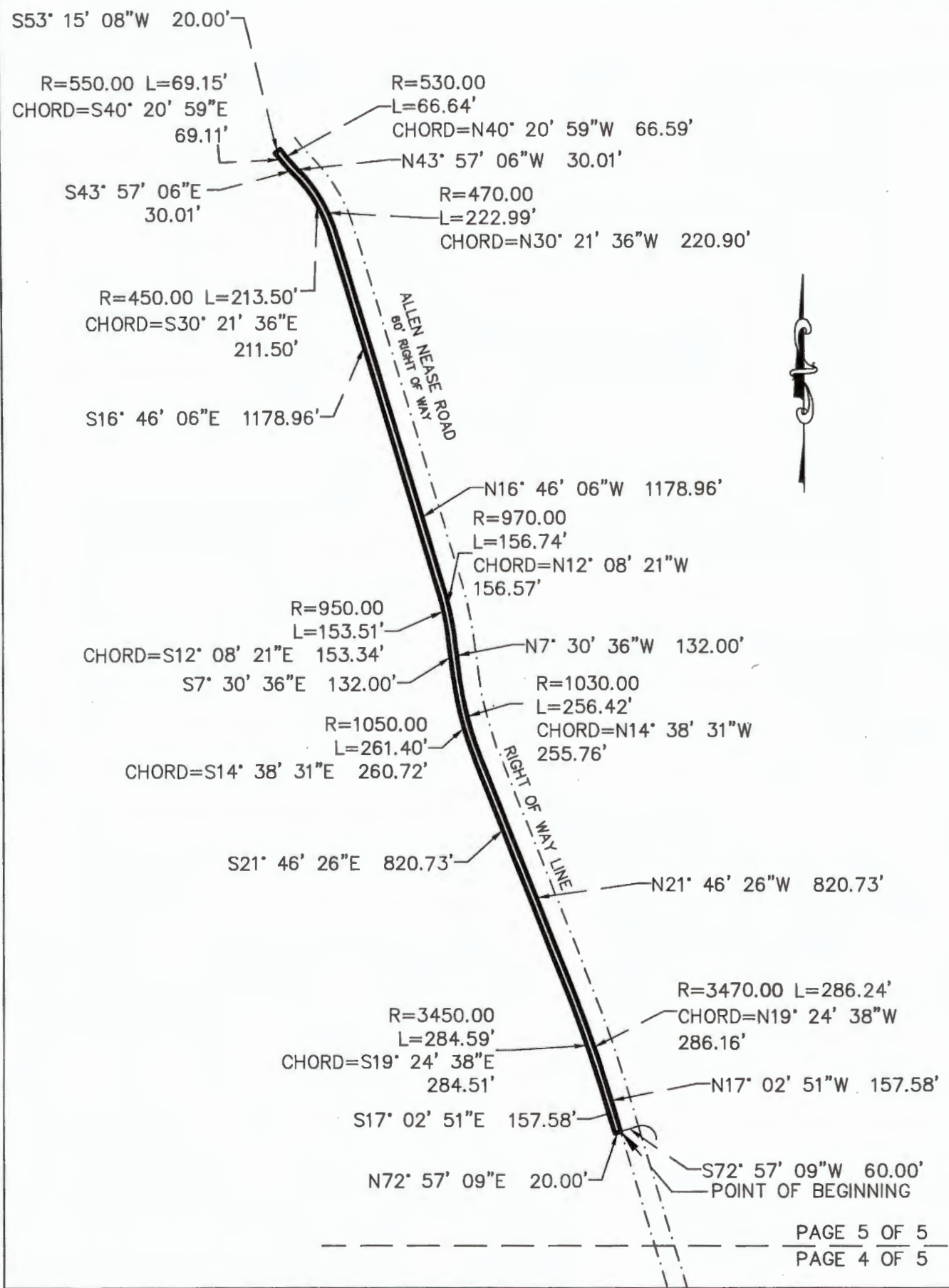
SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST
SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST



N11° 02' 09"E 230.30'

R=770.00
L=548.98'
CHORD=N9° 23' 21"W 537.43'

N29° 48' 51"W 581.93'



MAP SHOWING

A PART OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2772.53 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 37 MINUTES 15 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD, 270.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1939.90 FEET, AND AN ARC LENGTH OF 520.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 04 MINUTES 15 SECONDS WEST, 519.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14 DEGREES 45 MINUTES 46 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1939.86 FEET AND AN ARC LENGTH OF 513.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 21 MINUTES 08 SECONDS WEST, 512.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1074.66 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 447.36 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 5.64 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 20 SECONDS EAST DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 40.00 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 51 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 575.96 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 730.00 FEET, AND AN ARC LENGTH OF 520.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 23 MINUTES 21 SECONDS WEST, 509.51 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11 DEGREES 02 MINUTES 09 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 230.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3370.00 FEET AND AN ARC LENGTH OF 1651.79 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 00 MINUTES 21 SECONDS WEST, 1635.31 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 17 DEGREES 02 MINUTES 51 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1568.12 FEET; THENCE SOUTH 72 DEGREES 57 MINUTES 09 SECONDS WEST, 40.00 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD; NORTH 17 DEGREES 02 MINUTES 51 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 30.00 FEET; THENCE NORTH 72 DEGREES 57 MINUTES 09 SECONDS EAST DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 60.00 FEET; THENCE SOUTH 17 DEGREES 02 MINUTES 51 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1598.12 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3390.00 FEET AND AN ARC LENGTH OF 1661.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 00 MINUTES 21 SECONDS EAST, 1645.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11 DEGREES 02 MINUTES 09 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 230.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 710.00 FEET, AND AN ARC LENGTH OF 506.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 23 MINUTES 21 SECONDS EAST, 495.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, SOUTH 29 DEGREES 48 MINUTES 51 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 581.68 FEET THENCE SOUTH 30 DEGREES 17 MINUTES 40 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 24.11 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 20 SECONDS WEST, 40.00 FEET; THENCE, SOUTH 30 DEGREES 17 MINUTES 40 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 423.07 FEET; THENCE, SOUTH 29 DEGREES 56 MINUTES 30 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1074.72 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1959.86 FEET, AND AN ARC LENGTH OF 519.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 21 MINUTES 08 SECONDS EAST, 517.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14 DEGREES 45 MINUTES 46 SECONDS EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1959.90 FEET, AND AN ARC LENGTH OF 526.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 04 MINUTES 15 SECONDS EAST, 524.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 37 MINUTES 15 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 270.15 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING.

DEGROVE

Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

NOTES:

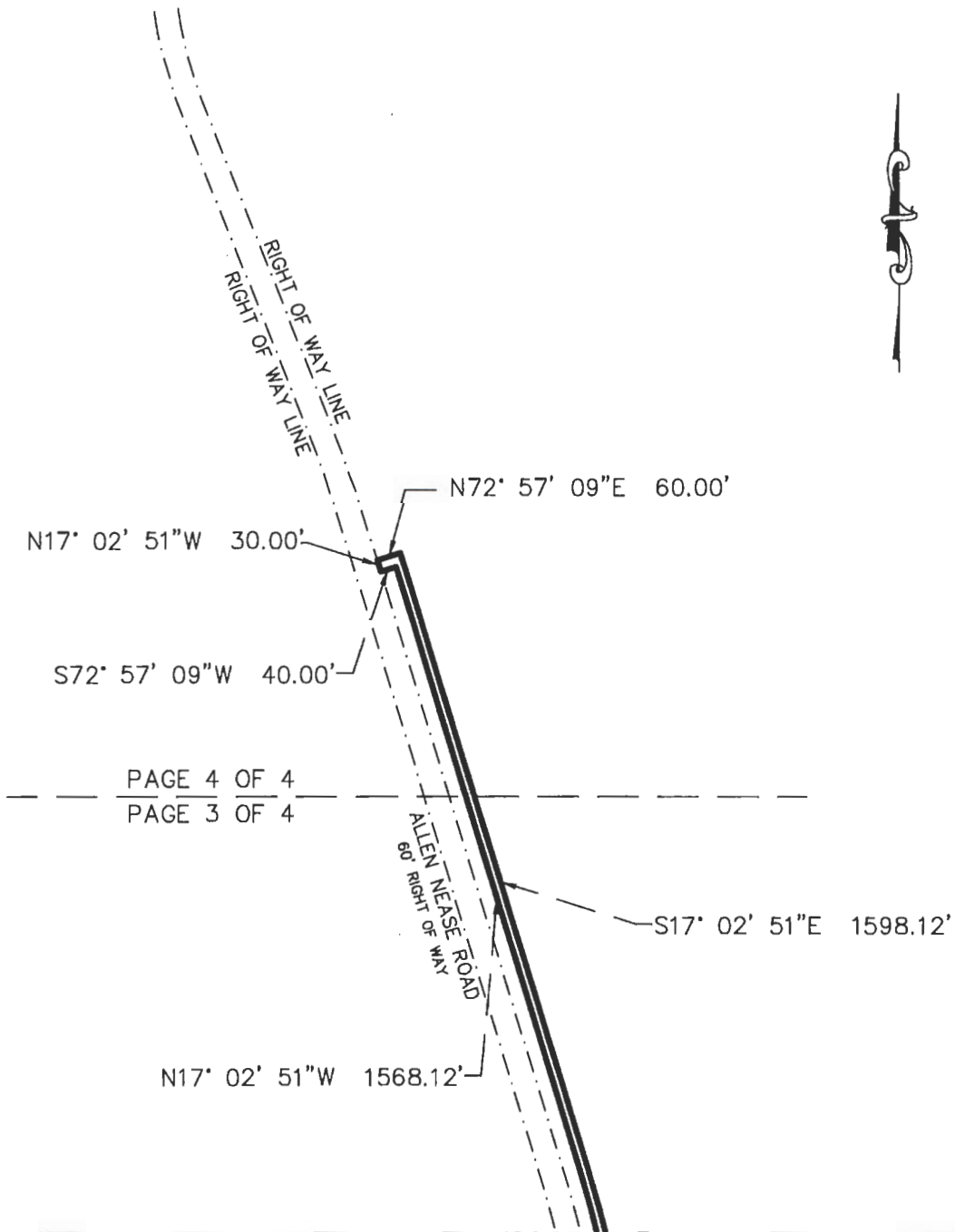
- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THE OFFICE OF THE STATE OF FLORIDA
- 3) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, WHICH IS N 00° 37' 30" E.



Gordon R. Niles

Gordon R. Niles
2023-12-13
16:46-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 10/17/2023 SCALE 1" = 400'
REV.: 11/03/2023, 11/16/2023, 12/13/2023



ALLEN NEASE ROAD
60' RIGHT OF WAY

S17° 02' 51"E 1598.12'

N17° 02' 51"W 1568.12'

SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST

SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST



R=3370.00
L=1651.79'
CHORD=N3° 00' 21"W 1635.31'

R=3390.00
L=1661.60'
CHORD=S3° 00' 21"E 1645.01'

ALLEN NEASE ROAD
60' RIGHT OF WAY

N11° 02' 09"E 230.30'

S11° 02' 09"W 230.30'

R=730.00
L=520.47'
CHORD=N9° 23' 21"W 509.51'

R=710.00
L=506.21'
CHORD=S9° 23' 21"E 495.55'

N29° 48' 51"W 575.96'

N59° 42' 20"E 40.00'

N29° 48' 51"W 5.64'

S29° 48' 51"E 581.68'

S30° 17' 40"E 24.11'

S59° 42' 20"W 40.00'

S30° 17' 40"E 423.07'

N29° 48' 51"W 575.96'

N59° 42' 20"E 40.00'

N29° 48' 51"W 5.64'

N30° 17' 40"W 447.36'

S29° 48' 51"E 581.68'

S30° 17' 40"E 24.11'

S59° 42' 20"W 40.00'

S30° 17' 40"E 423.07'

S29° 56' 30"E 1074.72'

N29° 56' 30"W 1074.66'

ALLEN NEASE ROAD
60' RIGHT OF WAY

R=1959.86

L=519.21'

CHORD=S22° 21' 08"E

517.69'

R=1939.86

L=513.91'

CHORD=N22° 21' 08"W 512.41'

S14° 45' 46"E 387.84'

N14° 45' 46"W 387.84'

R=1959.90

L=526.22'

CHORD=S7° 04' 15"E

524.64'

R=1939.90

L=520.85'

CHORD=N7° 04' 15"W 519.29'

N0° 37' 15"E 270.37'

S0° 37' 15"W 270.15'

S89° 59' 32"W

20.00'

S89° 59' 32"W

2772.53'

N0° 37' 30"E

203.60'

SECTION 5
SECTION 8

POINT OF BEGINNING

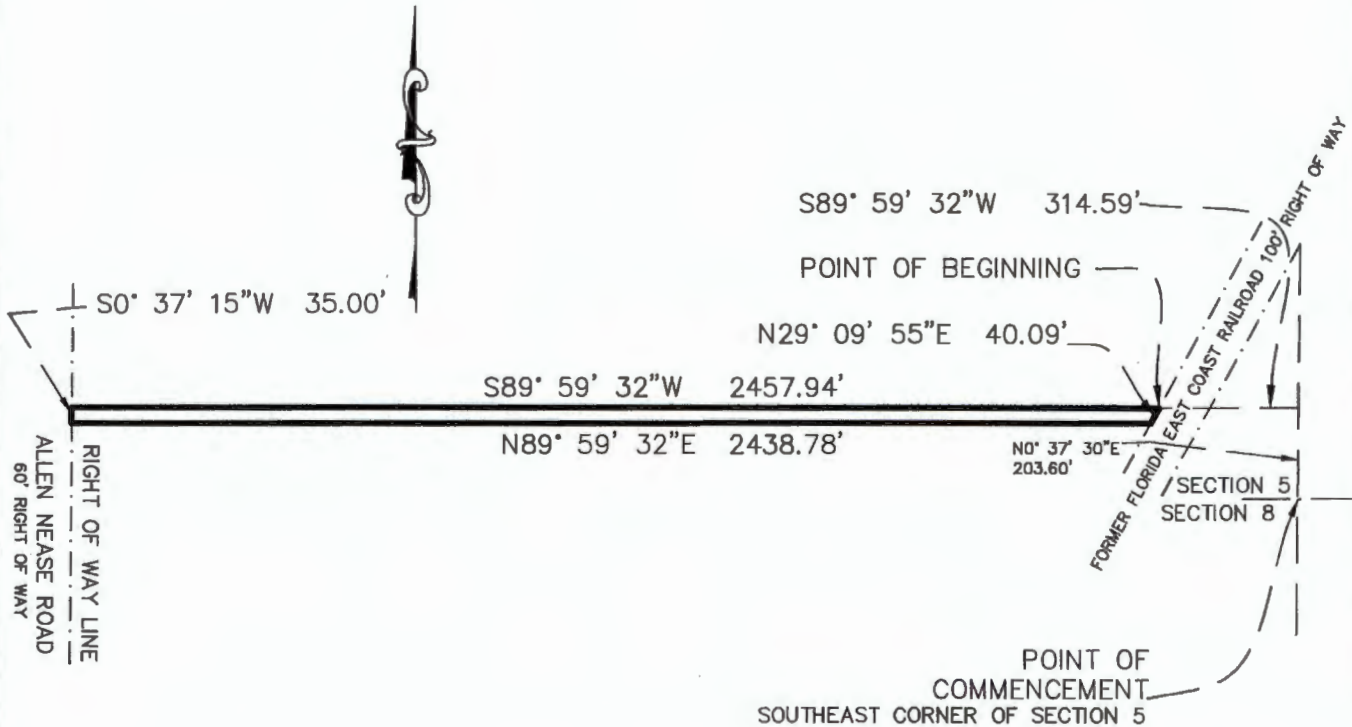
RIGHT OF WAY LINE

POINT OF COMMENCEMENT



MAP SHOWING

A PART OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 314.59 FEET TO AN INTERSECTION WITH THE WESTERLY LINE OF THE FORMER FLORIDA EAST COAST RAILROAD 100-FOOT RIGHT OF WAY NOW OWNED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2457.94 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 00 DEGREES 37 MINUTES 15 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD, 35.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 2438.78 EAST TO AN INTERSECTION WITH SAID WESTERLY LINE OF THE FORMER FLORIDA EAST COAST RAILROAD 100-FOOT RIGHT OF WAY; THENCE NORTH 29 DEGREES 09 MINUTES 55 SECONDS EAST ALONG SAID WESTERLY LINE, 40.09 FEET TO THE POINT OF BEGINNING.



SIGNED *Gordon R. Niles*
 Gordon R. Niles
 2023-12-14
 13:32-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603
 DATE: 11/03/2023 SCALE 1" = 400'
 REV: 11/16/2023, 12/14/2023

NOTES:

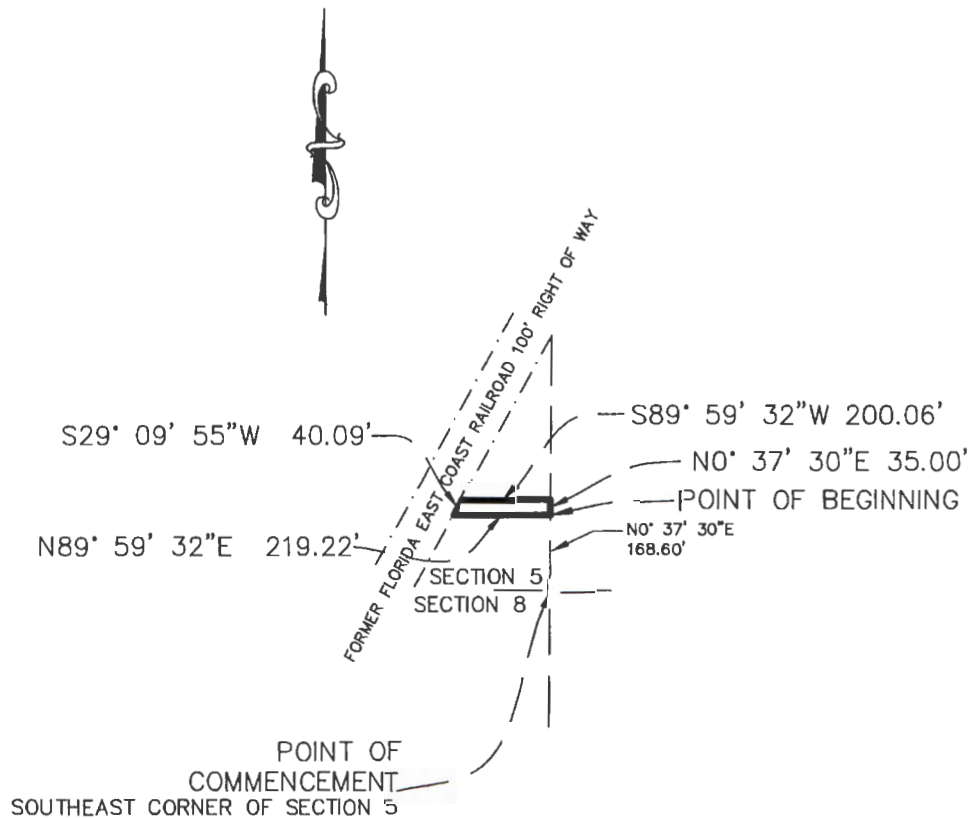
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- 3) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, WHICH IS N 00° 37' 30" E.

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

MAP SHOWING

A PART OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 168.60 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE WEST LINE OF SAID SECTION 5, 35.00 FEET; THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 200.06 FEET TO AN INTERSECTION WITH THE EASTERLY LINE OF THE FORMER FLORIDA EAST COAST RAILROAD 100-FOOT RIGHT OF WAY NOW OWNED BY THE FLORIDA DEPARTMENT OF TRANSPORTATION AND THE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 09 MINUTES 55 SECONDS WEST ALONG SAID EASTERLY LINE, 40.09 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 219.22 FEET TO THE POINT OF BEGINNING.



Gordon R. Niles
 2023-12-14
 13:28-05:00

NOTES:

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GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603
 DATE: 10/17/2023 SCALE 1" = 400'
 REV.: 11/03/2023, 11/16/2023, 12/14/2023

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400



County Road 214

Exhibit A
20-Foot Utility Easement

Exhibit B
20-Foot Utility Easement

Exhibit C
35-Foot Utility Easement

Exhibit D
35-Foot Utility Easement

Interstate 95

Marketplace Dr

Allen Nessel Rd

Vermont Blvd

State Road 207

Prepared by:
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

EXHIBIT "B" TO RESOLUTION

TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

THIS TEMPORARY ACCESS AND CONSTRUCTION EASEMENT made this ____ day of _____, 20____, by and between **WEST SAINT AUGUSTINE LAND AND TIMBER LLC**, a Delaware limited liability company, with an address of 7643 Gate Parkway, Suite 104-334, Jacksonville, FL 32256 as Grantor and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, Grantee.

WITNESSETH, that for and in consideration of the sum of **\$10.00 (Dollars)** and other valuable considerations, receipt and sufficiency of which is hereby acknowledged, the Grantor hereby gives, grants, bargains and releases to the Grantee, a Temporary Access and Construction Easement to enter upon and use the Grantor's property located in St. Johns County, Florida, described below, for staging and construction, together with non-exclusive rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted, during construction of the SR 207 Water Reclamation Pipeline. Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use, occupancy or redevelopment of retail or commercial improvements constructed, or to be constructed, upon the property owned by Grantor. Grantee shall exercise the easement rights conveyed herein in a manner which are in accordance with applicable federal and state statutes, rules and regulations.

SEE EXHIBIT "A", "B", "C" AND "D" ATTACHED HERETO

It is understood and agreed by the parties hereto that the rights granted herein shall be effective until the project at this location and upon these premises is complete. Grantee shall restore the property to its original condition within ninety (90) days after completion of the

project's work on Grantor's adjacent lands. Such restoration will include, but not be limited to, refilling any holes or trenches in a proper and workmanlike manner and seeding and grassing the easement area impacted by the installation, construction, repair, replacement or removal of utility lines or equipment. All such restoration shall be accomplished at Grantee's sole cost and expense. Upon request following such completion, Grantee will execute and record a termination of the access rights hereby conveyed. If not sooner terminated, **the access rights conveyed herein shall automatically expire and terminate three years from the date hereof.**

[End of page. Next Page is Signature Page.]

IN WITNESS WHEREOF, grantor has hereunto set hand and seal the day and year first above written.

Signed, sealed and delivered
In the presence of:

**WEST SAINT AUGUSTINE LAND
AND TIMBER LLC**

Witness Signature

By: _____

Print Name: _____

Print Name

Title: _____

Witness Address **REQUIRED** BUSINESS OR PERSONAL

Witness Signature

Print Name

Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this _____ day of _____, 20____,
by _____, who
is _____ of West Saint Augustine Land and Timber LLC, a Delaware
limited liability company, on behalf of said company. Such person is personally known to me or
has produced _____ as identification.

Notary Public
My Commission Expires: _____

EXHIBIT "A"

ACCESS EASEMENT

THAT CERTAIN LOGGING ROAD (AS SHOWN WITHIN THE HIGHLIGHTED BOX ON THE MAP ATTACHED AS THE LAST PAGE OF THIS INSTRUMENT) LOCATED AT THE SOUTHEASTERLY CORNER AND BEING PART OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, AND THE NORTHEAST CORNER AND BEING A PART OF SECTION 8, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND LYING WEST OF FLORIDA EAST COAST RAILWAY, BEING A PART OF THOSE LANDS AS DESCRIBED AS PARCEL 4 IN OFFICIAL RECORDS BOOK 4658, PAGE 461, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

MAP SHOWING

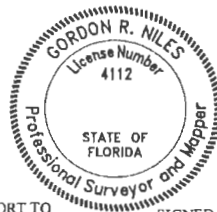
A PART OF SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST AND SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2772.53 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE NORTH 00 DEGREES 37 MINUTES 15 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD, 270.37 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1939.90 FEET, AND AN ARC LENGTH OF 520.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 04 MINUTES 15 SECONDS WEST, 519.29 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14 DEGREES 45 MINUTES 46 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1939.86 FEET AND AN ARC LENGTH OF 513.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 21 MINUTES 08 SECONDS WEST, 512.41 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1074.66 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 40 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 423.00 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 20 SECONDS EAST DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 30 DEGREES 17 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 24.11 FEET; THENCE NORTH 29 DEGREES 48 MINUTES 51 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 581.68 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 710.00 FEET, AND AN ARC LENGTH OF 506.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09 DEGREES 23 MINUTES 21 SECONDS WEST, 495.55 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11 DEGREES 02 MINUTES 09 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 230.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3390.00 FEET AND AN ARC LENGTH OF 1661.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03 DEGREES 00 MINUTES 21 SECONDS WEST, 1645.01 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 17 DEGREES 02 MINUTES 51 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1598.12 FEET; THENCE NORTH 72 DEGREES 57 MINUTES 09 SECONDS EAST, 20.00 FEET; THENCE SOUTH 17 DEGREES 02 MINUTES 51 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1598.12 FEET; TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 3410.00 FEET AND AN ARC LENGTH OF 1671.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03 DEGREES 00 MINUTES 21 SECONDS EAST, 1654.72 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 11 DEGREES 02 MINUTES 09 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 230.30 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 690.00 FEET, AND AN ARC LENGTH OF 491.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09 DEGREES 23 MINUTES 21 SECONDS EAST, 481.59 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE, SOUTH 29 DEGREES 48 MINUTES 51 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 581.60 FEET; THENCE SOUTH 30 DEGREES 17 MINUTES 40 SECONDS EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 24.03 FEET; THENCE SOUTH 59 DEGREES 42 MINUTES 20 SECONDS WEST, 20.00 FEET TO THE POINT OF BEGINNING.

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE.
- 3) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, WHICH IS N 00° 37' 30" E.



Gordon R. Niles

Gordon R. Niles
2023-12-14
14:05-05:00

SIGNED

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 10/17/2023 SCALE 1" = 400'
REV.: 11/03/2023, 11/16/2023, 12/14/2023

N29° 48' 51"W
581.68'

PAGE 3 OF 4
PAGE 2 OF 4

S30° 17' 40"E 24.03'

N30° 17' 40"W 24.11'

S59° 42' 20"W 20.00'

POINT OF BEGINNING

N30° 17' 40"W 423.00'

N59° 42' 20"E 60.00'

ALLEN NEASE ROAD
60' RIGHT OF WAY

N29° 56' 30"W 1074.66'

R=1939.86

L=513.91'

CHORD=N22° 21' 08"W 512.41'

N14° 45' 46"W 387.84'

R=1939.90

L=520.85'

CHORD=N7° 04' 15"W 519.29'

N0° 37' 15"E 270.37'



S89° 58' 32"W
2772.53'

N0° 37' 30"E
203.60'

SECTION 5
SECTION 8

RIGHT OF WAY LINE
RIGHT OF WAY LINE

POINT OF COMMENCEMENT

R=3390.00
L=1661.60'
CHORD=N3° 00' 21"W 1645.01'

R=3410.00
L=1671.40'
CHORD=S3° 00' 21"E 1654.72'

SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST
SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST



ALLEN NEASE ROAD
80' RIGHT OF WAY
N11° 02' 09"E 230.30'
S11° 02' 09"W 230.30'

R=710.00
L=506.21'
CHORD=N9° 23' 21"W 495.55'

R=690.00
L=491.95'
CHORD=S9° 23' 21"E 481.59'

S29° 48' 51"E 581.60'

N29° 48' 51"W
581.68'

PAGE 3 OF 4
PAGE 2 OF 4

S30° 17' 40"E 24.03'

N30° 17' 40"W 24.11'

S59° 42' 20"W 20.00'

POINT OF BEGINNING

N30° 17' 40"W 423.00'

N59° 42' 20"E 60.00'



RIGHT OF WAY LINE
RIGHT OF WAY LINE

N72° 57' 09"E 20.00'

88' RIGHT OF WAY
ALLEN NEASE ROAD

S17° 02' 51"E 1598.12'

N17° 02' 51"W 1598.12'

PAGE 4 OF 4
PAGE 3 OF 4

R=3390.00
L=1661.60'
CHORD=N3° 00' 21"W 1645.01'

R=3410.00
L=1671.40'
CHORD=S3° 00' 21"E 1654.72'

SECTION 32, TOWNSHIP 7 SOUTH, RANGE 29 EAST
SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST

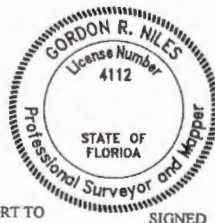
MAP SHOWING

A PART OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2732.53 FEET; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 20.00 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 15 SECONDS EAST, PARALLEL WITH THE EASTERLY RIGHT OF WAY LINE OF ALLEN NEASE ROAD (A 60 FOOT RIGHT OF WAY AS NOW ESTABLISHED), 270.15 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1959.90 FEET, AND AN ARC LENGTH OF 526.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07 DEGREES 04 MINUTES 15 SECONDS WEST, 524.64 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14 DEGREES 45 MINUTES 46 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY THENCE ALONG AND AROUND THE ARC OF SAID CURVE AND SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 1959.86 FEET AND AN ARC LENGTH OF 519.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 22 DEGREES 21 MINUTES 08 SECONDS WEST, 517.69 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 29 DEGREES 56 MINUTES 30 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 1074.72 FEET; THENCE NORTH 30 DEGREES 17 MINUTES 40 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 423.07 FEET; THENCE NORTH 59 DEGREES 42 MINUTES 20 SECONDS EAST, 20.00 FEET; THENCE, SOUTH 30 DEGREES 17 MINUTES 40 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 423.13 FEET; THENCE, SOUTH 29 DEGREES 56 MINUTES 30 SECONDS EAST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 1074.78 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1979.86 FEET, AND AN ARC LENGTH OF 524.51 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22 DEGREES 21 MINUTES 08 SECONDS EAST, 522.98 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14 DEGREES 45 MINUTES 46 SECONDS EAST, PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 387.84 FEET TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE ALONG AND AROUND THE ARC OF SAID CURVE WHICH IS PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 1979.90 FEET, AND AN ARC LENGTH OF 531.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07 DEGREES 04 MINUTES 15 SECONDS EAST, 530.00 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00 DEGREES 37 MINUTES 15 SECONDS WEST PARALLEL WITH SAID EASTERLY RIGHT OF WAY LINE, 269.94 FEET TO THE POINT OF BEGINNING.

DEGROVE
Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

NOTES:

- 1) THIS IS A MAP ONLY AND DOES NOT PURPORT TO REPRESENT A BOUNDARY SURVEY.
- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE.
- 3) BEARINGS ARE BASED ON THE EAST LINE OF SECTION 5, WHICH IS N 00° 37' 30" E.



Gordon R. Niles
 Gordon R. Niles
 2023-12-14
 14:25-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112, L.B. # 4603
 DATE: 10/17/2023 SCALE 1" = 400'
 REV.: 11/03/2023, 11/16/2023, 12/14/2023

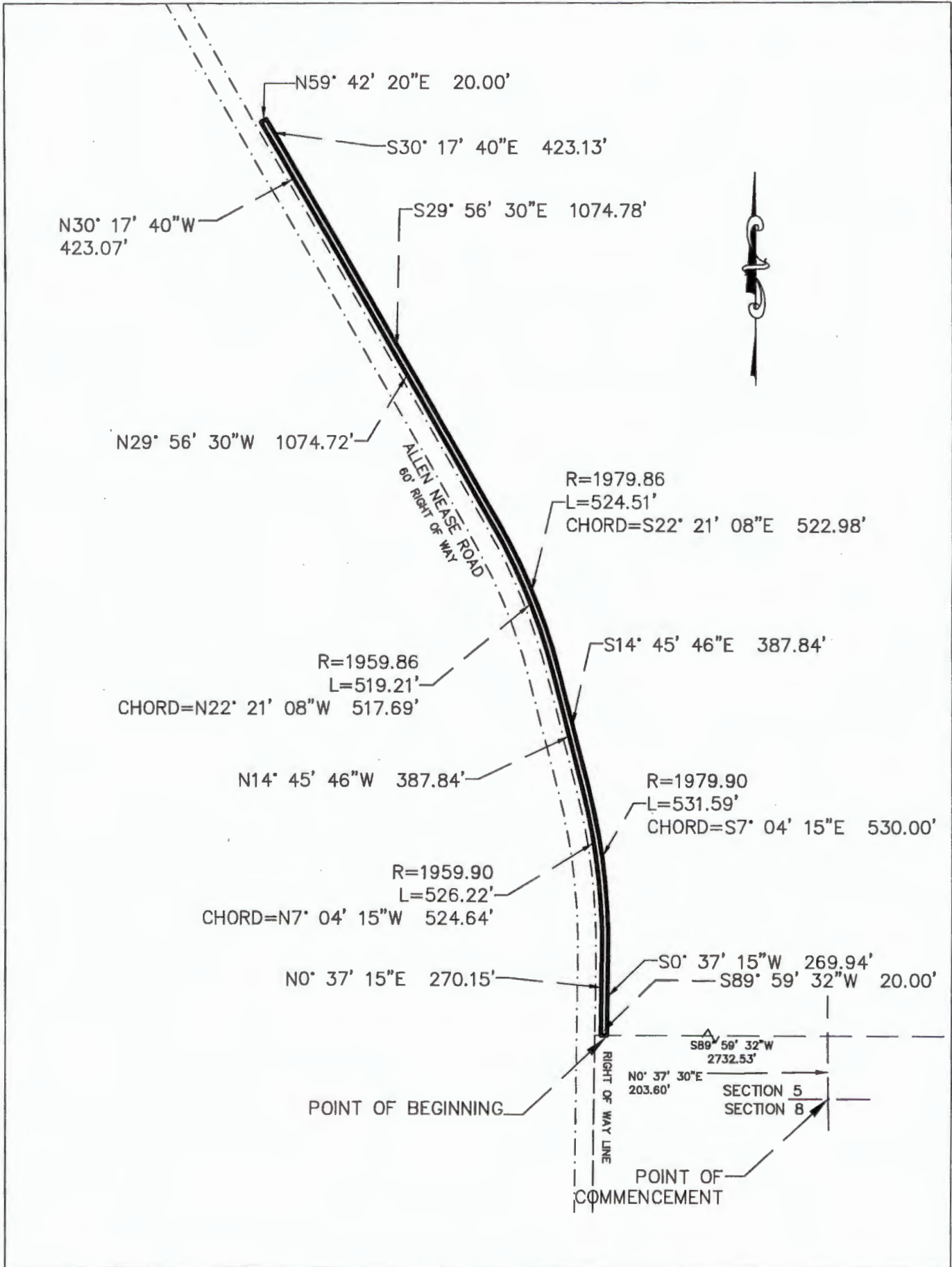
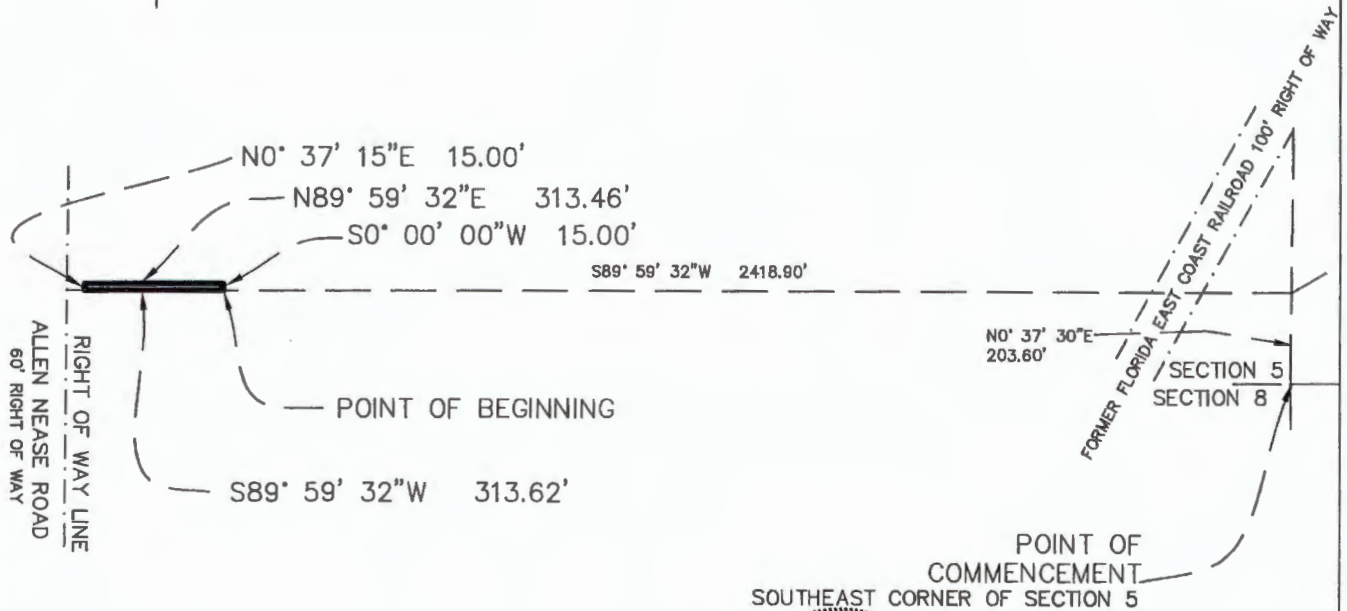


EXHIBIT "D" TO TEMPORARY ACCESS AND CONSTRUCTION EASEMENT

MAP SHOWING

A PART OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 5; THENCE NORTH 00 DEGREES 37 MINUTES 30 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 5, 203.60 FEET THENCE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 2418.90 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 59 MINUTES 32 SECONDS WEST, 313.62 FEET; THENCE NORTH 00 DEGREES 37 MINUTES 15 SECONDS EAST, 15.00 FEET; THENCE NORTH 89 DEGREES 59 MINUTES 32 SECONDS EAST, 313.46 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, 15.00 FEET TO THE POINT OF BEGINNING.



DEGROVE
Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
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Gordon R. Niles

Gordon R. Niles
 2023-12-13
 16:16-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603
 DATE: 10/17/2023 SCALE 1" = 400'
 REV.: 11/16/2023, 12/13/2023



Allen Nease Rd

Exhibit B
20-Foot Temporary Construction Easement

Exhibit C
20-Foot Temporary Construction Easement



Exhibit A
Access Easement (Logging Road)

Exhibit D
15-Foot Temporary Construction Easement

Interstate 95

Marketplace Dr

Vermont Blvd

State Road 207



Exhibit A
20-Foot Utility Easement

Exhibit B
20-Foot Utility Easement

Exhibit C
35-Foot Utility Easement

Exhibit D
35-Foot Utility Easement



2023 Aerial Imagery

Date: 1/12/2024

**West Saint Augustine
Land and Timber, LLC
Easement Agreement for
Utilities and Temporary
Construction Easement**



**Land Management
Systems
(904) 209-0764**

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.