

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT AGREEMENT FOR UTILITIES, A TEMPORARY ACCESS AND CONSTRUCTION EASEMENT, AND A MEMORANDUM OF UNDERSTANDING FOR UTILITY TRANSMISSION COMMITMENTS FROM HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC FOR A RECLAIMED WATER TRANSMISSION MAIN TO BE LOCATED ALONG LE PARRISH ROAD AND ALONG THE WEST AND EAST SIDE OF I-95, AND AUTHORIZING THE COUNTY ADMINISTRATOR, OR DESIGNEE, TO EXECUTE THESE DOCUMENTS ON BEHALF OF THE COUNTY.

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, Heritage Development Company of NE Florida LLC has executed and presented to St. Johns County an Easement Agreement for Utilities, a Temporary Access and Construction Easement, and a Memorandum of Understanding for Utility Transmission Commitments, attached hereto as Exhibit "A", Exhibit "B", and Exhibit "C", incorporated by reference and made a part hereof, for a reclaimed water transmission main to be located near LE Parrish Road and along the west and east side of I-95; and

WHEREAS, the Easement Agreement for Utilities, Temporary Access and Construction Easement, and a Memorandum of Understanding for Utility Transmission Commitments also provides St. Johns County the ability to install, construct, operate, maintain, repair, replace and/or remove pipes and mains constituting an underground water distribution system, gravity sewer collection system or sewer force main at this location if needed in the future; and

WHEREAS, it is in the best interest of the public to accept the Easement Agreement for Utilities, Temporary Access and Construction Easement, and Memorandum of Understanding for Utility Transmission Commitments 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, Temporary Access and Construction Easement, and Memorandum of Understanding for Utility Transmission Commitments, attached and incorporated hereto, are hereby accepted by the Board of County Commissioners. The County Administrator or designee is hereby authorized to execute the documents on behalf of the County.

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, Temporary Access and Construction Easement, and Memorandum of Understanding for Utility Transmission Commitments in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 4th day of February, 2025.

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

Rendition Date FEB 5 2025

By: 
Krista Joseph, Chair

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

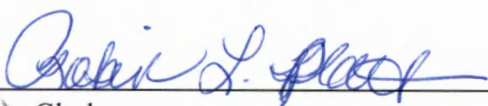

Deputy Clerk



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 _____, 2025 by **HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC**, a Florida limited liability company, with an address of 200 Business Park Circle, Suite 105, St. Augustine, FL 32095, 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 distribution system, gravity sewer collection system, sewer force mains, reuse and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water, sewer and/or utility lines (hereinafter referred to as "**Utility Lines and Associated Equipment**") under, over and upon the real property described on Exhibit A 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, sewer and/or reuse 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 is lawfully seized of said land in fee simple and 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 over the Easement Area and Ingress/Egress Area, 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 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 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) the initial clearing of the Easement Area, (ii) the initial 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 unreasonably delay or hinder Grantor's efforts to obtain governmental approvals. Grantee shall relocate or reimburse Grantor for the relocation of the utility lines and associated equipment according to this paragraph only one time at

Grantee's sole cost and expense. 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.

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. Notwithstanding the previous sentence, County will reserve adequate water capacity for the projects known as "The Quadrant" (Ordinance Number 2022-63) and "Moose Tracks" (Ordinance Number 2022-34) as submitted.

(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. Notwithstanding the previous sentence, County will reserve adequate sewer capacity for the projects known as "The Quadrant" (Ordinance Number 2022-63) and "Moose Tracks" (Ordinance Number 2022-34) as submitted.

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals. Grantee hereby preserves all rights, privileges and immunities of the Grantee as set forth in 768.28, Florida Statutes

(d) 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. Notwithstanding the previous sentence, County will reserve adequate reuse capacity for the projects known as "The Quadrant" (Ordinance Number 2022-63) and "Moose Tracks" (Ordinance Number 2022-34) as submitted.

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 (2023), 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.

[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 written below.

Signed, sealed and delivered
In the presence of:

Witness Signature

TODD A ZETNER

Print Name

200 BUSINESS PARK CIR

ST. AUGUSTINE FL 32095

Witness Address **REQUIRED BUSINESS OR PERSONAL**

**HERITAGE DEVELOPMENT
COMPANY OF NE FLORIDA LLC**

By:

Print Name:

Title:

Date:

[Signature]

Chris Shee

Manager

12/23/24

[Signature]
Witness Signature

Trudie R. Baumgardner

Print Name

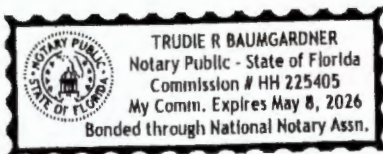
200 Business Park Cir, Ste 105

St. Augustine FL 32095

Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 23 day of December, 2024, by Chris Shee, who is Manager of Heritage Development Company of NE Florida LLC, on behalf of said company. Such person is personally known to me or has produced N/A as identification.



[Signature]
Notary Public

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:
St. Johns County, Florida
4010 Lewis Speedway
St. Augustine FL 32084

Witness Signature

Print Name

Witness Address:
St. Johns County, Florida
4010 Lewis Speedway
St. Augustine FL 32084

**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

EXHIBIT "A"

Marketplace Dr

State Road 207

Interstate 95

Wildwood Dr

PIN 136635-0120 - Easement #1

PIN 137350-0000 - Easement #6

PIN 136635-0120 - Easement #2

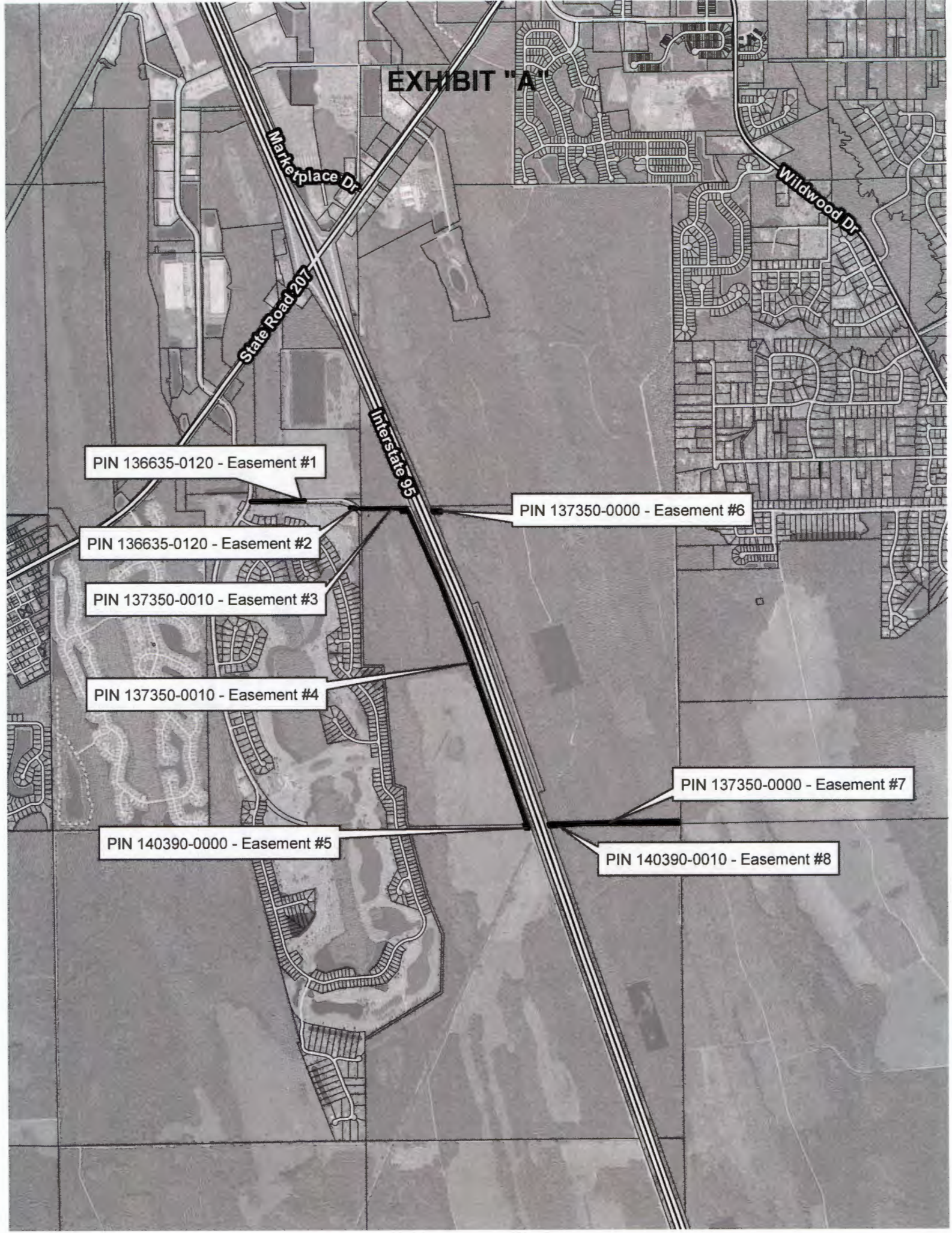
PIN 137350-0010 - Easement #3

PIN 137350-0010 - Easement #4

PIN 137350-0000 - Easement #7

PIN 140390-0000 - Easement #5

PIN 140390-0010 - Easement #8



MAP SHOWING

A PART OF SECTION 9, 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 9; THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 9, 107.63' TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2) OF THE PUBLIC RECORDS OF SAID COUNTY AND A POINT ON A CURVE; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE SOUTHWESTERLY AND ALONG SAID SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2), SAID CURVE HAVING A RADIUS OF 420.00 FEET AND AN ARC LENGTH OF 318.32 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69 DEGREES 21 MINUTES 57 SECONDS WEST, 310.76 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2), 516.93 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 88 DEGREES 55 MINUTES 00 SECONDS WEST ALONG SAID SOUTHERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2), 931.32 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF CYPRESS LINKS BOULEVARD (AN 80 FOOT RIGHT OF WAY AS NOW ESTABLISHED) AND A POINT ON A CURVE; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE WESTERLY AND ALONG SAID WESTERLY RIGHT OF WAY LINE, SAID CURVE HAVING A RADIUS OF 777.81 FEET AND AN ARC LENGTH OF 31.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17 DEGREES 08 MINUTES 24 SECONDS EAST, 31.58 FEET; THENCE 88 DEGREES 55 MINUTES 00 SECONDS EAST, 921.44 FEET; THENCE SOUTH 01 DEGREES 05 MINUTES 00 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING.

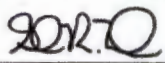


DEGROVE
Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

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 SOUTH LINE OF SECTION 9, WHICH IS S 88° 54' 46" W.
- 4) O.R. - OFFICIAL RECORDS BOOK

I CERTIFY TO: ST. JOHNS COUNTY

SIGNED  Gordon R. Niles
 2024-02-13 13:52:05:00
 GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112; L.B. # 4603
 DATE: 02/09/2024 SCALE 1" = 50'



PAGE 3
PAGE 2

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

RE 136633-0000
LANDS OF HDG 207-95, LLC
O.R. 5286 PAGE 1642

LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
RE 136635-0120
O.R. 5084 PAGE 546
PARCEL 2

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 1

CURVE 1 (C1)
RADIUS: 420.00'
ARC LENGTH: 318.32'
CHORD: N69°21'57"W 310.76'

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 9
TOWNSHIP 8 SOUTH, RANGE 29 EAST

SECTION 9
SECTION 16

S88° 54' 46"W 107.63'

S00° 46' 12"E 20.00'

N38° 40' 01"W 22.39'

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

SECTION 9
SECTION 10

SECTION 16
SECTION 15

DEGROVE
Surveyors, Inc.

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

PAGE 4
PAGE 3

PAGE 3
PAGE 2



1"=50'

20' UTILITY EASEMENT
O.R. 2809 PAGE 717
PARCEL 1

RE 136635-0120
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

S01° 05' 00"E
30.00'

S88° 55' 00"W 516.93'

POINT OF BEGINNING

C1

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

CURVE 1 (C1)
RADIUS: 420.00'
ARC LENGTH: 318.32'
CHORD: N69°21'57"W 310.76'

SECTION 9
SECTION 16

DEGROVE

Surveyors, Inc.

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

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PAGE 4

PAGE 4
PAGE 3



20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 1

RE 136635-0120
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2
N88° 55' 00"E 921.44'

S88° 55' 00"W 931.32'

S01° 05' 00"E
30.00'

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

SECTION 9
SECTION 16

DEGROVE
Surveyors, Inc.

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JACKSONVILLE, FLORIDA 32216
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PAGE 6
PAGE 5

RE 136633-0000
LANDS OF HDG 207-95, LLC
O.R. 5286 PAGE 1642

20' UTILITY EASEMENT
O.R. 2268 PAGE 1841



PAGE 5
PAGE 4

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 1

RE 136635-0120
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

N88° 55' 00"E 921.44'

S88° 55' 00"W 931.32'

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

SECTION 9
SECTION 16

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

CYPRESS LINKS BOULEVARD
(60' RIGHT OF WAY)

RIGHT OF WAY LINE

RE 136635-0010
HERITAGE DEVELOPMENT COMPANY
OF NORTHEAST FLORIDA, LLC
O.R. 5398 PAGE 1013



PAGE 6
PAGE 5

RE 136635-0120
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

N88° 55' 00"E 921.44'

S88° 55' 00"W 931.32'

CURVE 1 (C1)
RADIUS: 777.81'
ARC LENGTH: 31.59'
CHORD: N17°08'24"E 31.58'

SECTION 9
SECTION 16

DEGROVE
Surveyors, Inc.

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

MAP SHOWING

A PART OF SECTION 16, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 16; THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 16, 25.74 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF A 20-FOOT UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2609, PAGE 717 (PARCEL 1) OF THE PUBLIC RECORDS OF SAID COUNTY AND THE POINT OF BEGINNING; THENCE CONTINUE THENCE SOUTH 88 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 16, 81.89 FEET TO AN INTERSECTION WITH THE SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2) OF SAID PUBLIC RECORDS AND A POINT ON A CURVE; THENCE SOUTHEASTERLY ALONG AND AROUND THE ARC OF SAID CURVE BEING CONCAVE SOUTHWESTERLY AND ALONG SAID SOUTHWESTERLY LINE OF SAID LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5084, PAGE 546 (PARCEL 2), SAID CURVE HAVING A RADIUS OF 420.00 FEET AND AN ARC LENGTH OF 41.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44 DEGREES 49 MINUTES 13 SECONDS EAST, 41.52 FEET; THENCE NORTH 88 DEGREES 54 MINUTES 46 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SECTION 16, 76.60 FEET TO AN INTERSECTION WITH SAID SOUTHWESTERLY LINE OF A 20-FOOT UTILITY EASEMENT DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2609, PAGE 717 (PARCEL 1); THENCE NORTH 38 DEGREES 40 MINUTES 01 SECONDS WEST ALONG LAST SAID LINE, 22.39 FEET TO THE POINT OF CURVATURE OF A CURVE; BEING CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ALONG AND AROUND THE ARC OF SAID CURVE AND ALONG SAID SOUTHWESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2609, PAGE 717 (PARCEL 1), SAID CURVE HAVING A RADIUS OF 480.00 FEET AND AN ARC LENGTH OF 15.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39 DEGREES 36 MINUTES 07 SECONDS WEST, 15.67 FEET TO THE POINT OF BEGINNING.



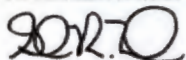
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I CERTIFY TO: ST. JOHNS COUNTY

SIGNED  Gordon R. Niles
2024-02-13
13:53-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/09/2024 SCALE 1" = 50'



1"=50'

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LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
RE 136635-0120
O.R. 5084 PAGE 546
PARCEL 2

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 1

POINT OF COMMENCEMENT
NORTHEAST CORNER OF SECTION 16
TOWNSHIP 8 SOUTH, RANGE 29 EAST

S88° 54' 46"W 25.74'

POINT OF BEGINNING

S88° 54' 48"W 81.89'

SECTION 9
SECTION 16

S00° 46' 12"E 20.00'

C2

N38° 40' 01"W 22.39'

N88° 54' 46"E 76.60'

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

RE 137350-0010
LANDS OF HERITAGE DEVELOPMENT COMPANY
OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

SECTION 16
SECTION 15

CURVE 1 (C1)
RADIUS: 480.00'
ARC LENGTH: 15.67'
CHORD: N39°36'07"W 15.67'

CURVE 2 (C2)
RADIUS: 420.00'
ARC LENGTH: 41.54'
CHORD: S44°49'13"E 41.52'

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

MAP SHOWING

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 15, 821.69 FEET TO AN INTERSECTION WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78080-2443); THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 97.39 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, 132.51 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 16 SECONDS WEST, 60.00 FEET; THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST, PARALLEL WITH THE NORTH LINE OF SAID SECTION 15, 739.24 FEET TO AN INTERSECTION WITH SAID WEST LINE OF SECTION 15; THENCE NORTH 00 DEGREES 46 MINUTES 12 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 15, 30.00 FEET TO THE POINT OF BEGINNING.

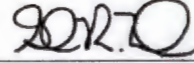


DEGROVE
Surveyors, Inc.
 2131 CORPORATE SQUARE BLVD
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

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 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95, WHICH IS S 23° 07' 52" E.
- 4) O.R. - OFFICIAL RECORDS BOOK

I CERTIFY TO: ST. JOHNS COUNTY

SIGNED 

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
 REGISTRATION # 4112, L.B. # 4603
 DATE: 12/31/2024 SCALE 1" = 50'



RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

RE 136633-0000
LANDS OF HDG 207-95, LLC
O.R. 5286 PAGE 1642

POINT OF BEGINNING
NORTHWEST CORNER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 29 EAST

PAGE 2
PAGE 3

RE 136635-0120
LANDS OF HERITAGE DEVELOPMENT COMPANY
OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

40' ROADWAY
EASEMENT
O.R. 245 PAGE
590

SECTION 10

N89° 20' 00"E 821.69'

SECTION 15

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

N00° 46' 12"W 30.00'

S89° 20' 00"W 739.24'

RE 137365-0010
LANDS OF ST. JOHNS COUNTY, FLORIDA

RE 137350-0010
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

SECTION 16
SECTION 15



1"=50'
SECTION 9
SECTION 10

DEGROVE
Surveyors, Inc.

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

PAGE 2
PAGE 3

PAGE 3
PAGE 4



RE 136633-0000
LANDS OF HDG 207-95, LLC
O.R. 5286 PAGE 1642

N89° 20' 00"E 821.69'

SECTION 10

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

SECTION 15

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

S89° 20' 00"W 739.24'

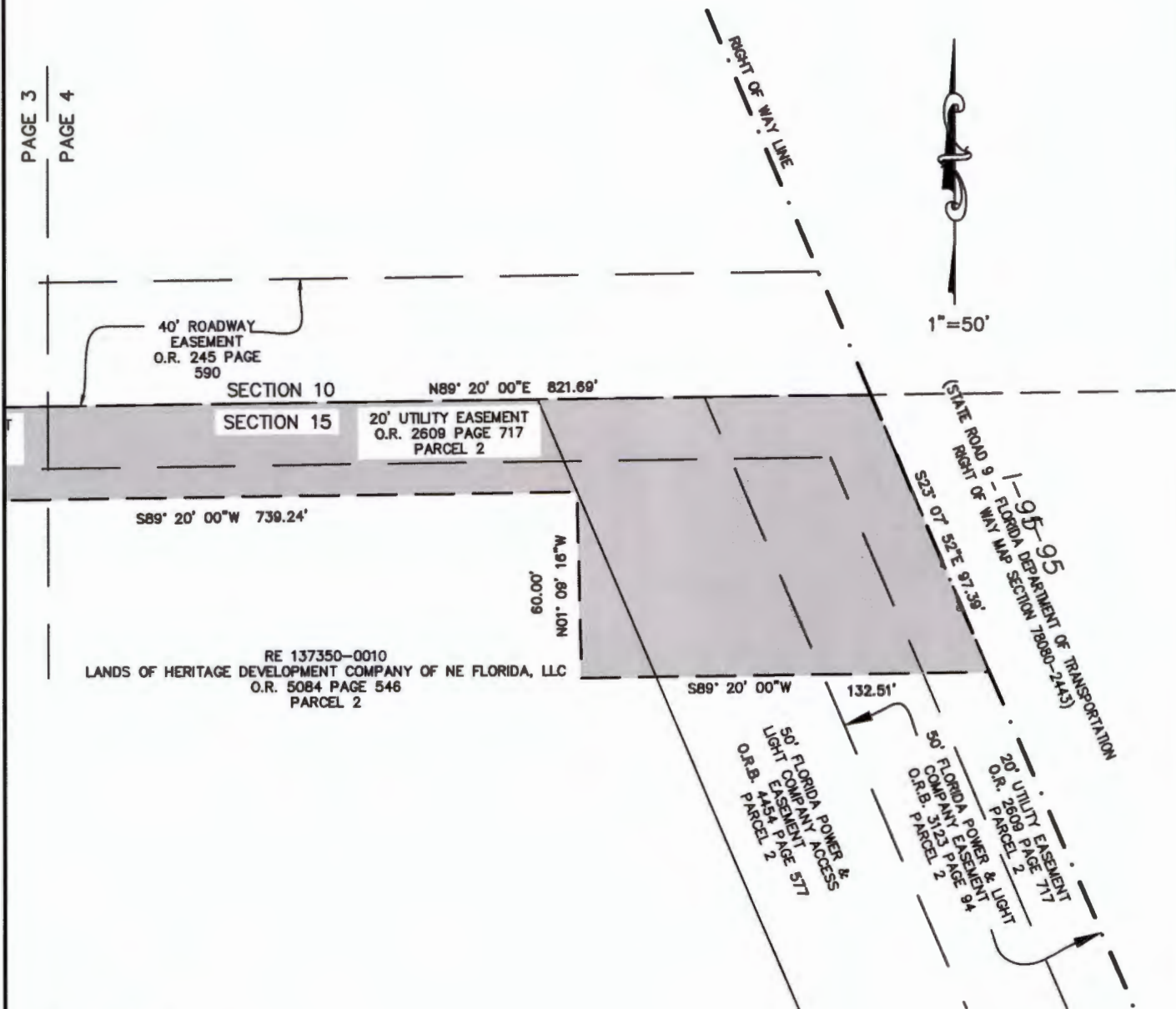
RE 137350-0010
LANDS OF HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA, LLC
O.R. 5084 PAGE 546
PARCEL 2

LA

DEGROVE
Surveyors, Inc.

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

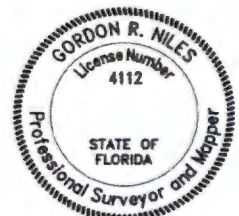
PAGE 3
PAGE 4



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

MAP SHOWING

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 15, 781.13 FEET TO A POINT ON THE EASTERLY LINE OF A 50' FLORIDA POWER & LIGHT COMPANY ACCESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 577 (PARCEL 2) OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG LAST SAID LINE, 97.39 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG LAST SAID LINE, 1328.00 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16988.72 FEET; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND LAST SAID LINE, AN ARC LENGTH OF 1191.14 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 07 MINUTES 12 SECONDS EAST, 1190.90 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19 DEGREES 06 MINUTES 41 SECONDS EAST ALONG LAST SAID LINE, 3046.26 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 15, 21.04 FEET TO A POINT LYING 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE NORTH 19 DEGREES 06 MINUTES 41 SECONDS WEST ALONG LAST SAID LINE, 3036.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16968.72 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND LAST SAID LINE, AN ARC LENGTH OF 1189.74 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 07 MINUTES 12 SECONDS WEST, 1189.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23 DEGREES 07 MINUTES 52 SECONDS WEST ALONG LAST SAID LINE, 1336.27 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST PARALLEL WITH SAID NORTH LINE OF SECTION 15, 21.64 FEET TO THE POINT OF BEGINNING.



DEGROVE
Surveyors, Inc.

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

NOTES:

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- 3) BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95, WHICH IS S 19° 06' 50" E.
- 4) O.R.B - OFFICIAL RECORDS BOOK

I CERTIFY TO: ST. JOHNS COUNTY

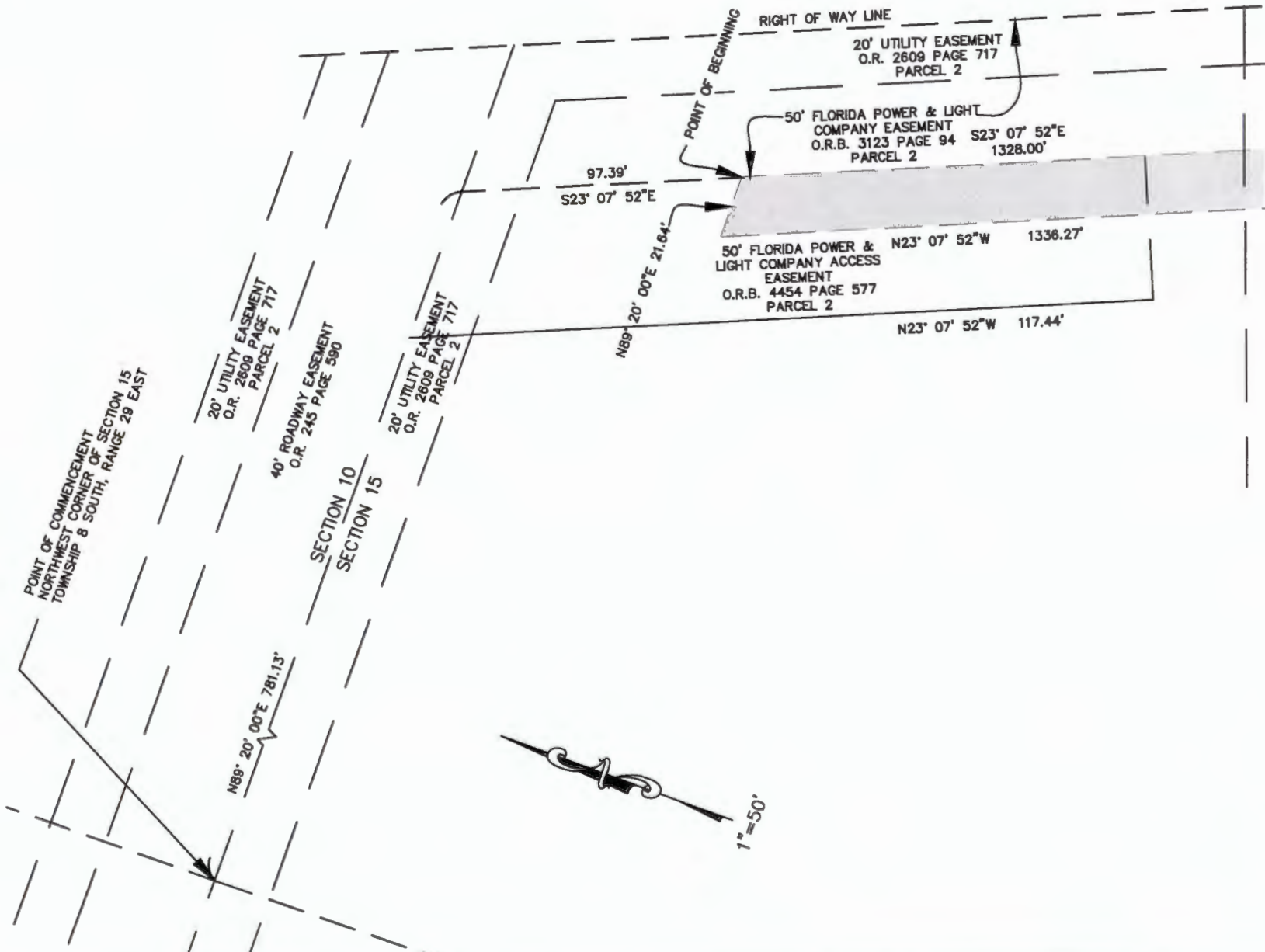
SIGNED:

Gordon R. Niles
2024-02-14 06:49-05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/09/2024 SCALE 1" = 50'

1-95
(300' RIGHT OF WAY)

PAGE 2
PAGE 3



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

PAGE 2
PAGE 3

I-95
(300' RIGHT OF WAY)

PAGE 3
PAGE 4

RIGHT OF WAY LINE

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

50' FLORIDA POWER & LIGHT
COMPANY EASEMENT
O.R.B. 3123 PAGE 94
PARCEL 2

S23° 07' 52"E 1328.00'

N23° 07' 52"W 1336.27'



DEGROVE
Surveyors, Inc.
2131 CORPORATE SQUARE BLYD.
JACKSONVILLE, FLORIDA 32216
(904) 772-7400

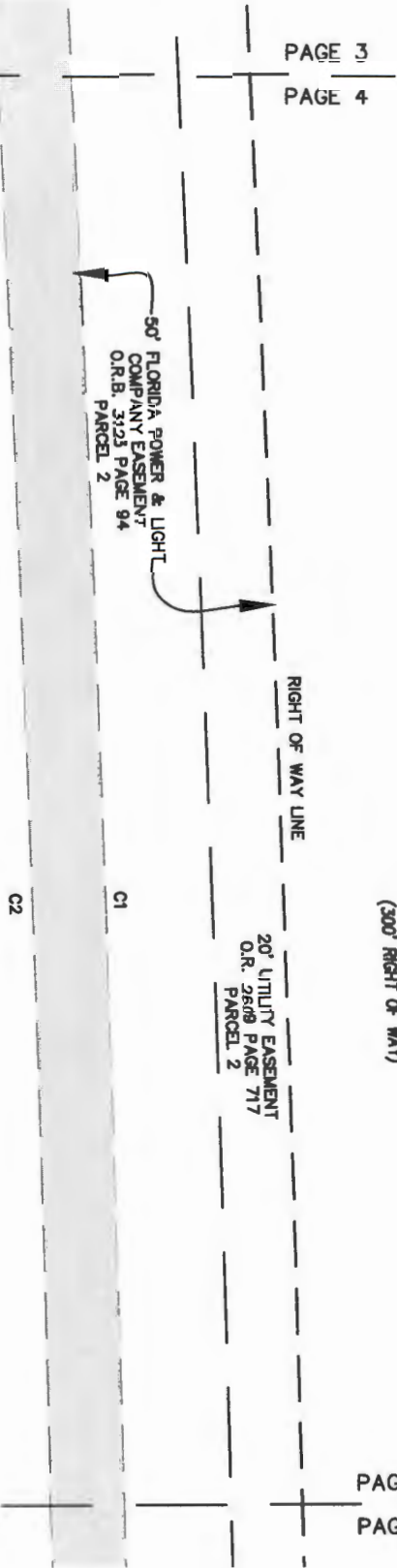
PAGE 3

PAGE 4



CURVE 1 (C1)
 RADIUS: 16988.72'
 ARC LENGTH: 1191.14'
 CHORD: S21°07'12"E 1190.90'

CURVE 2 (C2)
 RADIUS: 16988.72'
 ARC LENGTH: 1189.74'
 CHORD: N21°07'12"W 1189.50'



PAGE 4

PAGE 5

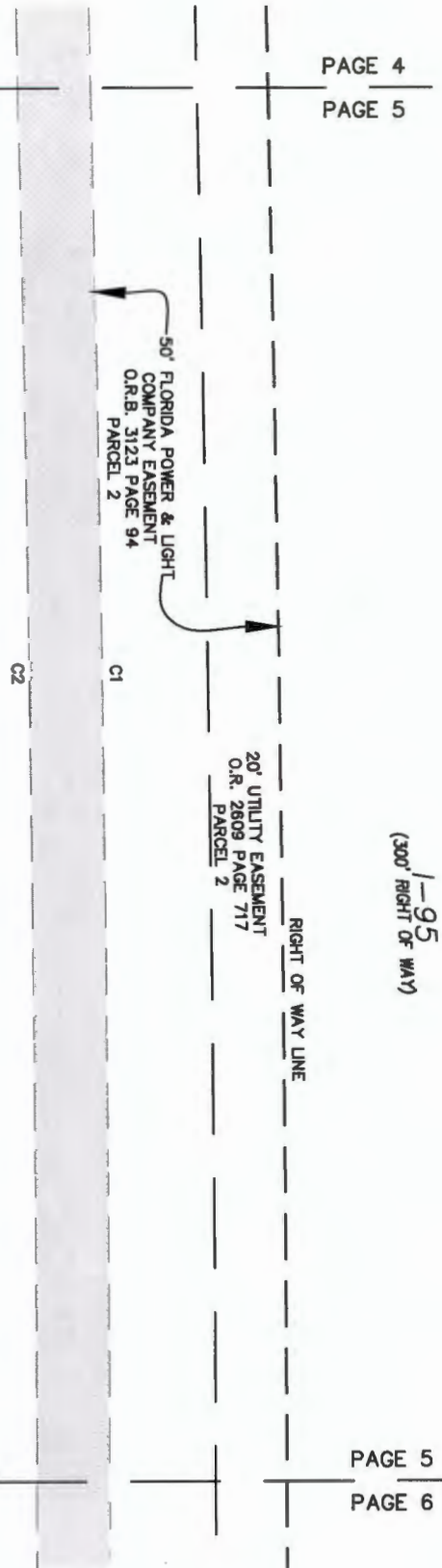
DEGROVE
Surveyors, Inc.

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



CURVE 1 (C1)
 RADIUS: 16988.72'
 ARC LENGTH: 1191.14'
 CHORD: S21°07'12"E 1190.90'

CURVE 2 (C2)
 RADIUS: 16968.72'
 ARC LENGTH: 1189.74'
 CHORD: N21°07'12"W 1189.50'



1-95
 (300' RIGHT OF WAY)

DEGROVE
Surveyors, Inc.

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

1-95
(300' RIGHT OF WAY)

RIGHT OF WAY LINE

20' UTILITY EASEMENT
O.R. 2809 PAGE 717
PARCEL 2

50' FLORIDA POWER & LIGHT
COMPANY EASEMENT
O.R.B. 3125 PAGE 94
PARCEL 2

C2

C1

CURVE 1 (C1)
RADIUS: 18988.72'
ARC LENGTH: 1191.14'
CHORD: S21°07'12"E 1190.80'

CURVE 2 (C2)
RADIUS: 18968.72'
ARC LENGTH: 1169.74'
CHORD: N21°07'12"W 1189.50'



DEGROVE
Surveyors, Inc.

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

PAGE 6

PAGE 7

I-95
(300' RIGHT OF WAY)

RIGHT OF WAY LINE

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

50' FLORIDA POWER & LIGHT
COMPANY EASEMENT
O.R.B. 3123 PAGE 94
PARCEL 2

S19° 06' 41"E 3046.26'

N19° 06' 41"W 3036.44'

S89° 00' 57" W
21.04'

SECTION 15
SECTION 22

1"=50'

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 772-2400

MAP SHOWING

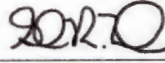
A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 22, WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (STATE ROAD 9 - FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION NO. 78080-2443); THENCE SOUTH 19 DEGREES 06 MINUTES 50 SECONDS EAST ALONG SAID WESTERLY RIGHT OF WAY LINE, 63.13 FEET; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF SECTION 22, 84.23 FEET; THENCE NORTH 19 DEGREES 06 MINUTES 50 SECONDS WEST, 63.13 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 22; NORTH 89 DEGREES 00 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 22, 84.23 FEET TO THE POINT OF BEGINNING.



NOTES:

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- 4) O.R.B - OFFICIAL RECORDS BOOK

I CERTIFY TO: ST. JOHNS COUNTY

SIGNED 



Gordon R. Niles
2024-12-31 13:51:05:00

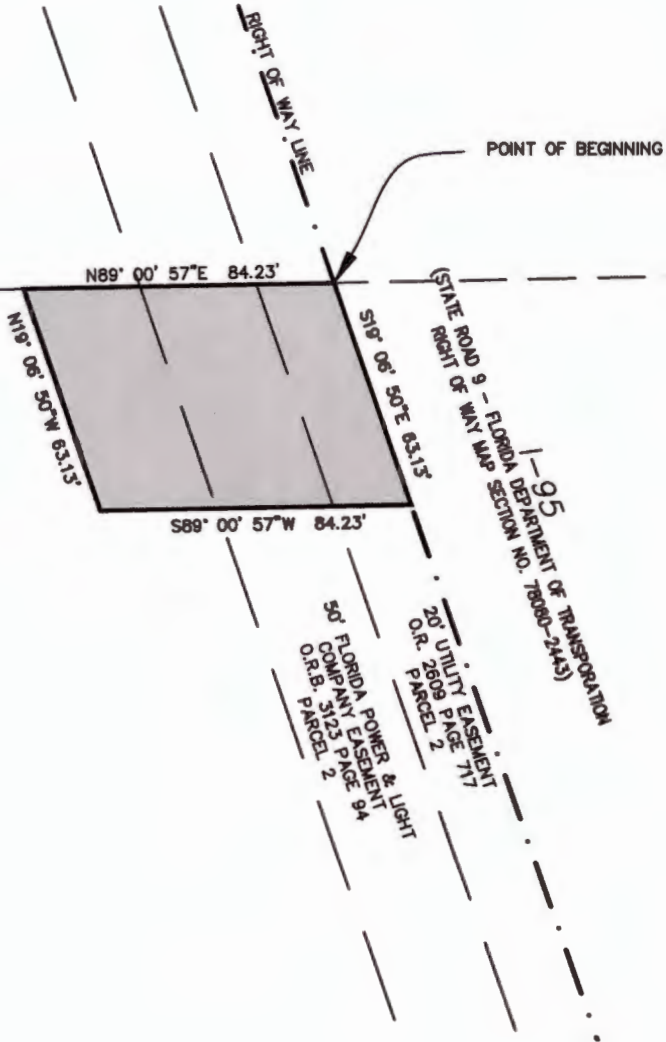
GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112, L.B. # 4603
DATE: 12/31/2024 SCALE 1" = 50'

DEGROVE

Surveyors, Inc.

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

SECTION 15
SECTION 22



DEGROVE

Surveyors, Inc.

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

MAP SHOWING

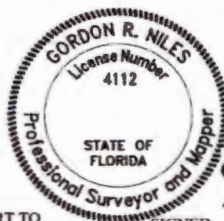
A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 15, WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY); THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 59.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 26 MINUTES 09 SECONDS EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 155.11 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS EAST, 35.00 FEET; THENCE SOUTH 89 DEGREES 26 MINUTES 09 SECONDS WEST, 140.26 FEET TO AN INTERSECTION WITH SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 23 DEGREES 07 MINUTES 52 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 37.90 FEET TO THE POINT OF BEGINNING.



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

NOTES:

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Gordon R. Niles
SIGNED

Gordon R. Niles
2024-07-16
06:48-04:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/23/2024 SCALE 1" = 100'

POINT OF COMMENCEMENT
INTERSECTION OF THE NORTH LINE OF
SECTION 15 WITH THE EASTERLY RIGHT OF
WAY LINE OF I-95

RIGHT OF WAY LINE

POINT OF BEGINNING



SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST

S23° 07' 52"E 59.71'

N89° 26' 09"E 155.11'

N23° 07' 52"W 37.90'

S89° 26' 09"W 140.26'

S00° 04' 16"E 35.00'

I-95
(300' RIGHT OF WAY)

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST
HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
STATE ROAD 207
PARCEL ID# 1373500000

MAP SHOWING

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: BEGIN AT THE SOUTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG THE SOUTH LINE OF SAID SECTION 15, 2213.40 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY); THENCE NORTH 19 DEGREES 06 MINUTES 50 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 7.50 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 19 SECONDS EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 510.85 FEET; THENCE NORTH 89 DEGREES 00 MINUTES 57 SECONDS EAST, PARALLEL WITH SAID SOUTH LINE OF SECTION 15, 1705.60 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID SECTION 15; THENCE SOUTH 01 DEGREES 04 MINUTES 19 SECONDS EAST, 35.00 FEET TO THE POINT OF BEGINNING.



DEGROVE
Surveyors, Inc.

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

NOTES:

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- 3) BEARINGS ARE BASED ON THE SOUTH LINE OF SECTION 15, WHICH IS S 89° 00' 57" W.



Gordon R. Niles
SIGNED

Gordon R. Niles
2024-07-18
08:22-04:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/23/2024 SCALE 1" = 400'
REV: 07/18/2024



SECTION 14

1"=400'

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST
HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
STATE ROAD 207
PARCEL ID# 1373500000

N19° 06' 50"W
7.50'

N85° 53' 19"E
510.85'

N89° 00' 57"E 1705.60'

S01° 04' 19"E
35.00'

S89° 00' 57"W 2213.40'

POINT OF BEGINNING
SOUTHEAST CORNER OF
SECTION 15

SECTION 23

SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST
HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
STATE ROAD 207
PARCEL ID# 1403900010

(300' RIGHT OF WAY)

RIGHT OF WAY LINE

MAP SHOWING

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 22; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 22, 1704.69 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 22, 508.71 FEET TO AN INTERSECTION WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY); THENCE SOUTH 19 DEGREES 06 MINUTES 50 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 28.73 FEET; THENCE NORTH 85 DEGREES 53 MINUTES 19 SECONDS EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 500.51 FEET TO THE POINT OF BEGINNING.

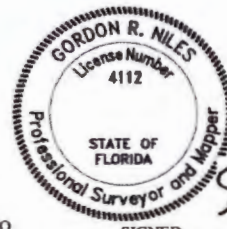


DEGROVE
Surveyors, Inc.

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

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Gordon R. Niles

Gordon R. Niles
2024-07-18
08:24-04:00

SIGNED

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
EXPIRES: 02/29/2028 SCALE 1"=400'
REV: 07/18/2024 SCALE 1" = 400'



SECTION 14 1"=400'

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST
HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
STATE ROAD 207
PARCEL ID# 1373500000

S01° 04' 19"E
35.00'

S19° 06' 50"E
28.73'

S89° 00' 57"W
508.71'

S89° 00' 57"W 1704.69'

N85° 53' 19"E
500.51'

POINT OF BEGINNING

POINT OF COMMENCEMENT
SOUTHEAST CORNER OF SECTION 15

SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST
HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
STATE ROAD 207
PARCEL ID# 1403900010

SECTION 23

(300' RIGHT OF WAY)
I-95

RIGHT OF WAY LINE

EXHIBIT "B" TO RESOLUTION

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

**TEMPORARY ACCESS AND
CONSTRUCTION EASEMENT**

THIS TEMPORARY ACCESS AND CONSTRUCTION EASEMENT made this _____ day of _____, 2025, by and between **HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC**, a Florida limited liability company, with an address of 200 Business Park Circle, Suite 105, St. Augustine, FL 32095 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 trail/logging roads on Grantor's property located in St. Johns County, Florida, that are depicted and described on Exhibit "A", for staging and construction/installation of utility lines 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.

SEE EXHIBIT "A" ATTACHED HERETO

1. Requirements and Terms of Use.

Grantee shall exercise the easement rights conveyed herein in a manner which will not unreasonably interfere with use, occupancy or redevelopment of residential, industrial, 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.

Grantee shall insure that all gates and chains (which may be located by Grantor across the roads in this Temporary Construction and Access Easement lies) remain locked except when Grantee's vehicles are passing through said gates. In the exercise of its rights hereunder, Grantee shall not permit any persons operating under Grantee's authority to utilize the logging roads except where a legitimate governmental reason exists with respect to construction, inspection, monitoring, maintenance or repair of the facilities located on the Easement Area.

Grantee shall restore the roads utilized and any areas utilized for storage to their original condition within ninety (90) days after completion of the project's work on the Easement Area. 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.

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. The County's liability is limited in an amount not to exceed the monetary limits on liability set forth in Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time. The provisions and limitations of Section 768.28, Florida Statutes (2023), as this statute may be amended from time to time, are deemed to apply to this contractual agreement to indemnify as though this statute applied to waiver of sovereign immunity, liability, and damages for claims or actions arising in tort or contract.

2. Insurance.

Grantee shall require all of its contractors using the Temporary Access and Construction Easement area for construction purposes to obtain and keep in force general liability insurance in the amount of \$1,000,000.00 per occurrence, \$2,000,000.00 aggregate, and \$5,000,000.00 umbrella with general environmental pollution coverage, at all times during the period of contractual obligations and the term of this Easement. Grantee shall promptly deliver written evidence of such insurance to Grantor prior to commencement of construction on the Utility Property in the form of a current certificate of insurance and Grantor shall be listed as an additional insured (instead of a certificate holder) on the certificate of insurance.

3. Relocation or Termination of Temporary Access and Construction Easement.

Grantor's lands on which the trail/logging roads are located are currently undeveloped. The appropriate areas on which roads are or may hereafter be located will undoubtedly change when Grantor's lands are put to other uses, including, without limitation, other plantations of timber. Grantor reserves and shall have the right to terminate Grantee's use of the trail/logging roads herein designated provided that Grantor (or Grantor's affiliate(s) owning other lands which may provide suitable access) designates for use by Grantee, by recording it in the public records of St. Johns County,

- (i) substitute permanent access roads over which Grantee may have perpetual access, including, prior to completion on Grantor's lands of the SR 207 Water Reclamation Pipeline, areas for staging and construction, or
- (ii) substitute temporary access roads that may be terminated on substitution by Grantor of (A) substitute permanent access roads as set forth in preceding clause (i), or (B) other substitute temporary access roads with similar expiration upon substitution of a permanent access road.

Grantee upon request, after Grantor's compliance with section (i) or (ii), shall immediately execute any such termination of the prior trail/logging road and record the same in the public records of St. Johns County, FL.

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

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

Signed, sealed and delivered
In the presence of:

Witness Signature

Print Name

TODD A ZEHNER
200 BUSINESS PARK CIR

ST. AUGUSTINE, FL 32095
Witness Address **REQUIRED BUSINESS OR PERSONAL**

**HERITAGE DEVELOPMENT
COMPANY OF NE FLORIDA LLC**

By: _____

Print Name: _____

Title: _____

Date: _____

[Signature]
Chris Shee
Manager
12/23/24

Witness Signature

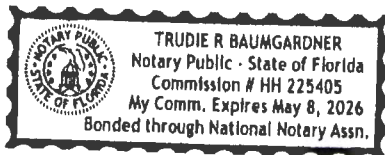
Print Name

200 Business Park Cir, Ste 105

St. Augustine, FL 32095
Witness Address **REQUIRED BUSINESS OR PERSONAL**

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this 23 day of December, 2024,
by Chris Shee, who
is Manager of Heritage Development Company of NE Florida LLC, on
behalf of said company. Such person is personally known to me or has produced
N/A as identification.



[Signature]
Notary Public

IN WITNESS WHEREOF, St. Johns County as hereunto set hand and seal the day and year written below.

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

Date: _____

Witness Address:
St. Johns County
4010 Lewis Speedway
St. Augustine FL 32084

Witness Signature

Print Name

Witness Address:
St. Johns County
4010 Lewis Speedway
St. Augustine FL 32084

**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

EXHIBIT A

Kings Estate Rd

Marketplace Dr

Wildwood Dr

Interstate 95

State Road 207

PIN 137350-0000 - TCE #1

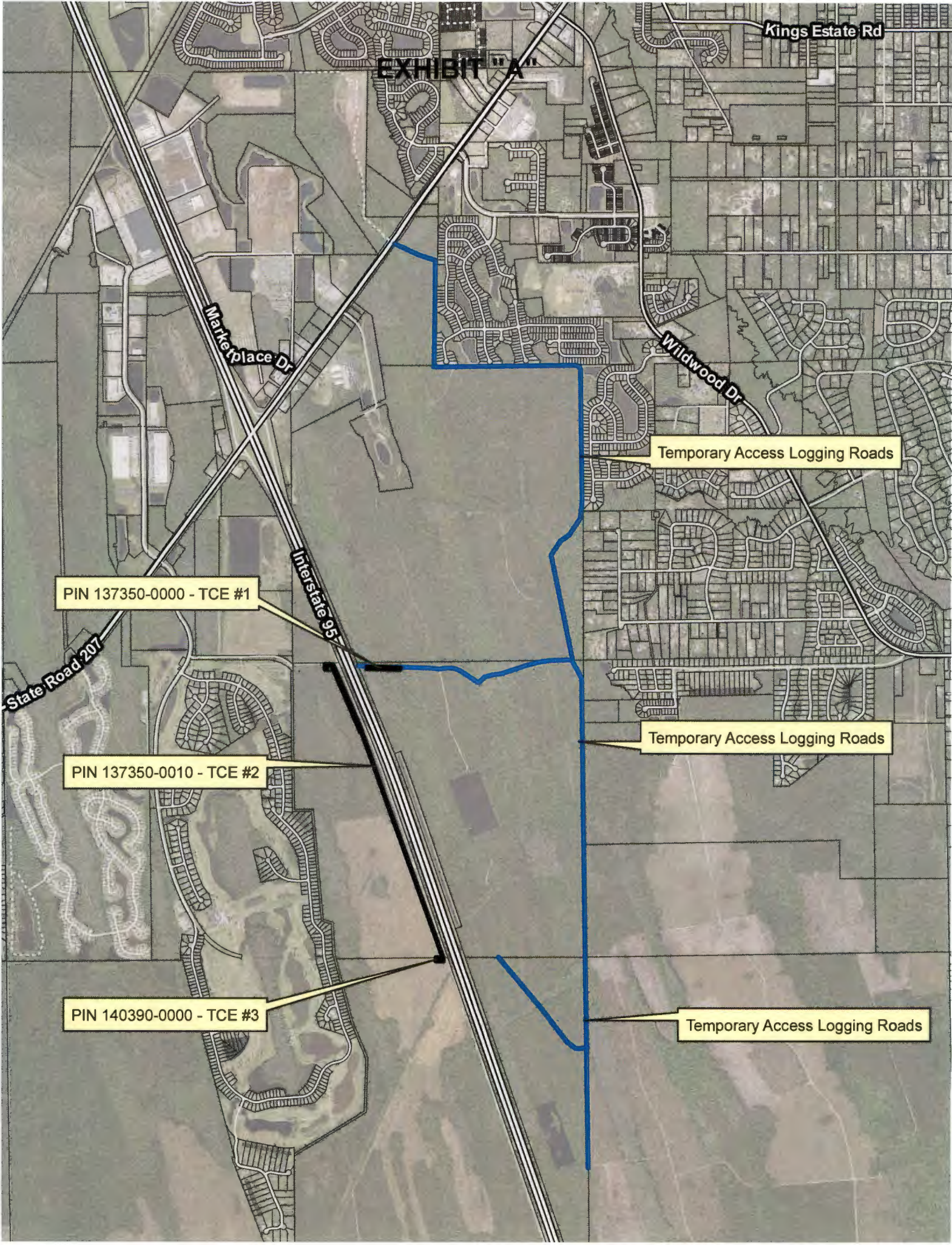
PIN 137350-0010 - TCE #2

PIN 140390-0000 - TCE #3

Temporary Access Logging Roads

Temporary Access Logging Roads

Temporary Access Logging Roads



MAP SHOWING

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOW: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 15, WITH THE EASTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY); THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE, 59.71 FEET; THENCE NORTH 89 DEGREES 26 MINUTES 09 SECONDS EAST, DEPARTING FROM SAID EASTERLY RIGHT OF WAY LINE, 155.11 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 25 MINUTES 52 SECONDS EAST, 600.00 FEET; THENCE SOUTH 00 DEGREES 04 MINUTES 16 SECONDS EAST, 35.00 FEET; THENCE NORTH 88 DEGREES 25 MINUTES 52 SECONDS WEST, 600.00 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 16 SECONDS WEST, 35.00 FEET TO THE POINT OF BEGINNING.



Gordon R. Niles

Gordon R. Niles
2024-07-16
06:44-04:00

SIGNED

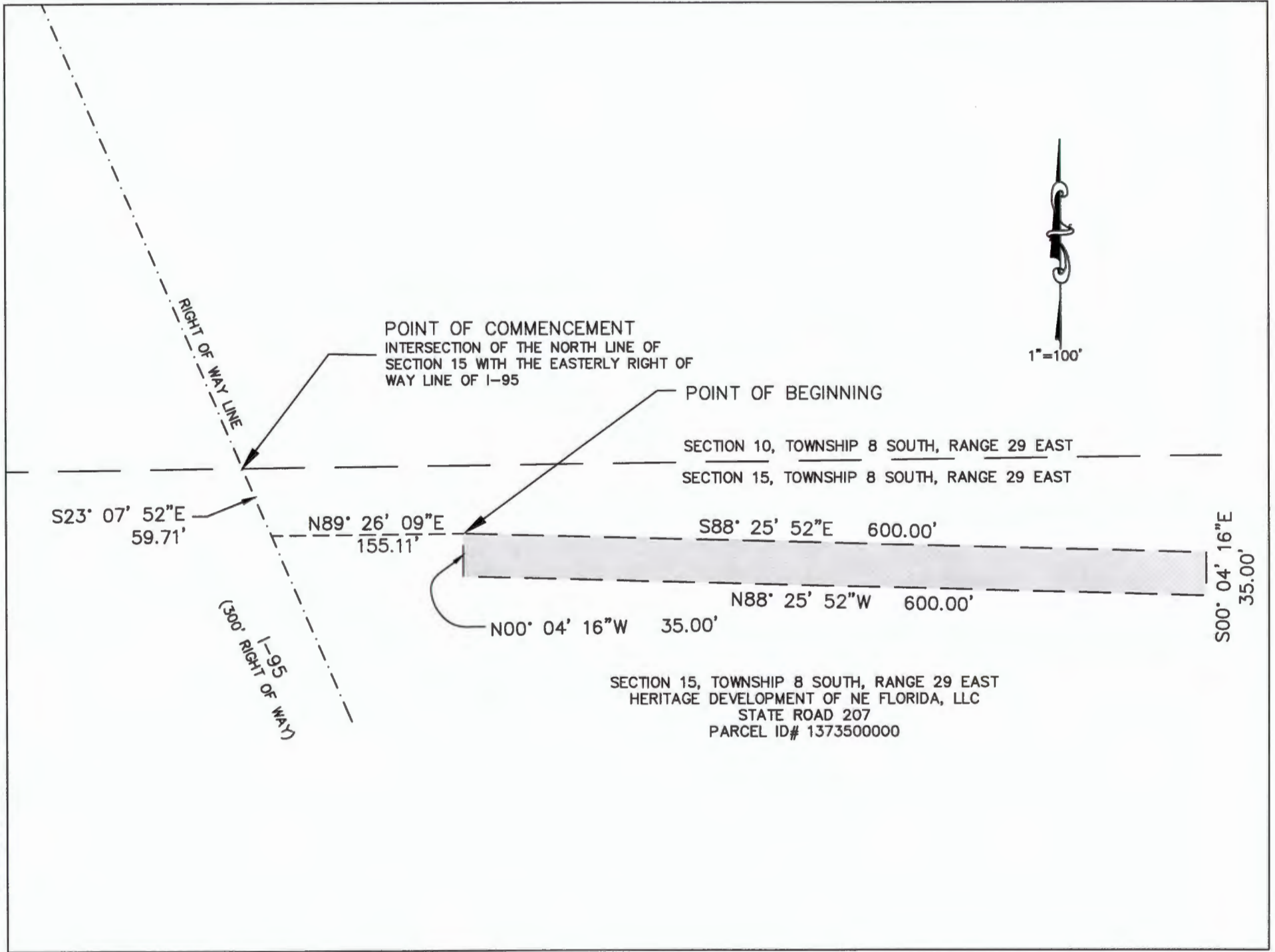
GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/23/2024 SCALE 1" = 100'
REV: 07/16/2024

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 EASTERLY RIGHT OF WAY LINE OF I-95, WHICH IS S 23° 07' 52" E.

DEGROVE
Surveyors, Inc.

2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-8488



POINT OF COMMENCEMENT
 INTERSECTION OF THE NORTH LINE OF
 SECTION 15 WITH THE EASTERLY RIGHT OF
 WAY LINE OF I-95

POINT OF BEGINNING

SECTION 10, TOWNSHIP 8 SOUTH, RANGE 29 EAST

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST

S23° 07' 52"E
 59.71'

N89° 26' 09"E
 155.11'

S88° 25' 52"E 600.00'

S00° 04' 16"E
 35.00'

N00° 04' 16"W 35.00'

N88° 25' 52"W 600.00'

SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST
 HERITAGE DEVELOPMENT OF NE FLORIDA, LLC
 STATE ROAD 207
 PARCEL ID# 1373500000



RIGHT OF WAY LINE

(300' RIGHT OF WAY)
 I-95

MAP SHOWING

A PART OF SECTION 15, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 15; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, ALONG THE NORTH LINE OF SAID SECTION 15, 639.04 FEET; THENCE SOUTH 01 DEGREES 09 MINUTES 16 SECONDS EAST, 30.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SAID SECTION 15, 100.00 FEET TO A POINT ON THE WESTERLY LINE OF A 50' FLORIDA POWER & LIGHT COMPANY ACCESS EASEMENT AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4454, PAGE 577 (PARCEL 2) OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE SOUTH 01 DEGREES 09 MINUTES 16 SECONDS EAST DEPARTING FROM SAID WESTERLY LINE OF A 50' FLORIDA POWER & LIGHT COMPANY ACCESS EASEMENT, 60.00 FEET; THENCE NORTH 89 DEGREES 20 MINUTES 00 SECONDS EAST, PARALLEL WITH SAID NORTH LINE OF SAID SECTION 15, 56.76 FEET TO A POINT LYING 70.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 23 DEGREES 07 MINUTES 52 SECONDS EAST ALONG LAST SAID LINE, 1336.27 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16968.72 FEET; THENCE SOUTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND LAST SAID LINE, AN ARC DISTANCE OF 1189.74 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21 DEGREES 07 MINUTES 12 SECONDS EAST, 1189.50 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 19 DEGREES 06 MINUTES 41 SECONDS EAST ALONG LAST SAID LINE, 3039.72 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID SECTION 15; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 15, 10.52 FEET TO A POINT LYING 80.00 FEET WESTERLY AS MEASURED AT RIGHT ANGLES FROM SAID WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95; THENCE NORTH 19 DEGREES 06 MINUTES 41 SECONDS WEST ALONG LAST SAID LINE, 3036.44 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY AND HAVING A RADIUS OF 16958.72 FEET; THENCE NORTHERLY ALONG AND AROUND THE ARC OF SAID CURVE AND LAST SAID LINE, AN ARC LENGTH OF 1188.80 FEET; SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21 DEGREES 07 MINUTES 12 SECONDS WEST, 1188.80 FEET TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 23 DEGREES 07 MINUTES 52 SECONDS WEST ALONG LAST SAID LINE, 1187.95 FEET; THENCE SOUTH 66 DEGREES 52 MINUTES 08 SECONDS WEST, 20.00 FEET TO AN INTERSECTION WITH SAID WESTERLY LINE OF A 50' FLORIDA POWER & LIGHT COMPANY ACCESS EASEMENT; THENCE NORTH 23 DEGREES 07 MINUTES 52 SECONDS WEST ALONG LAST SAID LINE, 117.44 FEET TO A POINT ON A LINE LYING 130.00 FEET SOUTHERLY AS MEASURED AT RIGHT ANGLES FROM SAID NORTH LINE OF SECTION 15; THENCE SOUTH 89 DEGREES 20 MINUTES 00 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF SECTION 15, 140.50 FEET; THENCE NORTH 01 DEGREES 09 MINUTES 16 SECONDS WEST, 100.00 FEET TO THE POINT OF BEGINNING.

NOTES:

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- 2) THE LEGAL DESCRIPTION WAS PREPARED BY THIS OFFICE.
- 3) BEARINGS ARE BASED ON THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95, WHICH IS S 19° 06' 50" E.
- 4) O.R. - OFFICIAL RECORDS BOOK

DEGROVE
Surveyors, Inc.

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



I CERTIFY TO: ST. JOHNS COUNTY

SIGNED

Gordon R. Niles
2024-02-16 07:20:05:00

GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603

DATE: 02/09/2024 SCALE 1" = 50'



I-95
(300' RIGHT OF WAY)

PAGE 2
PAGE 3

RIGHT OF WAY LINE

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

50' FLORIDA POWER & LIGHT
COMPANY EASEMENT
O.R.B. 3123 PAGE 94
PARCEL 2

97.30'
N23° 07' 52"W

S23° 07' 52"E 1336.27'

50' FLORIDA POWER & LIGHT
COMPANY ACCESS
EASEMENT
O.R.B. 4454 PAGE 577
PARCEL 2

N23° 07' 52"W 117.44'

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

40' ROADWAY EASEMENT
O.R. 245 PAGE 590

20' UTILITY EASEMENT
O.R. 2609 PAGE 717
PARCEL 2

SECTION 10
SECTION 15

POINT OF COMMENCEMENT
NORTHWEST CORNER OF SECTION 15
TOWNSHIP 8 SOUTH, RANGE 29 EAST

N88° 20' 00"E 838.04'

S01° 09' 16"E
30.00'

POINT OF BEGINNING

N01° 09' 16"W
100.00'

N89° 20' 00"E 100.00'

S89° 20' 00"W
140.50'

70.00'

S66° 52' 06"W 20.00'

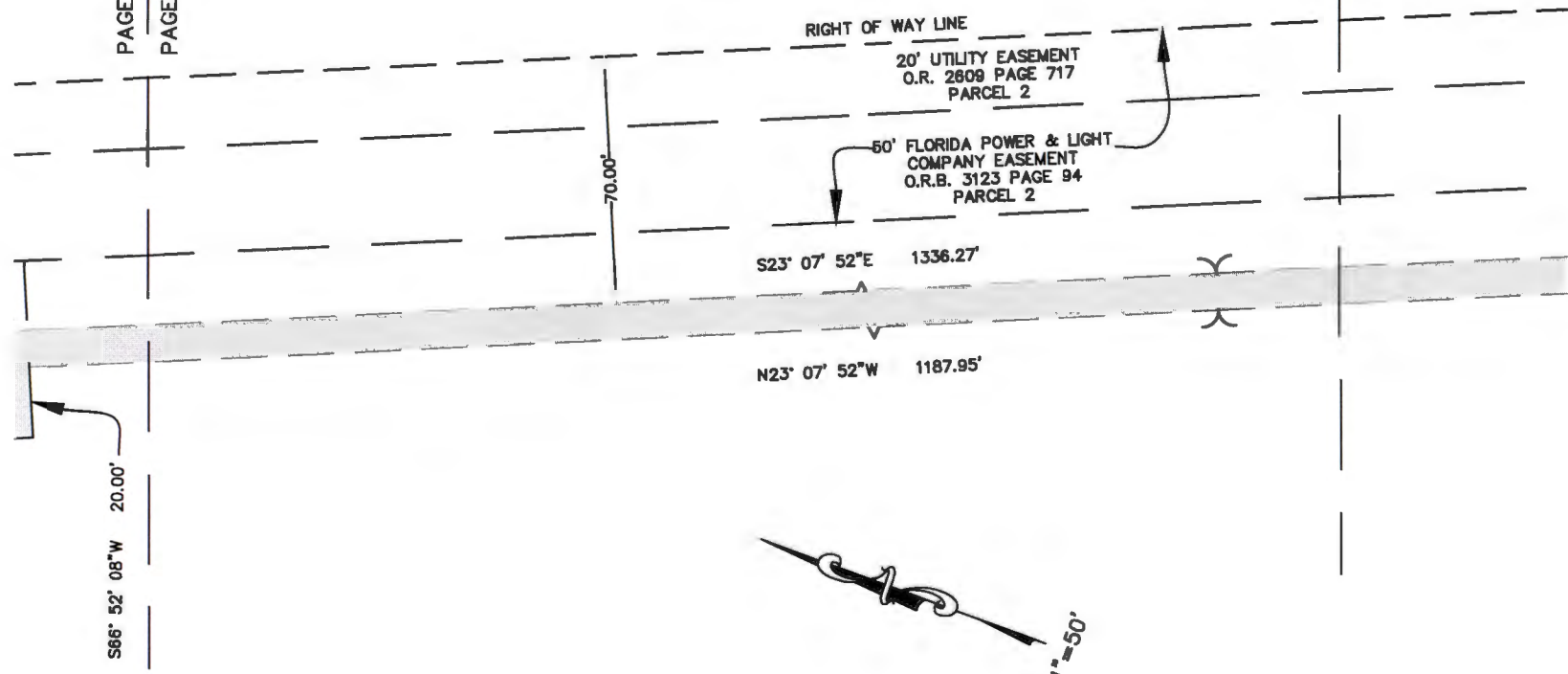


DEGROVE
Surveyors, Inc.
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

PAGE 2
PAGE 3

1-95
(300' RIGHT OF WAY)

PAGE 3
PAGE 4



S66° 52' 08"W 20.00'

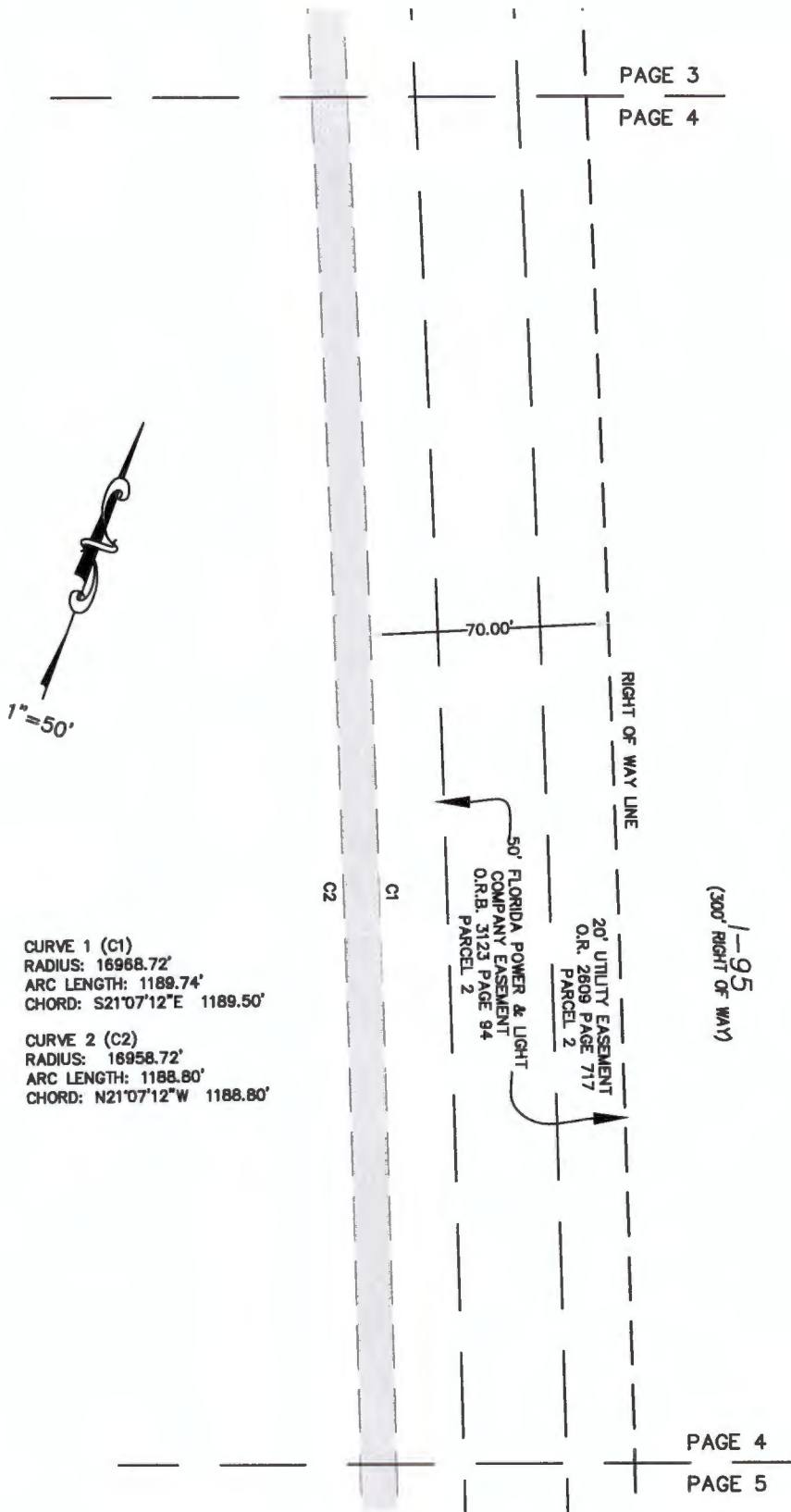
70.00'

S23° 07' 52"E 1336.27'

N23° 07' 52"W 1187.95'

1" = 50'

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



CURVE 1 (C1)
 RADIUS: 16968.72'
 ARC LENGTH: 1189.74'
 CHORD: S21°07'12"E 1189.50'

CURVE 2 (C2)
 RADIUS: 16958.72'
 ARC LENGTH: 1188.80'
 CHORD: N21°07'12"W 1188.80'

DEGROVE
Surveyors, Inc.

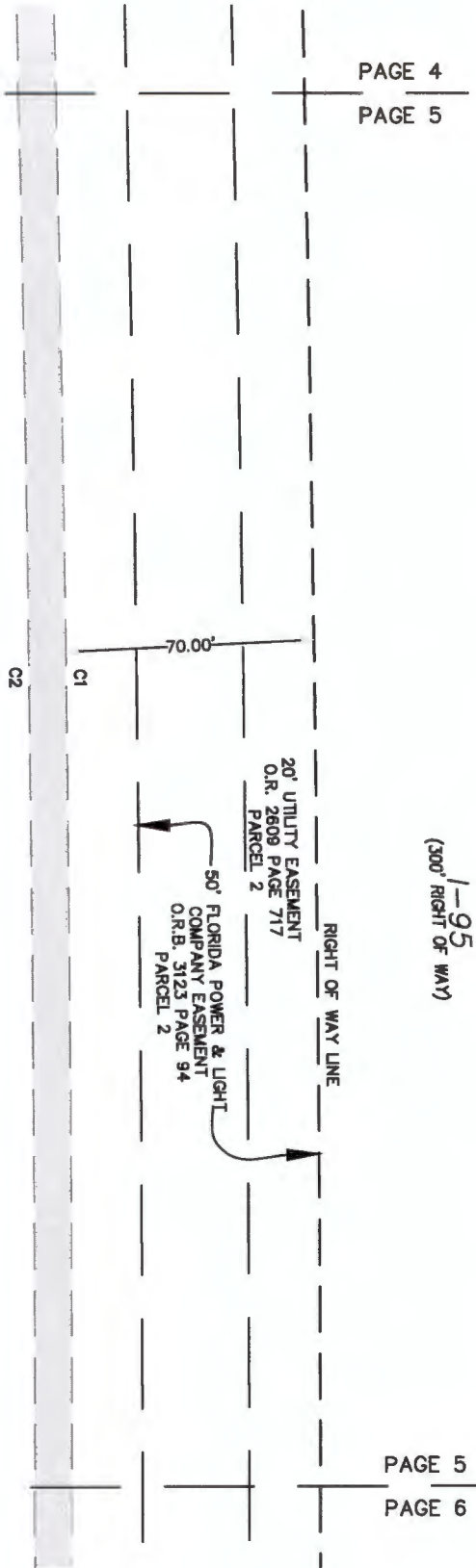
2131 CORPORATE SQUARE BLVD.
 JACKSONVILLE, FLORIDA 32216
 (904) 722-0400

PAGE 4
 PAGE 5



CURVE 1 (C1)
 RADIUS: 16968.72'
 ARC LENGTH: 1189.74'
 CHORD: S21°07'12"E 1189.50'

CURVE 2 (C2)
 RADIUS: 16958.72'
 ARC LENGTH: 1188.80'
 CHORD: N21°07'12"W 1188.80'



DEGROVE
Surveyors, Inc.

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

PAGE 5

PAGE 6

1-95
(300' RIGHT OF WAY)

RIGHT OF WAY LINE

20' UTILITY EASEMENT
O.R. 2809, PAGE 747
PARCEL 2

50' FLORIDA POWER & LIGHT
COMPANY EASEMENT
O.R.B. 3123, PAGE 94
PARCEL 2

CURVE 1 (C1)
RADIUS: 16988.72'
ARC LENGTH: 1189.74'
CHORD: S21°07'12"E 1189.50'

CURVE 2 (C2)
RADIUS: 18958.72'
ARC LENGTH: 1188.80'
CHORD: N21°07'12"W 1188.80'



C1
C2

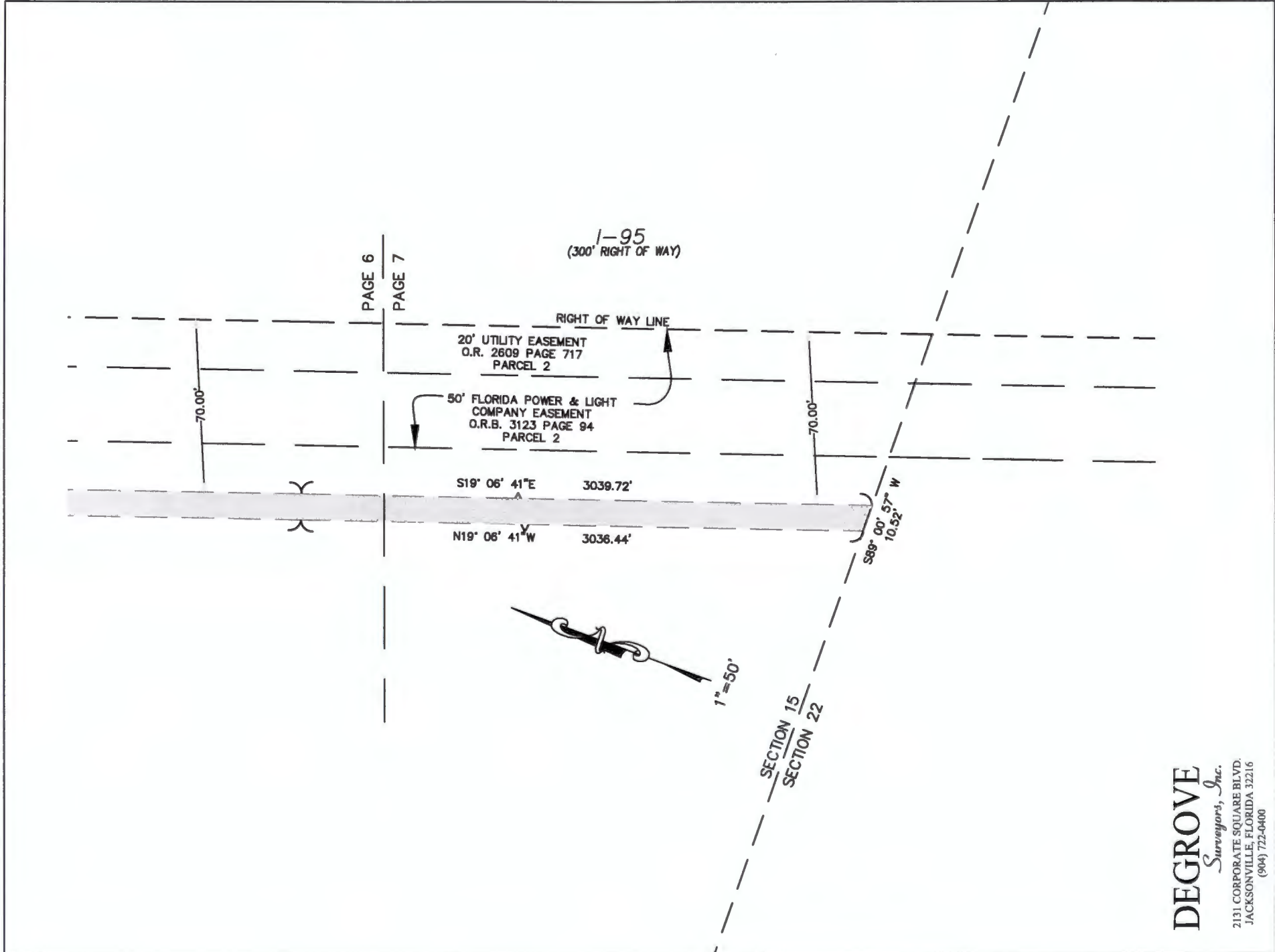
70.00'

PAGE 6

PAGE 7

DEGROVE
Surveyors, Inc.

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



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

MAP SHOWING

A PART OF SECTION 22, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE INTERSECTION OF THE NORTH LINE OF SAID SECTION 22, WITH THE WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95 (A 300 FOOT RIGHT OF WAY AS NOW ESTABLISHED); THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST ALONG SAID NORTH LINE OF SECTION 22, 73.66 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 19 DEGREES 06 MINUTES 41 SECONDS EAST PARALLEL WITH SAID WESTERLY RIGHT OF WAY LINE, 63.13 FEET TO A POINT LYING 60.00 FEET SOUTHERLY WHEN MEASURED AT RIGHT ANGLES TO SAID NORTH LINE OF SECTION 22; THENCE SOUTH 89 DEGREES 00 MINUTES 57 SECONDS WEST PARALLEL WITH SAID NORTH LINE OF SECTION 22, 130.00 FEET; THENCE NORTH 00 DEGREES 59 MINUTES 03 SECONDS WEST, 60.00 FEET TO AN INTERSECTION WITH SAID NORTH LINE OF SECTION 22; THENCE NORTH 89 DEGREES 00 MINUTES 57 SECONDS EAST ALONG SAID NORTH LINE OF SECTION 22, 110.36 FEET TO THE POINT OF BEGINNING.



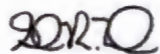
DEGROVE
Surveyors, Inc.

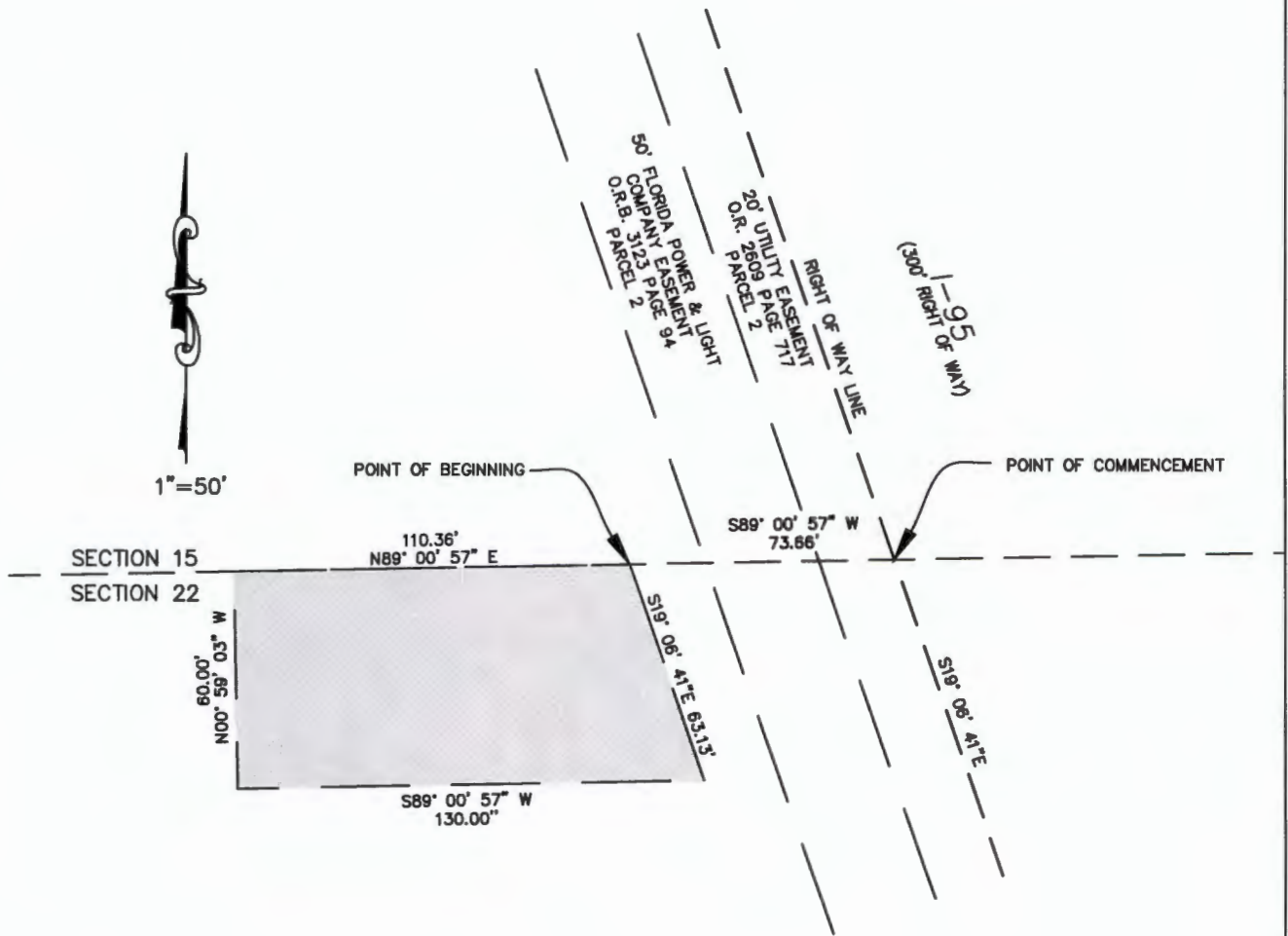
2131 CORPORATE SQUARE BLVD.
JACKSONVILLE, FLORIDA 32216
(904) 722-0400

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 WESTERLY RIGHT OF WAY LINE OF INTERSTATE 95, WHICH IS S 19° 06' 50" E.
- 4) O.R.B - OFFICIAL RECORDS BOOK

I CERTIFY TO: ST. JOHNS COUNTY

SIGNED  Gordon R. Niles
2024-02-14 08:41-05:00
GORDON R. NILES FLORIDA SURVEYOR AND MAPPER
REGISTRATION # 4112; L.B. # 4603
DATE: 02/09/2024 SCALE 1" = 50'



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

EXHIBIT "C" TO RESOLUTION

Prepared By:
St. Johns County
Utility Department
1205 State Road 16
St. Augustine, FL 32084

MEMORANDUM OF UNDERSTANDING **UTILITY TRANSMISSION COMMITMENTS**

THIS MEMORANDUM OF UNDERSTANDING (the “**MOU**”) by and between **HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC**, a Florida limited liability company (the “**Owner**”), whose mailing address is 200 Business Park Circle, Suite 105, St. Augustine, FL 32095 and **ST. JOHNS COUNTY**, a political subdivision of the State of Florida (the “**County**”), whose mailing address is 500 San Sebastian View, St. Augustine, FL 32084 is entered into and effective on the date signed by the last party executing this MOU (the “**Effective Date**”).

RECITALS

- A. Heritage Development Company of NE Florida LLC is the owner of the properties shown on Exhibit “A” attached hereto and incorporated herein by this reference (the “Property”).
- B. Due to the passing of Senate Bill 64 by the Florida Legislature, which requires a state-wide elimination of non-beneficial surface water discharges of effluent, the County must expand the system capacity for wastewater treatment and water reclamation for the State Road 207 and Anastasia Island wastewater services areas due to growth within the County and limitations on the current system’s capacity.
- C. The County is currently constructing a Water Reclamation Facility (WRF) one mile west of I-95 and north of SR 207 and is planning to route infrastructure east from the WRF to US 1 and Watson Road. The WRF and transmission route are shown in Exhibit “B” and herein described as “Project”.
- D. The Owner is willing to grant the County easements necessary to facilitate construction of the transmission mains from the WRF to US 1. In lieu of compensation for these easements, the County will provide the Owner two connections to the sanitary sewer force main and will design and permit a future reclaimed water and potable water main under I-95 to terminate just east of I-95. If these transmission mains are needed in the future, the County will construct the mains as shown on Exhibit “D”.
- E. The Owner will dedicate Easements for Utilities to the County and the County will own, operate, and maintain the utility mains and all appurtenances thereon. The Easements for Utilities will be executed simultaneously with this MOU.
- F. The Owner will provide the County Temporary Access and Construction Easement(s) permitting the County to enter upon and use the Owner’s trail roads for

ingress/egress to the Easement Area(s) and for staging and construction. The Temporary Access and Construction Easement(s) will be executed simultaneously with this MOU.

- G. This MOU, as mutually agreed to by the parties, defines the County's obligations in exchange for the Owner providing the Easements for Utilities and Temporary Access and Construction Easement(s).
- H. The Owner's utility obligations and benefits detailed in this MOU shall inure to the benefit of and be binding upon Owner and its successors and assigns.
- I. The County deems it to be in the public interest to acquire the easements described in this MOU.

NOW THEREFORE, in consideration of the mutual covenants of the parties set forth in this instrument and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the parties agree as follows:

1. **Effect of Recitals.** The above recitals are true and correct and are incorporated into the body of this MOU and adopted as findings of fact.
2. **Term of Agreement.** The term of this MOU shall begin on the date upon which the last party has dated and executed the same ("Effective Date") and shall expire upon completion of the Projects described herein, but no later than five (5) years from Effective Date.
3. **Commencement.** The County shall not commence the Project until all documents identified as Exhibits have been fully executed and recorded with the St. Johns County Clerk of Court. Time is of the essence for every aspect of this Project.
4. **Deliverables.** The County is responsible for the professional quality, technical accuracy, and timely completion of the Project. Both workmanship and materials shall be of good quality. Unless otherwise specifically provided for herein, the County shall provide and pay for all materials, labor, and other facilities and equipment necessary to complete the Project.
5. **Permits, Licenses, and Approvals.** The County shall comply with all applicable federal, state and local laws and regulations in implementing the Project and shall include this requirement in all subcontracts pertaining to the Project. The County shall obtain any and all governmental permits, license, and approvals necessary to implement the Project.

6. **SEWER TRANSMISSION FORCE MAIN**

- a. **Limits and Scope:** The County will design and construct 16-inch and 20-inch nominal diameter sanitary sewer force mains as depicted on **Exhibit “C”**. The general limits of the transmission mains are from the WRF to the intersection of US 1 and Watson Road. The 20-inch force main will be constructed from the WRF to a point on the west side of I-95 approximately 4,500 south of the I-95 and SR 207 intersection. The 20-inch force main will continue south along the west side of I-95 and cross under I-95 to a point 526 feet east of I-95. The crossing is located approximately 10,080 feet south of the I-95 and SR 207 intersection. A 16-inch force main will continue east from this point to US 1. For a future connection on the east side of I-95, one 16-inch tee and gate valve will be installed 600 feet east of I-95 and will be no deeper than 5’ below grade.
- b. **Timing for Construction:** The County shall install and put the sanitary sewer force main infrastructure into service by the end of December 31, 2026.
- c. **Maintenance:** The County shall own, operate, and maintain the transmission main infrastructure and all appurtenances thereon upon completion.

7. **RECLAIMED WATER TRANSMISSION MAIN**

- a. **Limits and Scope:** The County will design and construct 24-inch nominal diameter reclaimed water mains as depicted on **Exhibit “C”**. The general limits of the Reclaimed Water Transmission Mains are from the WRF to the west side of I-95 approximately 4,500 feet south of the intersection of I-95 and SR 207. From this point, the County will design and permit a 24-inch reclaimed water main under I-95 to a point 600 feet east of I-95 right-of-way, herein referred as the “I-95 North Utility Crossing”. The connection point for this pipe shall be no deeper than 5’ below grade. Details of this crossing are defined in paragraph 8 below.
- b. **Timing for Construction:** The County shall install and put the 24-inch reclaimed water main into service by the end of December 31, 2026. The I-95 North Utility Crossing timing is defined in paragraph 8 below.
- c. **Maintenance:** The County shall own, operate, and maintain the transmission main infrastructure and all appurtenances thereon upon completion.

8. **I-95 UTILITY NORTH CROSSING**

- a. **Limits and Scope:** The County will design and permit a 20-inch water main and a 24-inch reclaimed water main under I-95 approximately 4,500 feet south of the intersection of I-95 and SR 207 as depicted on Exhibit “D”. These water and reclaimed water mains will be needed in the future for improving the County’s existing infrastructure.
- b. **Timing for Construction:** The County shall install the I-95 Utility North Crossing at the County’s sole cost and expense, but it will not be placed into service until the development demands are needed east of I-95. The I-95

Utility North Crossing shall begin construction no later than 90 days after Owner delivers notice to the County that is has secured all permits for construction and the County will complete the I-95 Utility North Crossing within 270 days after Owner's notice.

- c. **Maintenance:** The County shall own, operate, and maintain the transmission main infrastructure and all appurtenances thereon upon completion.
9. **Access to Infrastructure.** It is understood and agreed by the parties hereto that the rights provided in the Temporary Access and Construction Easement(s) shall be effective until Owner records document(s) in the public records of St. Johns County providing the County perpetual ingress, egress and access to the Easement Area(s) and appurtenances thereon. County will be responsible for the drafting of all documents as well as all fees and expenses related to surveying and creating the legal description of the easement.
10. **Connection Fees.** Nothing in this MOU shall be construed as a waiver by County of any rates, fees or charges, including, but not limited to, unit connection fees or service charges.
11. **Notices.** All notices pertaining to this Memorandum of Understanding shall be delivered either by hand or certified mail, return receipt requested to:

Owner: Heritage Development Company of NE Florida, LLC
Attention: Chris Shee
200 Business Park Circle, Suite 105
St. Augustine, FL 32095
(904) 838-7153

With copy to: Ansbacher Law
Attention: Zachary Roth
8818 Goodbys Executive Drive, Suite 100
Jacksonville, FL 32217
(904) 737-4600

County: St. Johns County Utility Department
1205 State Road 16
St. Augustine, FL 32084
(904) 209-2700

With copy to: St. Johns County
Office of the County Attorney
500 San Sebastian View
St. Augustine, FL 32084
(904) 209-0806
12. **Indemnity.** To the maximum extent permitted by law County shall be responsible for damage to lands or improvements that are caused by the negligence of County, 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 (2023), 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.

13. **Assignment.** In light of the scope and rationale for this MOU, neither the Owner nor the County shall assign, transfer, convey, or sell any of the rights noted in this MOU, or associated with this MOU, without the prior express written approval of the other party, which shall not unreasonably be withheld. The covenants, terms, conditions, provisions, and requirements of this MOU shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, including successors in title to the Property, to whom such benefits shall inure.
14. **No Third-Party Beneficiaries.** Both the Owner and the County expressly agree that nothing in this MOU shall be construed to confer or infer third-party beneficiary status or interest to any other person or entity, including but limited to the officers, directors, members, shareholders, and owners of the Property.
15. **Amendments to this Agreement.** Both the Owner and the County acknowledge that this MOU, including the exhibits attached hereto, constitutes the complete agreement and understanding of the parties relating to the subject matter of this agreement and supersedes all previous discussions, understandings, and agreements. Any change, amendment, modification or revision of this MOU shall be in writing and shall be executed by duly authorized representatives of both the Owner and the County.
16. **Governing Law and Venue.** This MOU shall be construed according to the law of the State of Florida without regard to choice or conflict of law provisions. Venue for any administrative and/or legal action arising under this MOU shall be exclusively in state court in St. Johns County, Florida.
17. **Severability.** If any word, phrase, sentence, part, subsection, section, or other portion of this MOU, or any application thereof, to any person, or circumstance is declared void, unconstitutional, or invalid for any reason, then such word, phrase, sentence, part, subsection, other portion, or the proscribed application thereof, shall be severable, and the remaining portions of this MOU, and all applications thereof, not having been declared void, unconstitutional, or invalid shall remain in full force and effect.

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

IN WITNESS WHEREOF, Owner 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 written below.

Signed, sealed and delivered

In the presence of:

[Signature]
Witness Signature

TODD A ZEHNER
Print Name

200 BUSINESS PARK CIR
ST. AUGUSTINE FL 32095
Witness Address **REQUIRED** BUSINESS OR PERSONAL

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

By: [Signature]

Print Name: Chris Shee

Title: Manager

Date: 12/23/24

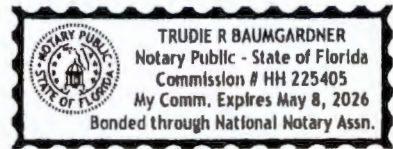
[Signature]
Witness Signature

Trudie R. Baumgardner
Print Name

200 Business Park Cir, Ste 105
St. Augustine FL 32095
Witness Address **REQUIRED** BUSINESS OR PERSONAL

STATE OF Florida
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 23 day of December, 2024, by Chris Shee, who is Manager of Heritage Development Company of NE Florida LLC, on behalf of said company. Such person is personally known to me or has produced N/A as identification.



[Signature]
Notary Public
My Commission Expires: 05.08.2026

IN WITNESS WHEREOF, County 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 written below.

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, County Administrator of the St. Johns County Board of County Commissioners who is personally known to me.

Notary Public
My Commission Expires:

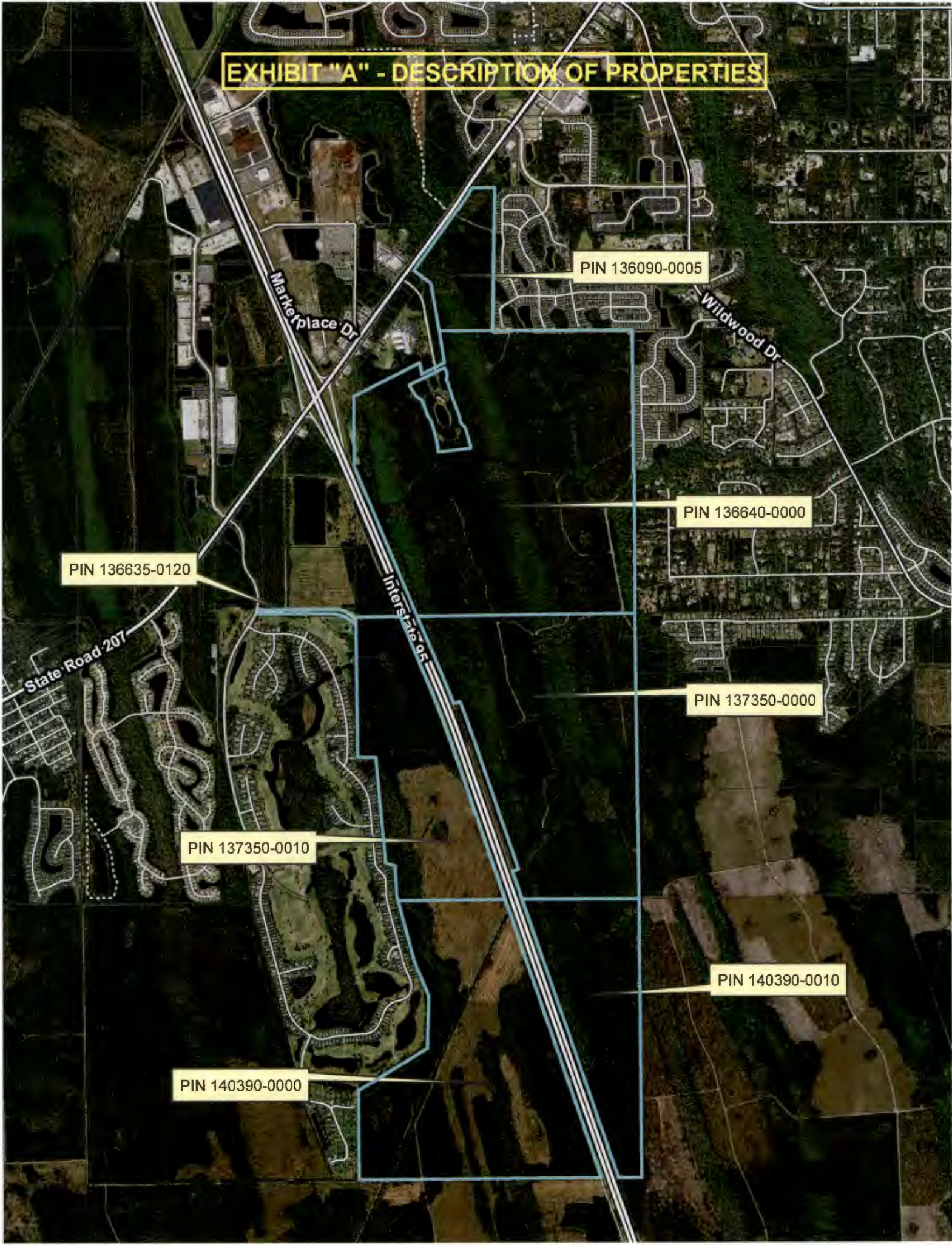
ATTEST: Brandon J. Patty,
Clerk of the Circuit Court & Comptroller

Deputy Clerk

LIST OF EXHIBITS

- Exhibit "A" - Description of Property
- Exhibit "B" - General Location Map of Proposed Water Reclamation Facility and Utility Transmission Routes
- Exhibit "C" - Plans showing the Utility Transmission Infrastructure
- Exhibit "D" - Utility North Crossing Plan

EXHIBIT "A" - DESCRIPTION OF PROPERTIES



PIN 136090-0005

PIN 136640-0000

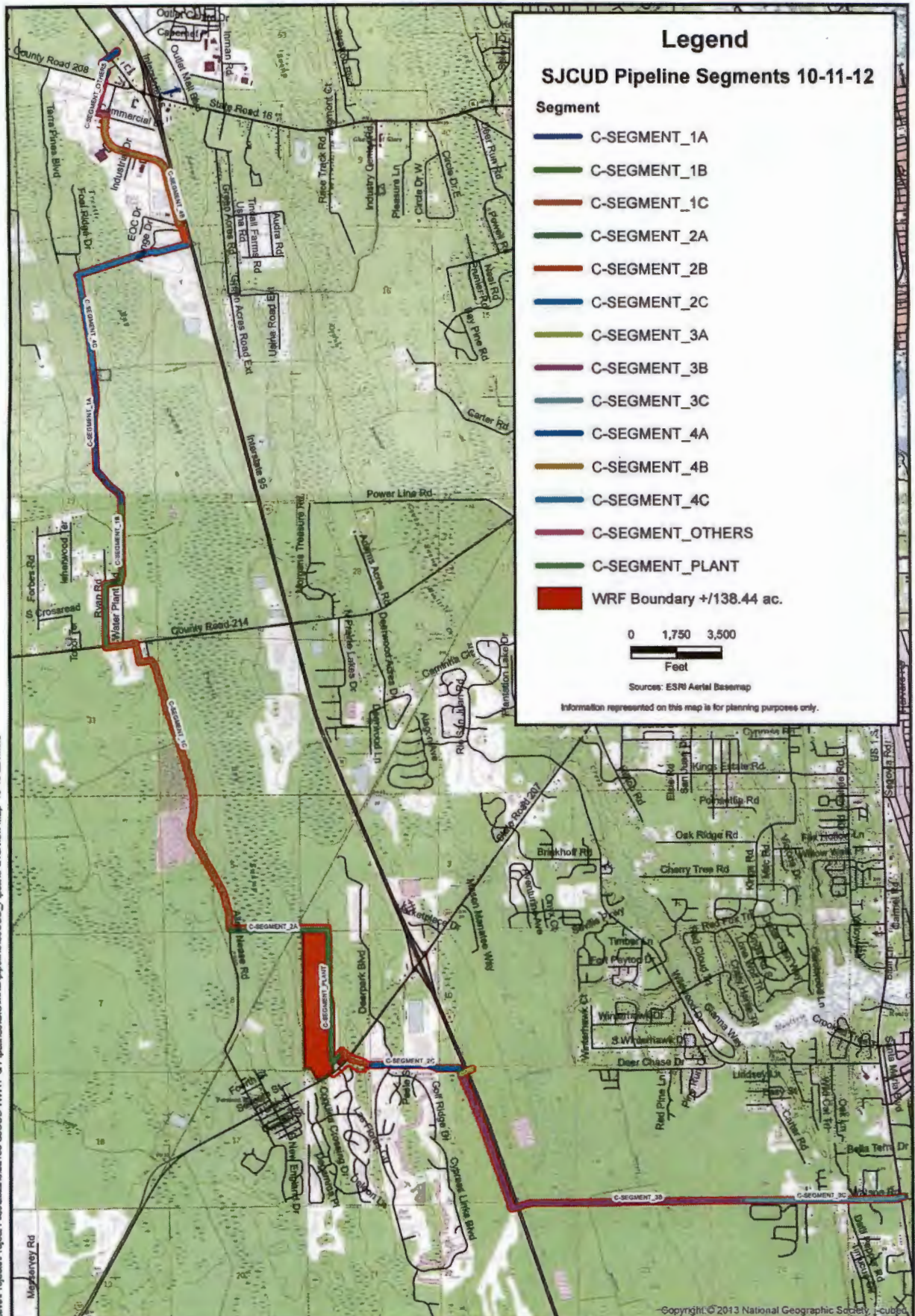
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PIN 137350-0000

PIN 137350-0010

PIN 140390-0010

PIN 140390-0000



F:\CES Projects\Project Files\Active\Projects\Project Files\2022\5.22168 SJCUD WWTP & Pipeline\GIS\MapDocs\MapDocs\SJCUD_Pipeline Overview Map 10-18-221.mxd

CARTER ENVIRONMENTAL SERVICES, INC.

CES 42 Masters Drive
St. Augustine, FL 32084
904-540-1786

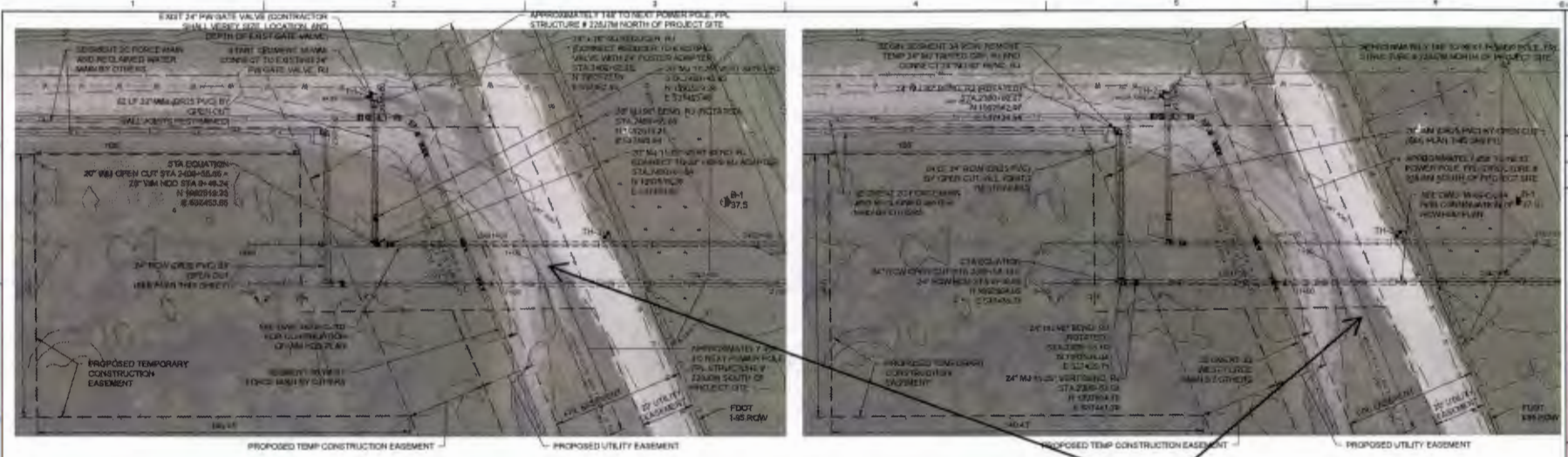
www.carterenv.com

Pipeline Alignment and WRF Facility Location

SJC WRF and Pipeline

St. Johns County, Florida

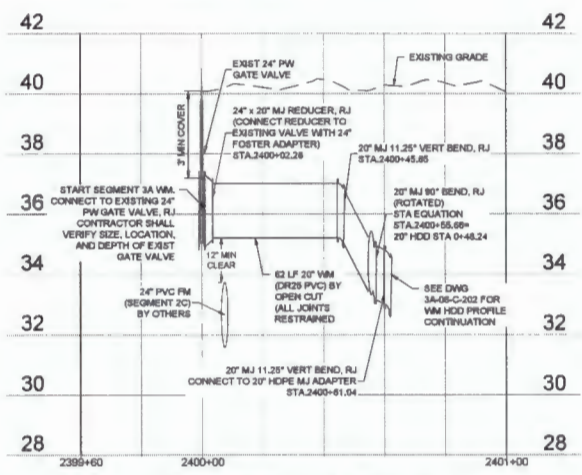
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Date:	Oct 18 2022
Figure:	1



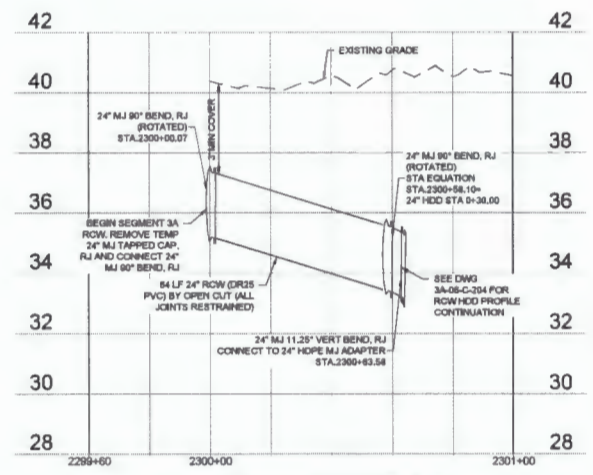
**UTILITY TRANSMISSION
INFRASTRUCTURE PLAN**

EXHIBIT "C"

- NOTES**
- REFER TO DRAWING 3A-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - RESTRAIN ALL PVC PIPE JOINTS, FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJCJD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH AND 24-INCH PVC PIPE SHALL BE 3/8-INCH MAXIMUM OFFSET, 0.81° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 3A-08-C-502, SJCJD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 4 FEET AND CROWDING OF TRENCH, AS SHOWN IN PLATES G-4 AND G-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCARPED AND SEGREGATED INTO A SPOIL BANK THAT IS SEPARATED FROM THE SPOIL BANK RESULTING FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRADES TO FACILITATE NATURAL REVEGETATION.
 - REFER TO SECTION 31.09.13 OF THE SPECIFICATIONS FOR GEOTECHNICAL INSTRUMENTATION DETAILS AND MONITORING FREQUENCY.
 - ALL UTILITIES MUST BE LOCATED PRIOR TO GEOTECHNICAL INSTRUMENTATION INSTALLATION.



20" WM OPEN CUT PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'



24" RCW OPEN CUT PROFILE
HORIZ. SCALE: 1"=20'
VERT. SCALE: 1"=2'

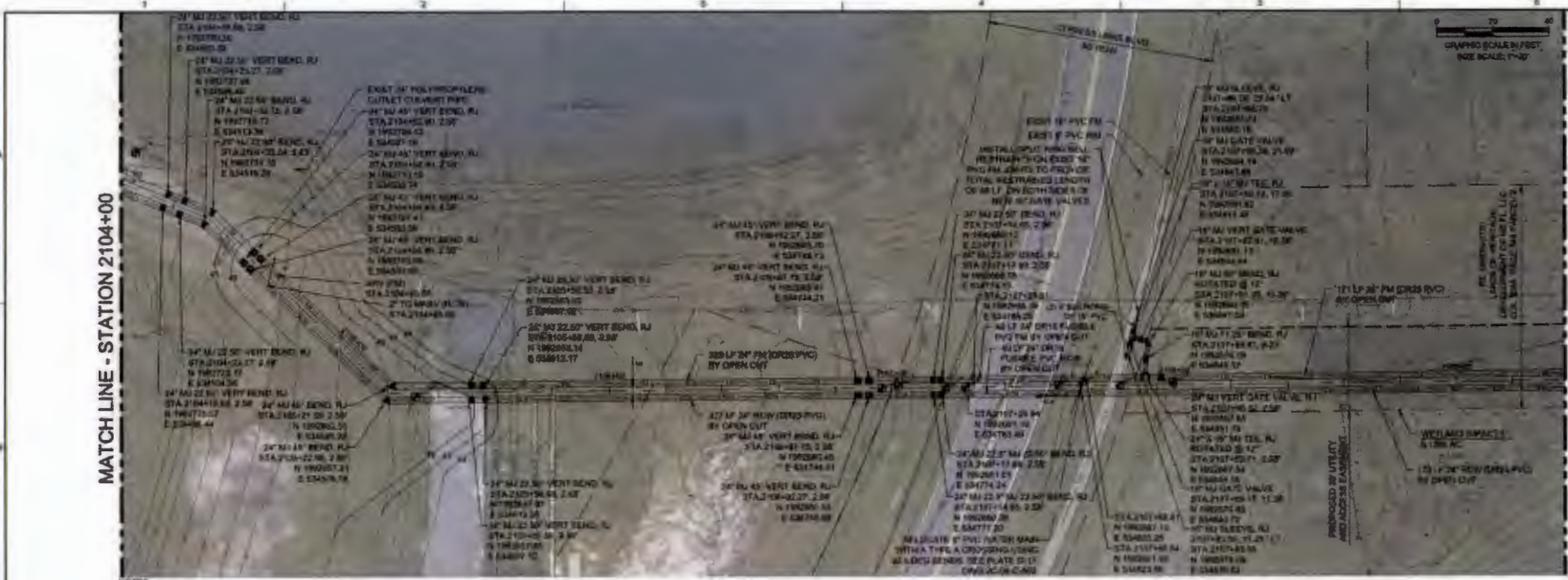
DATE: JUL 7 2024
 PROJ: SJCWPP11
 DWG: 3A-08-C-201
 SHEET: 8 of 18

CHECK: J. HENCK
 REVISION: C. ELLENBERGER
 DATE: 8/1/2023
 DRAWN: S. MULLERMAN

CIVIL
 STATE ROAD 207 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

Jacobs
 VERIFY SCALE
 1"=20' HORIZ. SCALE
 1"=2' VERT. SCALE

FILENAME: 3A-08-C-201_SJCWPP11.DWG
 PLOT DATE: 7/19/24
 PLOT TIME: 18:21 AM

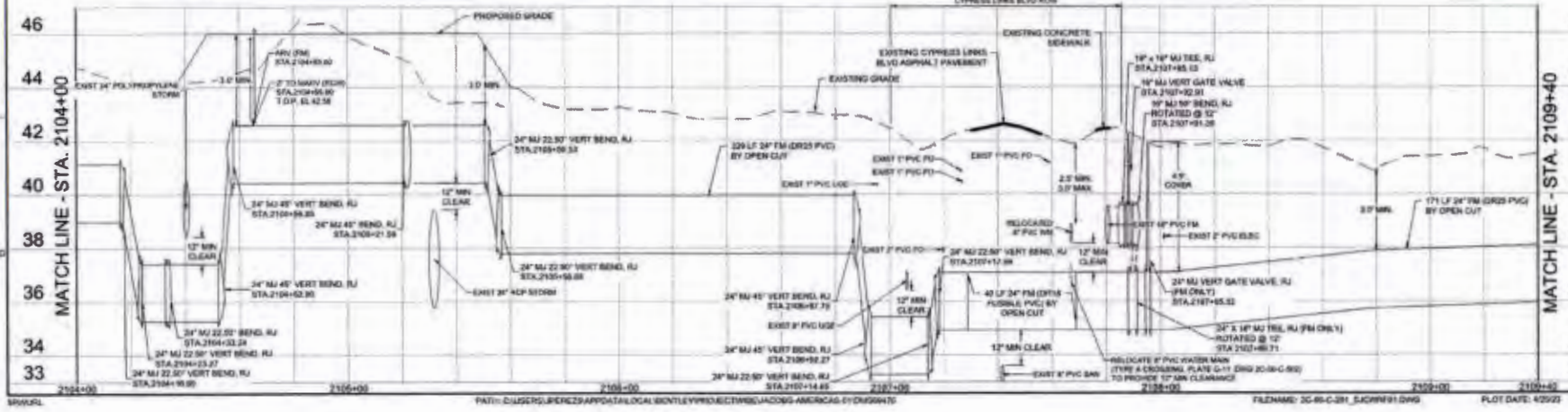


MATCH LINE - STATION 2104+00

MATCH LINE - STATION 2109+40

- NOTES
- REFER TO DRAWING 20-01-C-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER FORCE MAIN AND RECLAIMED WATER MAIN RESTRAINT JOINT TABLES ON DRAWING 20-05-C-001. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY BCLD. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 24-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.5° ANGLE AT ONE END, AND RESULTING RADII OF CURVE OF 1.432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 20-05-C-001 FOR MFRV DETAIL.
 - REFER TO DRAWING 20-05-C-003 FOR ANY DETAIL.
 - REFER TO DRAWING 20-05-C-002, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100 FOR GENERAL DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL. PLATE G-1. USE ESS UNDISTURBED SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 8 FEET AND CROWNING OF TRENCH, AS SHOWN IN PLATES G-4 AND G-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RESTORED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE SCRAPED AND REGRADDED INTO A SPOL BANK THAT IS SEPARATED FROM THE SPOL BANK RESULTING FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRADES TO FACILITATE NATURAL REVEGETATION.
 - REFER TO DRAWING 20-05-C-002, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: BCLD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 34" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8".
 - THE PROFILES OF 24" RM AND 24" RCW ARE SIMILAR AND ONLY THE VERTICAL PROFILE AND FITTING LOCATIONS FOR THE 24" RM ARE SHOWN, UNLESS THE 24" RCW DEVIATES ABOVE OR BELOW THE ALIGNMENT SHOWN. SEE PLAN VIEW FOR FITTING STATIONS AND OFFSETS FOR THE 24" RCW.

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



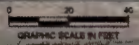
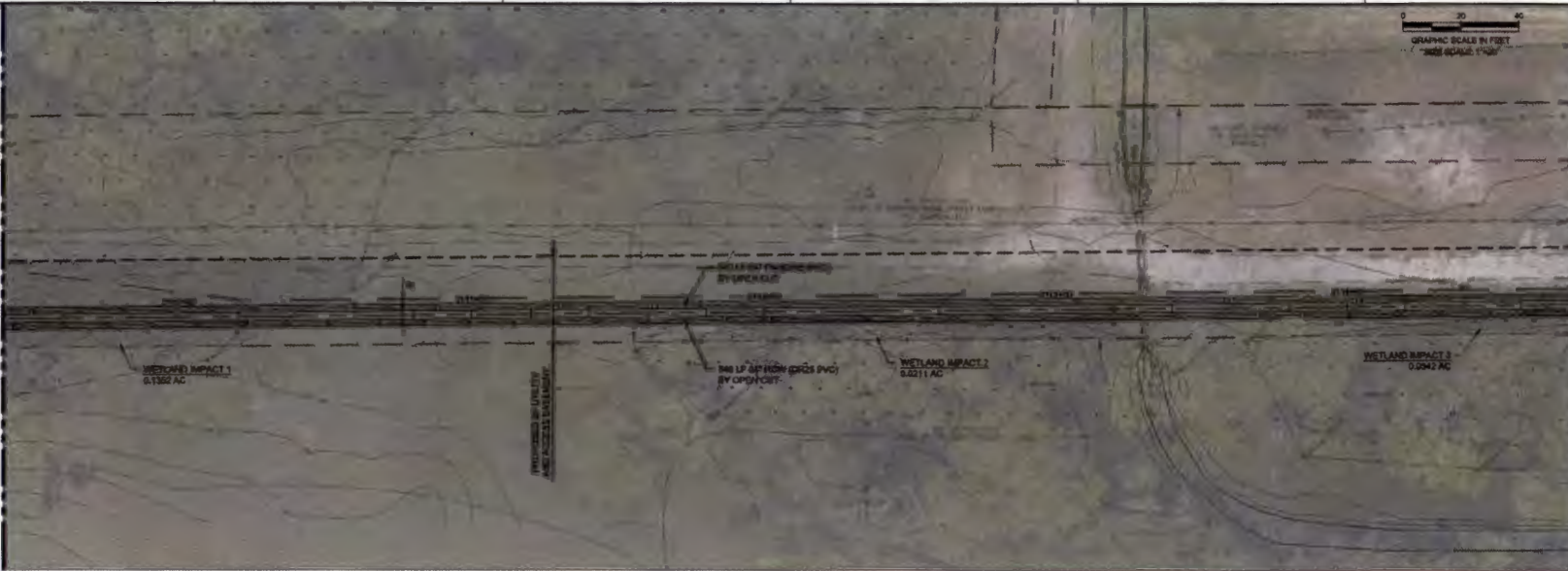
<p>DATE: 11/08/2023 PROJ: 20-05-C-002 DWG: 20-05-C-002 SHEET: 7 of 30</p>	<p>NO. DATE REVISION BY APPR. CHECKED DATE</p>	<p>ISSUED FOR PERMIT</p>	<p>STATE ROAD DEPT WATER RESOURCES DIVISION AND ASSOCIATED IMPROVEMENTS PROJECT ST. JOHNS COUNTY UTILITY DEPARTMENT ST. AUGUSTINE, FLORIDA</p>
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Jacobs
 CIVIL
 PIPELINE SEGMENT 2C
 24" RCW MAIN & 24" FM
 PLAN & PROFILE - 2104+00 TO 2109+40

VERIFY SCALE
 DATE: NOVEMBER 2023
 PROJ: 20-05-C-002
 DWG: 20-05-C-002
 SHEET: 7 of 30
 PLOT TIME: 5:41 PM

MATCH LINE - STATION 2109+40

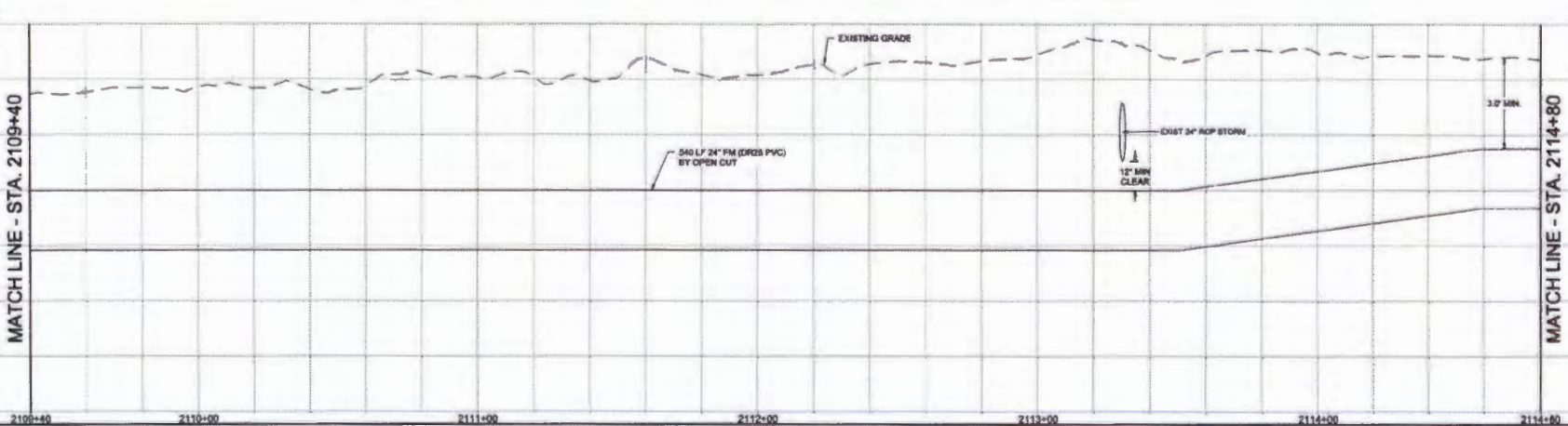
MATCH LINE - STATION 2114+80



NOTES

- REFER TO DRAWING 2C-01-G-104 FOR GENERAL NOTES AND LEGEND.
- DPVC JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER FORCE MAIN AND RECLAIMED WATER MAIN RESTRAINT JOINT TABLES ON DRAWING 2C-06-C-091. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
- PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 8% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SACS. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 24-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.5° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1.432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
- REFER TO DRAWING 2C-05-C-091 FOR MARY DETAIL.
- REFER TO DRAWING 2C-05-C-093 FOR ANY DETAIL.
- REFER TO DRAWING 2C-05-C-092 LIQUID GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-1, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 8 FEET AND CROWNING OF TRENCH, AS SHOWN IN PLATES G-4 AND G-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCRAPED AND SEGREGATED INTO A SPOIL BANK THAT IS SEPARATED FROM THE SPOIL BANK RESULTING FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRACES TO FACILITATE NATURAL REVEGETATION.
- REFER TO DRAWING 2C-05-C-092, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SACS HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 3.5".
- THE PROFILES OF 24" FM AND 24" ROW ARE SIMILAR AND ONLY THE VERTICAL PROFILE AND FITTING LOCATIONS FOR THE 24" FM ARE SHOWN, UNLESS THE 24" ROW DEVIATES ABOVE OR BELOW THE ALIGNMENT SHOWN. SEE PLAN VIEW FOR FITTING STATIONS AND OFFSETS FOR THE 24" ROW.

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



643 SW 4TH AVE, SUITE 400
JACOBS ENGINEERING GROUP, INC.
ENGINEERING PROJECT NO. 2109440
GREGORY FRANCIS BRUNAKER, P.E. 6080
STATE ROAD 207 WATER RECLAMATION FACILITY
AND ASSOCIATED IMPROVEMENTS
PIPELINE PROJECT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. AUGUSTINE, FLORIDA

JACOBS

CHEL
PIPELINE SEGMENT 2C
24" ROW MAIN & 24" FM
PLAN & PROFILE - 2109+40 TO 2114+80

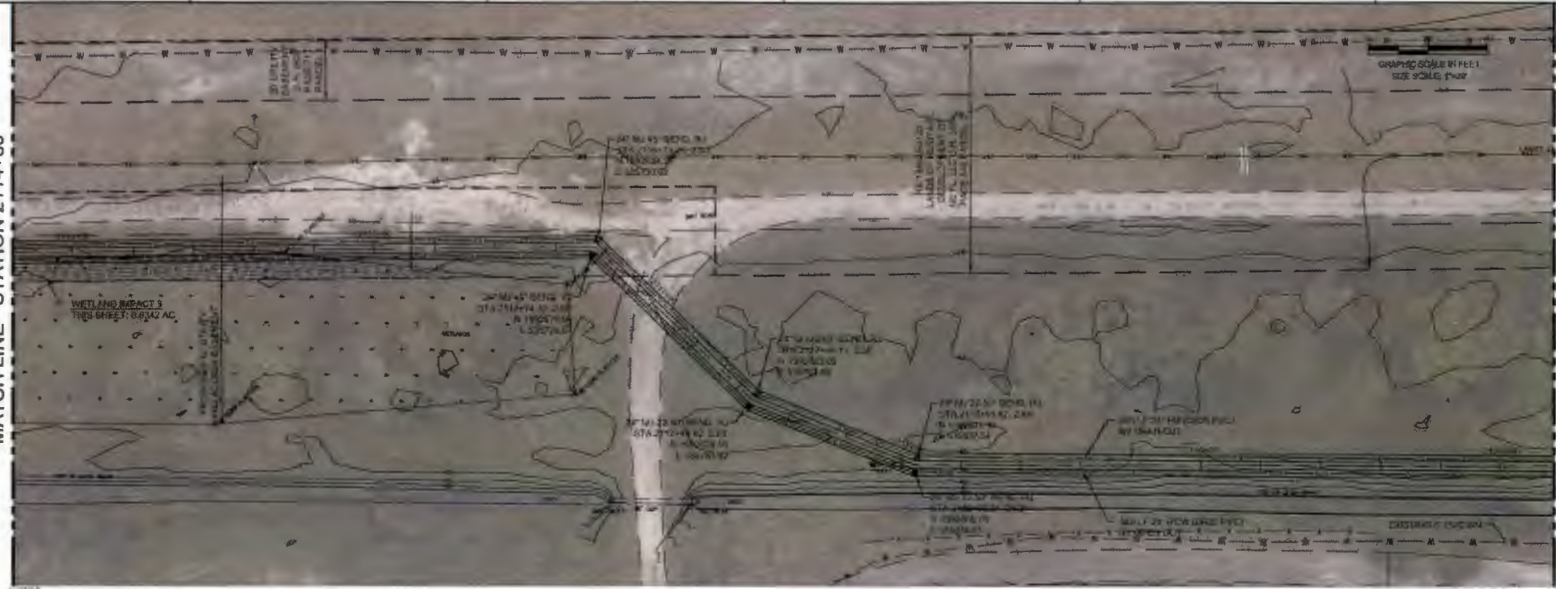
VERIFY SCALE
BAR IS ONE EACH ON
TOP AND BOTTOM OF
DRAWING

DATE: NOVEMBER 2023
PROJ: SJCWRP01
DWG: 2C-06-C-201
SHEET: 8 OF 30

NOTICE: THIS DOCUMENT IS THE PROPERTY OF JACOBS ENGINEERING GROUP, INC. AND IS NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF JACOBS ENGINEERING GROUP, INC.

MATCH LINE - STATION 2114+80

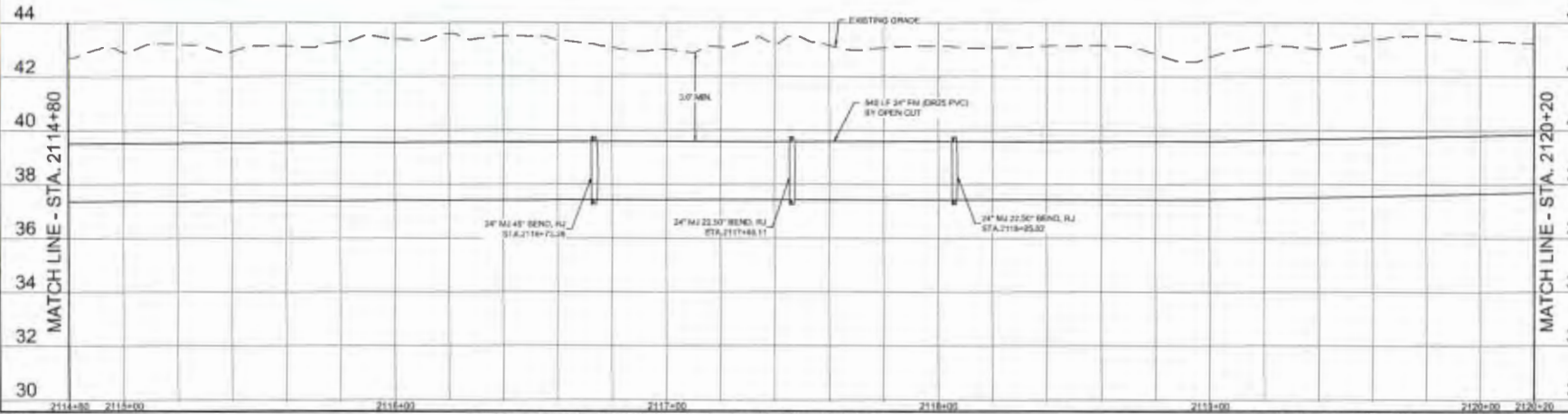
MATCH LINE - STATION 2120+20



NOTES

1. REFER TO DRAWING 20-06-C-104 FOR GENERAL NOTES AND LEGEND.
2. PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER FORCE MAIN AND RECLAIMED WATER MAIN RESTRAINT JOINT TABLES ON DRAWING 20-06-C-001. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SUCO. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 24-INCH PVC PIPE SHALL BE 3/8 INCH MAXIMUM OFFSET, 0.1° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
4. REFER TO DRAWING 20-06-C-501 FOR MARY DETAIL.
5. REFER TO DRAWING 20-06-C-503 FOR ANY DETAIL.
6. REFER TO DRAWING 20-06-C-602, SUCO GENERAL, WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 8 FEET AND CROWING OF TRENCH, AS SHOWN IN PLATES G-4 AND G-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCRAPED AND BEREGRATED INTO A SPOIL BANK THAT IS SEPARATED FROM THE SPOIL BANK RESULTING FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRADES TO FACILITATE NATURAL REVEGETATION.
7. REFER TO DRAWING 20-06-C-602, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SUCO HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.5".
8. THE PROFILES OF 24" FM AND 24" RCW ARE SIMILAR AND ONLY THE VERTICAL PROFILE AND FITTING LOCATIONS FOR THE 24" FM ARE SHOWN, UNLESS THE 24" RCW DEVIATES ABOVE OR BELOW THE ALIGNMENT SHOWN. SEE PLAN VIEW FOR FITTING STATIONS AND OFFSETS FOR THE 24" RCW.

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



Jacobs

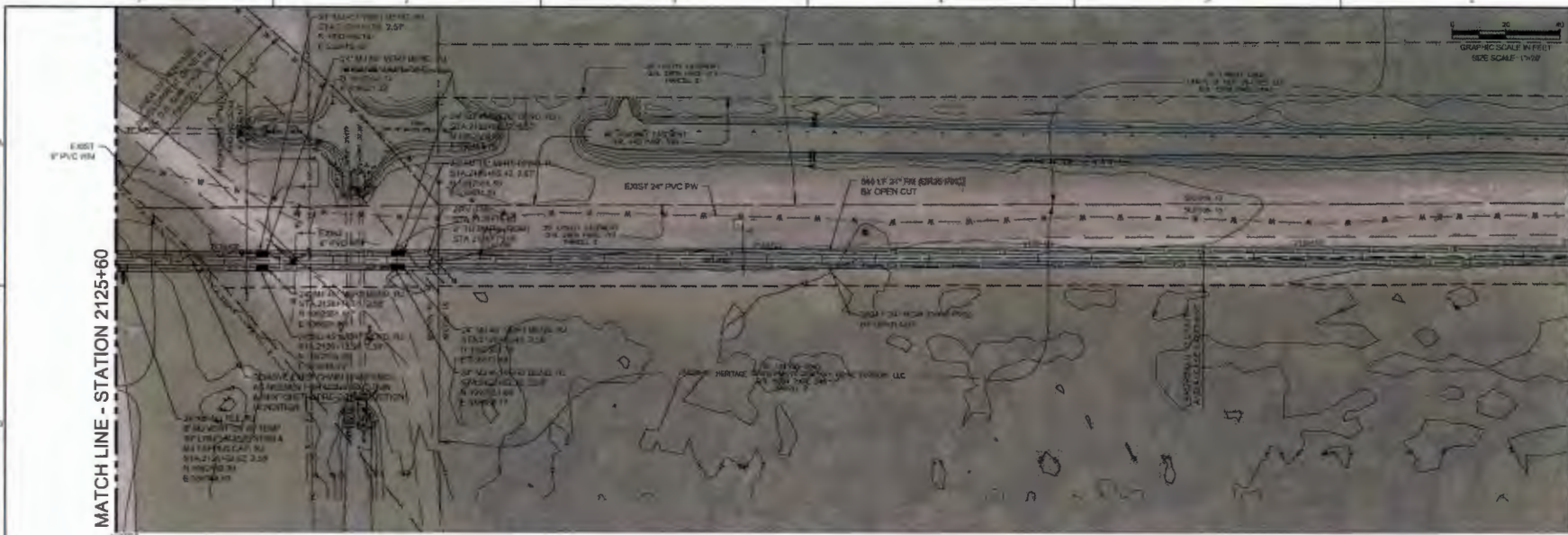
ORLE
 PIPELINE SEGMENT 2C
 24" RCW MAIN & 24" FM
 PLAN & PROFILE - 2114+80 TO 2120+20

DATE	NOVEMBER 2013
PROJ	SCORP011
DWG	20-06-C-204
SHEET	8 of 30

ISSUED FOR PERMIT

DATE: 11/14/13
 TIME: 1:41 PM

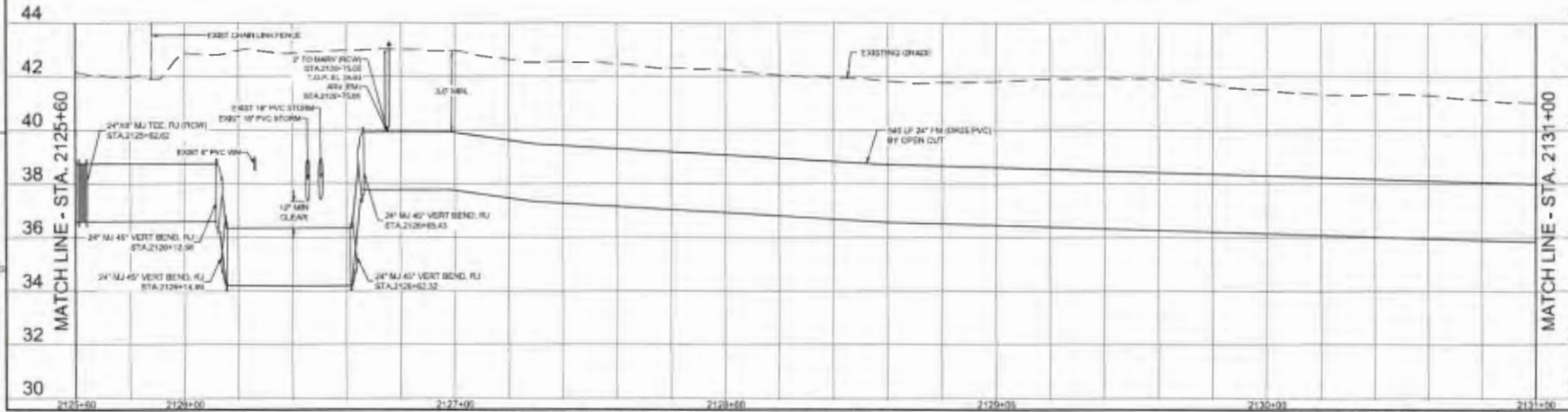
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 PLOT DATE: 4/25/23



MATCH LINE - STATION 2131+00

1. REFER TO DRAWING 20-01-G-104 FOR GENERAL NOTES AND LEGEND.
2. PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER FORCE MAIN AND RECLAIMED WATER MAIN RESTRAINT JOINT TABLES ON DRAWING 20-06-G-061. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SUCO. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 24-INCH PVC PIPE SHALL BE 3/8-INCH MAXIMUM OFFSET, 0.1° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
4. REFER TO DRAWING 20-06-G-001 FOR MANV DETAIL.
5. REFER TO DRAWING 20-06-G-003 FOR ARV DETAIL.
6. REFER TO DRAWING 20-06-G-002, SUCO GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PERKS SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE 0-7, UNLESS UNSATURABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPES IN JURISDICTIONAL WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 8 FEET AND CROWNING OF TRENCH, AS SHOWN IN PLATES 0-4 AND 0-7, SHALL NOT BE ALLOWED. FRESH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCRAPED AND SEGREGATED BY TO A SPOIL BANK THAT IS SEPARATED FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRADES TO FACILITATE NATURAL REVEGETATION.
7. REFER TO DRAWING 20-06-G-002, PLATE 0-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SUCO HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE 0-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 9.5".
8. THE PROFILES OF 24" FM AND 24" ROW ARE SIMILAR AND ONLY THE VERTICAL PROFILE AND FITTING LOCATIONS FOR THE 24" FM ARE SHOWN, UNLESS THE 24" ROW DEVIATES ABOVE OR BELOW THE ALIGNMENT SHOWN. SEE PLAN VIEW FOR FITTING STATIONS AND OFFSETS FOR THE 24" ROW.

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



MATCH LINE - STA. 2131+00

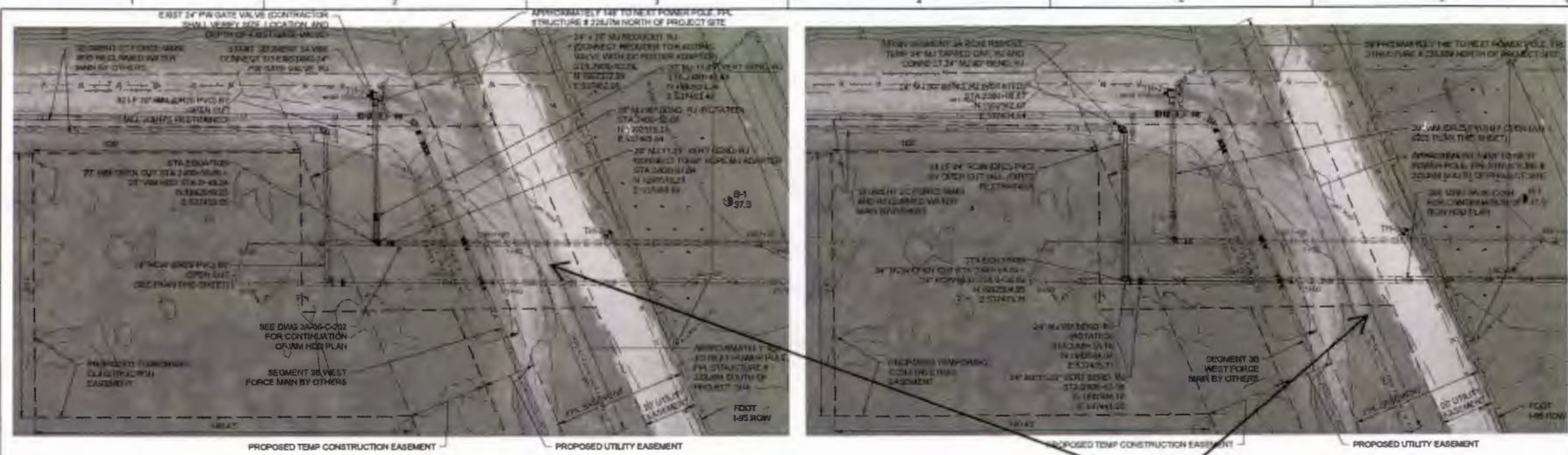
Jacobs

CIVIL
PIPELINE SEGMENT 2C
24" ROW MAIN & 24" FM
PLAN & PROFILE - 2125+60 TO 2131+00

PROJECT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. JOHNS COUNTY, FLORIDA

DATE	NOVEMBER 2023
PROJ.	SJCWRF01
DWG.	20-06-G-001
SHEET	11 OF 30

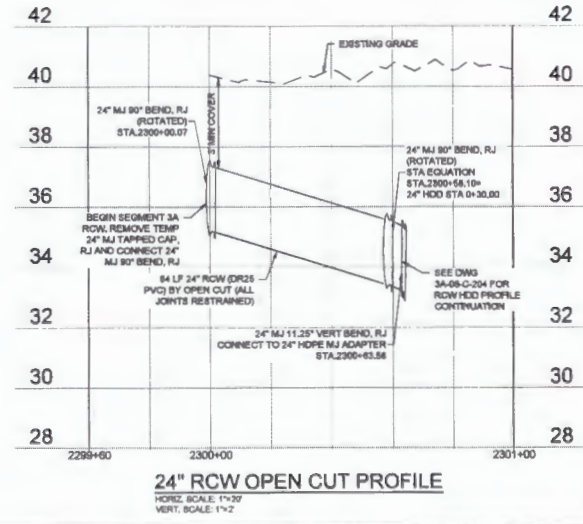
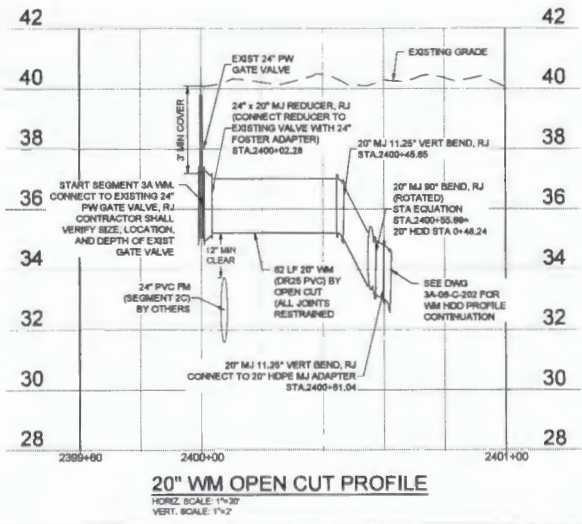
ISSUED FOR PERMIT



- NOTES**
1. REFER TO DRAWING 3A-01-G-104 FOR GENERAL NOTES AND LEGEND.
 2. RESTRAIN ALL PVC PIPE JOINTS. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SUDO, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH AND 24-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.8° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 4. REFER TO DRAWING 3A-09-C-002, SUDO GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNDESIRABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, THE MAXIMUM TRENCH WIDTH IS 4 FEET AND CROWING OF TRENCH, AS SHOWN IN PLATES G-4 AND G-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS. THE UPPER LAYER OF THE SOIL HORIZON SHALL INITIALLY BE SCRAPED AND SEGREGATED INTO A SPOIL BANK THAT IS SEPARATED FROM THE SPOIL BANK RESULTING FROM THE EXCAVATION OF THE TRENCH FOR THE UTILITY LINE. THE UPPER LAYER OF THE SOIL HORIZON SHALL BE REPLACED AS THE LAST STEP OF RESTORED GRADES TO FACILITATE NATURAL REVEGETATION.
 5. REFER TO SECTION 31 09 13 OF THE SPECIFICATIONS FOR GEOTECHNICAL INSTRUMENTATION DETAILS AND MONITORING FREQUENCY.
 6. ALL UTILITIES MUST BE LOCATED PRIOR TO GEOTECHNICAL INSTRUMENTATION INSTALLATION.

UTILITY TRANSMISSION INFRASTRUCTURE PLAN

EXHIBIT "C"



STATE ROAD 207 WATER RECLAMATION FACILITY
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

Jacobs

VERIFY SCALE: 1"=20'
 DATE: 08/17/2024
 PROJ: 3A-09-C-001
 DWS: 3A-09-C-001
 SHEET: 8 of 18

90% DESIGN



**UTILITY TRANSMISSION
INFRASTRUCTURE PLAN**

EXHIBIT "C"

1P:\MUTL 34-06-C-000_300WPR01.DWG PLOT DATE: 7/10/24

90% DESIGN



DATE	7/10/24
PROJ	300WPR01
DWG	34-06-C-000
SHEET	11 OF 18

Jacobs

CML
**PIPELINE SEGMENT 3A
 24" RCW MAIN AND 20" WATER MAIN
 HDD LAYDOWN AREA**

643 SW 4TH AVE, SUITE 400
 GAINESVILLE, FLORIDA 32601
 ENGINEERING REGISTRY 2832 AAC001790
 ANDREW FINNEY PE 83543

STATE ROAD 207 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

NO.	DATE	DR	CHK	APVD	BY	APVD
1		A. FINNEY	J. PEREZ	M. MACAULEY	C. ELLENBERGER	

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NOTICE: THE OFFICIAL RECORD OF THIS SHEET IS THE ELECTRONIC FILE, DIGITALLY SIGNED AND SEALED UNDER RULE 61015-21.004, F.A.C.

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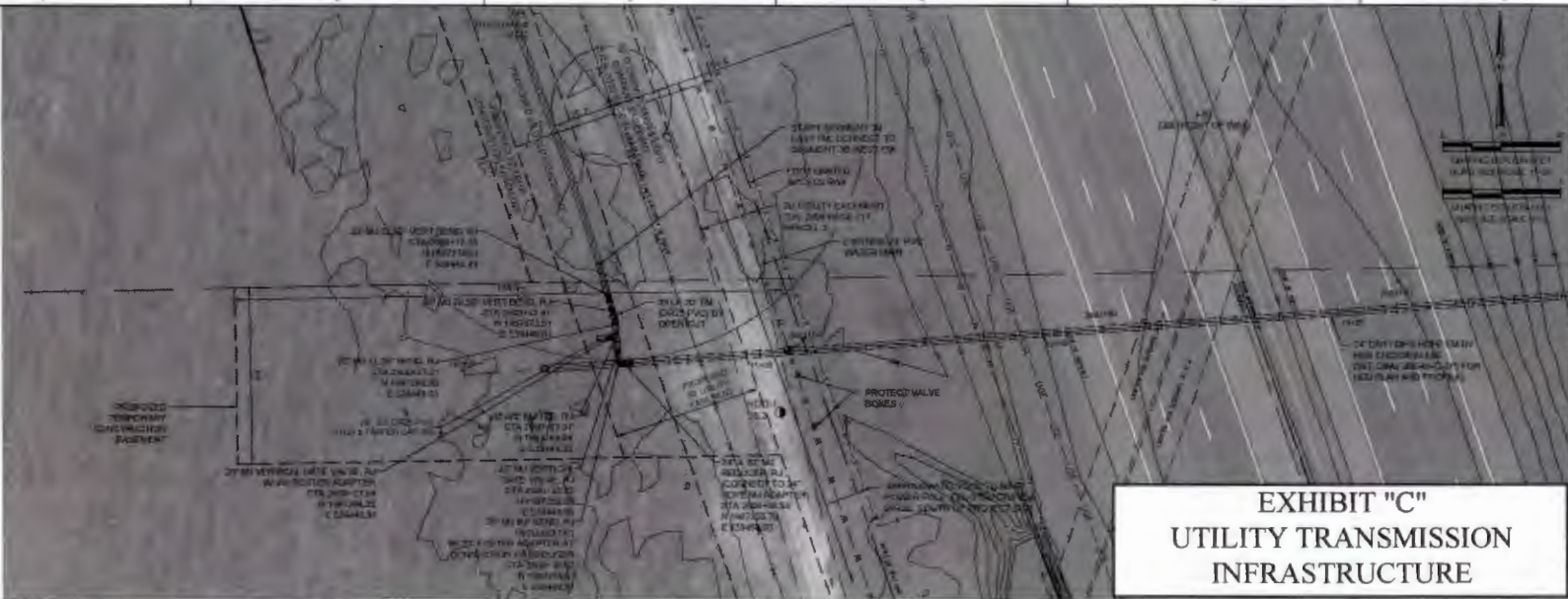
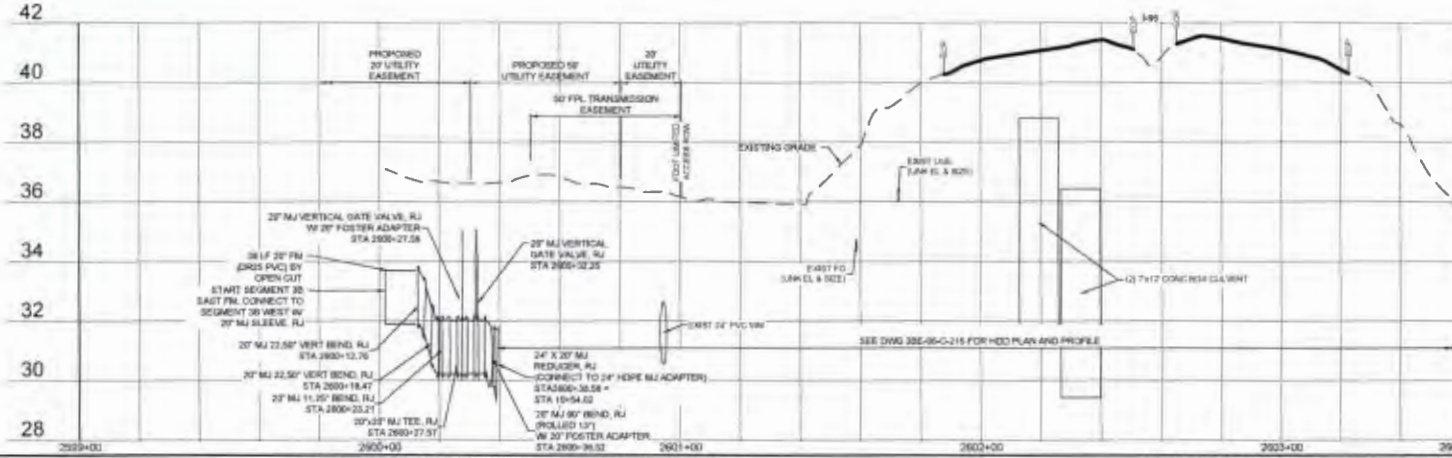


EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE

- NOTES**
- REFER TO DRAWING 38E-01-0-104 FOR GENERAL NOTES AND LISTINGS.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38E-05-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJCOLD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 16-INCH AND 20-INCH PVC PIPE SHALL BE 3/8" MAXIMUM OFFSET, 0.5° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38E-05-C-603 FOR ARV DETAIL.
 - REFER TO DRAWING 38E-05-C-602, SJCOLD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE 0-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, CHROMING OF TRENCH, AS SHOWN IN PLATES 0-4 AND 0-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS.
 - REFER TO DRAWING 38E-05-C-602, PLATE 0-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCOLD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE 0-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.5".
 - REFER TO DRAWING 38E-05-C-601 FOR TEMPORARY BLOWOFF DETAIL.



MATCH LINE - STATION 2603+60

MATCH LINE - STA. 2603+60

ALL RIGHTS RESERVED
 PROJECT NUMBER: 38E-05-C-381
 SHEET NUMBER: 8 of 42
 DATE: JUNE 2024
 DRAWN BY: SJC/SMP/SJ
 CHECKED BY: SJC/SMP/SJ
 APPROVED BY: SJC/SMP/SJ

THIS DRAWING HAS BEEN DIGITALLY
 SIGNED AND SEALS BY THE
 ENGINEER ON THE DATE
 INDICATED HEREIN.

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NO.	DATE	REVISION	BY	APP'D BY

843 SW 17TH AVE, SUITE 400
 MIAMI, FL 33135
 ENGINEERING REGISTRATION NO. 12507
 LICENSED PROFESSIONAL ENGINEER IN MECHANICAL ENGINEERING
 STATE ROAD 301 WINTER HAVEN FLORIDA 33884
 LICENSED PROFESSIONAL ENGINEER IN MECHANICAL ENGINEERING
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

Jacobs
 CIVIL
 PIPELINE SEGMENT 3B EAST
 20" FM - OPEN CUT
 PLAN & PROFILE - 2600+02 TO 2603+60
 ISSUED FOR PERMIT

VERTICAL SCALE
 DATE: JUNE 2024
 PROJ: SJC/SMP/SJ
 DWG: 38E-05-C-381
 SHEET: 8 of 42
 PLOT TIME: 12:28 PM

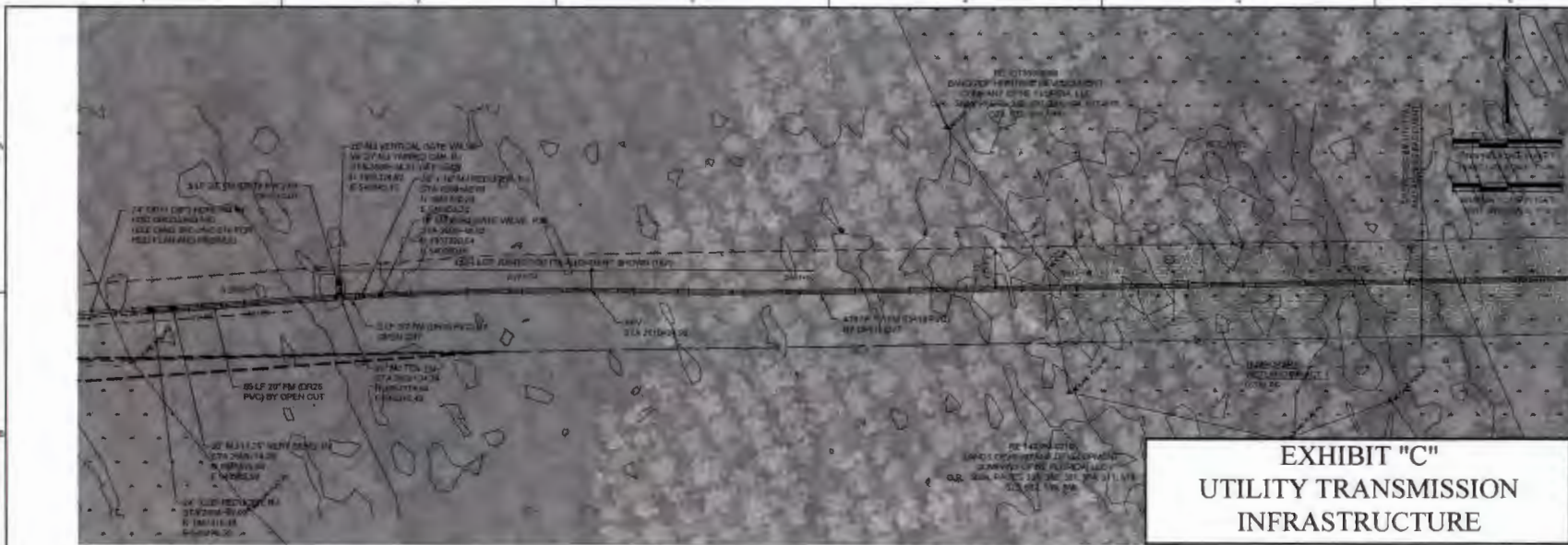
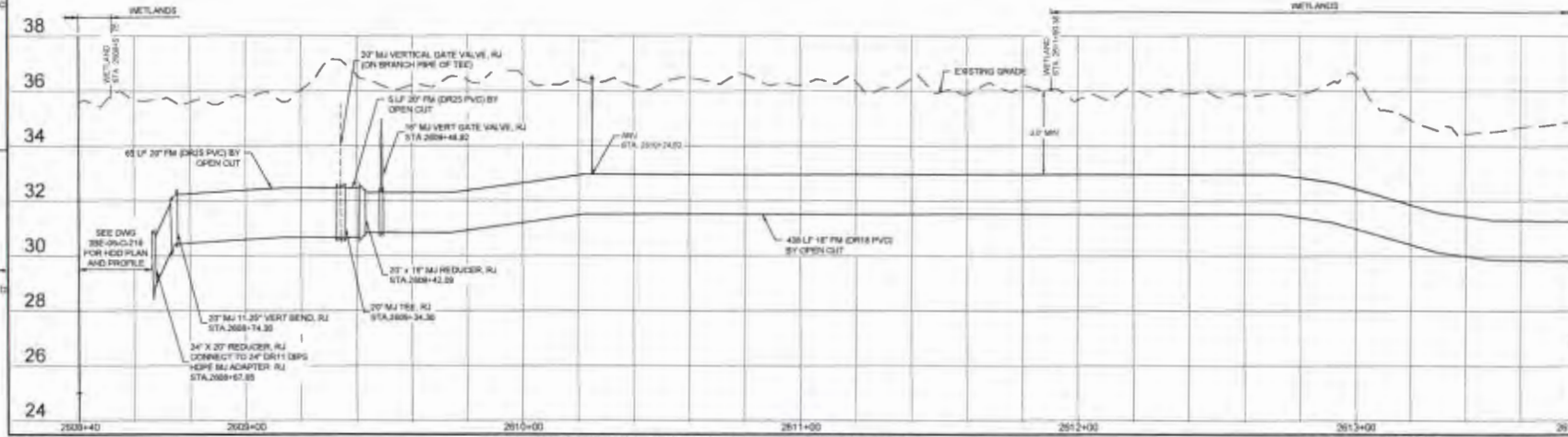


EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE

MATCH LINE - STATION 2613+80

- NOTES**
- REFER TO DRAWING 38E-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38E-06-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 50% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJCD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 16-INCH AND 20-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.5° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1.432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38E-06-C-503 FOR ARV DETAIL.
 - REFER TO DRAWING 38E-06-C-502, SJCD GENERAL DETAILS, FOR PIPE BEDDING A TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING A TRENCH DETAIL, PLATE Q-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED. FOR INSTALLATION OF PIPELINES IN JURISDICTIONAL WETLANDS AND DITCHES, CROWNING OF TRENCH AS SHOWN IN PLATES G-4 AND Q-7, SHALL NOT BE ALLOWED. FINISH GRADE SHALL BE RETURNED TO EXISTING GRADE IN THESE AREAS.
 - REFER TO DRAWING 38E-06-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 9.5".
 - REFER TO DRAWING 38E-06-C-501 FOR TEMPORARY BLOWOFF DETAIL.



MATCH LINE - STA. 2613+80

JACOBS

PIPERLINE SEGMENT 3B EAST
18" FM - OPEN CUT
PLAN & PROFILE - 2608+40 TO 2613+80

DATE: JUNE 2024
PROJ: SJCW0121
DWG: 38E-06-C-263
SHEET: T of 42

ISSUED FOR PERMIT

SCALE: AS SHOWN
DATE: 06/11/2024
BY: JAC
CHECKED: JAC

PROJECT: PIPELINE IMPROVEMENTS AND ASSOCIATED IMPROVEMENTS
CLIENT: ST. JOHNS COUNTY UTILITY DEPARTMENT
LOCATION: ST. AUGUSTINE, FLORIDA

DESIGNED BY: JAC
CHECKED BY: JAC
DATE: 06/11/2024
BY: JAC
CHECKED: JAC

SCALE: ROAD 20' WATER RECLAMATION FACILITY
AND ASSOCIATED IMPROVEMENTS
PIPELINE PROJECT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. AUGUSTINE, FLORIDA

38E-06-C-263
DATE: 06/11/2024
BY: JAC
CHECKED: JAC

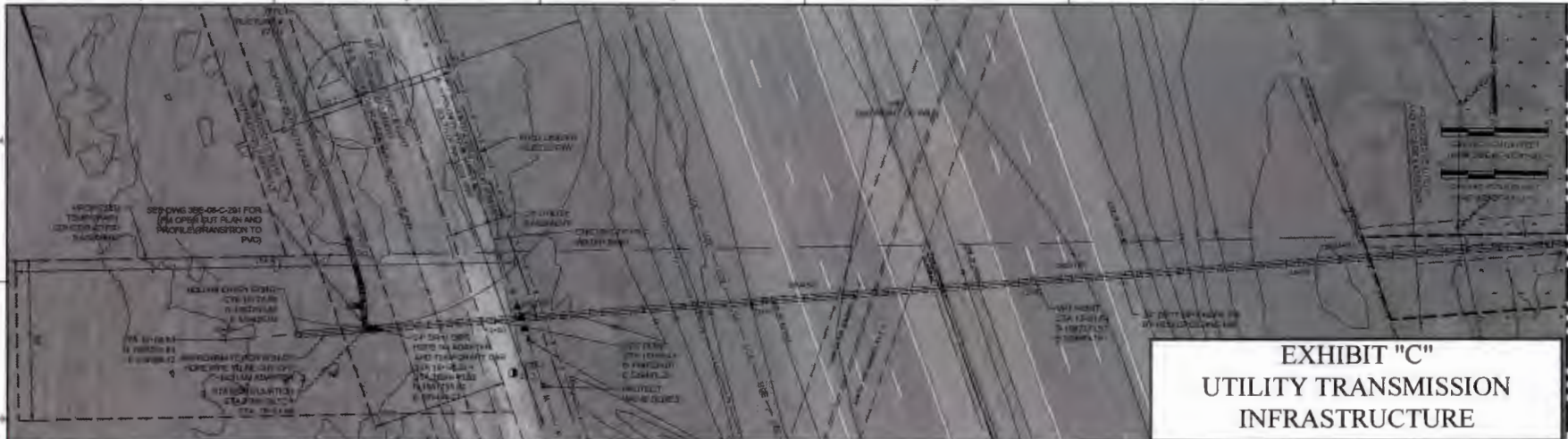
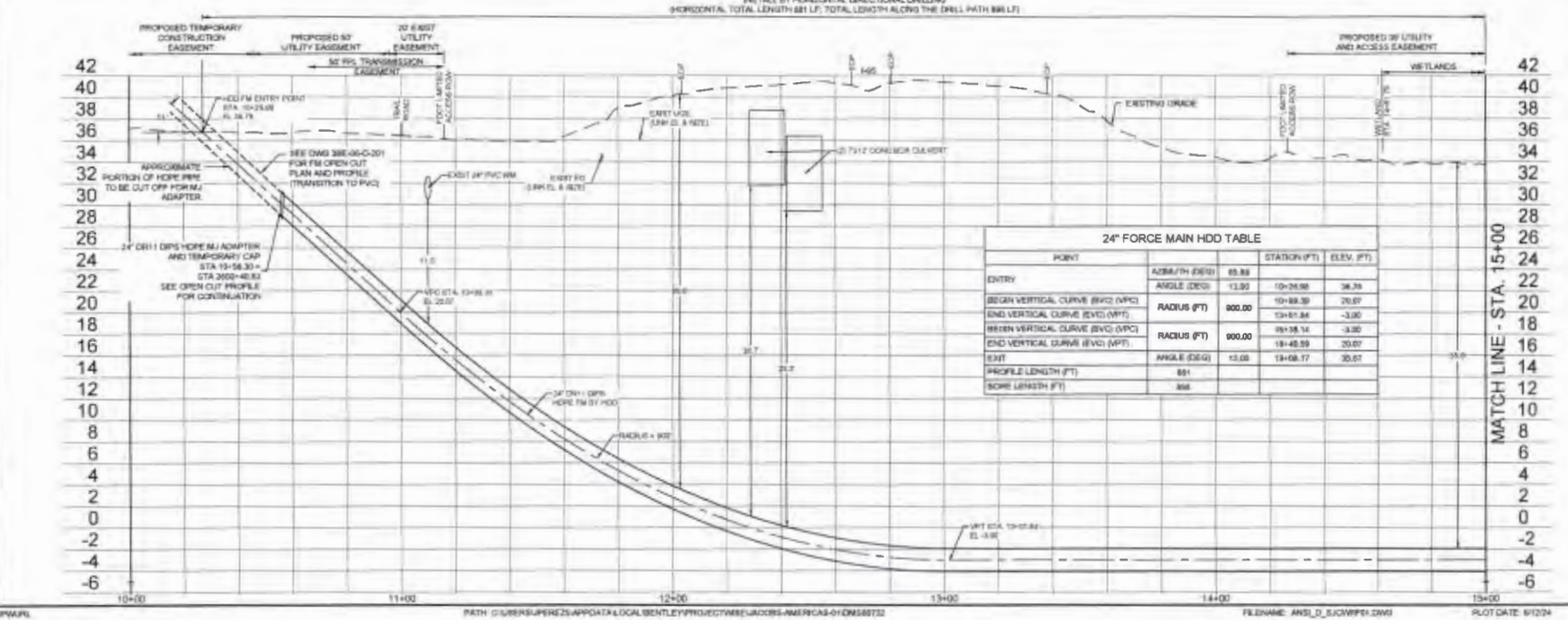


EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE

MATCH LINE - STATION 15+00

- NOTES:
1. LIMIT PULLBACK FORCES IN ACCORDANCE WITH TECHNICAL SPECIFICATIONS. DO NOT EXCEED THE PIPE MANUFACTURER'S SAFE PULL FORCE. FILL THE HOPE PIPE WITH BALLAST (WATER) AS REQUIRED DURING HOPE PULLBACK.
 2. REFER TO SECTION 51 09 13 OF THE SPECIFICATIONS FOR GEOTECHNICAL INSTRUMENTATION DETAILS AND MONITORING FREQUENCY.
 3. ALL UTILITIES MUST BE LOCATED PRIOR TO GEOTECHNICAL INSTRUMENTATION INSTALLATION.



24" FORCE MAIN HDD TABLE

POINT	ANGLE (DEG)	STATION (FT)	ELEV. (FT)	
ENTRY	11.90	10+26.90	36.76	
BEGIN VERTICAL CURVE (BVC) (MPC)		10+88.30	20.07	
END VERTICAL CURVE (EVC) (MPT)	RADIUS (FT)	13+87.84	-3.00	
BEGIN VERTICAL CURVE (BVC) (MPC)	RADIUS (FT)	09+38.14	-3.00	
END VERTICAL CURVE (EVC) (MPT)	RADIUS (FT)	14+48.59	20.07	
EXIT	ANGLE (DEG)	13.08	14+68.77	20.07
PROFILE LENGTH (FT)		891		
BORE LENGTH (FT)		866		

Jacobs

CIVIL
PIPELINE SEGMENT 3B EAST
24" FM - HDD1
PLAN & PROFILE - 10+00 TO 15+00

ISSUED FOR PERMIT

DATE: 1/08/2014
PROJ: 53090191
DWG: 388-06-C-215
SHEET: 28 of 42
PLOT TIME: 12:28 PM

ANDREW FINNEY, STATE OF FLORIDA, LICENSE NO. 8843
 THIS ITEM HAS BEEN DIGITALLY SIGNED AND SEALED BY ANDREW FINNEY ON THE DATE INDICATED HERE.

PRINTED COPIES OF THIS DOCUMENT ARE NOT CONSIDERED SIGNED AND SEALED AND THE SIGNATURE MUST BE VERIFIED ON ANY ELECTRONIC COPIES.

NO.	DATE	BY	FOR	REVISION
1		A. FINNEY	OR	L. PEREZ
2		M. MACCALEY	APPROVED	C. BILLENBERGER

643 SW 17th AVE, SUITE 400
 MIAMI, FL 33135
 ANDREW FINNEY, P.E. 0543
 STATE ROAD 307 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

JACOBS
 CIVIL
 PIPELINE SEGMENT 3B EAST
 20" FM - HDD2
 PLAN & PROFILE - 2617+40 TO 2622+80
 RELEASE OF DOCUMENTS
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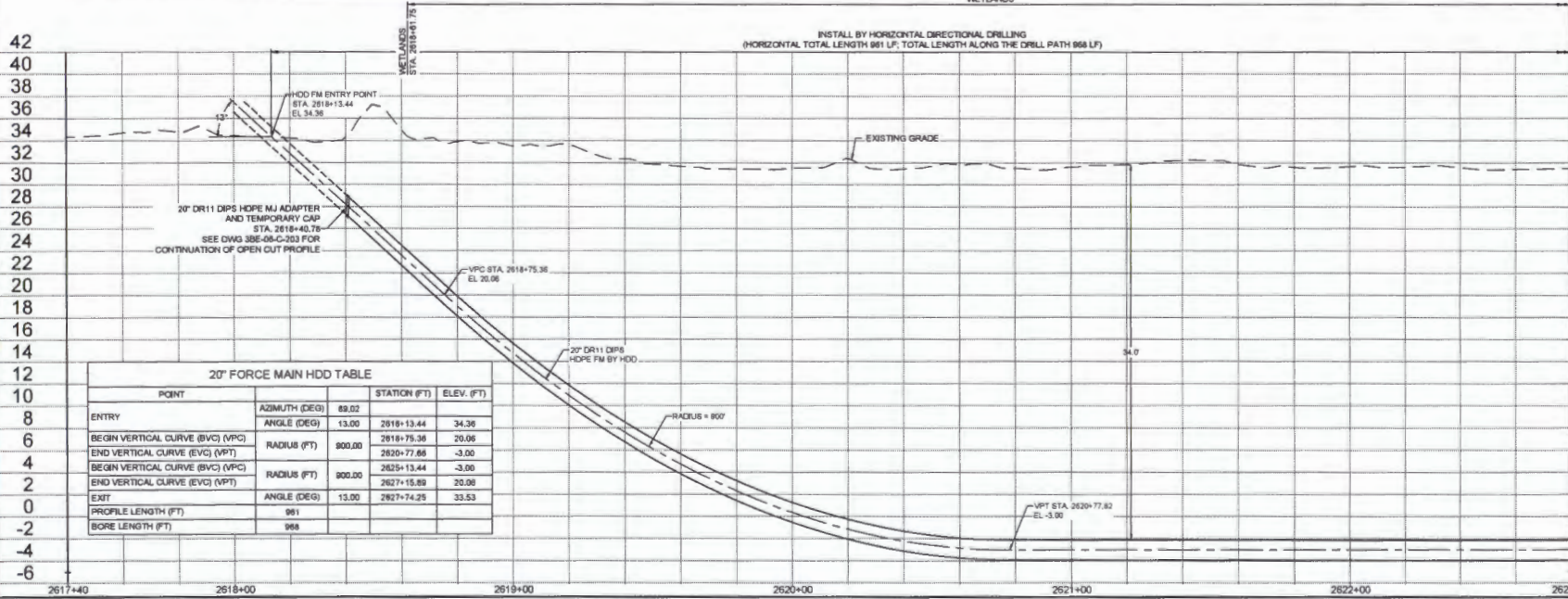
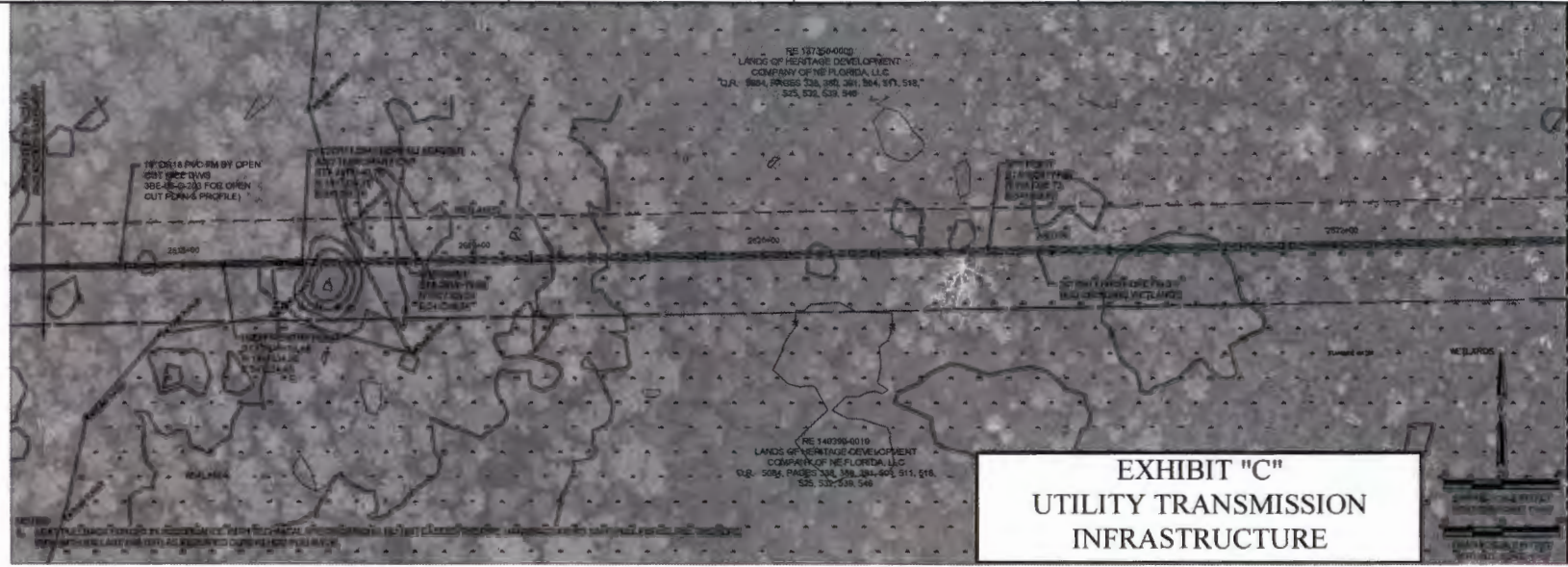
VERIFY SCALE	DATE
DATE	JUNE 2024
PROJ	SJOWRF01
DWG	3BE-06-C-217
SHEET	22 of 42

PLotted for PERMIT
 PLOT TIME: 12:26 PM

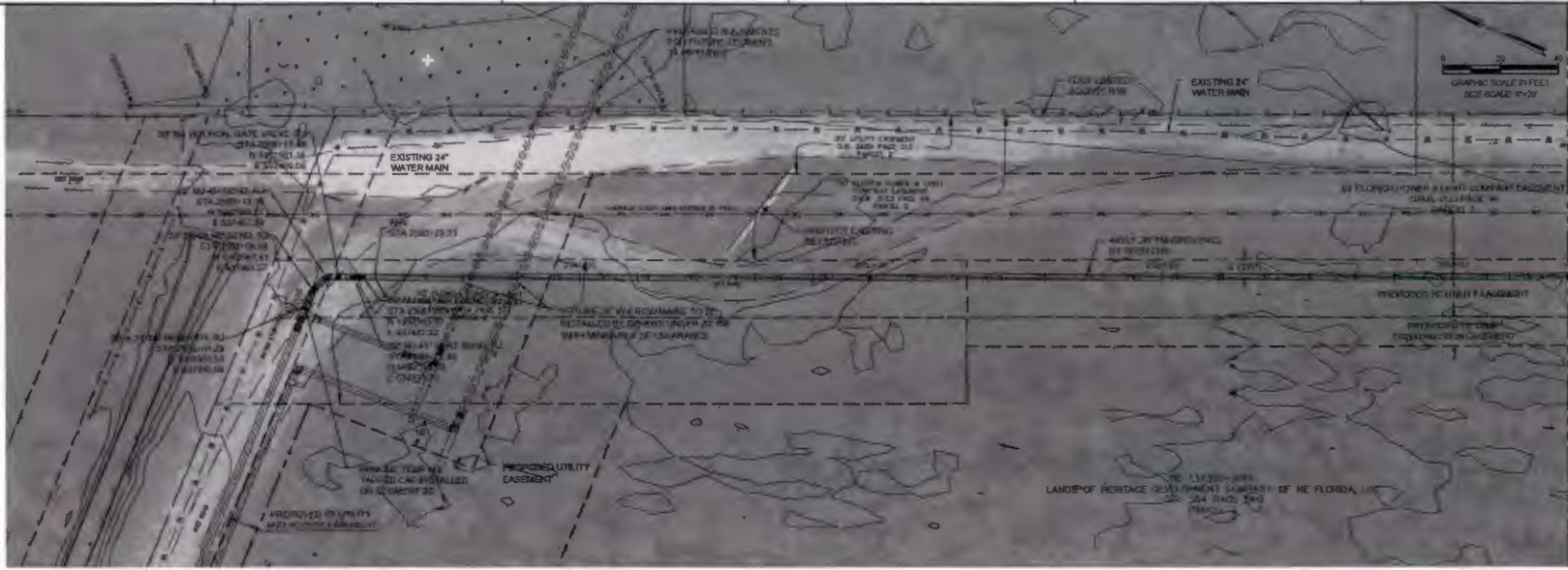
MATCH LINE - STATION 2622+80

MATCH LINE - STA. 2622+80

EXHIBIT "C" UTILITY TRANSMISSION INFRASTRUCTURE



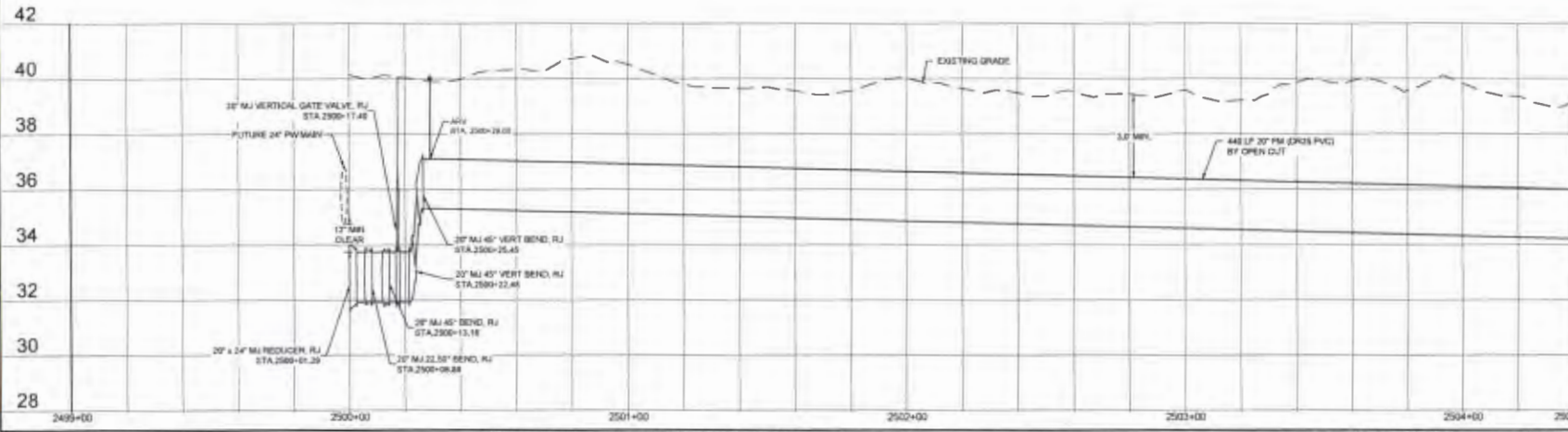
POINT	AZMUTH (DEG)	STATION (FT)	ELEV. (FT)
ENTRY	88.02		
ANGLE (DEG)	13.00	2618+13.44	34.36
BEGIN VERTICAL CURVE (BVC) (VPC)	RADIUS (FT)	2618+75.36	20.06
END VERTICAL CURVE (EVC) (VPT)		2620+77.66	-3.00
BEGIN VERTICAL CURVE (BVC) (VPC)	RADIUS (FT)	2625+13.44	-3.00
END VERTICAL CURVE (EVC) (VPT)		2627+15.89	20.06
EXIT	ANGLE (DEG)	13.00	2627+74.25
PROFILE LENGTH (FT)		961	
BORE LENGTH (FT)		968	



MATCH LINE - STATION 2504+40

- NOTES**
- REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-08-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJUSD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR JOINT PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.8° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-08-C-501 FOR MARY DETAIL.
 - REFER TO DRAWING 38W-08-C-503 FOR ANY DETAIL.
 - REFER TO DRAWING 38W-08-C-502, SJUSD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNDESIRABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-08-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJUSD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 9.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE

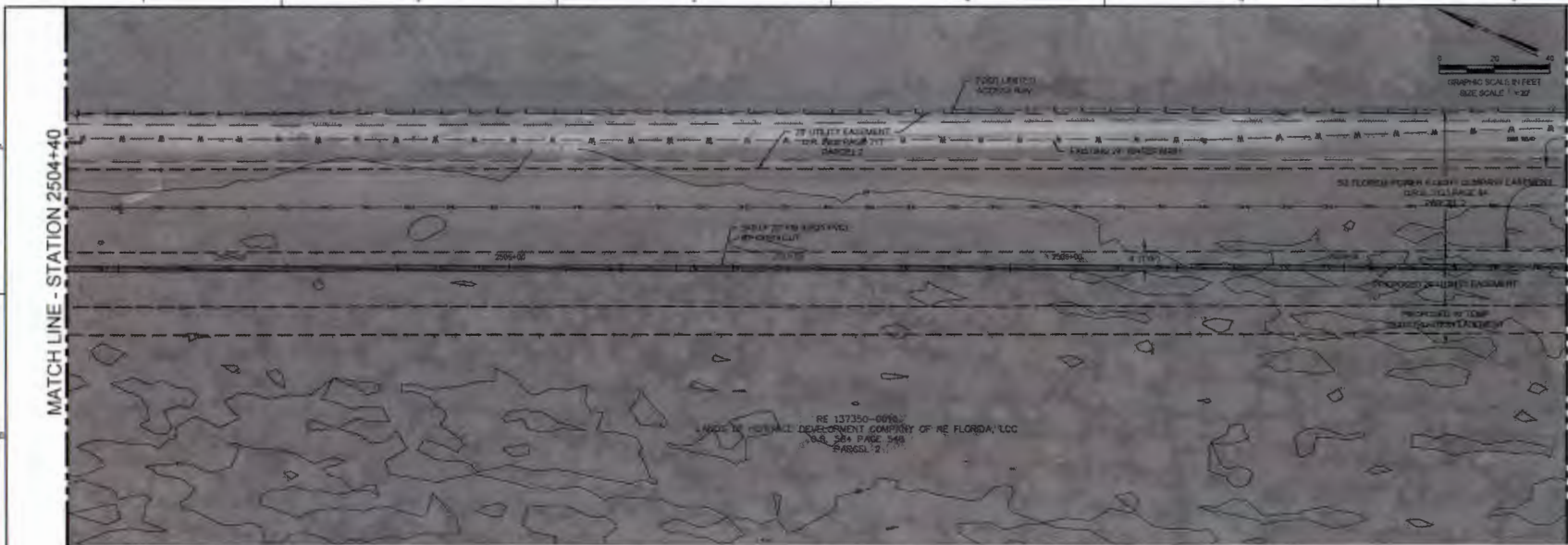


Jacobs

ONE
 PIPELINE SEGMENT 3B WEST
 20" PM
 PLAN & PROFILE - 2500+00 TO 2504+40

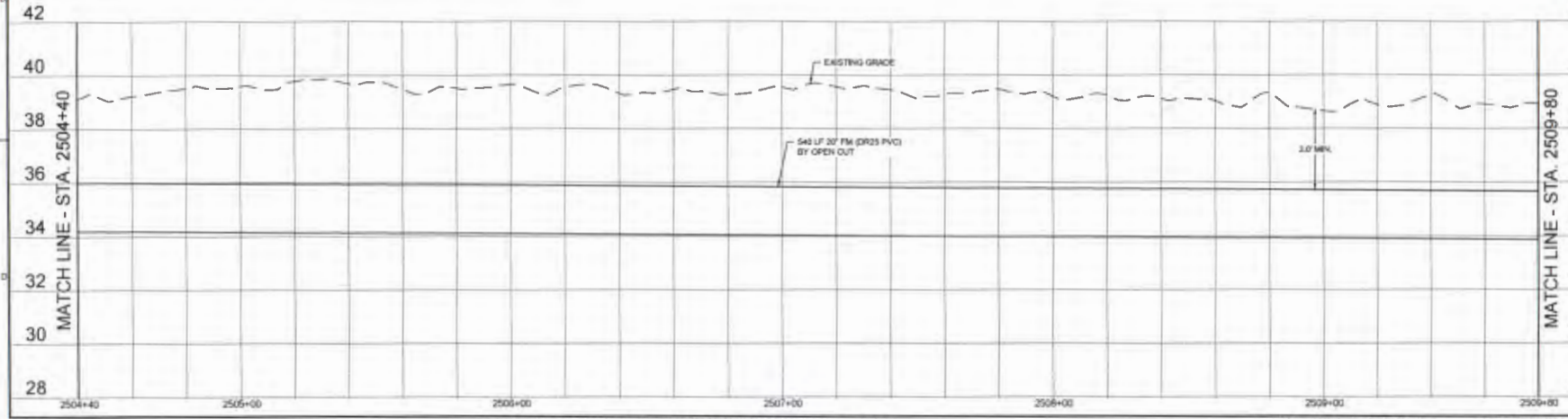
DATE	OCTOBER 2023
PROJECT	SJUSD 21
DWG	38W-08-C-391
SHEET	8 of 28

REVISIONS: 1. DATE: 10/20/23 BY: JAC/STP
 2. DATE: 10/20/23 BY: JAC/STP
 3. DATE: 10/20/23 BY: JAC/STP
 4. DATE: 10/20/23 BY: JAC/STP
 5. DATE: 10/20/23 BY: JAC/STP
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 14. DATE: 10/20/23 BY: JAC/STP
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 37. DATE: 10/20/23 BY: JAC/STP
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 98. DATE: 10/20/23 BY: JAC/STP
 99. DATE: 10/20/23 BY: JAC/STP
 100. DATE: 10/20/23 BY: JAC/STP



- NOTES**
- REFER TO DRAWING 38W-08-C-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-08-C-561, FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SJC/D. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE SINCH MAXIMUM OFFSET, 0.8" ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-08-C-581 FOR MARV DETAIL.
 - REFER TO DRAWING 38W-08-C-583 FOR ANY DETAIL.
 - REFER TO DRAWING 38W-08-C-582, SJC/D GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-08-C-582, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJC/D HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



© 2023 JACOBS

NO.	DATE	BY	CHK	APPV	REV	DATE	BY

JACOBS

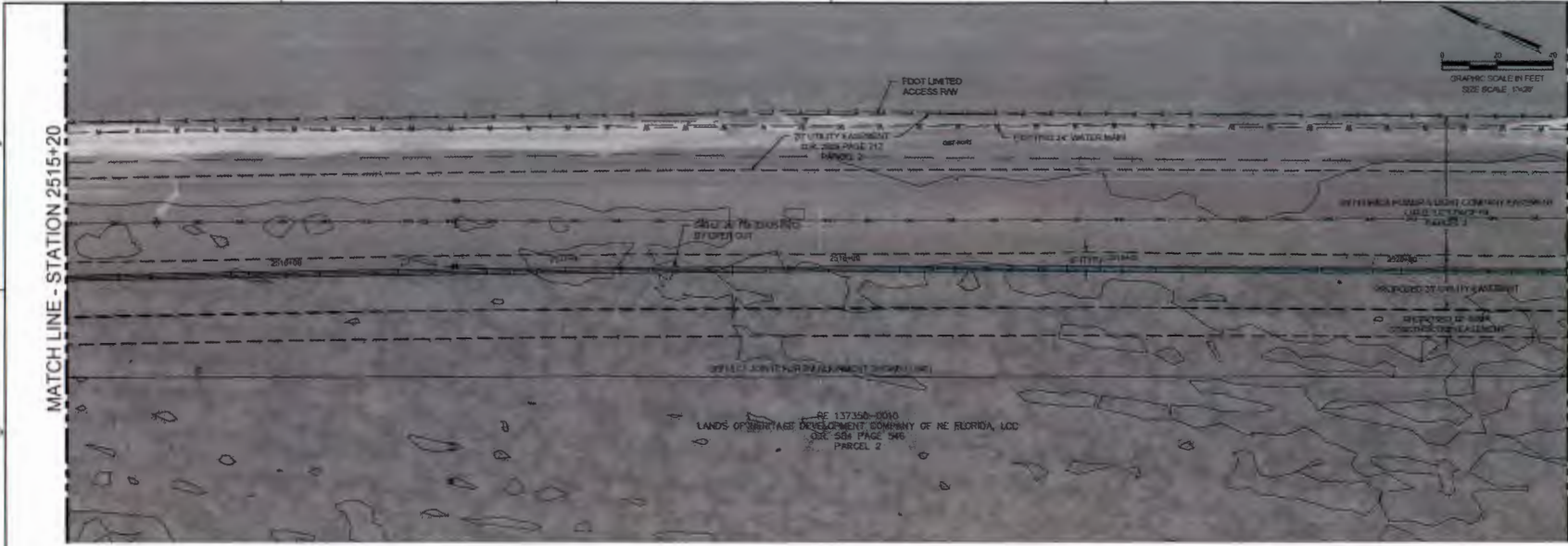
CIVIL
PIPELINE SEGMENT 3B WEST
20" FM
PLAN & PROFILE - 2504+40 TO 2509+80

STATE ROAD 207 WATER RECLAMATION FACILITY
AND ASSOCIATED IMPROVEMENTS
FOR THE ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. AUGUSTINE, FLORIDA

VERIFY SCALE:
BAR IS ONE INCH OR
EQUivalent

DATE: OCTOBER 2023
PROJECT: SACRMP21
DRAWING: 38W-08-C-352
SHEET: 1 of 28

ISSUED FOR PERMIT

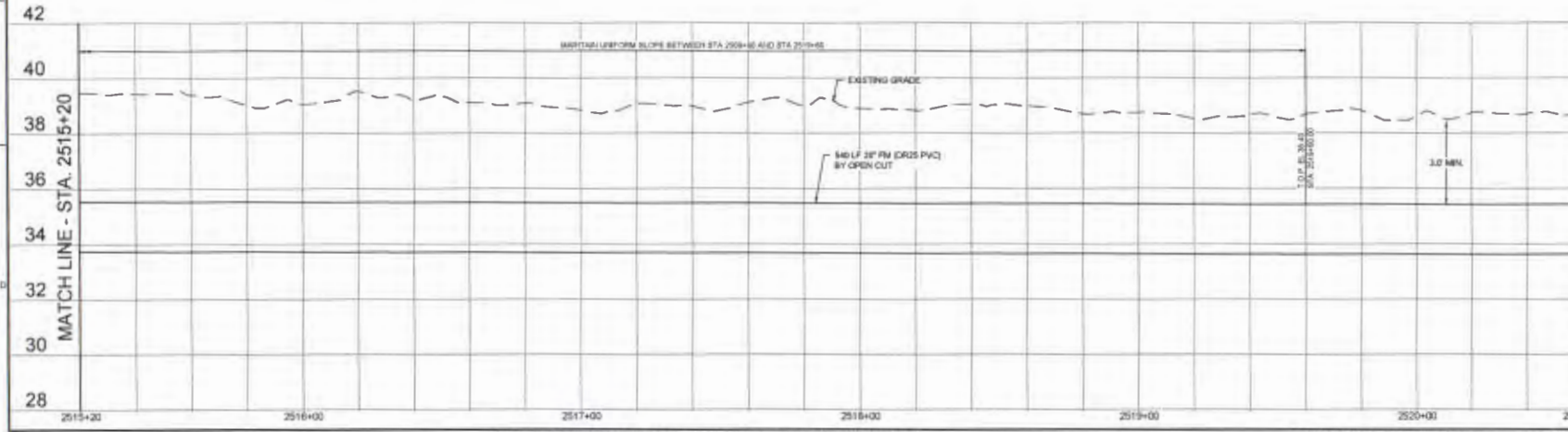


MATCH LINE - STATION 2520+60

MATCH LINE - STATION 2515+20

- NOTES**
1. REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 2. PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-06-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJUSD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.17 ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1.432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 4. REFER TO DRAWING 38W-06-C-501 FOR MARY DETAIL.
 5. REFER TO DRAWING 38W-06-C-503 FOR ARV DETAIL.
 6. REFER TO DRAWING 38W-06-C-502, SJUSD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 7. REFER TO DRAWING 38W-06-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJUSD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



MATCH LINE - STA. 2520+60

MATCH LINE - STA. 2515+20

JACOBS

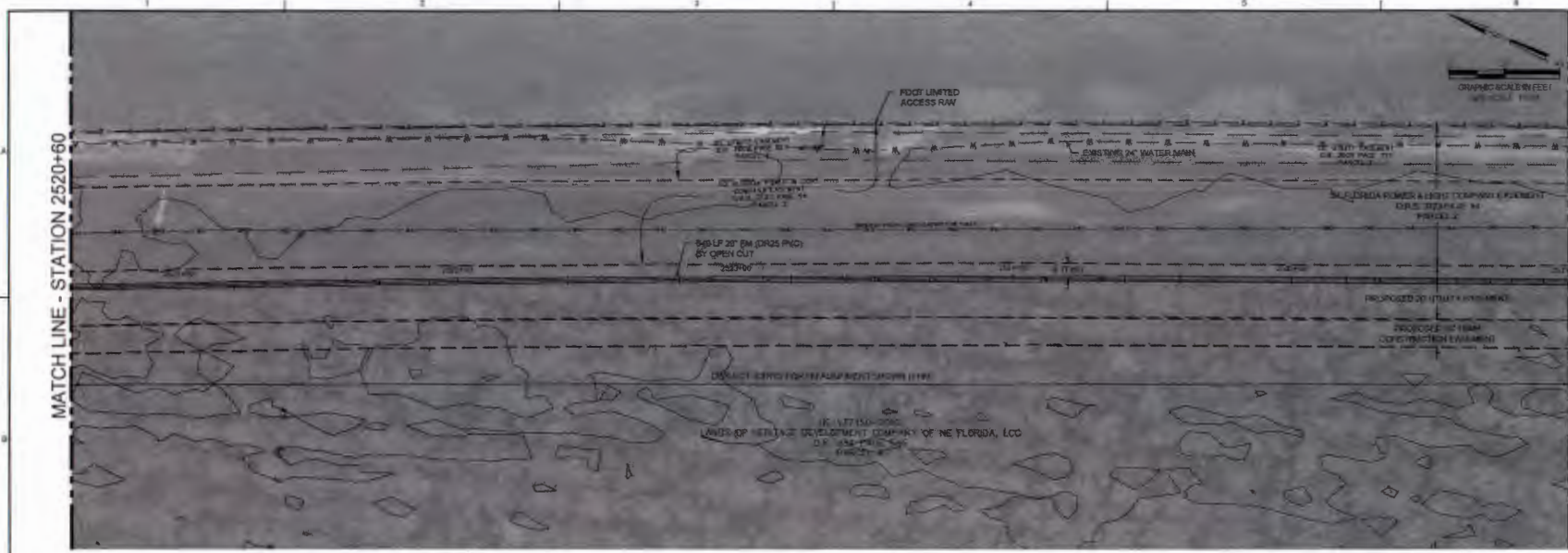
400 SW 4TH AVE., SUITE 400
 MIAMI, FL 33135
 ENGINEERING REGISTRY NO. 2622, ARCHITECTURE REGISTRY NO. 2622
 GREGORY FRANCIS BELMONT/PAE 4000

STATE ROAD 207 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

DATE: OCTOBER 2023
 PROJ: SJOWPFC
 DWG: 38W-06-C-204
 SHEET: 8 of 28

VERIFY SCALE: 1" = 10'-0"

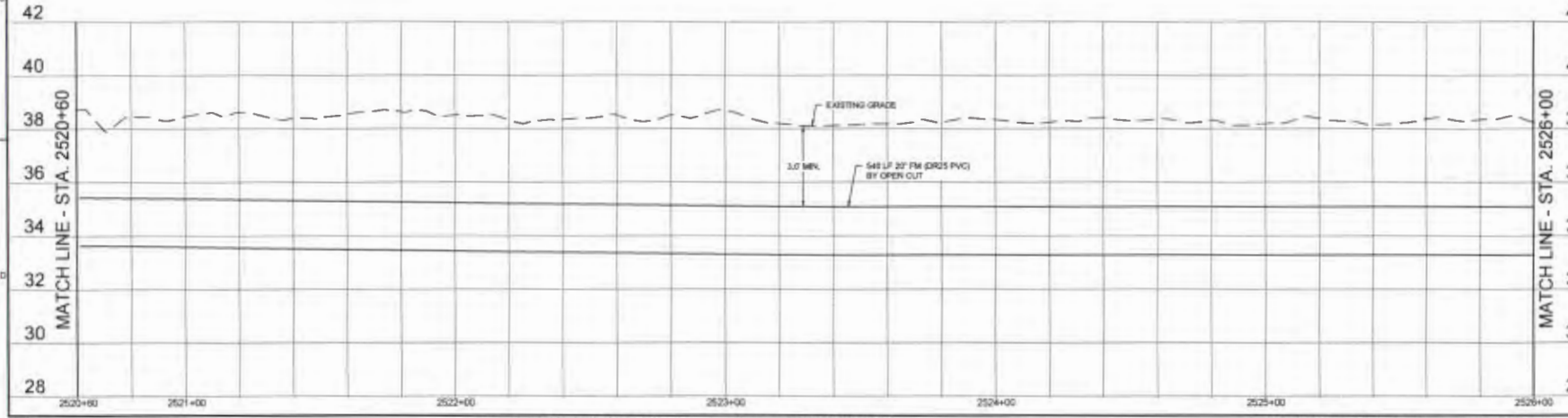
ISSUED FOR PERMIT



NO.	DATE	BY	REVISION
1	08/20/2023	J. REBEZ	ISSUED FOR PERMIT
2	08/20/2023	D. RANDE	REVISED
3	08/20/2023	C. BELLMAN	REVISED

- NOTES**
- REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-06-C-061. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 60% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SJCLD. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3/8-INCH MAXIMUM OFFSET, 0.87 ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-06-C-501 FOR MARV DETAIL.
 - REFER TO DRAWING 38W-06-C-503 FOR ANY DETAIL.
 - REFER TO DRAWING 38W-06-C-502, SJCLD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE Q-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-06-C-502, PLATE Q-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCLD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE Q-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 1.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE

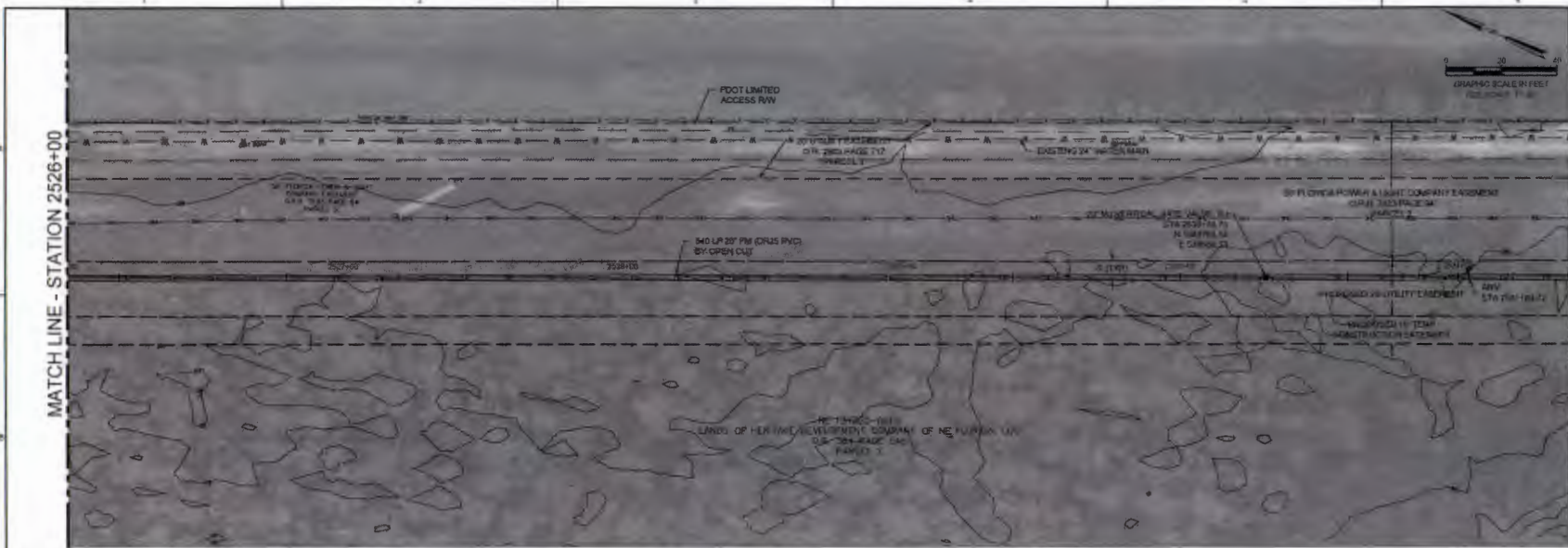


Jacobs

STATE ROAD 307 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

PIPELINE SEGMENT 3B WEST
 20" FM
 PLAN & PROFILE - 2520+60 TO 2526+00

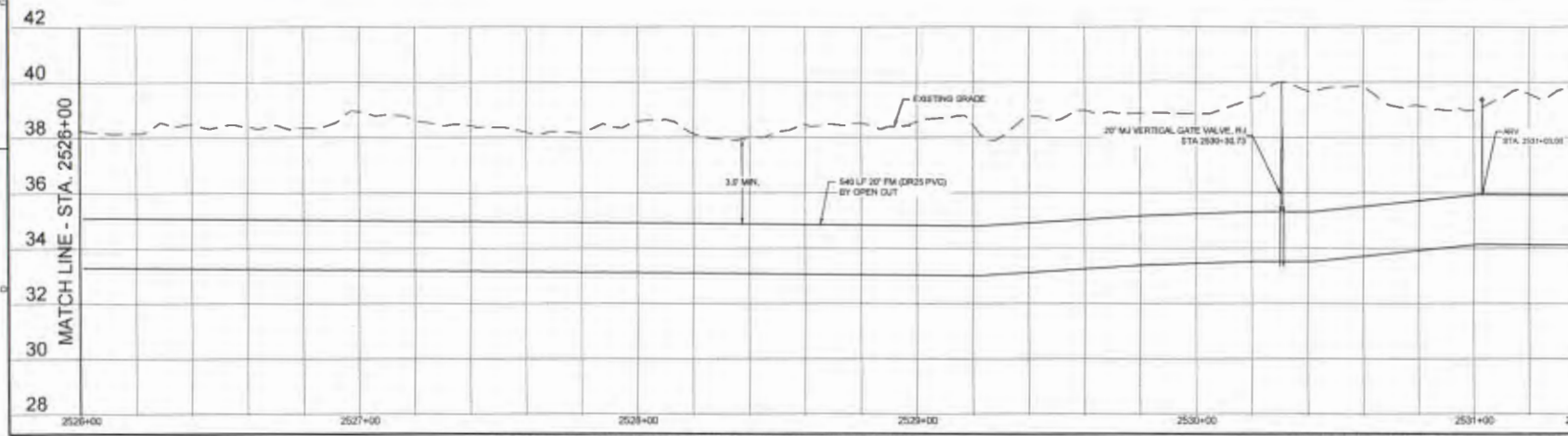
VERIFY SCALE
 DATE: OCTOBER 2023
 PROJ: SJCLD/RF04
 DWG: 38W-06-C-268
 SHEET: 10 OF 28



NOTES

1. REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
2. PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-08-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJCID, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.5° ANGLE AT ONE END, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
4. REFER TO DRAWING 38W-08-C-501 FOR MARV DETAIL.
5. REFER TO DRAWING 38W-08-C-503 FOR ANY DETAIL.
6. REFER TO DRAWING 38W-08-C-502, SJCID GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE Q-7, UNLESS UNDESIRABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
7. REFER TO DRAWING 38W-08-C-502, PLATE Q-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCID HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE Q-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 3.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



MATCH LINE - STATION 2526+00
MATCH LINE - STATION 2531+40

Jacobs

STATE ROAD 307 WATER RECLAMATION FACILITY
AND ASSOCIATED IMPROVEMENTS
PIPELINE PROJECT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. AUGUSTINE, FLORIDA

CIVIL
PIPELINE SEGMENT 3B WEST
20" FM
PLAN & PROFILE - 2526+00 TO 2531+40

MATCH LINE - STA. 2526+00
MATCH LINE - STA. 2531+40

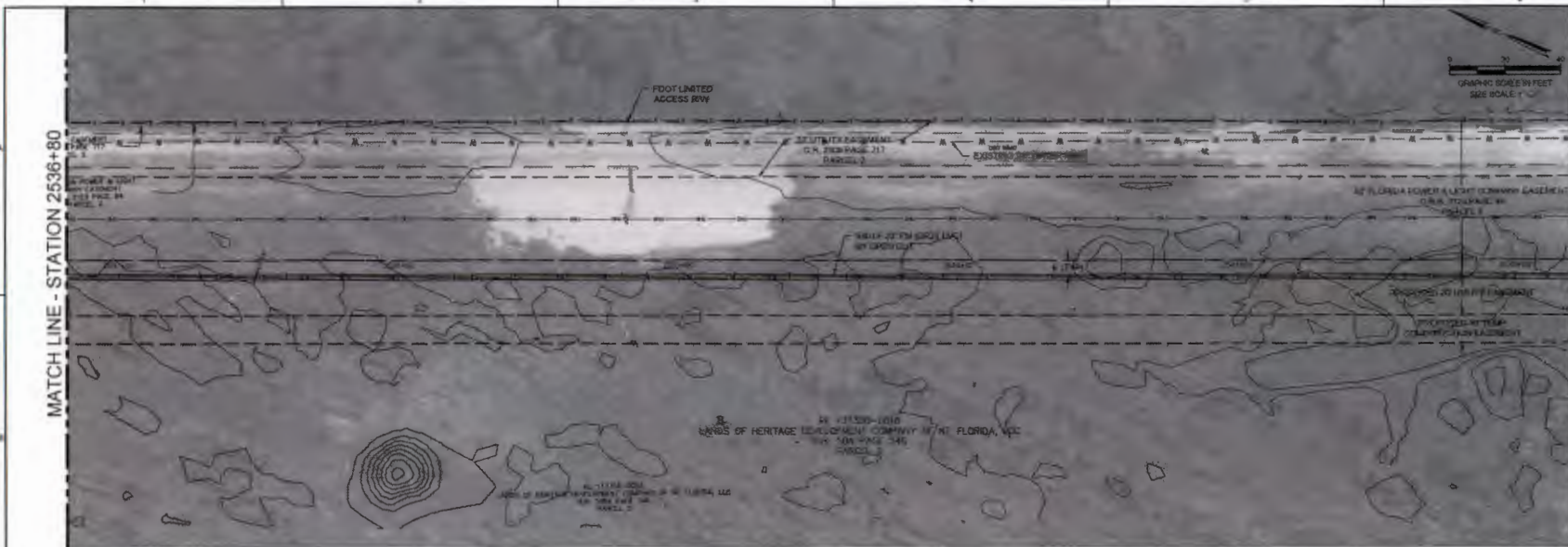
NO.	DATE	BY	FOR

DESIGNER	CHECKER	REVISION	DATE

VERIFY SCALE	
SCALE	DATE

DATE	DESCRIPTION
OCTOBER 2023	

FILE: 38W-08-C-201_SJCWP01.DWG
DATE: 4/25/23
TIME: 5:41 PM

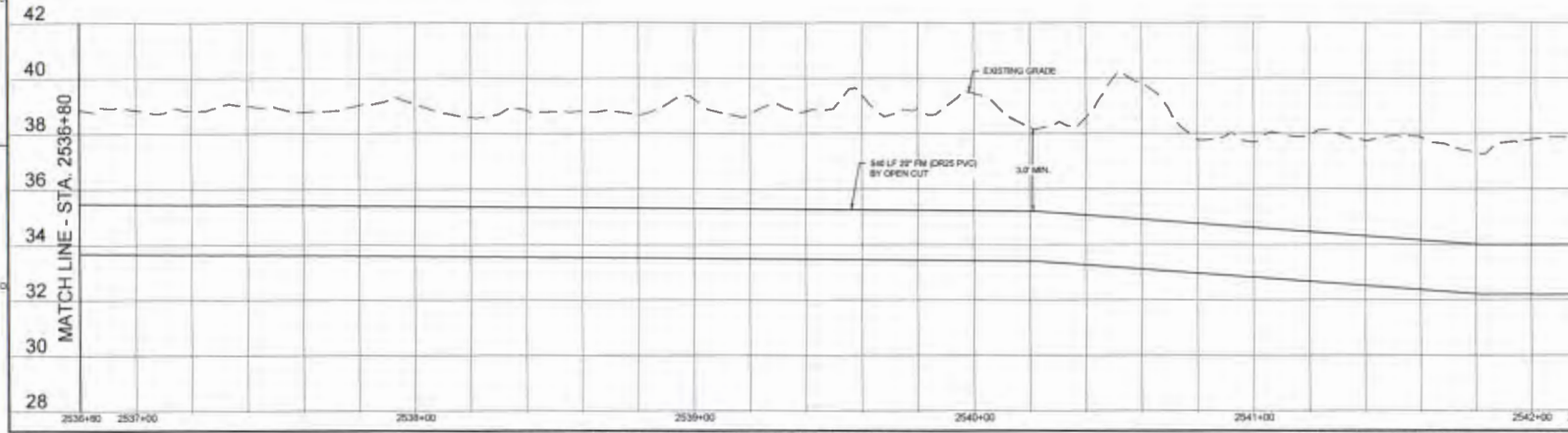


MATCH LINE - STATION 2536+80

MATCH LINE - STATION 2542+20

- NOTES**
1. REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 2. PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-06-C-501, FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 3. PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SJCD. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20 INCH PVC PIPE SHALL BE 3/8 INCH MAXIMUM OFFSET, 0.57 ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 4. REFER TO DRAWING 38W-06-C-501 FOR MARY DETAIL.
 5. REFER TO DRAWING 38W-06-C-503 FOR ANY DETAIL.
 6. REFER TO DRAWING 38W-06-C-502, SJCD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 7. REFER TO DRAWING 38W-06-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE BLAS SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 9.87."

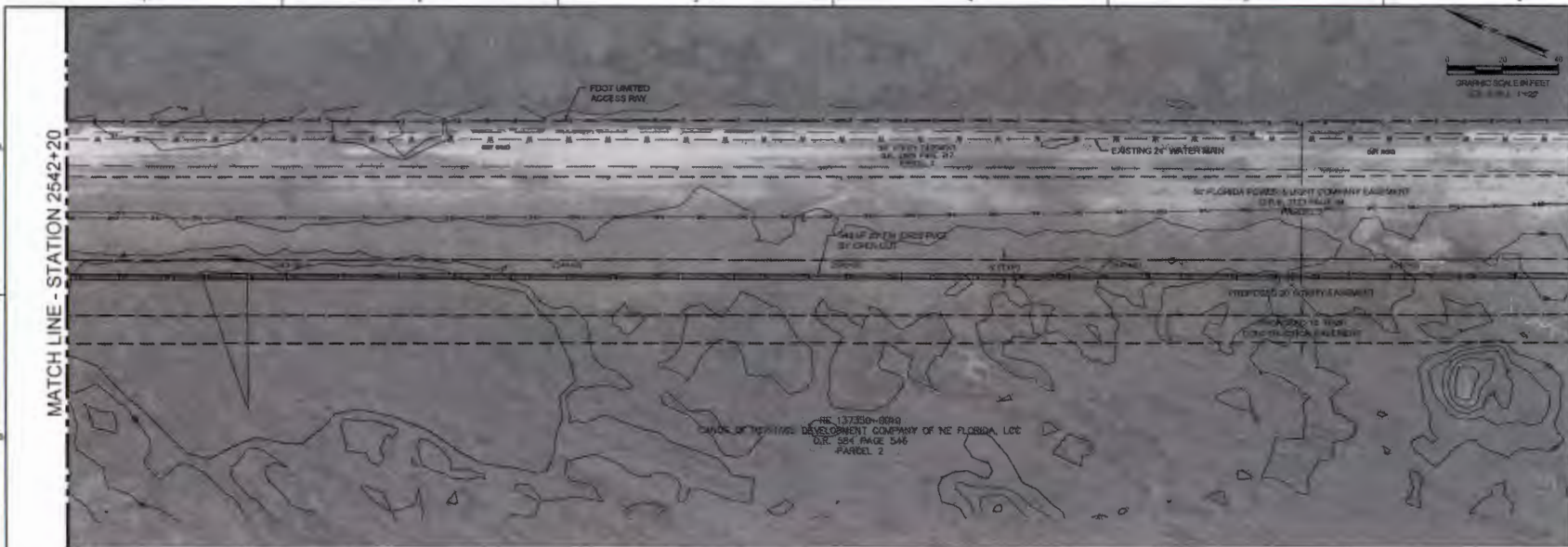
EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



MATCH LINE - STA. 2536+80

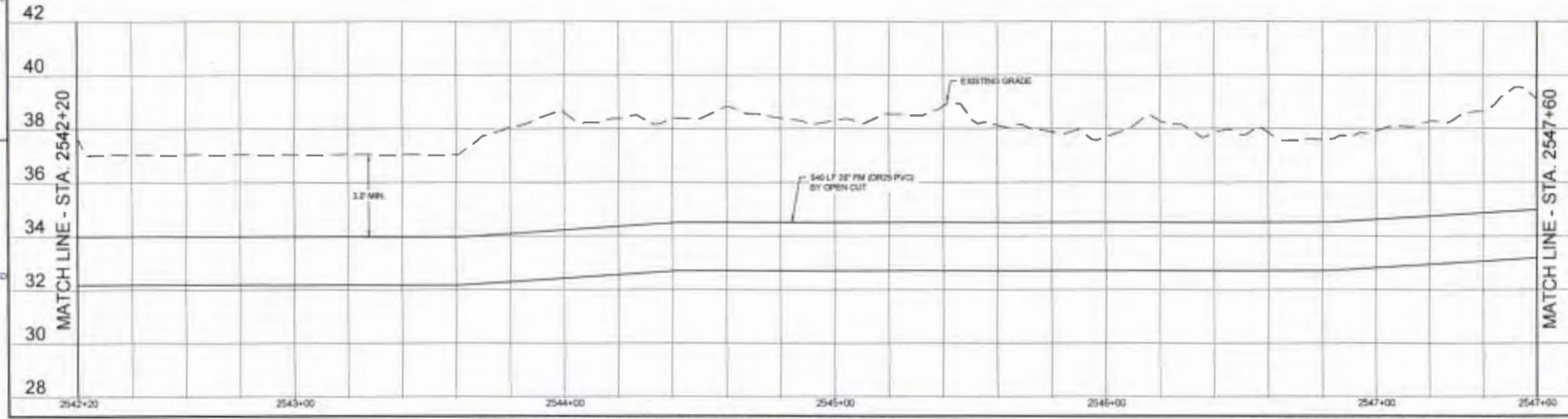
MATCH LINE - STA. 2542+20

<p>840 5TH AVE, SUITE 400 GAINESVILLE, FLORIDA 32601 TELEPHONE: 352-375-2200 WWW.JACOBS.COM</p>		<p>STATE ROAD 207 WATER REGULATION FACILITY AND ASSOCIATED IMPROVEMENTS PIPELINE PROJECT ST. JOHNS COUNTY UTILITY DEPARTMENT ST. AUGUSTINE, FLORIDA</p>	
NO.	DATE	BY	APP'D
0001	08/28/2023	J. JENSEN	C. JENSEN
<p>VERIFY SCALE DATE: OCTOBER 2023 PROJECT: 38W-06-C-501 DRAWING: 38W-06-C-501 SHEET: 13 OF 38</p>		<p>ISSUED FOR PERMIT</p>	



- NOTES**
- REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-06-C-501, FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY EJCDD. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3/4 INCH MAXIMUM OFFSET, 0.8° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-06-C-501 FOR MARV DETAIL.
 - REFER TO DRAWING 38W-06-C-503 FOR ARV DETAIL.
 - REFER TO DRAWING 38W-06-C-502, EJCDD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-06-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: EJCDD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.7".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



JACOBS (S) ALL RIGHTS RESERVED

NO.	DATE	BY	REVISION	BY	DATE	BY	REVISION

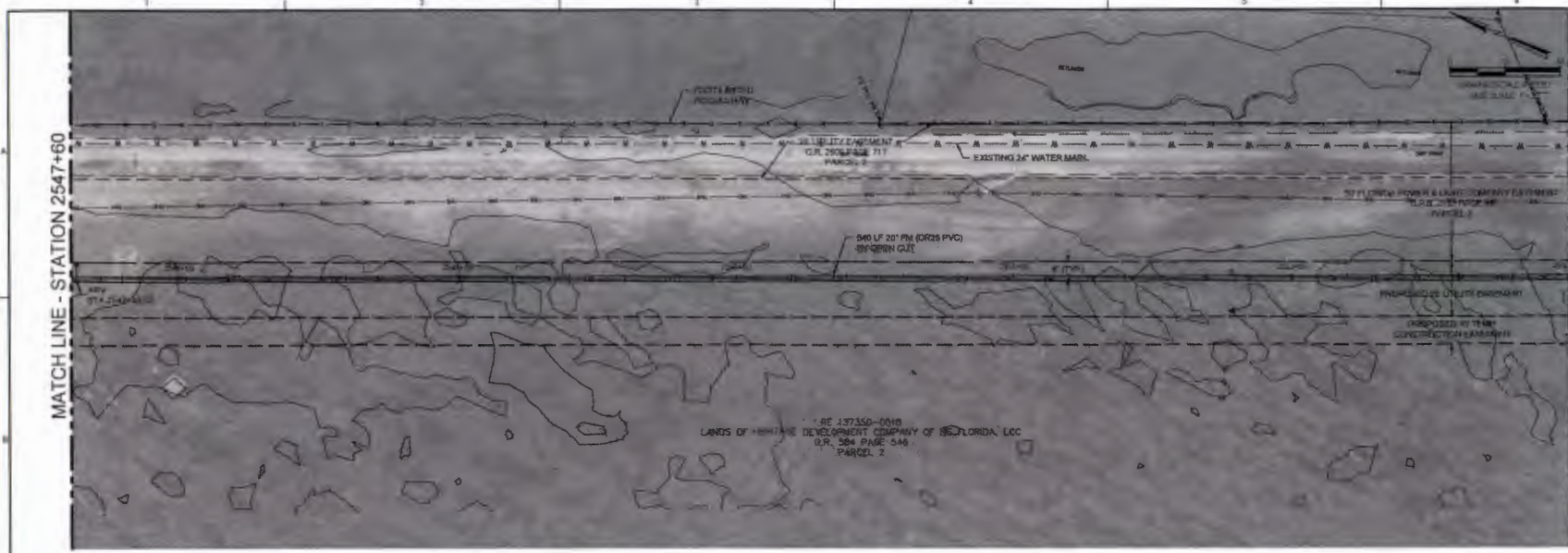
Jacobs

CIVIL
PIPELINE SEGMENT 3B WEST
20" FM
PLAN & PROFILE - 2542+20 TO 2547+60

ISSUED FOR PERMIT

VERIFY SCALE
DATE: OCTOBER 2023
PROJECT: 38W-06-C-208
DRAWN: 38W-06-C-208
SHEET: 16 OF 25

PLOT TIME: 9:41 PM

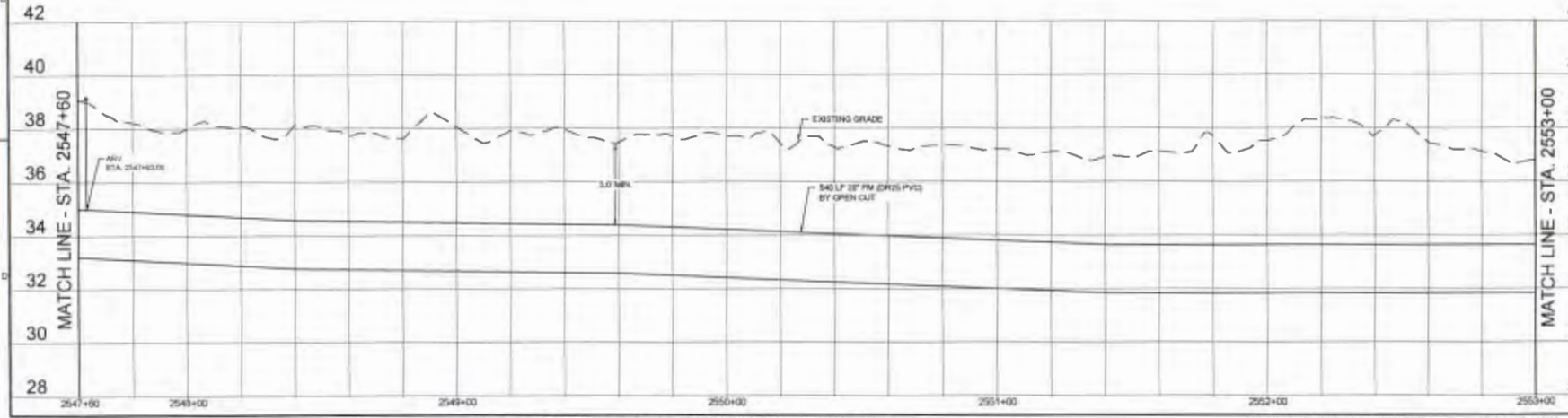


MATCH LINE - STATION 2547+60

MATCH LINE - STATION 2553+00

- NOTES**
- REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-06-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES. UNLESS OTHERWISE APPROVED BY SJCLD, THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.8° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1.432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-06-C-501 FOR MARY DETAIL.
 - REFER TO DRAWING 38W-06-C-503 FOR ANY DETAIL.
 - REFER TO DRAWING 38W-06-C-502, SJCLD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL PLATE G-7, UNLESS UNSUITABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-06-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJCLD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 8.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



Jacobs

CIVIL
 PIPELINE SEGMENT 3B WEST
 20" FM
 PLAN & PROFILE - 22547+60 TO 2553+00

DATE: OCTOBER 2023
 PROJ: SJCLD W-01
 DWG: 38W-06-C-018
 SHEET: 15 of 28

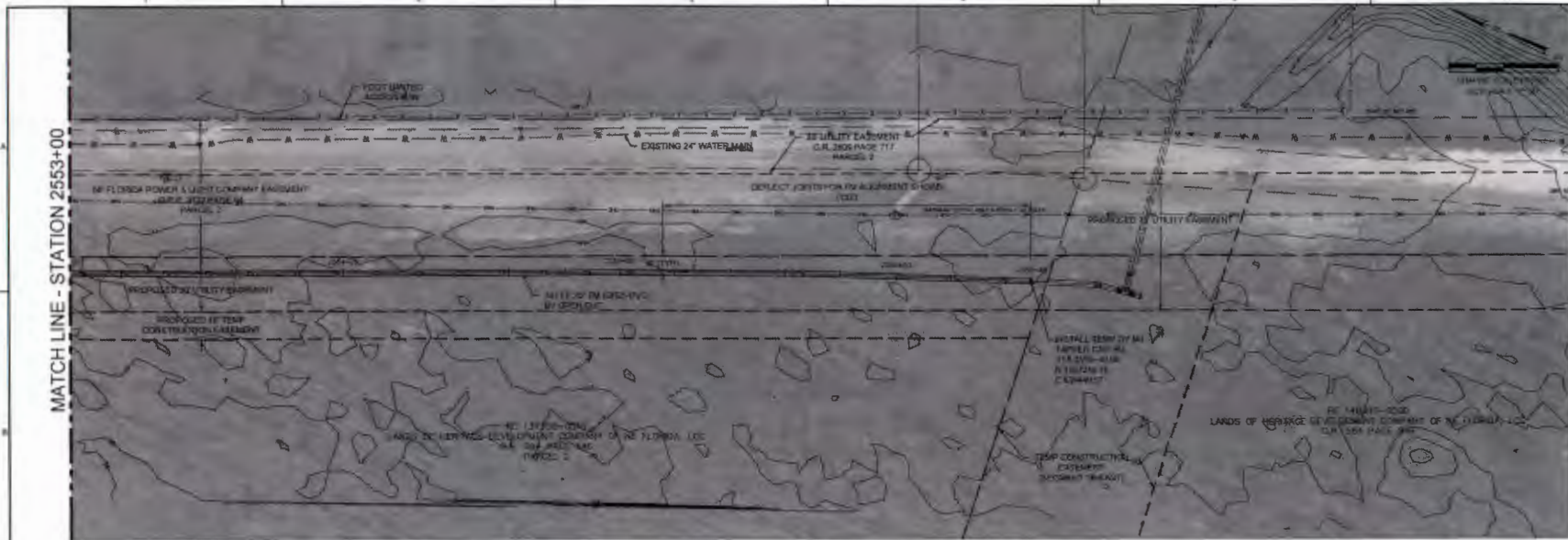
ISSUED FOR PERMIT

NO.	DATE	BY	REVISION
1	08/28/2023	B. JENKINS	ISSUED FOR PERMIT

STATE ROAD 207 WATER RECLAMATION FACILITY
 AND ASSOCIATED IMPROVEMENTS
 PIPELINE PROJECT
 ST. JOHNS COUNTY UTILITY DEPARTMENT
 ST. AUGUSTINE, FLORIDA

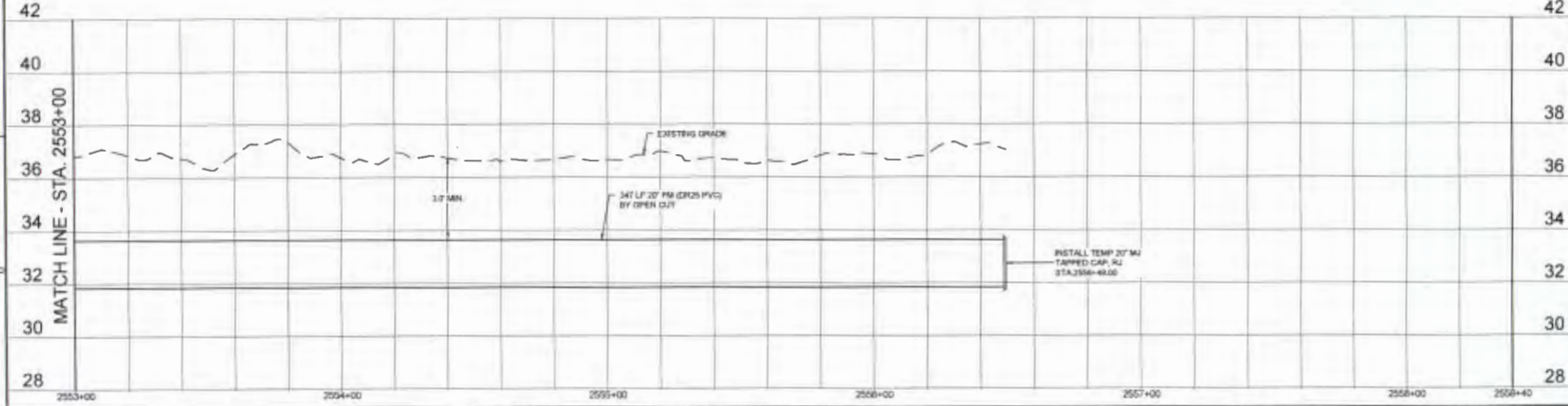
440 SW 4TH AVE, SUITE 400
 ST. AUGUSTINE, FLORIDA 32080
 GREGORY FRANCIS BRITTON/PAUL PE WARRER

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 12506
 EXPIRES 12/31/2024



- NOTES**
- REFER TO DRAWING 38W-01-G-104 FOR GENERAL NOTES AND LEGEND.
 - PIPE JOINTS FOR NEW PVC PIPE SHALL BE RESTRAINED PER RESTRAINT JOINT TABLE ON DRAWING 38W-08-C-501. FULLY EXTEND ALL RESTRAINED PIPE JOINTS.
 - PIPE JOINT DEFLECTION MAY BE REQUIRED WHERE PIPE IS SHOWN AS CURVED OR JOINTS DEFLECTED IN THE PLAN OR PROFILE. FOR PVC PIPE, THE MAXIMUM JOINT DEFLECTION SHALL BE LIMITED TO 80% OF THE PIPE MANUFACTURER'S RECOMMENDATION. BENDING OF THE PIPE BARREL IS NOT ALLOWED. NO JOINT DEFLECTION SHALL BE ALLOWED AT FITTINGS OR VALVES, UNLESS OTHERWISE APPROVED BY SJLUD. THE MAXIMUM ALLOWED JOINT DEFLECTION FOR 20-INCH PVC PIPE SHALL BE 3-INCH MAXIMUM OFFSET, 0.4° ANGLE AT ONE BELL, AND RESULTING RADIUS OF CURVE OF 1,432 FEET WITH 20-FOOT PIPE LENGTHS. ONLY MANUAL FORCE CAN BE UTILIZED TO OBTAIN JOINT DEFLECTION. ALL OFFSETS ARE BASED ON MINIMUM 20-FOOT PIPE LENGTHS.
 - REFER TO DRAWING 38W-08-C-501 FOR MANV DETAIL.
 - REFER TO DRAWING 38W-08-C-503 FOR ARV DETAIL.
 - REFER TO DRAWING 38W-08-C-502, SJLUD GENERAL DETAILS, FOR PIPE BEDDING & TRENCH DETAILS. ALL PIPING SHALL BE INSTALLED PER TYPE B BEDDING & TRENCH DETAIL, PLATE G-7, UNLESS UNDESIRABLE SOIL OR TRENCH CONDITIONS ARE ENCOUNTERED.
 - REFER TO DRAWING 38W-08-C-502, PLATE G-1, AND TECHNICAL SPECIFICATIONS FOR GATE VALVE & BOX INSTALLATION DETAILS. NOTE: SJLUD HAS APPROVED THE USE OF A CIRCULAR PRECAST CONCRETE VALVE BOX COLLAR IN PLACE OF A CAST IN PLACE CONCRETE SLAB SHOWN ON PLATE G-1. THE COLLAR SHALL HAVE A MIN. DIAMETER OF 24" AND MIN THICKNESS OF 4" TAPERING TO 2" AT THE EDGE, WITH MINIMUM HOLE DIAMETER OF 9.5".

EXHIBIT "C"
UTILITY TRANSMISSION
INFRASTRUCTURE



REVISIONS WILL ALL RIGHTS RESERVED

NO.	DATE	BY	CHK	APP'D	BY	JOB NO.	JOB NAME
001	10/20/23	C. BILMAGHER	C. BILMAGHER	C. BILMAGHER	C. BILMAGHER	38W-08-C-211	PIPELINE SEGMENT 3B WEST

Jacobs

CIVIL
PIPELINE SEGMENT 3B WEST
20" FM
PLAN & PROFILE - 2553+00 TO 2556+48

STATE ROAD 207 WATER RECLAMATION FACILITY
AND ASSOCIATED IMPROVEMENTS
PRELIM PROJECT
ST. JOHNS COUNTY UTILITY DEPARTMENT
ST. AUGUSTINE, FLORIDA

VERIFY SCALE
DATE: OCTOBER 2023
PROJECT: 38W-08-C-211
DRAWN: 38W-08-C-211
SHEET: 16 of 23

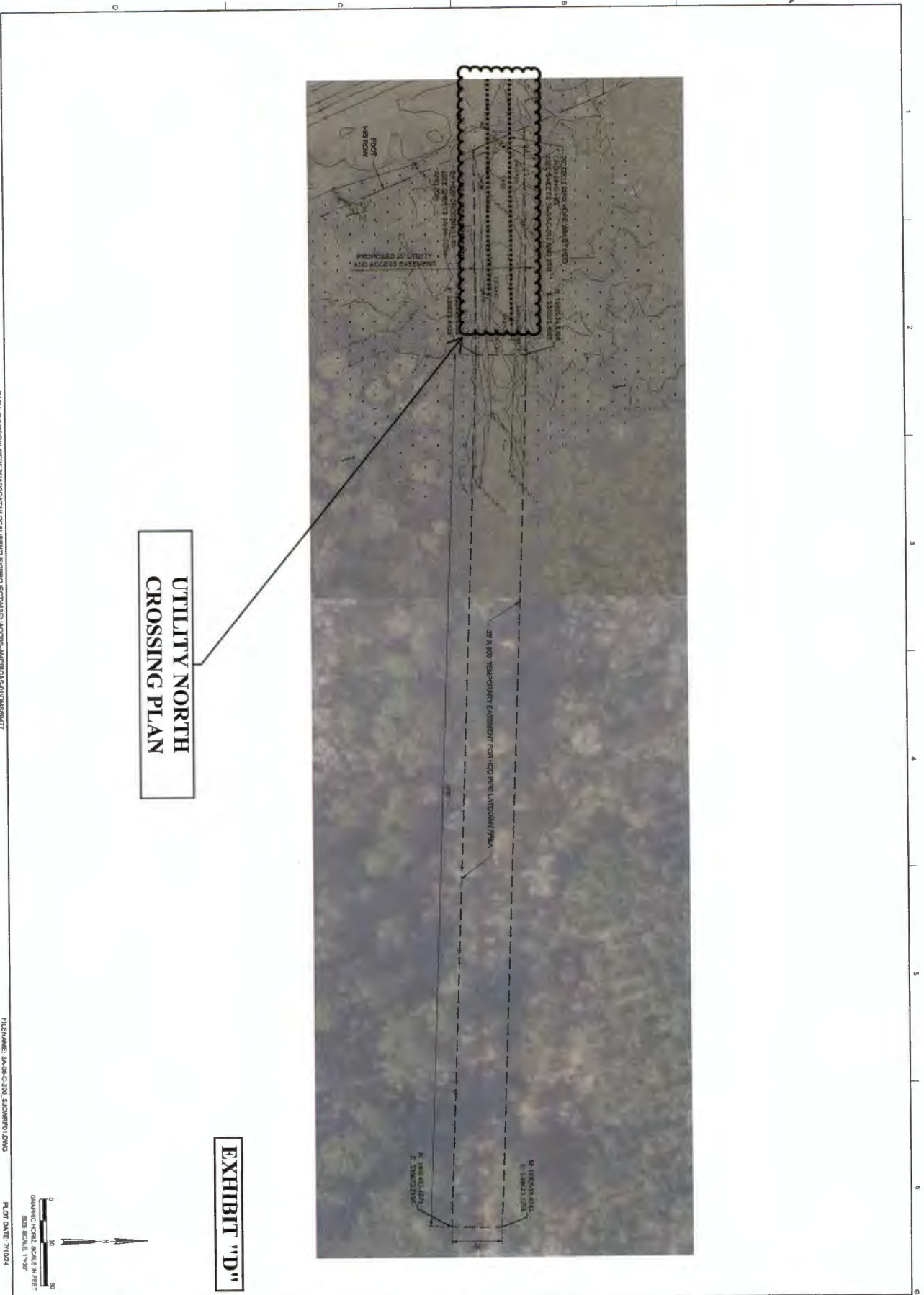
ISSUED FOR PERMIT

PLAN

PATH: C:\USERS\PEREZ\APPDATA\LOCAL\BENTLEY\PROJECTWSE\JACOBS\AMERICA\2010\SSR\177

FILENAME: 3496-C-200_SCHWERFL.DWG

PLOT DATE: 7/10/04

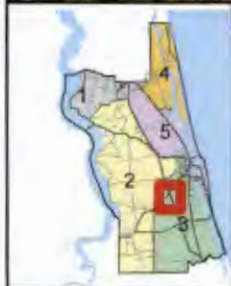


**UTILITY NORTH
CROSSING PLAN**

EXHIBIT "D"



JACOBS CIVIL PIPELINE SEGMENT 3A 24" RCW MAIN AND 20" WATER MAIN HDD LAYDOWN AREA		643 SW 4TH AVE, SUITE 400 GAINESVILLE, FLORIDA 32601 ENGINEERING REGISTRY 2822 AAC001700 ANDREW FINNEY PE 83543		STATE ROAD 207 WATER RECLAMATION FACILITY AND ASSOCIATED IMPROVEMENTS PIPELINE PROJECT ST. JOHNS COUNTY UTILITY DEPARTMENT ST. AUGUSTINE, FLORIDA		NO. DATE DSGN	OR A. FINNEY	REVISION CHK J. PEREZ	APVD M. MACAULEY	BY APVD C. ELLENBERGER
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2023 Aerial Imagery

Date: 12/18/2024

HERITAGE DEVELOPMENT
COMPANY OF NE FLORIDA LLC

EASEMENT AGREEMENT FOR
UTILITIES, TEMPORARY ACCESS
AND CONSTRUCTION EASEMENT
AND MEMORANDUM OF
UNDERSTANDING



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 hereon.



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Detail by Entity Name

Florida Limited Liability Company

HERITAGE DEVELOPMENT COMPANY OF NE FLORIDA LLC

Filing Information

Document Number	L16000063254
FEI/EIN Number	81-2454345
Date Filed	03/30/2016
Effective Date	03/28/2016
State	FL
Status	ACTIVE
Last Event	LC AMENDMENT
Event Date Filed	06/09/2017
Event Effective Date	NONE

Principal Address

200 Business Park Cir
Ste 105
Saint Augustine, FL 32095

Changed: 06/01/2020

Mailing Address

200 Business Park Cir
Ste 105
Saint Augustine, FL 32095

Changed: 06/01/2020

Registered Agent Name & Address

Ansbacher Law
8818 Goodbys Executive Drive
Suite 100
Jacksonville, FL 32217

Name Changed: 02/19/2024

Address Changed: 05/01/2023

Authorized Person(s) Detail

Name & Address

Title MGR

HERITAGE DEVELOPMENT GROUP LLC

200 Business Park Cir

Ste 105

Saint Augustine, FL 32095

Annual Reports

Report Year	Filed Date
2022	04/30/2022
2023	05/01/2023
2024	02/19/2024

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03/30/2016 -- Florida Limited Liability	View image in PDF format



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Detail by Entity Name

Florida Limited Liability Company
HERITAGE DEVELOPMENT GROUP, LLC

Filing Information

Document Number L17000123954
FEI/EIN Number 82-1802858
Date Filed 06/06/2017
Effective Date 06/01/2017
State FL
Status ACTIVE

Principal Address

200 Business Park Cir
Ste 105
Saint Augustine, FL 32095

Changed: 06/01/2020

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Suite 100
Jacksonville, FL 32217

Name Changed: 02/19/2024

Address Changed: 04/30/2022

Authorized Person(s) Detail

Name & Address

Title MGR

SHEE, CHRIS
200 Business Park Cir
Ste 105
Saint Augustine, FL 32095

Title MGR

Zehner, Todd
200 Business Park Cir
Ste 105
Saint Augustine, FL 32095

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