

RESOLUTION NO. 2025- 345

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING TWO EASEMENTS FOR UTILITIES, A BILL OF SALE WITH SCHEDULE OF VALUES, A RELEASE OF LIEN, AND WARRANTY FOR THE WATER SYSTEM TO SERVE MULTIFAMILY AT ST. AUGUSTINE CENTRE PHASE 1.

RECITALS

WHEREAS, Bozard Ford Co., a Florida Corporation, has executed and presented to St. Johns County, an Easement for Utilities, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, for the water system to serve Multifamily at St. Augustine Centre Phase 1; and

WHEREAS, TTRES FL ST. AUGUSTINE OUTLET CENTRE, LLC., a Delaware limited liability company, has executed and presented to St. Johns County, an Easement for Utilities, attached hereto as Exhibit “B”, incorporated by reference and made a part hereof, for the water system to serve Multifamily at St. Augustine Centre Phase 1; and

WHEREAS, TTRES FL ST. AUGUSTINE OUTLET CENTRE, LLC., has executed and presented a Bill of Sale with Schedule of values, attached hereto as Exhibit “C”, incorporated by reference and made a part hereof; conveying all personal property associated with the water system; and

WHEREAS, JD Weber Construction Co., has executed a Final Release of Lien and Warranty for work associated with the water system, attached hereto as Exhibits “D” and “E” incorporated by reference and made part hereof; and

WHEREAS, St. Johns County Utility Department has reviewed and approved the documents mentioned above, as stated in a memo attached hereto as Exhibit “F” incorporated by reference and made a part hereof.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners of St. Johns County, Florida, as follows:

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

Section 2. The Board of County Commissioners hereby accepts the Easement for Utilities, Bill of Sale with Schedule of Values, Release of Lien, and Warranty.

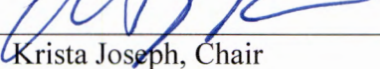
Section 3. To the extent that there are typographical errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

Section 4. The Clerk is instructed to record the Easements for Utilities and Final Release of Lien and file the Bill of Sale and Warranty in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 7th day of October, 2025.

Rendition Date ~~OCT 08 2025~~

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Krista Joseph, Chair

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


By: 
Deputy Clerk



Exhibit "A" to the Resolution

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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 8 day of APRIL, 2025 by BOZARD FORD Co., with an address of 540 OUTLET MALL BLVD ST. AUGUSTINE, FL 32084, hereinafter called "Grantor" to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, 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 and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be

temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

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

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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

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

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

Signed, sealed and delivered
In the presence of:

[Signature]
Witness Signature

Samantha O'Malley
Print Name

540 Outlet Mall Blvd

St Aug FL 32084
Witness Address REQUIRED BUSINESS OR PERSONAL

[Signature]
Witness Signature

Aarika Link
Print Name

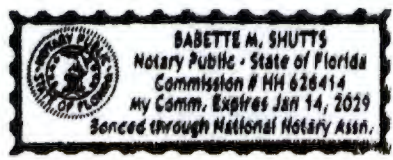
540 Outlet Mall Blvd

St. Augustine, FL 32084
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF FL
COUNTY OF St. Johns

The foregoing instrument was acknowledged before me before me by means of
 physical presence or online notarization, this 8th day of April, 2025,
by Franklin Lacey, who
is CFO of Bozard Ford Co.. Such
person is personally known to me or has produced _____ as
identification.

By: [Signature]
Print Name: FRANKLIN LACEY
Title: TREASURER / CFO



[Signature]
Notary Public
My Commission Expires: 1/14/29

EXHIBIT "A"
EASEMENT AREA

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

LEGAL DESCRIPTION

EXHIBIT " " SHEET 01 OF 03

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 6016, PAGE 340, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, A 90.00 FOOT WIDE PRIVATE RIGHT-OF-WAY; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES; (1) THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 1034.18 FEET TO A POINT OF CURVATURE OF A 860.01 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 64°15'24" EAST AND A CHORD LENGTH OF 229.05 FEET; 2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 15°18'18", AN ARC DISTANCE OF 229.73 FEET TO THE POINT OF BEGINNING, SAID POINT BEING A POINT ON A 34.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 05°50'33" WEST AND A CHORD LENGTH OF 13.62 FEET; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 22°45'51", AN ARC DISTANCE OF 13.71 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 17°13'28" WEST, A DISTANCE OF 5.78 FEET TO A POINT OF CURVATURE OF A 49.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 38°02'18" WEST AND A CHORD LENGTH OF 35.18 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 41°37'40", AN ARC DISTANCE OF 35.96 FEET TO A POINT OF REVERSE CURVATURE OF A 50.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 46°07'27" WEST AND A CHORD LENGTH OF 22.25 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 25°27'23", AN ARC DISTANCE OF 22.44 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 166.43 FEET TO A POINT OF CURVATURE OF A 50.50 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°54'43" WEST AND A CHORD LENGTH OF 28.66 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'04", AN ARC DISTANCE OF 29.06 FEET TO A POINT OF REVERSE CURVATURE OF A 29.50 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 16°54'43" WEST AND A CHORD LENGTH OF 16.74 FEET; THENCE RUN NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°58'04", AN ARC DISTANCE OF 16.97 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 938.17 FEET TO A POINT ON A 73.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 45°28'31" WEST AND A CHORD LENGTH OF 30.78 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°10'10", AN ARC DISTANCE OF 31.01 FEET TO A POINT OF TANGENCY; THENCE RUN NORTH 57°33'36" WEST, A DISTANCE OF 10.98 FEET TO A POINT OF CURVATURE OF A 48.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 47°25'34" WEST AND A CHORD LENGTH OF 16.36 FEET; THENCE RUN NORTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 20°16'03", AN ARC DISTANCE OF 16.45 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4917, PAGE 841, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE RUN NORTH 56°36'15" EAST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 26.86 FEET TO A POINT ON A 19.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 51°50'08" EAST AND A CHORD LENGTH OF 3.89 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 11°26'56", AN ARC DISTANCE OF 3.90 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 57°33'36" EAST, A DISTANCE OF 12.22 FEET TO A POINT OF CURVATURE OF A 100.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°28'32" EAST AND A CHORD LENGTH OF 42.08 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°10'07", AN ARC DISTANCE OF 42.39 FEET TO A POINT OF NON-TANGENCY; THENCE RUN SOUTH 33°23'45" EAST, A DISTANCE OF 864.47 FEET TO A POINT OF CURVATURE OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°57'39" EAST AND A CHORD LENGTH OF 17.44 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'48", AN ARC DISTANCE OF 18.08 FEET TO A POINT OF REVERSE CURVATURE OF A 20.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°57'39" EAST AND A CHORD LENGTH OF 18.34 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 53°07'48", AN ARC DISTANCE OF 19.01 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 33°23'45" EAST, A DISTANCE OF 20.00 FEET TO A POINT OF CURVATURE OF A 20.50 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 13°47'54" EAST AND A CHORD LENGTH OF 13.75 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'42", AN ARC DISTANCE OF 14.02 FEET TO A POINT OF REVERSE CURVATURE OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 13°47'54" EAST AND A CHORD LENGTH OF 13.08 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 39°11'42", AN ARC DISTANCE OF 13.34 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 33°23'45" EAST, A DISTANCE OF 11.52 FEET TO A POINT OF CURVATURE OF A 19.50 FOOT RADIUS CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°27'44" EAST AND A CHORD LENGTH OF 8.15 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°07'59", AN ARC DISTANCE OF 8.21 FEET TO A POINT OF REVERSE CURVATURE OF A 50.50 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHWEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 45°27'44" EAST AND A CHORD LENGTH OF 21.11 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 24°07'59", AN ARC DISTANCE OF 21.27 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 33°23'45" EAST, A DISTANCE OF 172.45 FEET TO A POINT OF CURVATURE OF A 50.50 FOOT RADIUS CURVE, CONCAVE TO THE WEST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°48'18" EAST AND A CHORD LENGTH OF 28.84 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 33°10'55", AN ARC DISTANCE OF 29.25 FEET TO A POINT OF REVERSE CURVATURE OF A 49.50 FOOT RADIUS CURVE, CONCAVE TO THE EAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 8°43'09" EAST AND A CHORD LENGTH OF 14.64 FEET; THENCE RUN SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 17°00'38", AN ARC DISTANCE OF 14.70 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 17°13'28" EAST, A DISTANCE OF 23.29 FEET TO A POINT ON A 34.50 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE NORTHEAST, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 29°01'22" EAST AND A CHORD LENGTH OF 14.11 FEET; THENCE RUN SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 23°35'46", AN ARC DISTANCE OF 14.21 FEET TO A POINT ON THE AFORESAID NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, SAID POINT BEING A POINT ON A 860.01 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 72°59'39" WEST AND A CHORD LENGTH OF 32.57 FEET; THENCE RUN WESTERLY ALONG SAID CURVE AND ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THROUGH A CENTRAL ANGLE OF 02°10'13", AN ARC DISTANCE OF 32.57 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 41,401 SQUARE FEET, (0.950 ACRES), MORE OR LESS.



Digitally signed by
Jeremy Hallick
Date: 2025.03.10
09:51:35 -04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

GENERAL NOTES:

- 1. THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- 2. THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
- 3. BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE HAS A BEARING OF NORTH 56°36'15" EAST.
- 4. EASEMENT LINE WORK DEPICTED HEREON WAS PROVIDED BY ENGLAND-THIMS & MILLER, INC.

REVISED EASEMENT BOUNDARY: 03/06/2025 BY: JDN
JOB 508023.00550
SEE SHEET 2 FOR SKETCH
SEE SHEET 3 FOR LINE & CURVE TABLES

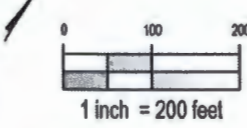
CFB SURVEYING
7413 ALFORD AVENUE - SUITE 101, FT. LAUDERDALE, FL 34652
(561) 748-3126 1.884.88
CLYMER FARMER BARLEY

DRAWING NAME: S:\SURVEY\NEW SURVEYS\ST JOHNS\OUTLET CENTER DRIVE (LIMITED ACCESS EASEMENT) - SKETCH-LEGAL REV.DWG: 01 05 X 11 3/16/2025 9:52 AM BY: JHALLICK

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
 SHEET 02 OF 03

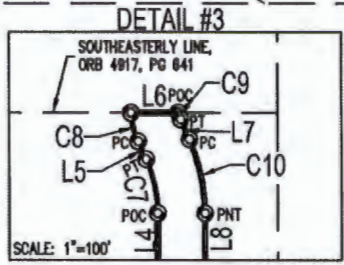
PARCEL # 0865350010
ORB 4917, PG 641



LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT ON CURVE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PWT = POINT OF NON-TANGENCY
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- = CHANGE IN DIRECTION
- = LINE BREAK

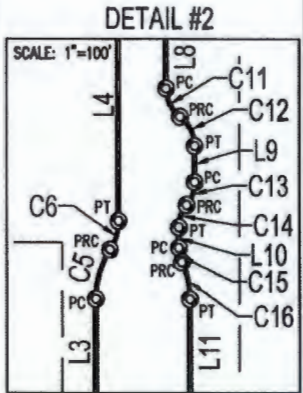
SEE DETAIL #3
SOUTHEASTERLY LINE,
ORB 4917, PG 641



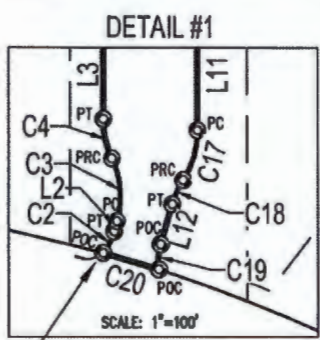
WESTERLY LINE OF
ST AUGUSTINE CENTRE
POND 11 (ORB 1333, PG 388)

ACCESS EASEMENT
(±0.95 ACRES)

PARCEL # 0865350040
ORB 6016, PG 340



PARCEL # 0865360000
ORB 4372, PG 1825
(ST AUGUSTINE CENTRE
POND 11 PER
ORB 1333, PG 388)



PARCEL # 0865350000
ORB 6070, PG 812

PARCEL # 0865350030
ORB 5871, PG 1523

PARCEL # 0865350000
ORB 6070, PG 812

NORTHWESTERLY
RIGHT-OF-WAY LINE,
OUTLET CENTRE DRIVE

OUTLET CENTRE DRIVE
(90' PRIVATE RIGHT-OF-WAY)
(INGRESS/EGRESS & UTILITY EASEMENT)
(ORB 1337, PAGE 347)

SOUTHERLY EXTENSION,
WESTERLY LINE OF
ST AUGUSTINE CENTRE
POND 11 (ORB 1333,
PG 388)

POINT OF COMMENCEMENT
INTERSECTION OF THE EASTERLY
LIMITED ACCESS RIGHT-OF-WAY LINE
OF INTERSTATE NO. 95 AND THE
NORTHWESTERLY RIGHT-OF-WAY LINE
OF OUTLET CENTRE DRIVE

JOB S08023.00550
SEE SHEET 1 FOR DESCRIPTION
SEE SHEET 3 FOR LINE & CURVE TABLES

REVISED EASEMENT BOUNDARY: 03/06/2025 BY: JDH

DRAWING NAME: S:\SURVEY\REV SURVEY\ST JOHNS OUTLET CENTER DRIVE (L11)\MORTGAGE\REV SURVEY\SKETCH OF DESCRIPTIONS\ACCESS EASEMENT - SKETCH-LEGAL_REV.DWG : 02.03.11.3/6/2025 9:25 AM BY: JHALICK

DRAWING NAME: S: SURVEY NEW SURVEY ST. JOHNS OUTLET CENTER DRIVE (ETD) AND TOPOLOGY SKETCH OF DESCRIPTIONS ACCESS EASEMENT - SKETCH-LEGAL REVIEW: 10.03.11 3/26/2025 9:25 AM BY: JHALLOCK

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
 SHEET 03 OF 03

LINE TABLE		
LINE TAG	BEARING	DISTANCE
L1	N56°36'15"E	1034.18'
L2	N17°13'28"W	5.78'
L3	N33°23'45"W	166.43'
L4	N33°23'45"W	938.17'
L5	N57°33'36"W	10.98'
L6	N56°36'15"E	26.86'
L7	S57°33'36"E	12.22'
L8	S33°23'45"E	864.47'
L9	S33°23'45"E	20.00'
L10	S33°23'45"E	11.52'
L11	S33°23'45"E	172.45'
L12	S17°13'28"E	23.29'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	860.01'	15°18'18"	229.73'	S64°15'24"W	229.05'
C2	34.50'	22°45'51"	13.71'	N05°50'33"W	13.62'
C3	49.50'	41°37'40"	35.96'	N38°02'18"W	35.18'
C4	50.50'	25°27'23"	22.44'	N46°07'27"W	22.25'
C5	50.50'	32°58'04"	29.06'	N16°54'43"W	28.66'
C6	29.50'	32°58'04"	16.97'	N16°54'43"W	16.74'
C7	73.50'	24°10'10"	31.01'	N45°28'31"W	30.78'
C8	46.50'	20°16'03"	16.45'	N47°25'34"W	16.36'
C9	19.50'	11°26'56"	3.90'	S51°50'08"E	3.89'
C10	100.50'	24°10'07"	42.39'	S45°28'32"E	42.08'
C11	19.50'	53°07'48"	18.08'	S59°57'39"E	17.44'
C12	20.50'	53°07'48"	19.01'	S59°57'39"E	18.34'
C13	20.50'	39°11'42"	14.02'	S13°47'54"E	13.75'
C14	19.50'	39°11'42"	13.34'	S13°47'54"E	13.08'
C15	19.50'	24°07'59"	8.21'	S45°27'44"E	8.15'
C16	50.50'	24°07'59"	21.27'	S45°27'44"E	21.11'
C17	50.50'	33°10'55"	29.25'	S16°48'18"E	28.84'
C18	49.50'	17°00'38"	14.70'	S08°43'09"E	14.64'
C19	34.50'	23°35'46"	14.21'	S29°01'22"E	14.11'
C20	860.01'	2°10'13"	32.57'	S72°59'39"W	32.57'

JOB S08023.00550

SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

CFB

CLYMER
FARNER
BARLEY

SURVEYING

7413 ALFORD AVENUE - FRODOLETON, FL 34162
(832) 748-3126 1/26/19

REVISED EASEMENT BOUNDARY: 03/06/2025 BY: JQH

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
 SHEET 01 OF 02

LEGAL DESCRIPTION

A PORTION OF SECTION 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 5733, PAGE 309, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, A 90.00 FOOT WIDE PRIVATE RIGHT-OF-WAY; THENCE ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES; (1) THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 1034.18 FEET TO A POINT OF CURVATURE OF A 860.01 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 67°07'02" EAST AND A CHORD LENGTH OF 313.83 FEET; (2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21°01'33", AN ARC DISTANCE OF 315.60 FEET TO A POINT OF INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE WESTERLY LINE OF ST. AUGUSTINE CENTRE POND 11 AS RECORDED IN OFFICIAL RECORDS BOOK 1333, PAGE 388, PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID NORTHWESTERLY RIGHT-OF-WAY LINE, RUN NORTH 33°23'45" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 1305.28 FEET TO THE SOUTHEASTERLY CORNER OF THE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4917, PAGE 641, PUBLIC RECORDS OF SAID COUNTY; THENCE DEPARTING SAID WESTERLY LINE, RUN SOUTH 56°36'15" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4917, PAGE 641, A DISTANCE OF 577.69 FEET TO A POINT ON THE EASTERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5733, PAGE 309 AND THE POINT OF BEGINNING; THENCE DEPARTING SAID SOUTHEASTERLY LINE, RUN SOUTH 33°23'23" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 10.00 FEET; THENCE DEPARTING SAID EASTERLY LINE, RUN SOUTH 56°36'15" WEST, A DISTANCE OF 7.50 FEET; THENCE RUN SOUTH 33°23'23" EAST, A DISTANCE OF 165.03 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 290.25 FEET; THENCE RUN SOUTH 34°06'15" WEST, A DISTANCE OF 11.72 FEET TO A POINT ON THE SOUTHEASTERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5733, PAGE 309; THENCE RUN SOUTH 56°36'15" WEST, ALONG SAID SOUTHEASTERLY LINE, A DISTANCE OF 63.57 FEET; THENCE DEPARTING SAID SOUTHEASTERLY LINE, RUN NORTH 33°23'45" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 61.58 FEET; THENCE RUN NORTH 34°06'15" EAST, A DISTANCE OF 11.72 FEET; THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 282.24 FEET; THENCE RUN NORTH 33°23'23" WEST, A DISTANCE OF 157.58 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THE AFORESAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5733, PAGE 309; THENCE ALONG THE NORTHWESTERLY LINE OF SAID LANDS THE FOLLOWING TWO (2) COURSES AND DISTANCES: 1) THENCE RUN NORTH 00°24'36" EAST, A DISTANCE OF 8.97 FEET; 2) THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 12.51 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 5,362 SQUARE FEET, (0.123 ACRES), MORE OR LESS.

LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	N56°36'15"E	1034.18'	L9	S56°36'15"W	63.57'
L2	N33°23'45"W	1305.28'	L10	N33°23'45"W	10.00'
L3	S56°36'15"W	577.69'	L11	N58°36'15"E	61.58'
L4	S33°23'23"E	10.00'	L12	N34°06'15"E	11.72'
L5	S56°36'15"W	7.50'	L13	N58°36'15"E	282.24'
L6	S33°23'23"E	165.03'	L14	N33°23'23"W	157.58'
L7	S56°36'15"W	290.25'	L15	N00°24'36"E	8.97'
L8	S34°06'15"W	11.72'	L16	N56°36'15"E	12.51'

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	860.01'	21°01'33"	315.60'	N67°07'02"E	313.83'



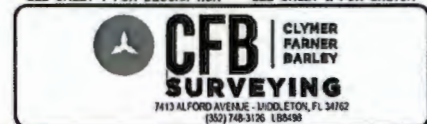
Digitally signed by Jeremy Hallick
Date: 2025.03.10 09:52:30 -04'00'

JEREMY D. HALLICK, FLORIDA LICENSED SURVEYOR & MAPPER
FLORIDA REGISTRATION NO. 6715

REVISED EASEMENT BOUNDARY: 03/06/2025 BY: JDH

JOB S08023.00550

SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH



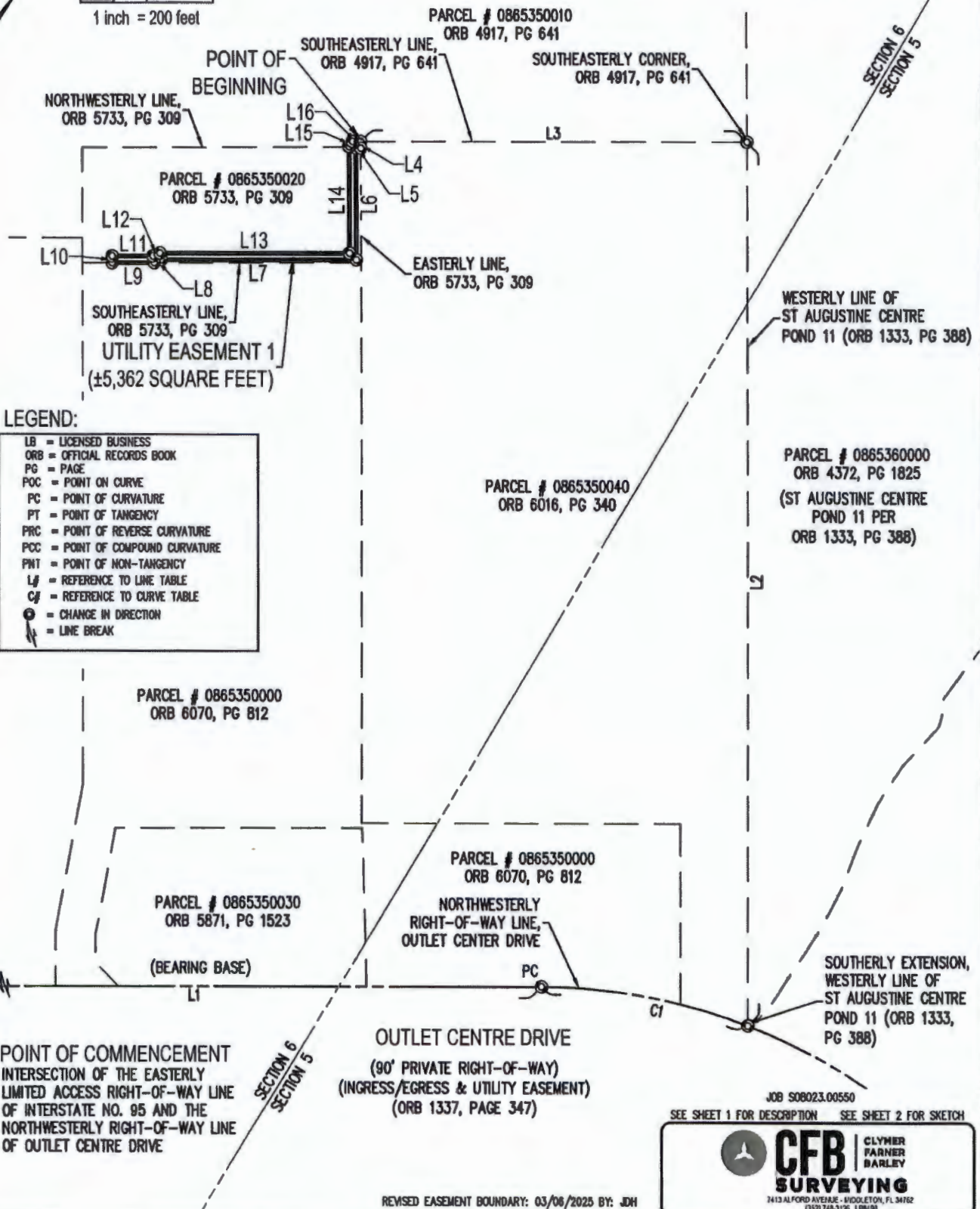
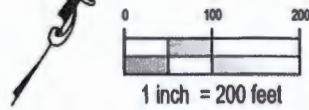
GENERAL NOTES:

- THIS SKETCH OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE ORIGINAL SIGNATURE AND SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (IF A HARD COPY), OR THE ADOBE PDF CONTAINING THE ELECTRONIC SIGNATURE HAS NOT BEEN VALIDATED TO BE THE ORIGINAL SIGNED AND SEALED VERSION (IF AN ELECTRONIC FILE). IF AN ELECTRONIC FILE, PRINTED COPIES OF THE SURVEY MAP ARE NOT CONSIDERED TO BE A VALID SIGNED AND SEALED COPY.
- THIS SKETCH WAS PREPARED FOR DESCRIPTION PURPOSES ONLY AND IS NOT A FIELD SURVEY.
- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE HAS A BEARING OF NORTH 56°36'15" EAST.
- EASEMENT LINE WORK DEPICTED HEREON WAS PROVIDED BY ENGLAND-THIMS & MILLER, INC.

DRAWING NAME: S SURVEY NEW SURVEY ST. JOHNS OUTLET CENTER DRIVE (OLD) PHOTO TOP VIEW SKETCH OF DESCRIPTIONS VULNERABILITY EASEMENT 1 - SKETCH-LEGAL-REVISED: 03.10.25 11:37/2025 8:00 AM BY: JAHALICK

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

EXHIBIT " "
 SHEET 02 OF 02



LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT ON CURVE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PWT = POINT OF NON-TANGENCY
- L# = REFERENCE TO LINE TABLE
- C# = REFERENCE TO CURVE TABLE
- ⊙ = CHANGE IN DIRECTION
- = LINE BREAK

DRAWING NAME: S: SURVEY NEW SURVEY EAST JOHNS OUTLET CENTER DRIVE (CIVIL) AND TOPO (CIVIL) SKETCH OF DESCRIPTIONS UTILITY EASEMENT 1 - SKETCH-LEGAL REVISED: 02.05.X.11.3/7/2025 6:00 AM BY: JHALLOCK

REVISED EASEMENT BOUNDARY: 03/08/2025 BY: JDH

JOB S08023.00550
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

CFB SURVEYING
CLYMER FARMER BARLEY
7413 ALFORD AVENUE - WOODLAWN, FL 34782
(352) 748-3126 1/86/09

Exhibit "B" to the Resolution

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

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 2nd day of April, 2025 by **TTRES FL ST AUGUSTINE OUTLET CENTRE, LLC**, with an address of 901 Wabash Avenue, Suite 300, Terre Haute, IN 47807, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

1. Grantor does hereby grant, bargain, sell, 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 and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be

temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

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

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

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

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent permitted by 768.28 Florida Statutes, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence. Grantee's obligations are limited as set forth in section 768.28, Florida Statutes, and nothing in this Easement shall be construed to extend the liabilities of Grantee beyond that provided in section 768.28, Florida Statutes or be deemed as a waiver of Grantee's sovereign immunity beyond that provided in section 768.28, Florida Statutes. Nothing hereby shall inure to the benefit of any third party for any purpose, including but not limited to, anything that might allow claims otherwise barred by sovereign immunity or operation of law.

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

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SIGNATURES COMMENCE ON THE FOLLOWING PAGE.

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

Signed, sealed and delivered
In the presence of:

Dana S. Grimes
Witness Signature

Dana S. Grimes
Print Name

111 Monument Circle, Site 1500

Indianapolis IN 46204
Witness Address REQUIRED BUSINESS OR PERSONAL

By: Daniel R Sink

Print Name: Daniel R-Sink

Title: President + CFO

Christian J. Bowling
Witness Signature

Christian J. Bowling
Print Name

111 Monument Circle, Ste 1500

Indianapolis, IN 46204
Witness Address REQUIRED BUSINESS OR PERSONAL

STATE OF INDIANA
COUNTY OF MARION

The foregoing instrument was acknowledged before me before me by means of physical presence or online notarization, this 2nd day of April, 2025, by Daniel Sink, who is authorized signatory of TTRES FL AUGUSTINE OUTLET CENTRE, LLC,. Such person is personally known to me or has produced NA as identification.



Erin Ploss
Notary Public
My Commission Expires: 8/9/31

EXHIBIT "A"
EASEMENT AREA

SKETCH FOR DESCRIPTION (NOT A FIELD SURVEY)

LEGAL DESCRIPTION

EXHIBIT "A"
SHEET 01 OF 02

A PORTION OF SECTIONS 5 AND 6, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST JOHNS COUNTY, FLORIDA, BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2680, PAGE 246, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE NO. 95, A VARIABLE WIDTH RIGHT-OF-WAY AND THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE, A 90.00 FOOT WIDE PRIVATE RIGHT-OF-WAY; THENCE RUN ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE THE FOLLOWING (2) COURSES; (1) THENCE NORTH 56°36'15" EAST, A DISTANCE OF 1034.18 FEET TO A POINT OF CURVATURE OF A 860.01 FOOT RADIUS CURVE, CONCAVE TO THE SOUTHEAST, BEING SUBTENDED BY A CHORD BEARING OF NORTH 66°24'24" EAST AND A CHORD LENGTH OF 292.84 FEET; (2) THENCE RUN NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19°36'18", AN ARC DISTANCE OF 294.27 FEET TO THE POINT OF BEGINNING ALSO BEING A POINT OF NON-TANGENCY; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 472.09 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 332.40 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 290.96 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 56°36'15" EAST, A DISTANCE OF 21.52 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 152.42 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 150.27 FEET; THENCE RUN SOUTH 33°23'45" EAST, A DISTANCE OF 22.99 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 10.00 FEET; THENCE RUN NORTH 33°23'45" WEST, A DISTANCE OF 22.99 FEET; THENCE RUN SOUTH 56°36'15" WEST, A DISTANCE OF 397.42 FEET; THENCE RUN NORTH 33°23'23" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 56°36'15" EAST ALONG SOUTHEASTERLY LINE AS RECORDED IN OR BOOK 4917, PAGE 641, A DISTANCE OF 577.69 FEET TO THE SOUTHEASTERLY CORNER AS RECORDED IN OR BOOK 4917, PAGE 641; THENCE RUN SOUTH 33°23'45" EAST, ALONG SAID WESTERLY LINE OF ST. AUGUSTINE CENTRE POND 11, A DISTANCE OF 1305.28 FEET, TO A POINT ON A 860.01 FOOT RADIUS NON-TANGENT CURVE, CONCAVE TO THE SOUTH, BEING SUBTENDED BY A CHORD BEARING OF SOUTH 76°55'11" WEST AND A CHORD LENGTH OF 21.33 FEET SAID POINT ALSO BEING INTERSECTION OF SOUTHERLY EXTENSION, WESTERLY LINE OF ST. AUGUSTINE CENTRE POND 11 AS RECORDED IN OR BOOK 1333, PAGE 388 AND ALSO BEING ON SAID NORTHWESTERLY RIGHT-OF-WAY OF OUTLET CENTRE DRIVE; THENCE RUN WESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 01°25'15", AN ARC DISTANCE OF 21.33 FEET TO THE POINT OF BEGINNING.

SAID LANDS CONTAINING 0.874 ACRES, MORE OR LESS.

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE	LINE TAG	BEARING	DISTANCE
L1	N56°36'15"E	1034.18'	L7	S56°36'15"W	21.52'	L13	N56°36'15"E	21.52'	L19	S56°36'15"W	397.42'
L2	N33°23'45"W	472.09'	L8	N33°23'45"W	10.00'	L14	N33°23'45"W	152.42'	L20	N33°23'23"W	20.00'
L3	S56°36'15"W	21.52'	L9	N56°36'15"E	21.52'	L15	S56°36'15"W	150.27'	L21	N56°36'15"E	577.69'
L4	N33°23'45"W	10.00'	L10	N33°23'45"W	290.96'	L16	S33°23'45"E	22.99'	L22	S33°23'45"E	1305.28'
L5	N56°36'15"E	21.52'	L11	S56°36'15"W	21.52'	L17	S56°36'15"W	10.00'			
L6	N33°23'45"W	332.40'	L12	N33°23'45"W	10.00'	L18	N33°23'45"W	22.99'			

CURVE TABLE					
CURVE TAG	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	860.01'	19°36'18"	294.27'	N66°24'24"E	292.84'
C2	860.01'	1°25'15"	21.33'	S76°55'11"W	21.33'



Digitally signed by Christopher McLaughlin, PSM
 DN: cn=Christopher McLaughlin, PSM, o=Clymer Farmer Barley Surveying, LLC, ou, email=cmclaughlin@cfb-inc.com, c=US
 Date: 2024.05.09 16:39:16 -04'00'

CHRISTOPHER P. MCLAUGHLIN, FLORIDA LICENSED SURVEYOR & MAPPER
 FLORIDA REGISTRATION NO. 8614

GENERAL NOTES:

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- BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH AS ESTABLISHED BY THE NATIONAL OCEAN SERVICE (NOS) THROUGH ITS PROGRAM OFFICE NATIONAL GEODETIC SURVEY (NGS). AS A REFERENCE FOR THIS SKETCH, THE NORTHWESTERLY RIGHT-OF-WAY LINE OF OUTLET CENTRE DRIVE HAS A BEARING OF NORTH 56°36'15" EAST.
- EASEMENT LINE WORK DEPICTED HEREON WAS PROVIDED BY ENGLAND-THIMS & MILLER, INC.

JOB S08023.00550

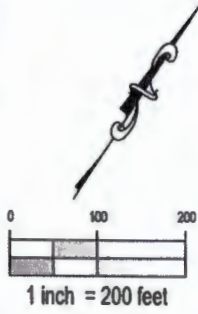
SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH

CFB | CLYMER FARMER BARLEY
SURVEYING
 4456 NE 83RD ROAD - WALKERWOOD, FL 34785
 (352) 718-3126 188498

DRAWING NAME: S:\SURVEY\NEWSURVEY\ST. JOHNS\OUTLET CENTER DRIVE (EIM)\VAD072024\005 SKETCH OF DESCRIPTIONS\UTILITY EASEMENT 2 - SKETCH-LEGAL.DWG : 03 X 11 5/9/2024 2:08 PM BY: MFLUCHE

SKETCH FOR DESCRIPTION
(NOT A FIELD SURVEY)

EXHIBIT "A"
SHEET 02 OF 02



LEGEND:

- LB = LICENSED BUSINESS
- ORB = OFFICIAL RECORDS BOOK
- PG = PAGE
- POC = POINT ON CURVE
- PC = POINT OF CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PNT = POINT OF NON-TANGENCY
- Lj = REFERENCE TO LINE TABLE
- Cj = REFERENCE TO CURVE TABLE
- ⊙ = CHANGE IN DIRECTION
- = LINE BREAK

PARCEL # 0865350000
ORB 2680, PG 246

SOUTHEASTERLY CORNER,
ORB 4917, PG 641

SOUTHEASTERLY LINE,
ORB 4917, PG 641

SECTION 6
SECTION 5

WESTERLY LINE OF
ST AUGUSTINE CENTRE
POND 11 (ORB 1333, PG 388)

PARCEL # 0865360000
ORB 4372, PG 1825
(ST AUGUSTINE CENTRE
POND 11 PER
ORB 1333, PG 388)

PARCEL # 0865350030
ORB 5871, PG 1523

NORTHWESTERLY
RIGHT-OF-WAY LINE,
OUTLET CENTER DRIVE

SOUTHERLY EXTENSION,
WESTERLY LINE OF
ST AUGUSTINE CENTRE
POND 11 (ORB 1333,
PG 388)

POINT OF COMMENCEMENT
INTERSECTION OF THE EASTERLY
LIMITED ACCESS RIGHT-OF-WAY LINE
OF INTERSTATE NO. 95 AND THE
NORTHWESTERLY RIGHT-OF-WAY LINE
OF OUTLET CENTER DRIVE

OUTLET CENTRE DRIVE
(90' PRIVATE RIGHT-OF-WAY)
(INGRESS/EGRESS & UTILITY EASEMENT)
(ORB 1337, PAGE 347)

POINT OF
BEGINNING

JOB 508023.00550

SEE SHEET 1 FOR DESCRIPTION SEE SHEET 2 FOR SKETCH



CFB
SURVEYING

CLYMER
FARNER
BARLEY

4450 NE 83RD ROAD - WILLOWOOD, FL 34785
(352) 748-3126 188498

DRAWING NAME: S:\SURVEY\NEW SURVEY\ST. JOHNS\OUTLET CENTER DRIVE (NEW)\SURVEY\TOP\DWG\SKETCH OF DESCRIPTIONS\UTILITY EASEMENT 2 - SKETCH-LEGAL.DWG 102.05 X 11.5/2/2024 2:04 PM BY: MP/UCZ

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

PROJECT: Multifamily at St Augustine Centre; MULTIFAM 2024-01

TTRes St Augustine Outlet Centre, LLC 901 Wabash Ave, STE 300 Terre Haute, IN 47807

Owners Name and Address, (the "Seller")

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

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

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

IN WITNESS WHEREOF, the Seller has caused this instrument to be duly executed and delivered by its duly authorized office on this 27 of MARCH, 20 25.

WITNESS:

[Signature]
Witness Signature

AUSTEN MAW
Witness Print Name

OWNER: [Signature]
Owner Signature

Brian Southworth
Owner Print Name

STATE OF Indiana
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of physical presence or _____ online notarization, this 27 day of MARCH, 20 25, by BRIAN SOUTHWORTH as AUTHORIZED REP. for TIRES ST. AUGUSTINE OUTLET CENTRE, LLC

Hannah J. Feick
Notary Public
My Commission Expires: 10-21-29

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Multifamily at St. Augustine Centre aka Terrasco
 Contractor: JD Weber Construction
 Developer: Thompson Thrift Residential

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" PVC DR18	LF	2400	\$ 78.00	\$ 175,200.00
8" PVC DR18	LF	20	\$ 42.00	\$ 840.00
16" HDPE	LF	160	\$ 184.70	\$ 29,552.00
6" PVC DR18	LF	130	\$ 33.00	\$ 4,290.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
4" Gate Valve	Ea	3	\$ 1,660.00	\$ 4,980.00
12" Gate Valve	Ea	6	\$ 5,170.00	\$ 30,720.00
8" Tap/Valve	Ea	1	\$ 12,960.00	\$ 12,960.00
12" Tap/Valve	Ea	1	\$ 18,580.00	\$ 18,580.00
	Ea		\$ -	\$ -
Hydrants Assembly (Size and Type)				
Mueller A4243 5 1/4	Ea	6	\$ 7,115.27	\$ 42,691.62
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Fittings				
12"x8" MJ Reducer	Ea	1	\$ 1,250.00	\$ 1,250.00
16" HDPE MJ Transition	Ea	2	\$ 3,215.00	\$ 6,430.00
16x12 Reducer	Ea	2	\$ 2,350.00	\$ 4,700.00
	Ea		\$ -	\$ -
Total Water System Cost				\$ 332,193.62

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: Terrassa aka St. Augustine Multi Family
 Contractor: JD Weber Construction
 Developer: Thompson Thrift Residential

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Mueller Curb Stop	Ea	1	\$ 568-00	\$ 568-00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Meter Box	Ea	1	\$ 942-36	\$ 942-36
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	1510 -36

Exhibit "D" to the Resolution



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

\$ 333,703.98

The undersigned lienor, in consideration of the sum

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

6/17/2025

to

Thompson Thrift Residential

Date

(Developer's/Owner's Name)

to the following described property:

"SEE EXHIBIT A SCHEDULE OF VALUES FOR
Terrassa aka St. Augustine Multi Family

PROJECT NAME

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

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

IN WITNESS WHEREOF, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 17 day of June, 2025.

WITNESS:

Chad Baker

Witness Signature

Chad Baker

Print Witness Name

CONTRACTOR:

Joe Weber Jr.

Lienor's Signature

Joe Weber Jr.

Print Lienor's Name

STATE OF

Florida

COUNTY OF

Volusia

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 17th day of June, 2025, by

Joe Weber Jr.

as President

for

JDS Weber Construction

Abigail Green

Notary Public

My Commission Expires: 03/04/2028

Personally Known or Produced Identification
Type of Identification Produced



**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - WATER**

Project Name: Multifamily at ST. Augustine Centre aka Terrass
 Contractor: JD Weber Construction
 Developer: Thompson Thrift Residential

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
12" PVC DR18	LF	2400	\$ 78.00	\$ 175,200.00
8" PVC DR18	LF	20	\$ 42.00	\$ 840.00
16" HDPE	LF	160	\$ 184.70	\$ 29,552.00
6" PVC DR18	LF	130	\$ 33.00	\$ 4,290.00
	LF		\$ -	\$ -
Water Valves (Size and Type)				
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	Ea		\$ -	\$ -
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Fittings				
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16" HDPE MJ Transition	Ea	2	\$ 3,215.00	\$ 6,430.00
16x12 Reducer	Ea	2	\$ 2,350.00	\$ 4,700.00
	Ea		\$ -	\$ -
Total Water System Cost				\$ 332,193.62

**ST. JOHNS COUNTY UTILITY DEPARTMENT
ASSET MANAGEMENT
SCHEDULE OF VALUES - RECLAIMED WATER**

Project Name: Terrassa aka St. Augustine Multi Family
 Contractor: JD Weber Construction
 Developer: Thompson Thrift Residential

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Reuse Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Reuse Valves (Size and Type)				
2" Mueller Curb Stop	Ea	1	\$ 568-00	\$ 568-00
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Sevices (Size and Type)				
2" Meter Box	Ea	1	\$ 942-36	\$ 942-36
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Total Reuse System Cost			\$	1510 -36

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

Date: 5/28/2025
Project Title: St. Augustine Multi Family AKA Terrassa
FROM: JD Weber Construction
Contractor's Name
Address: 150 Business Center Dr.
Ormond Beach, Fl
32173

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

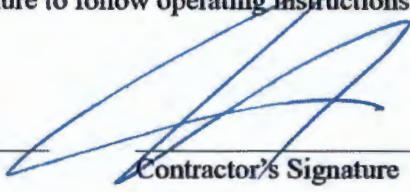
The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

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

Contractor:

Joe Weber Jr

Print Contractor's Name



Contractor's Signature

STATE OF

Fl

COUNTY OF

Volusia

The foregoing instrument was acknowledged before me by means of physical presence or _____ on-line notarization, this 29th day of MAY, 2025, by

Joseph D. Weber as President for
JD Weber Construction.

Kelley Picklesmier
Notary Public
My Commission Expires: 6/30/2027

Personally Known or Produced Identification
Type of Identification Produced





**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

INTEROFFICE MEMORANDUM

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: July 31, 2025
SUBJECT: Multifamily at St. Augustine Centre Phase 1 (ASBULT 2025000077)

St. Johns County Utility Department has reviewed and approved the Easements, Bill of Sale, Schedule of Values, Release of Lien, and Warranty. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of Multifamily at St. Augustine Centre Phase 1.

After acceptance by BCC, please provide the Utility Department with a copy of the executed resolution for our files.

Your support and cooperation as always are greatly appreciated.



Subject Property

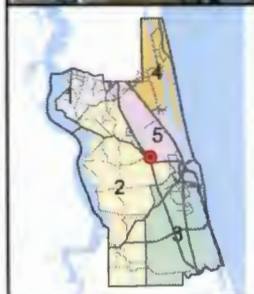
Outlet Mall Blvd

Spinelli Dr

Mars Way

Outlet Centre Dr

Merlot Way



Imagery Date: 12/2024

Date: 8/5/2025

**Multifamily at St. Augustine
Centre Phase 1**
**Easements for Utilities, Access,
Bill of Sale,
Release of Lien & Warranty**



**Land Management
Systems**
Real Estate Division
(904) 209-0790

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.