

RESOLUTION NO. 2025- 442

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES ASSOCIATED WITH THE SEWER SYSTEM TO SERVE NORTH ROSCOE 6 LOTS.

RECITALS

WHEREAS, DJTT Investment Group, LLC, a Florida limited liability company, has executed and presented to the County an Easement associated with the sewer system to serve North Roscoe 6 Lots, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

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

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

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

Section 2. The above described Easement for Utilities is hereby accepted by the Board of County Commissioners.

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

Section 4. The Clerk of the Circuit Court is instructed to record the original Easement for Utilities in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 18th day of November, 2025.

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

Rendition Date November 19, 2025

By: [Signature]
Chair

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

[Signature]
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 7th day of OCTOBER, 2025 by DJTT INVESTMENT GROUP, LLC, with an address of 44,46,48,50,52 & 54 W ROSCOE BLVD, PVR FL 32082 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 sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(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 **sewer** utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

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

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

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:

[Signature]
Witness Signature

RICHARD WACH
Print Name

10060 SKINNER LAKE DR.
JACKSONVILLE FL. 32246
Witness Address **REQUIRED BUSINESS OR PERSONAL**

By: [Signature]

Print Name: DANIEL OSTFELD

Title: MANAGER

[Signature]
Witness Signature

MARY E. LEAPTAUT
Print Name

10060 SKINNER LAKE DR
Witness Address **REQUIRED BUSINESS OR PERSONAL**
JACKSONVILLE FL 32246

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 8th day of October, 2025, by Daniel Ostfeld who is manager of DJT Investments Group LLC. Such person is personally known to me or has produced FL Drivers License as identification.



[Signature]
Notary Public
My Commission Expires: 3/23/2029

EXHIBIT "A"
EASEMENT AREA

Book # BK: 125 PG: 67, File # Record#: 6747834 2:13 PM
Brandon J. Patty, Clerk of the Circuit Court and County Comptroller St. Johns COUNTY FL

MAP BOOK 125 PAGE 61

SHEET 1 OF 3

NORTH ROSCOE

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA,
BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CAPTION

PARCEL 1: TRACT 8, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
PARCEL 2: TRACT 9, PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS
RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT DJTT INVESTMENT GROUP, LLC ("OWNER") IS THE LAWFUL OWNER OF THE
LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE SHOWN AS NORTH ROSCOE,
HAVING CAUSED THE SAME TO BE SURVEYED AND BOUNDARIED, THIS PLAT, BEING MADE IN
ACCORDANCE WITH SAID SURVEY, IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF THOSE
LANDS NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS, FLORIDA OR THE
PUBLIC.

THOSE EASEMENTS DENOTED AS "30.00' SLOPED UTILITY EASEMENT," IS HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE ST. JOHNS COUNTY, FLORIDA COUNTY, FLORIDA, FOR ITS
USE IN CONJUNCTION WITH ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM; PROVIDED HOWEVER,
THAT NO UTILITIES OTHER THAN "SLOPED" MAY BE INSTALLED PARALLEL WITH SAID EASEMENTS. SLOPED
SERVICES HEREBY RESERVES THE NON-EXCLUSIVE, PERMANENT AND PERFECT RIGHT OF ingress
TO AND egress FROM, OVER, UNDER, AND ACROSS ALL ROADS, STREETS, RAYS, BOULEVARDS, LANES,
AND UTILITY EASEMENTS DEPICTED OR DEDICATED BY THIS PLAT FOR ITS USE IN THE CONSTRUCTION,
INSTALLATION, MAINTENANCE, OR REMOVAL, OF ITS UNDERGROUND UTILITY DISTRIBUTION SYSTEM,
SURFACE MOUNTED EQUIPMENT, FACILITIES, AND APPURTENANCES, IN CONJUNCTION WITH ITS
UNDERGROUND UTILITY DISTRIBUTION SYSTEM. ALL LOTS ARE SUBJECT TO AN EASEMENT FOR
ELECTRIC AND NATURAL GAS DISTRIBUTION LINES AND ABOVE GROUND EQUIPMENT, FACILITIES, AND
APPURTENANCES OVER, UNDER, ACROSS, AND ALONG A MINIMUM OF TEN (10') FEET IN WIDTH STRIP
DEDICATED BY THIS PLAT. THE AFORESAID SPECIFIC TEN (10') FOOT SLOPED UTILITY EASEMENT IS
SUBJECT TO THE FOLLOWING COVENANTS WHICH SHALL RUN WITH THE LAND:

OWNER HEREBY RESERVES THE RIGHT OF ingress AND egress OVER ALL PROPERTY AND EASEMENTS
DEDICATED TO THE OWNER FOR THE PURPOSE OF CONSTRUCTING AND MAINTAINING MEDICAL, DRAINAGE
FACILITIES, STORMWATER MANAGEMENT FACILITIES AND UTILITIES AND FURTHER RESERVE THE RIGHT TO
GRANT OTHERS THE NON-EXCLUSIVE RIGHT OF ingress AND egress OVER SAID PROPERTY AND
EASEMENTS.

ALL EASEMENTS SHOWN ON THIS PLAT, OTHER THAN THOSE SPECIFICALLY DEDICATED HEREIN, INCLUDE
RIGHTS OF MAINTENANCE, ingress AND egress AND ARE RESERVED FOR THE BENEFIT OF OWNER.

OWNER RETAINS THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT.
PROVIDED HOWEVER, THAT OWNER RESERVES THE RIGHT TO ASSIGN SAID EASEMENTS AND THE
OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS AND IMPROVEMENTS LOCATED THEREIN TO THE
PROPERTY OWNERS OR OTHER SUCH ENTITY OR PERSON AS WILL ASSUME ALL OBLIGATION OF
MAINTENANCE AND OPERATION THEREOF.

THE OWNER HEREBY RESERVES THE RIGHT OF ingress AND egress OVER THE DRAINAGE EASEMENTS
DEDICATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY DRAINAGE
FACILITIES OR SAID ROAD RIGHTS OF WAY.

THE LANDSCAPE EASEMENT, BEING A NON-EXCLUSIVE EASEMENT TO INSTALL AND MAINTAIN
IRRIGATION, LANDSCAPING, PERGOLA, AND SIGNAGE IS HEREBY DEDICATED TO THE COUNTY OR OWNER.
THOSE EASEMENTS DENOTED AS "30'x30' SHARED DRIVEWAY EASEMENT," ARE HEREBY IRREVOCABLY AND
WITHOUT RESERVATION DEDICATED TO THE HOA OR INDIVIDUAL LOT OWNER.

OWNER HEREBY RESERVES AND SHALL HAVE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE
CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN
HAVING JURISDICTION OVER THE LANDS INVOLVED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF
THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY IT.



VICINITY MAP
NOT TO SCALE

PREPARED BY:

IN WITNESS WHEREOF, DJTT INVESTMENT GROUP, LLC HAS CAUSED THIS PLAT AND
DEDICATION TO BE EXECUTED BY ITS THEN ELECTED OFFICER ACTING BY AND WITH
APPROPRIATE LIMITED LIABILITY COMPANY AUTHORITY THIS 3rd DAY
OF June, A.D. 2024.

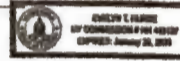
OWNER:
DJTT INVESTMENT GROUP, LLC

BY: [Signature]
NAME: DANIEL OSTFELD
TITLE: MANAGER

STATE OF FLORIDA, COUNTY OF ST. JOHNS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF
PHYSICAL PRESENCE, OR ONLINE NOTARIZATION, THIS 3rd DAY
OF June, A.D., 2024, BY DANIEL OSTFELD, WHO IS
PERSONALLY KNOWN TO ME OR WHO HAS PRODUCED _____
AS IDENTIFICATION AND WHO DID (DID NOT) TAKE AN OATH.

[Signature]
NOTARY PUBLIC, STATE OF FLORIDA AT LARGE
PRINT NAME: Daniel Hulse
COMMISSION NO.: HW 310157
MY COMMISSION EXPIRES: 01-31-2025



CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR
ST. JOHNS COUNTY, FLORIDA ON THIS 18 DAY OF June, A.D.,
2024.

[Signature]
DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN APPROVED AND
ACCEPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY,
FLORIDA ON THIS 15th DAY OF June, A.D., 2024.

[Signature]
CHAIRMAN, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF NORTH ROSCOE, HAS BEEN EXAMINED AND
REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS
21st DAY OF June, A.D., 2024.

[Signature]
OFFICE OF THE ST. JOHNS COUNTY ATTORNEY

CERTIFICATE OF CLERK

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN EXAMINED AND APPROVED AND
THAT IT COMPLIES IN FORM WITH THE REQUIREMENTS OF PART 1, CHAPTER 177,
FLORIDA STATUTES AND IS RECORDED IN MAP BOOK 125, PAGE(S) 60-61,
OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON
THIS 22 DAY OF June, A.D., 2024.

[Signature]
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER



CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THIS PLAT HAS BEEN REVIEWED FOR CONFORMITY TO
FLORIDA STATUTE 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY
SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA ON THIS 17 DAY OF
June, A.D., 2024.

[Signature]
DONALD BRADSHAW, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE No. LS 5513



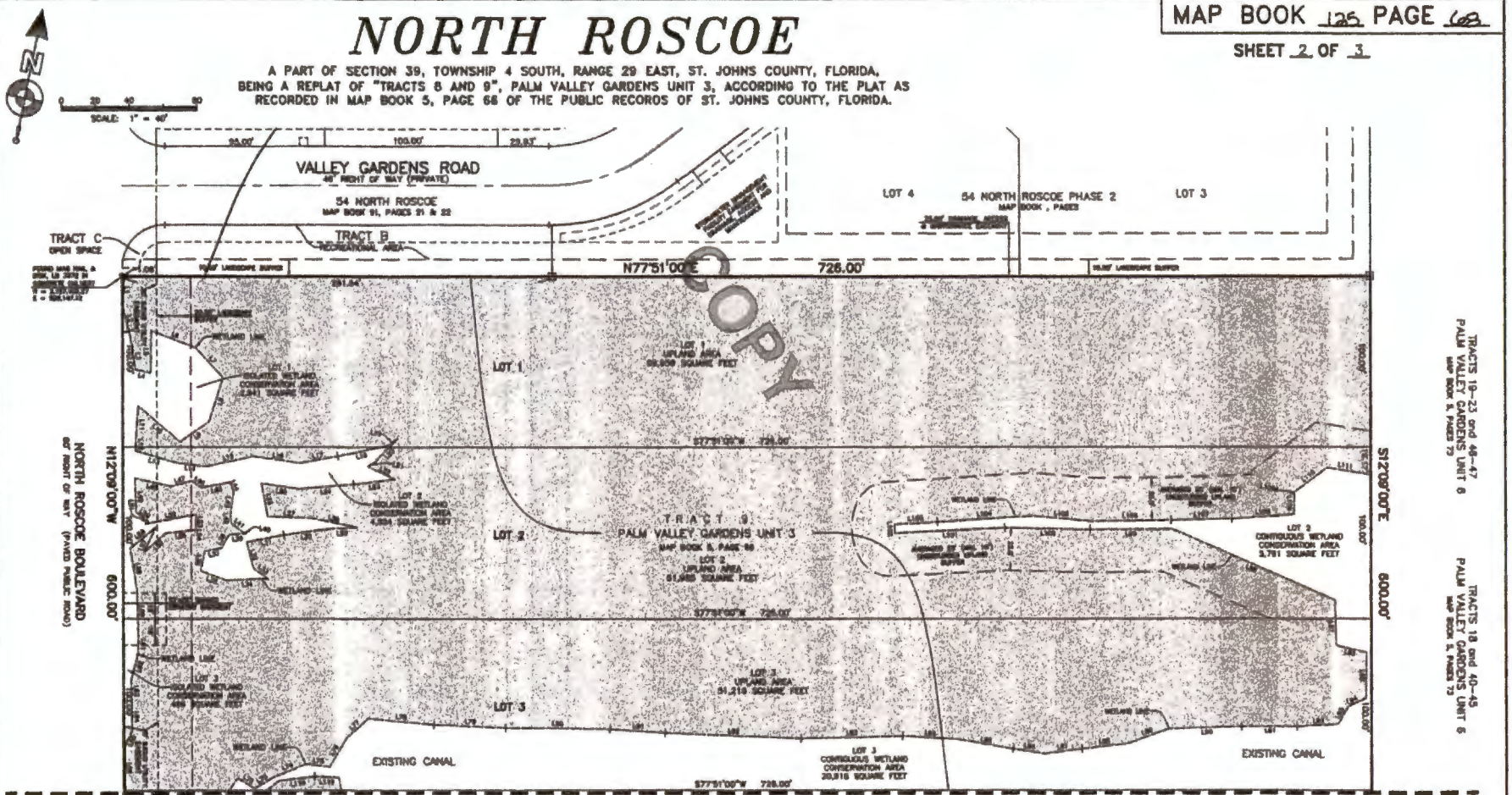
SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION
OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE
SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION, AND THAT THIS
PLAT COMPLIES WITH ALL OF THE REQUIREMENTS OF FLORIDA STATUTE 177; THAT
THE PERMANENT CONTROL POINTS (PCP), PERMANENT REFERENCE MONUMENTS
(PRM) AND THE LOT CORNERS SHALL BE MONUMENTED ACCORDING WITH CHAPTER
177.091, FLORIDA STATUTES AND CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE.
CERTIFIED THIS 3rd DAY OF June, A.D.,
2024.

[Signature]
JASON D. BOATWRIGHT, P.S.M.
PROFESSIONAL SURVEYOR AND MAPPER

NORTH ROSCOE

A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF "TRACTS 6 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



TRACTS 10-23 and 48-47
PALM VALLEY GARDENS UNIT 6
MAP BOOK 5, PAGES 70

TRACTS 18 and 40-45
PALM VALLEY GARDENS UNIT 6
MAP BOOK 5, PAGES 70

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE																																							
L1	N89°31'14"W	17.81'	L11	N89°30'44"W	31.60'	L21	N44°42'37"E	8.80'	L31	N27°10'12"E	22.50'	L41	S89°11'10"E	16.80'	L51	N25°34'42"E	2.80'	L61	N10°22'37"W	11.80'	L71	S77°32'31"W	28.10'	L81	S77°32'31"W	28.10'	L91	S77°32'31"W	28.10'	L101	S77°32'31"W	28.10'	L111	S77°32'31"W	28.10'	L121	S77°32'31"W	28.10'	L131	S77°32'31"W	28.10'	L141	S77°32'31"W	28.10'	L151	S77°32'31"W	28.10'	L161	S77°32'31"W	28.10'	L171	S77°32'31"W	28.10'	L181	S77°32'31"W	28.10'	L191	S77°32'31"W	28.10'	L201	S77°32'31"W	28.10'	L211	S77°32'31"W	28.10'	L221	S77°32'31"W	28.10'	L231	S77°32'31"W	28.10'	L241	S77°32'31"W	28.10'	L251	S77°32'31"W	28.10'

NOTICE:
THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DECLARATION OF THE BOUNDARY LINES DESCRIBED HEREIN AND WILL UNDER NO CIRCUMSTANCES BE SUPPLEMENTED OR AMENDED BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF THIS COUNTY.

JURISDICTIONAL WETLANDS REGULATION:
CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WITHIN OR NEAR THE JURISDICTIONAL WETLANDS LINE AS DEPICTED ON THIS PLAT WITHOUT THE WRITTEN APPROVAL OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND

NOTES:
1. BEARINGS BASED ON THE BEST LINE OF THE OF THE TRACT TO ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEING NORTH 12°00'00" WEST, AS PER PLAT.
2. THE COORDINATES SHOWN ON THIS PLAT HAVE HORIZONTAL AND GASTING VALUES BASED ON NORTH AMERICAN DATUM AND 1983-STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE-IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BEARINGS SHOWN ON THIS PLAT.
3. WETLAND JURISDICTIONAL LINE SHOWN HEREON MEETS THE STANDARDS IN THE FLORIDA STATUTE NO. 373.00(2)(c).
4. NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL.

LEGEND:
SYMBOLS
 □ DEWOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3872).
 □ DEWOTES EXISTING PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3872).
 ○ FOUND AND PAID & DEED, NO IDENTIFICATION

LOT WETLAND AREAS	
LOT	SQUARE FEET
1	2,841 SQUARE FEET
2	1,619 SQUARE FEET
3	31,384 SQUARE FEET
TOTAL WETLAND AREA 34,640 SQUARE FEET	
LOT UPLAND AREAS	
LOT	SQUARE FEET
1	26,820 SQUARE FEET
2	21,820 SQUARE FEET
3	51,314 SQUARE FEET
TOTAL UPLAND AREA 103,180 SQUARE FEET	

NORTH ROSCOE

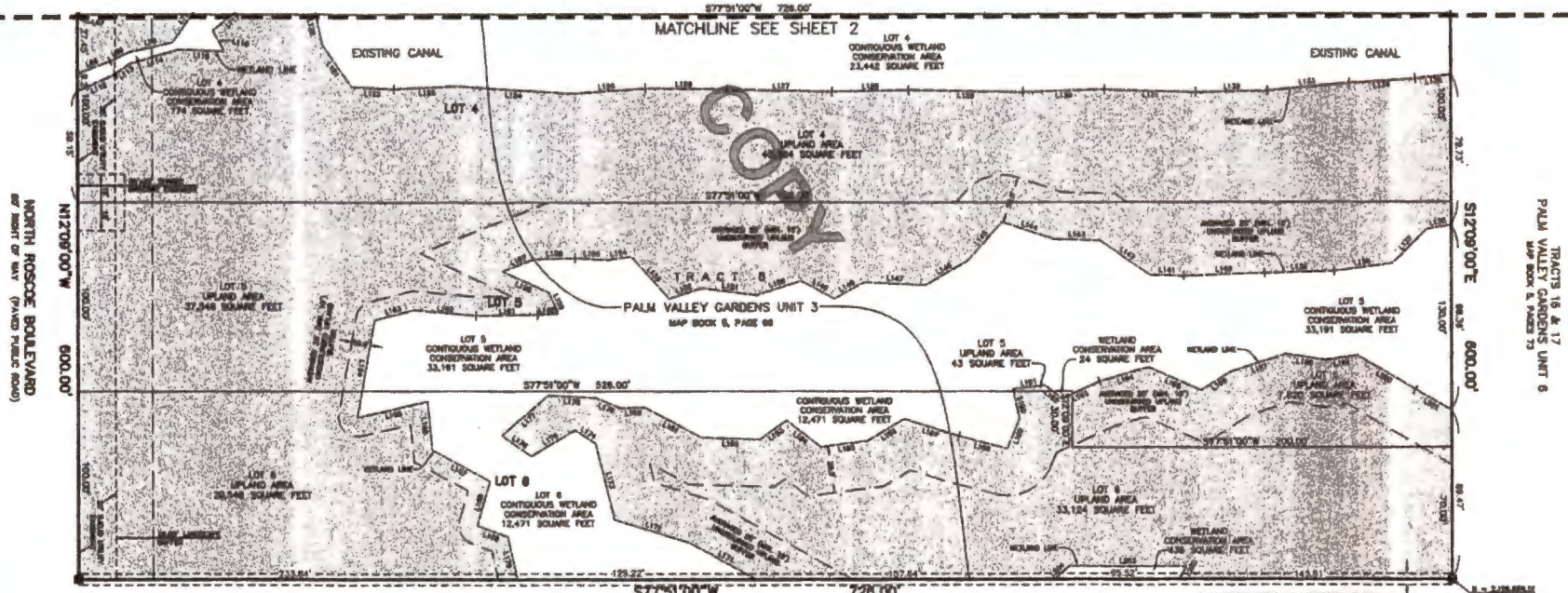
A PART OF SECTION 39, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, BEING A REPLAT OF "TRACTS 8 AND 9", PALM VALLEY GARDENS UNIT 3, ACCORDING TO THE PLAT AS RECORDED IN MAP BOOK 5, PAGE 66 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LEGEND

SYMBOLS

- DENOTES PERMANENT REFERENCE MONUMENT (PRM) SET 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
- DENOTES EXISTING PERMANENT REFERENCE MONUMENT (PRM) 4" x 4" x 24" CONCRETE MONUMENT-STAMPED (LB 3672).
- FOUND MAG. N.B. & DISK, NO IDENTIFICATION



LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LINE TABLE	LOT WETLAND AREAS				
LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LOT	SQUARE FEET			
L107	S89°45'47"W	4.21'	L110	S79°45'17"W	25.85'	L117	S79°45'17"W	25.85'	L124	S89°45'47"W	35.57'	L131	S89°45'47"W	35.57'	L138	S89°45'47"W	35.57'		
L108	S89°45'47"W	18.47'	L111	S79°45'23"W	12.81'	L118	S79°45'23"W	28.92'	L125	S89°45'47"W	17.84'	L132	S89°45'47"W	28.92'	L139	S89°45'47"W	28.92'	4	24,310 SQUARE FEET
L109	S89°45'23"W	11.71'	L112	S89°45'23"W	32.94'	L119	S79°45'23"W	28.92'	L126	S89°45'47"W	19.81'	L133	S89°45'47"W	12.81'	L140	S89°45'47"W	12.81'	5	33,180 SQUARE FEET
L110	S89°45'17"W	33.79'	L113	S89°45'17"W	24.15'	L120	S79°45'17"W	42.79'	L127	S89°45'47"W	25.14'	L134	S89°45'47"W	25.14'	L141	S89°45'47"W	25.14'	6	18,830 SQUARE FEET
L111	S89°45'17"W	27.31'	L114	S89°45'17"W	27.19'	L121	S79°45'17"W	48.17'	L128	S89°45'47"W	25.79'	L135	S89°45'47"W	25.79'	L142	S89°45'47"W	25.79'	7	15,830 SQUARE FEET
L112	S89°45'17"W	18.87'	L115	S89°45'17"W	22.40'	L122	S79°45'17"W	37.79'	L129	S89°45'47"W	18.02'	L136	S89°45'47"W	18.02'	L143	S89°45'47"W	18.02'	8	48,480 SQUARE FEET
L113	S89°45'17"W	12.80'	L116	S89°45'17"W	34.28'	L123	S79°45'17"W	43.84'	L130	S89°45'47"W	32.89'	L137	S89°45'47"W	32.89'	L144	S89°45'47"W	32.89'	9	33,470 SQUARE FEET
L114	S89°45'17"W	27.28'	L117	S89°45'17"W	43.14'	L124	S79°45'17"W	34.33'	L131	S89°45'47"W	22.80'	L138	S89°45'47"W	22.80'	L145	S89°45'47"W	22.80'	TOTAL WETLAND AREA	70,336 SQUARE FEET
															L146	S89°45'17"W	21.67'	TOTAL WETLAND AREA	147,480 SQUARE FEET
															L147	S89°45'17"W	16.18'		
															L148	S89°45'17"W	17.54'		

- NOTES:**
- BEARING BASED ON THE NEXT LINE OF THE OF TRACT 10 ADJOINING THE EASTERLY BOUNDARY OF NORTH ROSCOE BOULEVARD BEING NORTH 15°00'00" WEST, AS PER PLAT.
 - THE COORDINATES SHOWN ON THIS PLAT HAVE NORTHING AND EASTING VALUES BASED ON NORTH AMERICAN DATUM HAD 1983-STATE PLANE COORDINATE SYSTEM FLORIDA EAST ZONE-IN U.S. FEET. THESE VALUES ARE NOT IN ANY WAY ASSOCIATED WITH THE BEARINGS SHOWN ON THIS PLAT.
 - WETLAND JURISDICTIONAL LINE SHOWN HEREON MEETS THE STANDARDS IN THE FLORIDA STATUTE NO. 372.481(4)(a).
 - NATURAL VEGETATIVE UPLAND BUFFERS ADJACENT TO WETLAND CONSERVATION AREA ARE TO REMAIN NATURAL.

JURISDICTIONAL WETLANDS REGULATION:

CURRENT LAW PROVIDES THAT NO CONSTRUCTION, FILLING, REMOVAL OF EARTH, CUTTING OF TREES OR OTHER PLANTS SHALL TAKE PLACE WATERWARD OF THE JURISDICTIONAL BOUNDARY OF ST. JOHNS COUNTY AND OTHER REGULATORY AGENCIES WITH JURISDICTION OVER SUCH WETLANDS. IT IS THE RESPONSIBILITY OF THE LOT OWNER, HIS AGENT AND THE ENTITY PERFORMING ANY ACTIVITY WITHIN THE WETLAND AREA TO ACQUIRE THE NECESSARY WRITTEN APPROVALS PRIOR TO THE BEGINNING OF ANY WORK. THIS WETLAND JURISDICTIONAL LINE MAY BE SUPERSEDED AND

NOTICE:

THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, UNDER NO CIRCUMSTANCES BE SUPERSEDED OR MODIFIED BY ANY OTHER GRAPHIC OR USUAL FORM OF THE PLAT. THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT.

Exhibit "B" to the Resolution



**ST. JOHNS COUNTY
UTILITIES**

1205 State Road 16
St. Augustine, Florida 32084

I N T E R O F F I C E M E M O R A N D U M

TO: David Kaufman, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
DATE: October 15, 2025
SUBJECT: North Roscoe 6 Lots (ASBULT2025000136)

St. Johns County Utility Department has reviewed and approved the Easement. Please present the documents to the Board of County Commissioners (BCC) for final approval and acceptance of North Roscoe 6 Lots.

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

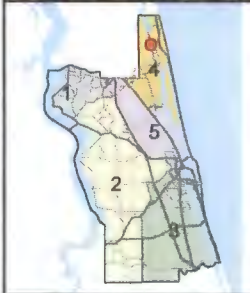
Your support and cooperation as always are greatly appreciated.



Subject Property

Valley Gardens Rd

N Roscoe Blvd



Imagery Date: 12/2024

Date: 10/18/2025

North Roscoe 6 Lots

Easement



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 herein.