

RESOLUTION NO. 2025- 466

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AND APPROVING AN EASEMENT AGREEMENT AND TERMINATION OF EASEMENT BETWEEN KB HOME JACKSONVILLE, LLC., AND ST. JOHNS COUNTY IN CONNECTION WITH THE MAPLEWOOD DEVELOPMENT AND AUTHORIZING THE CHAIR TO EXECUTE THE AGREEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, St. Johns County (“County”) acquired an easement recorded in Official Records Book 1151, Page 14 of the public records of St. Johns County, subsequently amended by an amended Grant of Perpetual, Non-Exclusive Drainage Easement recorded in Official Records Book 4965, page 951, of the public records of St. Johns County, Florida, (collectively, the “Pond Easement Area”); and,

WHEREAS, the County constructed a wet detention pond on the Pond Easement Area to alleviate flooding within the Winton Circle Subdivision (the “County Stormwater System”); and

WHEREAS, KB Home Jacksonville LLC (“KB Home”), is the fee-simple owner of said Pond Easement Area along with the adjacent property and has requested to eliminate the County Stormwater System and reroute the existing drainage from Winton Circle to the Maplewood Development Stormwater Management System (the “Maplewood System”); and

WHEREAS, the Maplewood System has been designed and permitted to meet or exceed peak discharge performance. KB Home has requested the County release and terminate its rights in and to the Pond Easement Area and in exchange, KB Home has agreed to grant to the County a replacement perpetual drainage easement within the Maplewood System; and

WHEREAS, KB Home and the County hereby agree to enter into an Easement Agreement and Termination of Easement, attached hereto as Exhibit “A”, incorporated by reference and made a part hereof, for the purposes mentioned above.

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 Agreement and Termination of Easement is hereby accepted by the Board of County Commissioners.


Section 3. The Clerk is instructed to record the original Easement Agreement and Termination of Easement in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/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.

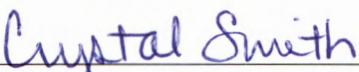
PASSED AND ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, this 2nd day of December, 2025.

Rendition Date DEC. 04 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



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

**EASEMENT AGREEMENT AND
TERMINATION OF EASEMENT**

THIS EASEMENT AGREEMENT AND TERMINATION OF EASEMENT executed and given this ___ day of _____, 2025, by and between **KB HOME JACKSONVILLE LLC**, a Delaware limited liability company, whose address is 10475 Fortune Parkway, Suite 100, Jacksonville, Florida 32256, hereinafter called "KB Home", to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084, hereinafter called "County".

WITNESSETH:

WHEREAS, the County acquired an easement recorded in Official Records Book 1151, Page 14 of the public records of St. Johns County, subsequently amended by an Amended Grant of Perpetual, Non-Exclusive Drainage Easement recorded in Official Records Book 4965, page 951, of the public records of St. Johns County, Florida, (collectively, the "Pond Easement Area"); and

WHEREAS, in 2020, County constructed a wet detention pond on the Pond Easement Area, permitted under SJRWMD Permit No. 47671-3 to alleviate flooding within the Winton Circle Subdivision (the "County Stormwater System"); and

WHEREAS, KB Home is the fee-simple owner of the Pond Easement Area and adjacent property and has requested to eliminate the County Stormwater System and route the existing drainage from Winton Circle into the stormwater management system serving the Maplewood development permitted under SJRWMD Permit No. 47671-5 (the "Maplewood System"); and

WHEREAS, the Maplewood System has been designed and permitted to meet or exceed the design storm and peak discharge performance of the County Stormwater System, thereby maintaining or improving the level of service for drainage and flood protection within the Winton Circle Subdivision; and

WHEREAS, KB Home has requested the County release and terminate its rights in and to the Pond Easement Area and, in exchange, KB Home has agreed to grant to the County a replacement perpetual drainage easement within the Maplewood System, together with assurances that the modified stormwater system shall provide the same or greater level of service as the prior County Stormwater System; and

WHEREAS, the County is willing to release and terminate the Pond Easement Area upon recordation of this Agreement and grant of the replacement easement, conditioned upon the assurances herein.

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, KB Home and the County do hereby agree as follows:

1. KB Home hereby grants to County, its successor and assigns forever, a non-exclusive perpetual drainage easement (the "Replacement Easement") with the right to use, maintain, improve, and/or repair either above or below the surface of the ground stormwater ponds, pipes, and related drainage facilities ("Facilities") located within the lands described in Exhibit "A" attached hereto and incorporated by reference and made a part hereof (the "Easement Area").
2. KB Home, its successors and assigns shall be solely responsible for the maintenance, operation, and repair of the Facilities within the Easement Area and shall maintain them in in good working order and in compliance with all applicable local, state, and federal laws, regulations and permits, including SJRWMD Permit No. 47671-5 (or subsequent modifications). The Facilities shall be operated and maintained so that the modified system provides the same or greater level of service and flood protection for Winton Circle as that previously provided by the County Stormwater System. Upon assignment to a Homeowners' Association for the Maplewood development, KB Home shall be relieved of its requirements under this agreement.
3. Upon request, KB Home, its successors and assigns shall provide to the County as-built drawings, and certification by a Florida-licensed professional engineer demonstrating that the Maplewood System provides equivalent or improved capacity and peak discharge control for Winton Circle. The County may inspect the Easement Area and review documentation to confirm compliance.
4. If for any reason the Maplewood development is not fully constructed or the stormwater system is abandoned, KB Home, its successors and assigns, shall provide, at its sole cost, an alternative stormwater pond acceptable to the County to ensure continued drainage for Winton Circle.
5. Upon execution and recordation of this Agreement, the County hereby terminates, releases, and vacates its rights in and to the Pond Easement area described in in O.R. Book 4965, Page 951.
6. All provisions of this instrument, including the benefits and burdens, run with the land and are binding upon and inure to the heirs, successors and assigns of the parties hereto.

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

WITNESSES:

KB HOME JACKSONVILLE, LLC,
a Delaware limited liability company

Sign
Print Name: _____
Address: _____

By: _____

Its: _____

Sign
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by _____ as _____ for KB Home Jacksonville, LLC, a Delaware limited liability company.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

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

WITNESSES:

ST. JOHNS COUNTY, FLORIDA

Sign
Print Name: _____
Address: _____

By: _____

Its: Chair

Sign
Print Name: _____
Address: _____

STATE OF FLORIDA
COUNTY OF FLORIDA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this ____ day of _____, 2025, by _____, Chair of the Board of County Commissioners.

Notary Public
My Commission Expires: _____

Personally Known or Produced Identification
Type of Identification Produced

Exhibit "A"

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA. BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 6, WOODBRIDGE, II A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN MAP BOOK 25, PAGES 39 THROUGH 40, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; THENCE S88°19'31"W, ALONG THE NORTH LINE OF LAST SAID LANDS, A DISTANCE OF 634.15 FEET; THENCE N01°40'29"W, DEPARTING SAID NORTH LINE, A DISTANCE OF 20.00 FEET; THENCE N88°19'31"E, A DISTANCE OF 210.00 FEET; THENCE N01°40'29"W, A DISTANCE OF 120.00 FEET; THENCE N13°18'02"E, A DISTANCE OF 62.11 FEET; THENCE N01°40'29"W, A DISTANCE OF 120.00 FEET; THENCE S88°19'31"W, A DISTANCE OF 547.23 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHEASTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 79.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N46°18'05"W, 71.17 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N00°55'41"W, A DISTANCE OF 109.28 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 60.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N57°02'52"E 50.87 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S64°58'36"E, A DISTANCE OF 26.03 FEET; THENCE N25°01'24"E, A DISTANCE OF 120.00 FEET; THENCE N22°07'36"E, A DISTANCE OF 60.08 FEET; THENCE N25°01'24"E, A DISTANCE OF 120.00 FEET; THENCE N64°58'36"W, A DISTANCE OF 17.89 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 61.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N06°38'34"W, 51.07 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N51°41'27"E, A DISTANCE OF 161.00 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 19.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N70°00'49"E 18.86 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N88°20'10"E, A DISTANCE OF 181.31 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 38.11 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S55°16'06"E 35.60 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S18°52'23"E, A DISTANCE OF 105.30 FEET; THENCE N71°07'37"E, A DISTANCE OF 120.00 FEET; THENCE N70°29'35"E, A DISTANCE OF 54.06 FEET; THENCE N73°09'33"E, A DISTANCE OF 113.21 FEET; THENCE N15°02'19"W, A DISTANCE OF 63.19 FEET; THENCE N27°01'53"E, A DISTANCE OF 18.53 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 36.00 FEET AND A RADIAL BEARING OF N40°32'04"E; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 20.64 FEET AND THROUGH A CENTRAL ANGLE OF 32°51'21", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N33°02'16"W, 20.36 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 330.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 208.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°40'46"W, 204.71 FEET TO A POINT OF REVERSE CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 30.00 FEET; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 73.87 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N17°47'40"E, 56.57 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N88°20'16"E, A DISTANCE OF 46.03 FEET; THENCE N01°39'44"W, A DISTANCE OF 40.00 FEET TO THE SOUTH LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 716, PAGE 313, OF SAID PUBLIC RECORDS OF SAID COUNTY; THENCE N88°20'16"E, ALONG SAID SOUTH LINE, A DISTANCE OF 27.00 FEET; THENCE S01°39'44"E, DEPARTING SAID SOUTH LINE, A DISTANCE OF 40.00 FEET; THENCE N88°20'16"E, A DISTANCE OF 62.79 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 47.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S46°18'00"E, 42.69 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S00°56'16"E, A DISTANCE OF 124.69 FEET; THENCE S00°56'53"E, A DISTANCE OF 61.10 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 36.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 56.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S44°19'03"W, 51.15 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE S27°01'53"W, A DISTANCE OF 11.97 FEET; THENCE S15°02'19"E, A DISTANCE OF 55.69 FEET; THENCE N87°19'20"E, A DISTANCE OF 153.96 FEET; THENCE N58°21'18"E, A DISTANCE OF 112.61 FEET; THENCE N81°46'39"E, A DISTANCE OF 208.44 FEET; THENCE N39°01'20"E, A DISTANCE OF 21.36 FEET TO THE WEST RIGHT OF WAY LINE OF U.S. HIGHWAY NO. 1 SOUTH (A 200 FOOT RIGHT OF WAY); THENCE S08°15'14"E, ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 20.42 FEET; THENCE S39°01'20"W, DEPARTING SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 13.38 FEET; THENCE S81°46'39"W, A DISTANCE OF 211.20 FEET; THENCE S58°21'18"W, A DISTANCE OF 113.38 FEET; THENCE S87°19'20"W, A DISTANCE OF 167.84 FEET; THENCE S73°09'33"W, A DISTANCE OF 124.76 FEET; THENCE S59°55'01"W, A DISTANCE OF 54.56 FEET; THENCE S71°07'37"W, A DISTANCE OF 124.62 FEET TO A POINT OF NON-TANGENCY OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET AND A RADIAL BEARING OF N76°38'31"W; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 30.25 FEET AND THROUGH A CENTRAL ANGLE OF 57°46'09", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S42°14'33"W, 28.98 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S71°07'37"W, A DISTANCE OF 77.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 350.00 FEET; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 261.25 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N87°29'20"W, 255.23 FEET TO A POINT OF NON-TANGENCY OF SAID CURVE; THENCE S25°01'24"W, A DISTANCE OF 120.02 FEET; THENCE S22°07'29"W, A DISTANCE OF 60.03 FEET; THENCE S25°01'24"W, A DISTANCE OF 120.02 FEET TO A POINT OF

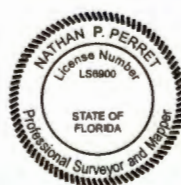
SHEET 1 OF 5
SEE SHEET 2 FOR GENERAL NOTES
AND LINE AND CURVE TABLES

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030 - FAX (904) 805-9888

LEGEND

<p>P.C. POINT OF CURVATURE P.T. POINT OF TANGENCY P.R.C. POINT OF REVERSE CURVE P.C.C. POINT OF COMPOUND CURVE P.O.C. POINT ON CURVE P.R.M. PERMANENT REFERENCE MONUMENT P.C.P. PERMANENT CONTROL POINT B.R.L. BUILDING RESTRICTION LINE CLF. CHAIN LINK FENCE R/W. RIGHT-OF-WAY O.R.B. OFFICIAL RECORDS BOOK O.L. ON LINE —+— BREAK LINE</p>	<p>R. RADIUS Δ or D. DELTA (CENTRAL ANGLE) A or L. ARC LENGTH C or CH. CHORD CB. CHORD BEARING (R). LINE RADIAL TO CURVE A/C. AIR CONDITIONER CONC. CONCRETE N.T. NON-TANGENT I.P. IRON PIPE (M). MEASURED (D). DEED —+— FENCE</p>
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Digitally
signed by
Nathan P
Perret



SCALE 1"=100'

11-14-2025
DATE OF SKETCH

NATHAN P. PERRET, FLA. CERT. NO. 6900

LB ~ 6715

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

NON-TANGENCY OF A CURVE CONCAVE NORTHERLY AND HAVING A RADIUS OF 650.00 FEET AND A RADIAL BEARING OF N24°08'53"E; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 488.06 FEET AND THROUGH A CENTRAL ANGLE OF 43°01'16", SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S87°21'45"E, 476.67 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N71°07'37"E, A DISTANCE OF 77.21 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 47.12 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S63°52'23"E, 42.43 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S18°52'23"E, A DISTANCE OF 21.47 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE WEST AND HAVING A RADIUS OF 150.00 FEET; THENCE SOUTH, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 43.58 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S10°32'57"E, 43.43 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE N89°09'46"E, A DISTANCE OF 119.09 FEET; THENCE N88°42'03"E, A DISTANCE OF 60.93 FEET; THENCE N89°10'09"E, A DISTANCE OF 120.02 FEET; THENCE N00°56'53"W, A DISTANCE OF 14.97 FEET; THENCE N89°03'07"E, A DISTANCE OF 20.00 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1406, PAGE 92, OF SAID PUBLIC RECORDS OF SAID COUNTY; THENCE S00°56'53"E, ALONG SAID WEST LINE AND ITS SOUTHERLY PROLONGATION THEREOF, A DISTANCE OF 29.95 FEET; THENCE S88°59'36"W, DEPARTING SAID WEST LINE, A DISTANCE OF 20.00 FEET; THENCE S89°10'09"W, A DISTANCE OF 120.00 FEET; THENCE S88°40'51"W, A DISTANCE OF 60.00 FEET; THENCE S89°10'09"W, A DISTANCE OF 120.00 FEET; THENCE S00°56'53"E, A DISTANCE OF 22.64 FEET TO A POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE AN ARC DISTANCE OF 46.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S43°41'19"W, 42.16 FEET TO A POINT OF TANGENCY OF SAID CURVE; THENCE S88°19'31"W, A DISTANCE OF 37.52 FEET; THENCE S01°40'29"E, A DISTANCE OF 120.00 FEET; THENCE S13°18'02"W, A DISTANCE OF 62.11 FEET; THENCE S01°40'29"E, A DISTANCE OF 120.00 FEET; THENCE N88°19'31"E, A DISTANCE OF 399.41 FEET TO THE WEST LINE OF LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 5860, PAGE 697, OF SAID PUBLIC RECORDS OF SAID COUNTY; THENCE S00°56'53"E, ALONG SAID WEST LINE, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING.

CONTAINING: 5.3 ACRES, MORE OR LESS

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	20.00'	N01°40'29"W
L2	210.00'	N88°19'31"E
L3	120.00'	N01°40'29"W
L4	82.11'	N13°18'02"E
L5	120.00'	N01°40'29"W
L6	26.03'	S84°58'38"E
L7	120.00'	N25°01'24"E
L8	80.08'	N22°07'38"E
L9	120.00'	N25°01'24"E
L10	17.89'	N84°58'38"W
L11	120.00'	N71°07'37"E
L12	54.06'	N70°29'35"E
L13	113.21'	N73°09'33"E
L14	83.19'	N15°02'19"W
L15	18.53'	N27°01'53"E
L16	46.03'	N88°20'18"E
L17	40.00'	N01°39'44"W
L18	27.00'	N88°20'18"E
L19	40.00'	S01°39'44"E
L20	82.79'	N88°20'18"E
L21	124.89'	S00°56'16"E
L22	61.10'	S00°56'53"E
L23	11.97'	S27°01'53"W

LINE TABLE		
LINE #	LENGTH	DIRECTION
L24	55.89'	S15°02'19"E
L25	153.86'	N87°19'20"E
L26	112.61'	N58°21'18"E
L27	208.44'	N81°48'38"E
L28	124.82'	S71°07'37"W
L29	120.02'	S25°01'24"W
L30	80.03'	S22°07'29"W
L31	120.02'	S25°01'24"W
L32	21.47'	S18°52'23"E
L33	119.09'	N89°09'48"E
L34	60.93'	N88°42'03"E
L35	120.02'	N89°10'09"E
L36	14.97'	N00°56'53"W
L37	20.00'	N89°03'07"E
L38	20.00'	S88°59'36"W
L39	120.00'	S89°10'09"W
L40	60.00'	S88°40'51"W
L41	120.00'	S89°10'09"W
L42	22.64'	S00°56'53"E
L43	37.52'	S88°19'31"W
L44	120.00'	S01°40'29"E
L45	62.11'	S13°18'02"W
L46	120.00'	S01°40'29"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	79.19'	50.00'	90°44'48"	N48°18'05"W	71.17'
C2	60.71'	30.00'	115°57'06"	N57°02'52"E	60.87'
C3	81.09'	30.00'	116°40'03"	N08°38'34"W	51.07'
C4	19.19'	30.00'	36°38'43"	N70°00'49"E	18.86'
C5	38.11'	30.00'	72°47'27"	S55°16'06"E	35.80'
C7	20.64'	36.00'	32°51'21"	N33°02'16"W	20.36'
C8	208.15'	330.00'	36°08'21"	N34°40'48"W	204.71'
C9	73.87'	30.00'	141°05'12"	N17°47'40"E	66.57'
C10	47.50'	30.00'	90°43'28"	S48°18'00"E	42.89'
C11	56.88'	36.00'	90°31'53"	S44°19'03"W	51.15'
C12	30.25'	30.00'	57°46'09"	S42°14'33"W	28.88'
C13	261.25'	350.00'	42°46'04"	N87°29'20"W	255.23'
C14	488.06'	650.00'	43°01'16"	S87°21'45"E	476.67'
C15	47.12'	30.00'	90°00'00"	S83°52'23"E	42.43'
C16	43.58'	150.00'	16°38'51"	S10°32'57"E	43.43'
C17	46.74'	30.00'	86°16'24"	S43°41'19"W	42.16'

GENERAL NOTES:

- (1) BEARINGS SHOWN HEREON ARE BASED ON THE WEST RM LINE OF U.S. HIGHWAY NO. 1 SOUTH AS BEING 608°15'14"E.
- (2) THIS PROPERTY HAS NOT BEEN ABSTRACTED FOR EASEMENTS, COVENANTS, OR RESTRICTIONS.
- (3) UNDERGROUND UTILITIES SERVING THIS PROPERTY HAVE NOT BEEN LOCATED OR SHOWN.
- (4) THIS SKETCH DOES NOT PURPORT TO BE A BOUNDARY SURVEY.



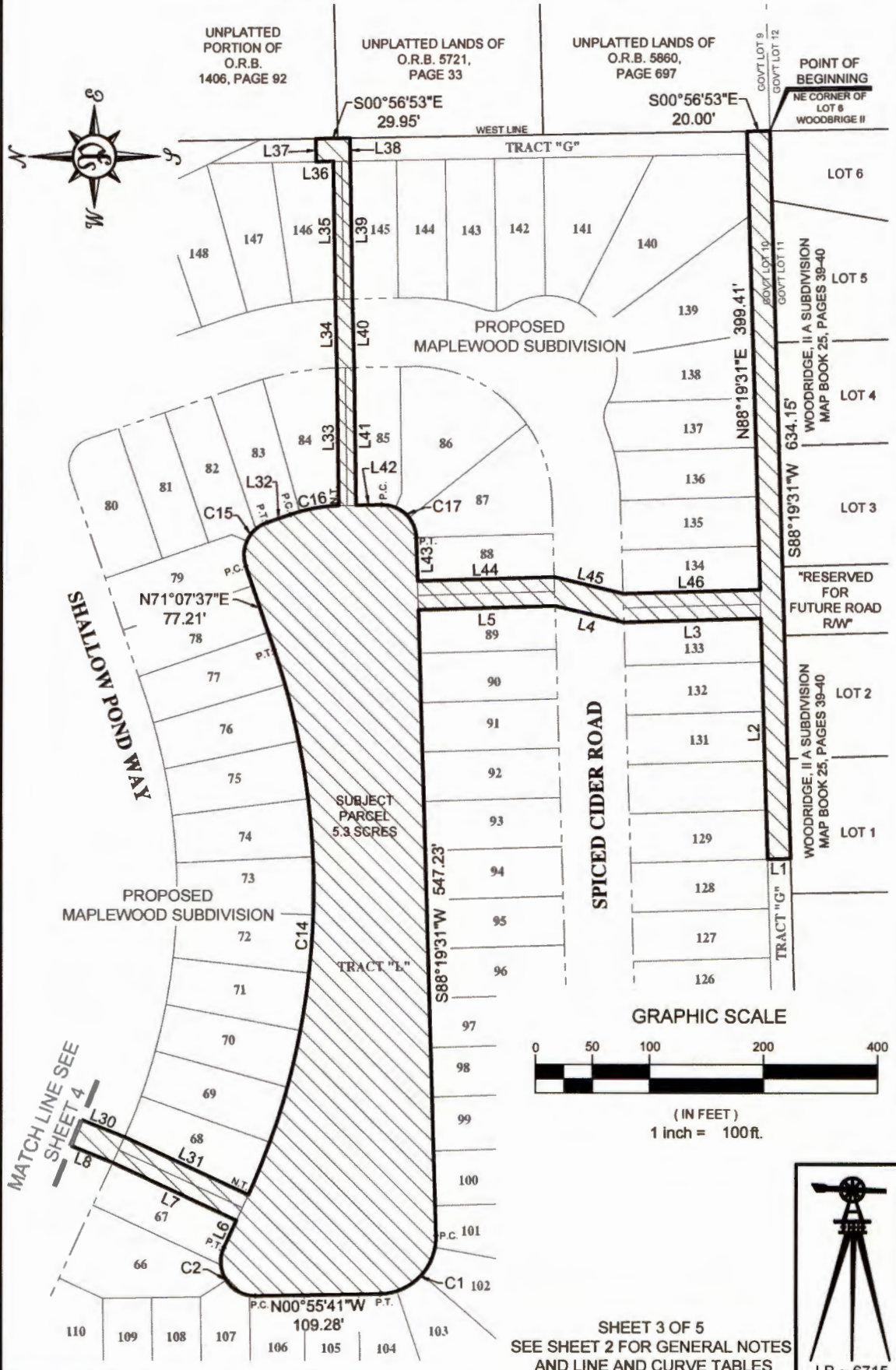
SHEET 2 OF 5

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 ~ (904) 805-0030

MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.
(SEE SHEETS 1 & 2 FOR COMPLETE LEGAL DESCRIPTION)



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MAP SHOWING SKETCH AND LEGAL DESCRIPTION OF

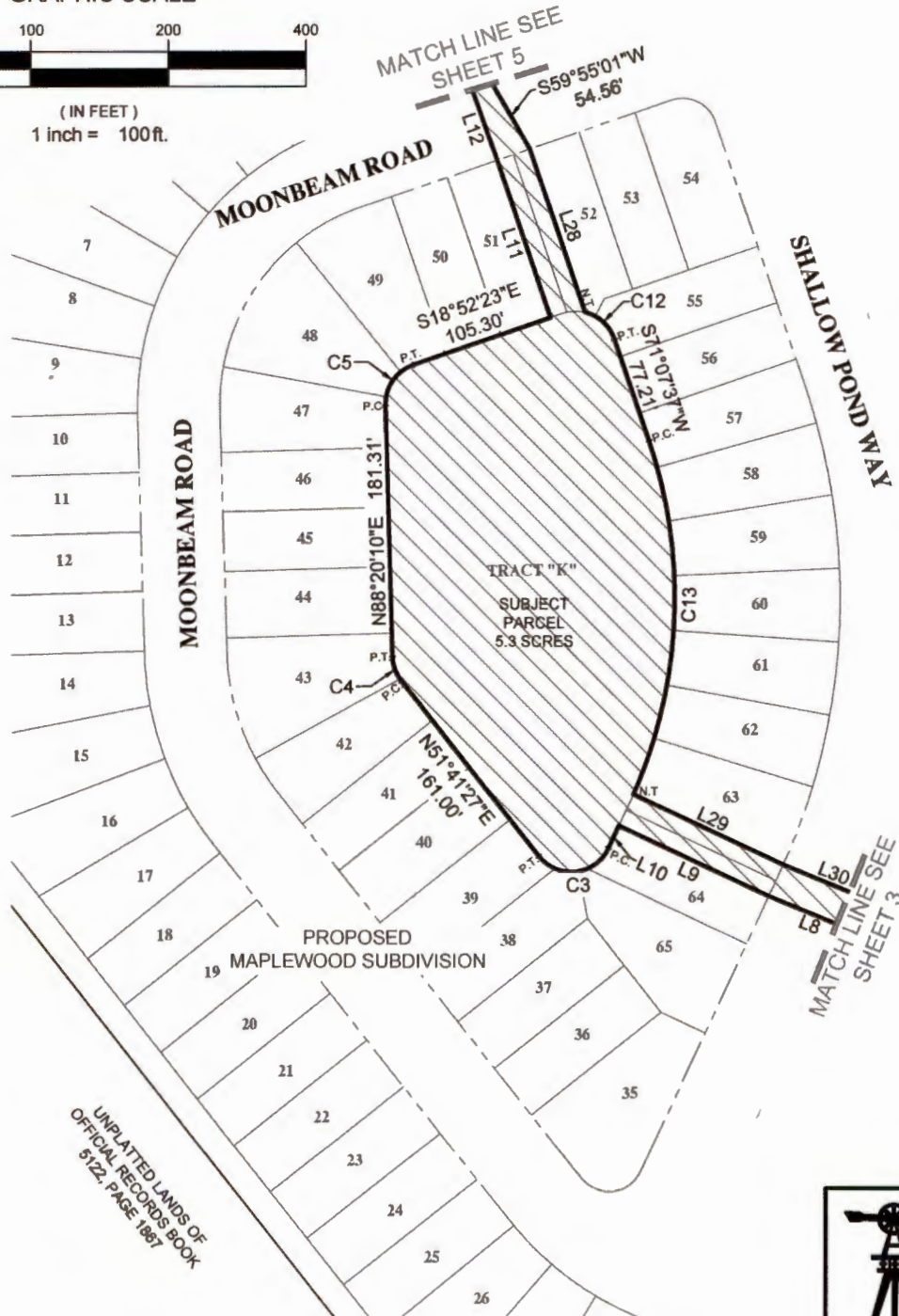
A PART OF GOVERNMENT LOTS 9 AND 10, SECTION 18, TOWNSHIP 8 SOUTH, RANGE 30 EAST, ST. JOHNS COUNTY, FLORIDA.
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GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



UNPLATED LANDS OF
OFFICIAL RECORDS BOOK
512, PAGE 1867

SHEET 4 OF 5
SEE SHEET 2 FOR GENERAL NOTES
AND LINE AND CURVE TABLES



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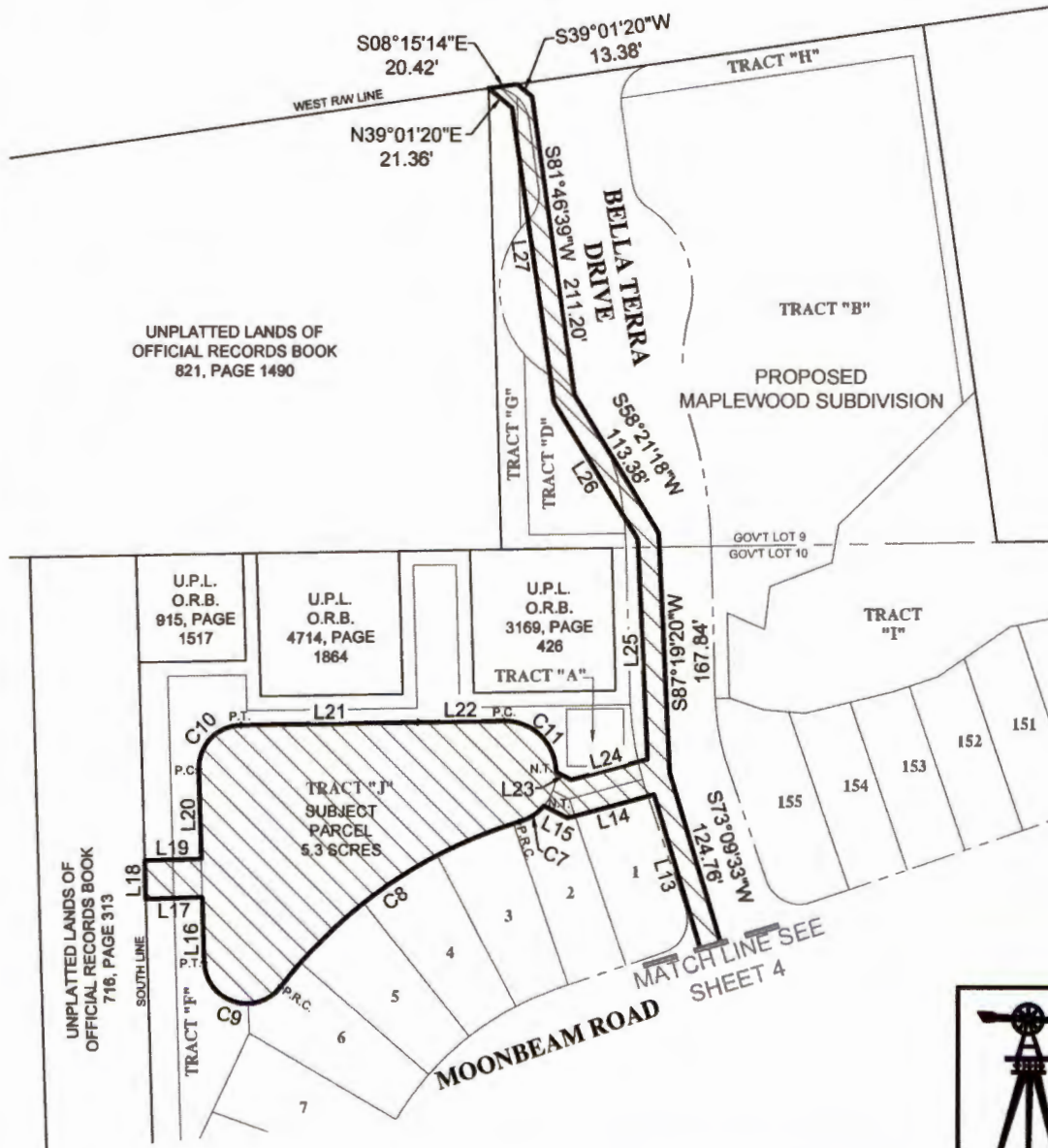


GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.

U.S. HIGHWAY NO. 1 SOUTH
(200' R/W)



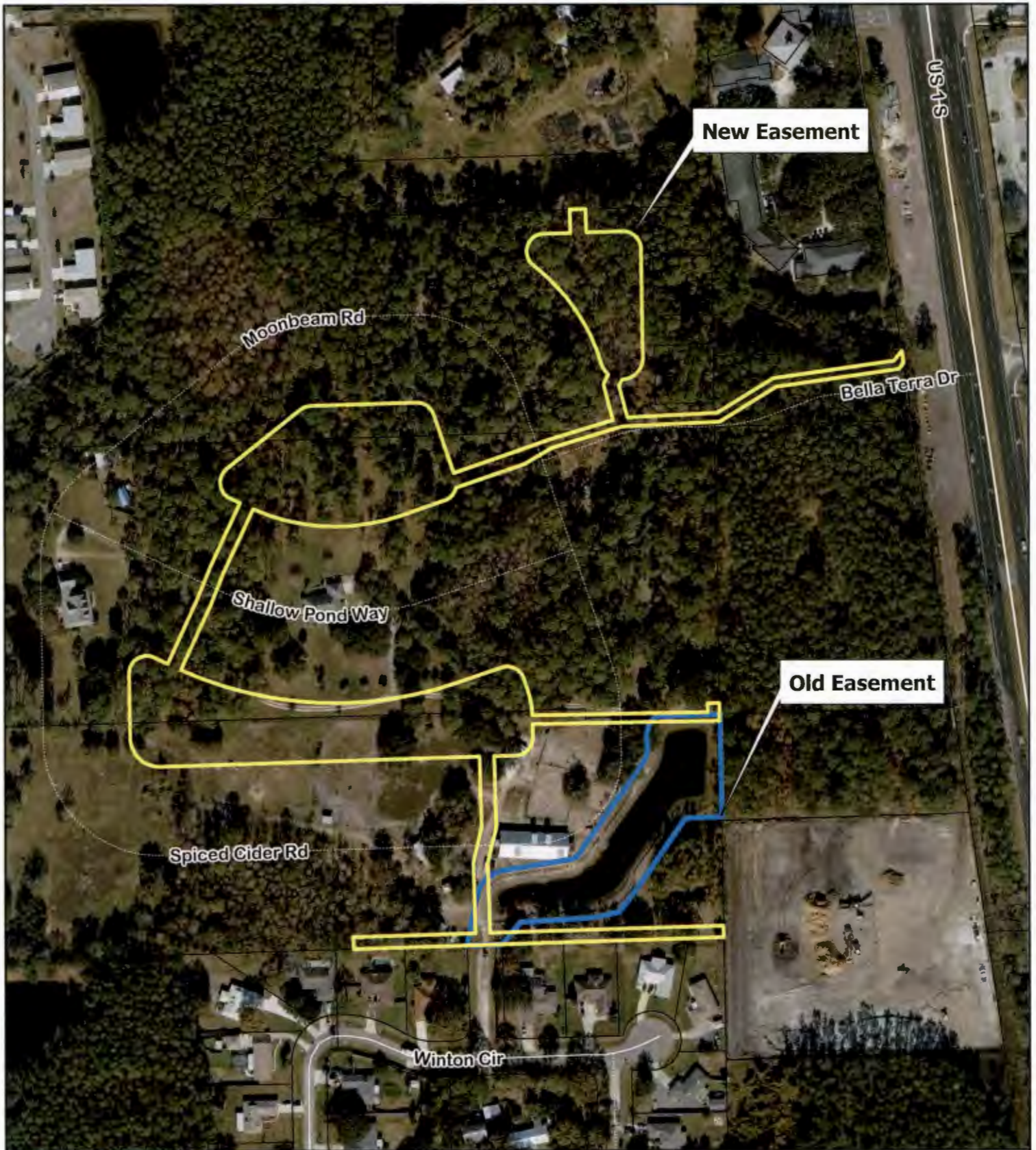
SHEET 5 OF 5
SEE SHEET 2 FOR GENERAL NOTES
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LB ~ 6715

PERRET AND ASSOCIATES, INC.

1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207 - (904) 805-0030



New Easement

Old Easement

Moonbeam Rd

Shallow Pond Way

Spiced Cider Rd

Winton Cir

Bella Terra Dr

US-15



Imagery Date: 12/2024

Date: 11/18/2025

Bella Terra Drive Maplewood Development

Easement Agreement and Termination of 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.