

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A ROADWAY DRAINAGE EASEMENT IN CONNECTION WITH THE NOCATEE PLAT OF TOWN CENTER ROADS PHASE II AND AUTHORIZING THE COUNTY ADMINISTRATOR TO JOIN IN THE EXECUTION OF THE EASEMENT ON BEHALF OF THE COUNTY.

RECITALS

WHEREAS, the Tolomato Community Development District (the "Tolomato CDD") intends to dedicate to St. Johns County ("County") a certain roadway right-of-way as described on the plat known as Town Center Roads Phase II; and

WHEREAS, in connection with the dedication of the right-of-way, the developer of the adjacent property has granted to the County and the Tolomato CDD a Roadway Drainage Easement, attached hereto as Exhibit "A," incorporated by reference and made a part hereof, to provide stormwater retention and drainage for the roadway right-of-way and allow the Tolomato CDD to maintain and operate all improvements necessary for such purposes; and

WHEREAS, it is in the best interest of the County to accept the easement for the health, safety and welfare of its citizens.

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 into the body of this Resolution and such recitals are adopted as findings of fact.

Section 2. The above described easement is hereby accepted by the Board of County Commissioners and the County Administrator is hereby authorized to join in the execution of the easement on behalf of the County.

Section 3. The Clerk is instructed to record the original 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 16th day of October, 2012.

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

By: 

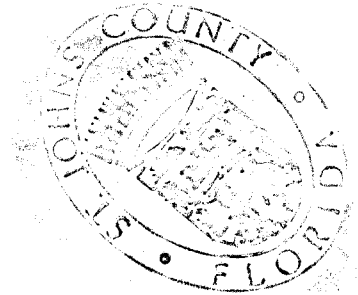
J. Ken Bryan, Chair

ATTEST: Cheryl Strickland, Clerk

By: 

Deputy Clerk

RENDITION DATE 10/18/12



THIS DOCUMENT PREPARED
BY AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
225 WATER STREET, SUITE 1750
JACKSONVILLE, FLORIDA 32202

ROADWAY DRAINAGE EASEMENT

[ST. JOHNS COUNTY, FLORIDA]

THIS ROADWAY DRAINAGE EASEMENT (the "Easement") is made as of the 2nd day of August, 2012, by and between TC DEVELOPMENT, LLC, a Florida limited liability company ("Grantor"), whose address is 4310 Pablo Oaks Court, Jacksonville, Florida 32224, TOLOMATO COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, and located in St. Johns County, Florida (the "Tolomato CDD"), whose address is 475 West Town Place, Suite 114, St. Augustine, Florida 32092, and ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida ("Grantee"), whose address is 4020 Lewis Speedway, St. Augustine, Florida 32085.

RECITALS:

A. The Tolomato CDD has dedicated or intends to dedicate to Grantee a certain roadway right-of-way located in St. Johns County, Florida described on the plat of Town Center Roads Phase II recorded or to be recorded in the public records of St. Johns County, Florida (the "Right of Way").

B. In connection with the dedication of the Right of Way, Grantor has agreed to grant to Grantee a drainage easement as set forth herein, over, on, across, under, and through that certain real property more particularly described on Exhibit "A" attached hereto (the "Easement Property") and to grant to the Tolomato CDD a maintenance easement over the Easement Property.

NOW THEREFORE, in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties intending to be mutually bound do hereby agree as follows:

1. Recitals. The above stated recitals are true and correct and hereby incorporated by reference.

2. Grant of Easement. Grantor does hereby grant and convey to Grantee a non-exclusive easement for drainage of the Right of Way over, on, under, through, and across the Easement Property and the stormwater improvements located therein. Grantor reserves all other rights in and to the Easement Property. This said easement is irrevocably dedicated to Grantee, its successors and assigns, and is subject to the following covenants which shall run with the land:

a. The drainage easement hereby dedicated shall permit Grantee, its successors and

assigns, to discharge into said Easement Property all water which may fall or come upon the Right of Way, together with all substances or matter which may flow or pass from said Right of Way, from adjacent land or from any other source of public waters into or through said Easement Property, without any liability whatsoever on the part of Grantee, its successors and assigns for any damage, injuries or losses to persons or property resulting from the acceptance or use of this drainage easement by Grantee, its successors and assigns.

b. The Easement Property is owned in fee simple title by Grantor. All maintenance pertaining to said Easement Property and all stormwater improvements located therein are the sole responsibility of the Tolomato CDD, its successors and assigns and Grantor hereby grants Tolomato CDD a perpetual non-exclusive easement over the Easement Property for purposes of performing such maintenance. Grantee by acceptance of this easement assumes no responsibility whatsoever for said Easement Property.

c. Grantee, its successors and assigns, shall not be liable nor responsible for the creation, operation, failure or destruction of water level control equipment which may be constructed or installed within the Easement Property which is caused by third parties.

d. The easement granted to Grantee in this Section 2 shall automatically terminate upon the dedication of any part of the Easement Property to Grantee for right-of-way purposes.

In connection with its maintenance of the Easement Property, the Tolomato CDD, its successors and assigns, shall indemnify the Grantee and Grantor and save them harmless from suits, action, damages and liability and expense in connection with loss of life, bodily or personal injury or property damage or any other damage arising from or out of any occurrence in, upon, at or from the Easement Property, or any part thereof, occasioned wholly or in part by any act or omission of the Tolomato CDD, its agents, contractors, employees, servants, licensees or concessionaires within the Easement Property. Nothing in this Easement shall be deemed as a waiver of immunity or limits of liability of the Tolomato CDD or its successors or assigns beyond any statutory limited waiver of immunity or limits of liability that have been adopted by the Florida Legislature in section 768.28, Florida Statutes, or other statutes, and nothing in this Easement shall inure to the benefit of any third party for the purpose of allowing any claim that would otherwise be barred under the Doctrine of Sovereign Immunity or by operation of law.

3. Relocation of Easement. Grantor and its successors and assigns, shall have the right to relocate the location of the Easement Property or any part thereof and any improvements therein, provided that drainage of the Right of Way is not disrupted or diminished at any time. Grantor shall be responsible, at its sole cost and expense, for obtaining any permits or permit modifications necessary for such relocation and for the construction of any improvements within the replacement Easement Property. The Tolomato CDD shall reasonably cooperate with any permitting efforts by Grantor in connection with any such relocations, including executing permit applications and consents to permit modifications to the extent the Tolomato CDD is the holder of applicable permits. Upon Grantor's election to relocate, Grantor shall record a modification to this Easement which shall describe the amendment to the Easement Property. The recording of the amendment shall be conclusive proof to any third parties that the easement over the Easement Property has been modified

as described in the amendment. No joinder by Grantee or the Tolomato CDD or any third party shall be required in the amendment, but Grantee and the Tolomato CDD nevertheless agree to join in any amendment upon any request by Grantor. Grantor shall indemnify, defend and hold harmless the Tolomato CDD from and against any claims, damages, costs or expense (including reasonable attorneys' fees) incurred by or asserted against the Tolomato CDD and arising out any negligence or willful misconduct by Grantor or its agents or contractors conducting any relocation work within the Easement Property.

4. Binding Effect. This Easement and all of the provisions, representations, covenants, and conditions contained herein shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns and shall be appurtenant to and binding upon and run with title to the Right of Way and the Easement Property.

5. Entire Agreement. This Easement constitutes the entire agreement between the parties relating to the subject matter hereof.

6. Severability and Governing Law. The invalidity of any provision contained in this Easement shall not affect the remaining portions of this Easement, provided that such surviving portions remain consistent with the intent of this Easement and do not violate Florida law, which law shall govern this Easement.

7. Construction of Terms. The parties acknowledge that each party has reviewed this Easement and that the normal rule of construction to the effect that any ambiguities are to be resolved against the drafting party shall not be employed in the interpretation of this Easement.

8. Counterparts. This Easement may be executed by the parties hereto individually or in combination in one or more counterparts, each of which shall be an original, and all of which shall constitute one and the same instrument.

9. Notices. Any notice hereunder shall be sent by overnight courier, personally delivered, or by certified or registered mail, return receipt requested, addressed to the following address or such other address as a party may specify by notice to the other party:

To Grantee:

St. Johns County, Florida
4020 Lewis Speedway
St. Augustine, Florida 32085

To Grantor:

SONOC Company, LLC
4310 Pablo Oaks Court
Jacksonville, Florida 32224

To Tolomato CDD:

Tolomato Community Development District
475 West Town Place, Suite 114
St. Augustine, Florida 32092

{Signatures commence on following page}

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first written above.

"Grantor"

Signed sealed and delivered
in the presence of:

SONOC COMPANY, LLC, a Delaware limited
liability company

Tina E Miller
Print Name: Tina E Miller

By: Jed V
Print Name: Jed V. Davis
Its: Vice President

Lauren L Owens
Print Name: Lauren L. Owens

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this 2nd day of August, 2012, by Jed V. Davis, the Vice President of SONOC COMPANY, LLC, a Delaware limited liability company.

Lauren L Owens
Print Name: _____

NOTARY PUBLIC
State of _____ at Large
Commission # _____



My Commission Expires: _____

Personally Known: _____

or Produced ID: _____

[check one of the above]

Type of Identification Produced: _____

"Tolomato CDD"

Signed sealed and delivered
in the presence of:

**TOLOMATO COMMUNITY
DEVELOPMENT DISTRICT**, a local unit of
special-purpose government established pursuant
to Chapter 190 Florida Statutes

Tina E Miller
Print Name: Tina E Miller

R. Ray
By: _____
Print Name: Richard T. Ray
Its: Chairman

Lauren L. Owens
Print Name: Lauren L. Owens

STATE OF FLORIDA

COUNTY OF Duval

The foregoing instrument was acknowledged before me this 2nd day of August,
2012, by Richard T. Ray, the Chairman of **TOLOMATO COMMUNITY DEVELOPMENT
DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida
Statutes.

Lauren L. Owens
Print Name: _____

NOTARY PUBLIC

State of _____ at Large

Commission # _____

My Commission Expires: _____

Personally Known: _____

or Produced ID: _____

[check one of the above]

Type of Identification Produced: _____



"Grantee"

Signed sealed and delivered
in the presence of:

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

Print Name: _____

By: _____
Print Name: _____
Its: _____

Print Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this _____ day of _____,
2012, by _____, the _____ of **ST. JOHNS
COUNTY, FLORIDA**, a political subdivision of the State of Florida.

Print Name: _____
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires: _____
Personally Known: _____
or Produced ID: _____
[check one of the above]
Type of Identification Produced:

EXHIBIT "A"
EASEMENT PROPERTY



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.001

Access and Drainage Easement 1

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

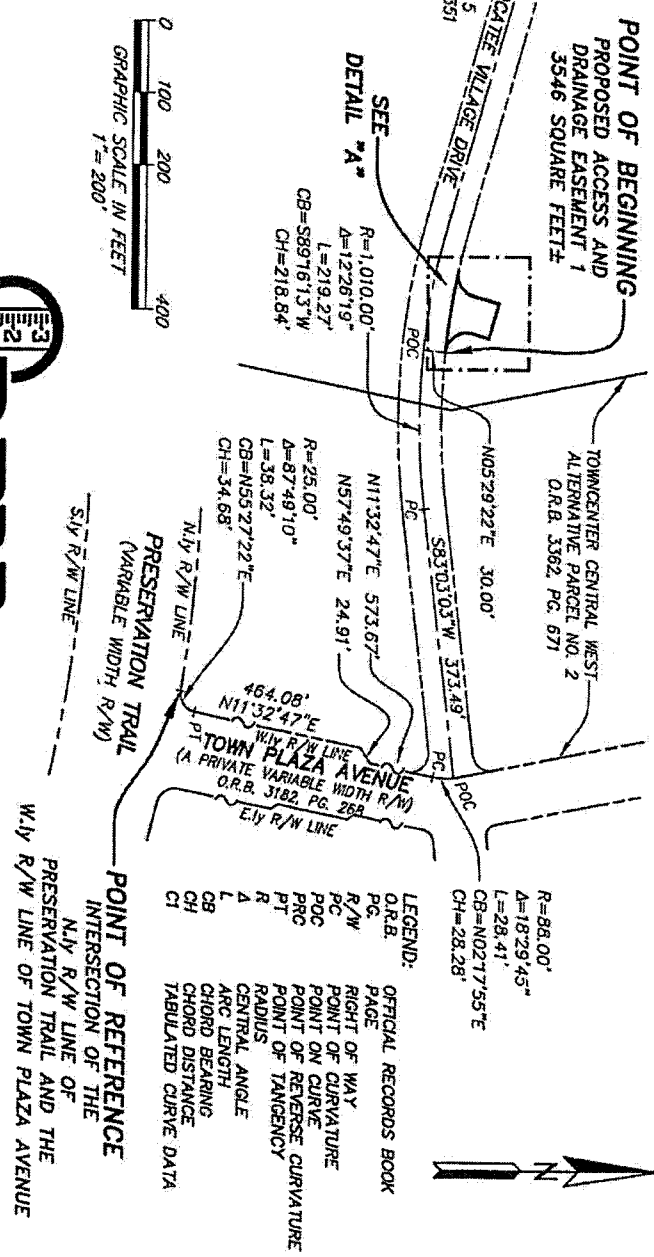
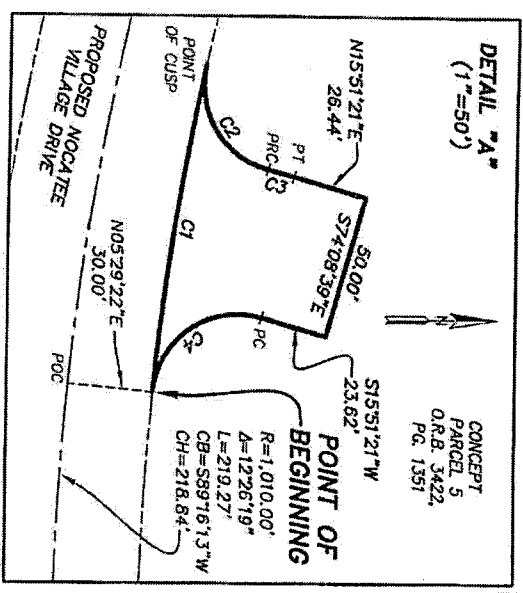
For a Point of Reference, commence at the intersection of the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, with the Westerly right of way line of Town Plaza Avenue, a private variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of $87^{\circ}49'10''$, an arc length of 38.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}27'22''$ East, 34.68 feet; Course 2, thence North $11^{\circ}32'47''$ East, 464.08 feet; Course 3, thence North $57^{\circ}49'37''$ East, 24.91 feet; Course 4, thence North $11^{\circ}32'47''$ East, 573.67 feet to the point of curvature of a curve concave Westerly having a radius of 88.00 feet; Course 5, thence Northerly along the of arc of said curve, through a central angle of $18^{\circ}29'45''$, an arc length of 28.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}17'55''$ East, 28.28 feet; thence South $83^{\circ}03'03''$ West, departing said Westerly right of way line, 373.49 feet to the point of curvature of a curve concave Northerly having a radius of 1010.00 feet; thence Westerly along the arc of said curve, through a central angle of $12^{\circ}26'19''$, an arc length of 219.27 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}16'13''$ West, 218.84 feet; thence North $05^{\circ}29'22''$ East, 30.00 feet to the Point of Beginning.

From said Point of Beginning, thence Westerly along the arc of a curve concave Northerly having a radius of 980.00 feet, through a central angle of $06^{\circ}40'37''$, an arc length of 114.20 feet to a point of cusp, said arc being subtended by a chord bearing and distance of North $81^{\circ}10'19''$ West, 114.14 feet; thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 30.00 feet, through a central angle of $88^{\circ}19'23''$, an arc length of 46.25 feet to a point of reverse curvature, said arc being subtended by a chord bearing and distance of North $58^{\circ}00'17''$ East, 41.80 feet; thence Northerly along the arc of a curve concave Easterly having a radius of 275.00 feet, through a central angle of $02^{\circ}00'45''$, an arc length of 9.66 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $14^{\circ}50'58''$ East, 9.66 feet; thence North $15^{\circ}51'21''$ East, 26.44 feet; thence South $74^{\circ}08'39''$ East, 50.00 feet; thence South $15^{\circ}51'21''$ West, 23.62 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $100^{\circ}21'59''$, an arc length of 52.55 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $34^{\circ}19'38''$ East, 46.09 feet.

Containing 3546 square feet, more or less.

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	980.00'	06°40'37"	114.20'	N81°10'19"W	114.14'
C2	30.00'	88°19'23"	46.25'	N58°00'17"E	41.80'
C3	275.00'	02°00'45"	9.66'	N14°50'58"E	9.66'
C4	30.00'	100°21'59"	52.55'	S34°19'38"E	46.09'

SKETCH TO ACCOMPANY DESCRIPTION OF
 A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
 ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
 DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3422, PAGE 1351,
 OF THE PUBLIC RECORDS OF SAID COUNTY,
 BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.



NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF TOWN PLAZA AVENUE AS BEING NORTH 11°32'47" EAST.

CAD FILE: F:\Survey\Map\pro\Nocatee\Plaza\Woodway\Plaza\Woodway\Woodway\Woodway.dwg



ROBERT M. ANGAS ASSOCIATES, INC.
 SURVEYORS • PLANNERS • CIVIL ENGINEERS
 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-6530 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

DATE: MAY 4, 2012

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DAVID J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

ORDER NO.: 12-04300 FILE NO.: 1209-0300



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.00H

Access and Drainage Easement 2

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, with the Westerly right of way line of Town Plaza Avenue, a private variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of $87^{\circ}49'10''$, an arc length of 38.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}27'22''$ East, 34.68 feet; Course 2, thence North $11^{\circ}32'47''$ East, 464.08 feet; Course 3, thence North $57^{\circ}49'37''$ East, 24.91 feet; Course 4, thence North $11^{\circ}32'47''$ East, 573.67 feet to the point of curvature of a curve concave Westerly having a radius of 88.00 feet; Course 5, thence Northerly along the of arc of said curve, through a central angle of $18^{\circ}29'45''$, an arc length of 28.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}17'55''$ East, 28.28 feet; thence South $83^{\circ}03'03''$ West, departing said Westerly right of way line, 373.49 feet to the point of curvature of a curve concave Northerly having a radius of 1010.00 feet; thence Westerly along the arc of said curve, through a central angle of $22^{\circ}48'18''$, an arc length of 402.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}32'48''$ West, 399.35 feet; thence North $74^{\circ}08'39''$ West, 129.06 feet; thence North $15^{\circ}51'21''$ East, 30.00 feet to the Point of Beginning.

From said Point of Beginning, thence North $74^{\circ}08'39''$ West, 110.00 feet to a point on a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $60^{\circ}51'21''$ East, 42.43 feet; thence North $15^{\circ}51'21''$ East, 29.00 feet; thence South $74^{\circ}08'39''$ East, 50.00 feet; thence South $15^{\circ}51'21''$ West, 29.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $29^{\circ}08'39''$ East, 42.43 feet.

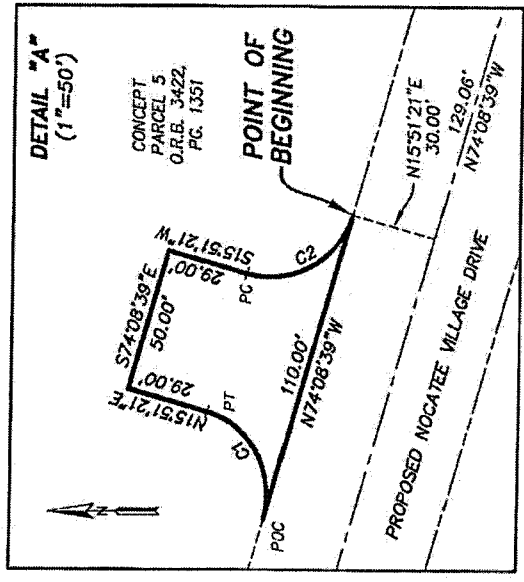
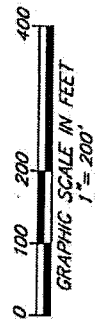
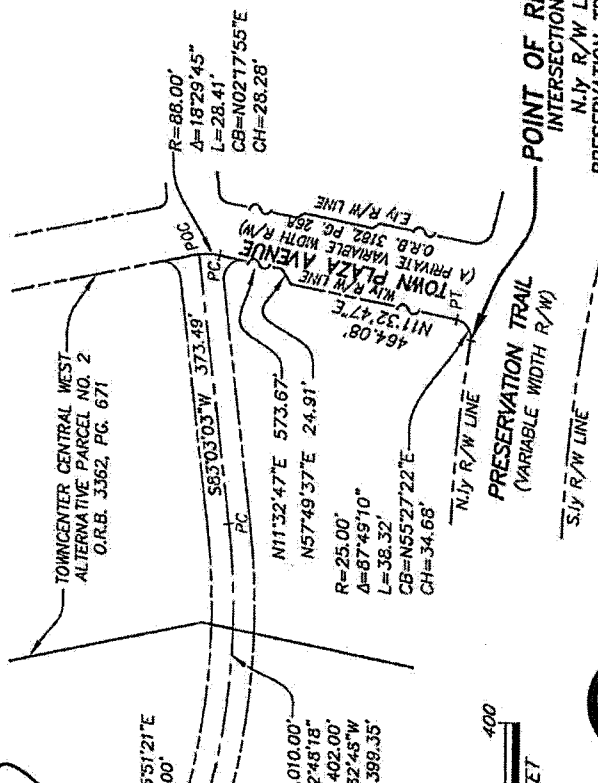
Containing 3336 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
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CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	90°00'00"	47.12'	N60°51'21"E	42.43'
C2	30.00'	90°00'00"	47.12'	S29°08'39"E	42.43'

LEGEND:
O.R.B. OFFICIAL RECORDS BOOK
P.C. PAGE
R/W RIGHT OF WAY
P.O.C. POINT OF CURVATURE
P.R.C. POINT OF REVERSE CURVATURE
P.T. POINT OF TANGENCY
R RADIUS
Δ CENTRAL ANGLE
L ARC LENGTH
CB CHORD BEARING
CH CHORD DISTANCE
C1 TABULATED CURVE DATA

**POINT OF BEGINNING
PROPOSED ACCESS AND
DRAINAGE EASEMENT 2
3336 SQUARE FEET
SEE
DETAIL "A"**



NOTES:
1) THIS IS NOT A SURVEY.
2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE
OF TOWN PLAZA AVENUE AS BEING NORTH 11°32'47" EAST.



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SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

[Signature]
DAMON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 5284



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14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.00G

Access and Drainage Easement 3

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

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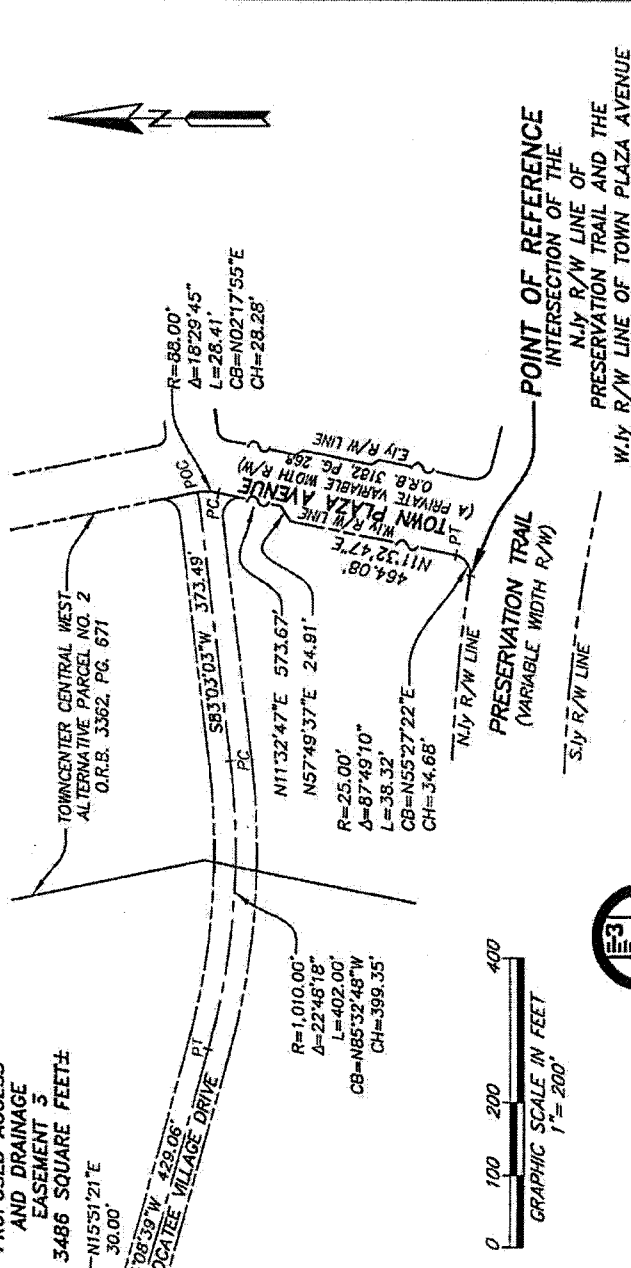
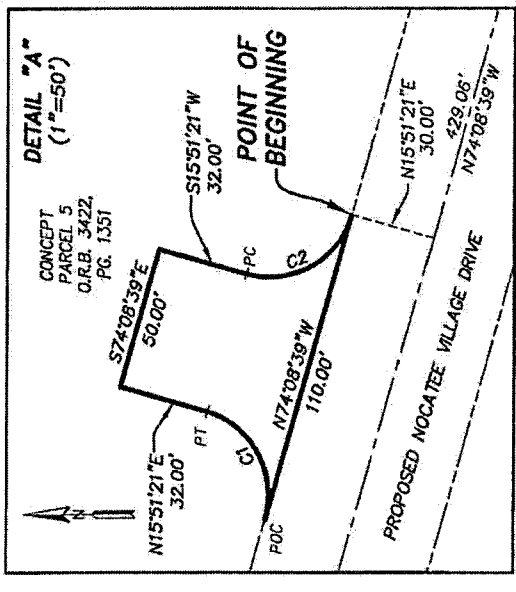
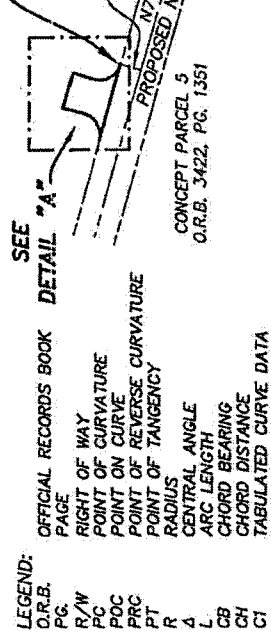
From said Point of Beginning, thence North $74^{\circ}08'39''$ West, 110.00 feet to a point on a curve concave Northwesterly having a radius of 30.00 feet; thence Northeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $60^{\circ}51'21''$ East, 42.43 feet; thence North $15^{\circ}51'21''$ East, 32.00 feet; thence South $74^{\circ}08'39''$ East, 50.00 feet; thence South $15^{\circ}51'21''$ West, 32.00 feet to the point of curvature of a curve concave Northeasterly having a radius of 30.00 feet; thence Southeasterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $29^{\circ}08'39''$ East, 42.43 feet.

Containing 3486 square feet, more or less.

**SKETCH TO ACCOMPANY DESCRIPTION OF
A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST,
ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS
DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3422, PAGE 1351,
OF THE PUBLIC RECORDS OF SAID COUNTY,
BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.**

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C-1	30.00'	90°00'00"	47.12'	N60°51'21"E	42.43'
C-2	30.00'	90°00'00"	47.12'	S29°08'39"E	42.43'

LEGEND:
 O.R.B. OFFICIAL RECORDS BOOK
 P.G. PAGE
 R/W RIGHT OF WAY
 PC POINT OF CURVATURE
 POC POINT ON CURVE
 PRC POINT OF REVERSE CURVATURE
 PT POINT OF TANGENCY
 R RADIUS
 Δ CENTRAL ANGLE
 L ARC LENGTH
 CB CHORD BEARING
 CH CHORD DISTANCE
 CT TABULATED CURVE DATA



ROBERT M. ANGAS ASSOCIATES, INC.
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 14775 Old St. Augustine Road, Jacksonville, FL 32258
 Tel: (904) 642-8550 Fax: (904) 642-4165
 Certificate of Authorization No.: LB 3624

DATE: MAY 4, 2012

Damon L. Kelly
 DAMON L. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA LS No. 6284

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:
 1) THIS IS NOT A SURVEY
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE
 OF TOWN PLAZA AVENUE AS BEING NORTH 11°32'47" EAST.



ROBERT M. ANGAS ASSOCIATES, INC.

www.rmangas.com

tel 904-642-8550 • fax 904-642-4165

14775 Old St. Augustine Road • Jacksonville, Florida 32258

May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.00N

Private Drainage Easement 3

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, with the Westerly right of way line of Town Plaza Avenue, a private variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of $87^{\circ}49'10''$, an arc length of 38.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}27'22''$ East, 34.68 feet; Course 2, thence North $11^{\circ}32'47''$ East, 464.08 feet; Course 3, thence North $57^{\circ}49'37''$ East, 24.91 feet; Course 4, thence North $11^{\circ}32'47''$ East, 573.67 feet to the point of curvature of a curve concave Westerly having a radius of 88.00 feet; Course 5, thence Northerly along the of arc of said curve, through a central angle of $18^{\circ}29'45''$, an arc length of 28.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}17'55''$ East, 28.28 feet; thence South $83^{\circ}03'03''$ West, departing said Westerly right of way line, 373.49 feet to the point of curvature of a curve concave Northerly having a radius of 1010.00 feet; thence Westerly along the arc of said curve, through a central angle of $13^{\circ}04'12''$, an arc length of 230.40 feet to a point on said curve, said arc being subtended by a chord bearing and distance of South $89^{\circ}35'09''$ West, 229.90 feet; thence South $06^{\circ}07'15''$ West, 30.00 feet to the Point of Beginning.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of $85^{\circ}31'57''$, an arc length of 44.78 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $53^{\circ}21'16''$ West, 40.74 feet; thence South $10^{\circ}35'18''$ West, 31.14 feet; thence North $79^{\circ}24'42''$ West, 50.00 feet; thence North $10^{\circ}35'18''$ East, 28.22 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $88^{\circ}34'21''$, an arc length of 46.38 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $33^{\circ}41'53''$ West, 41.89 feet; thence Easterly along the arc of a curve concave Northerly having a radius of 1040.00 feet, through a central angle of $05^{\circ}53'42''$, an arc length of 107.00 feet to the Point of Beginning, said arc being subtended by a chord bearing and distance of South $80^{\circ}55'54''$ East, 106.95 feet.

Containing 3269 square, more or less.

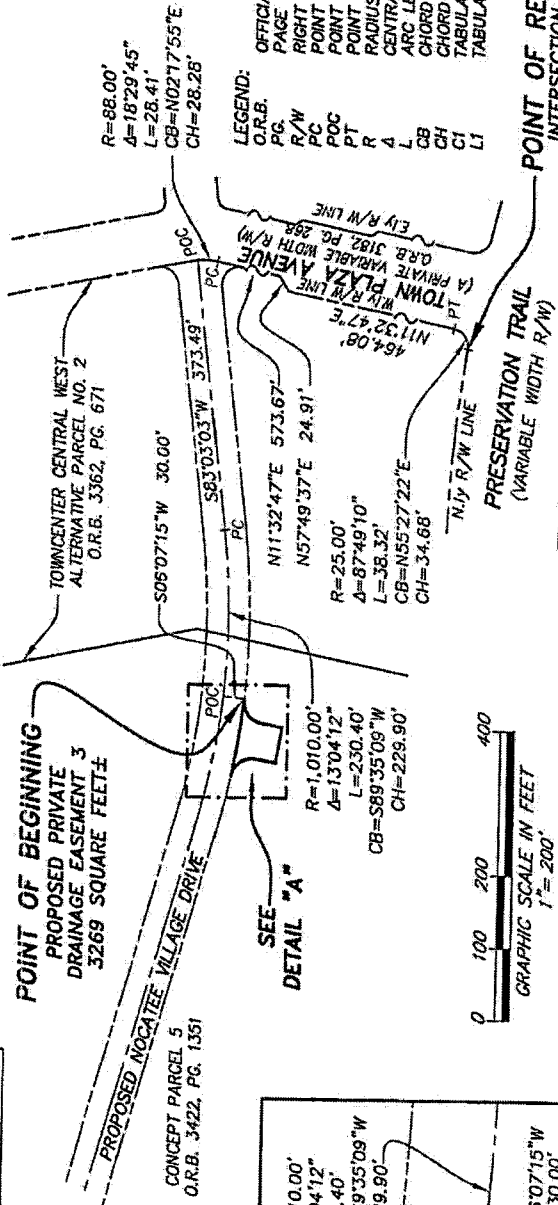
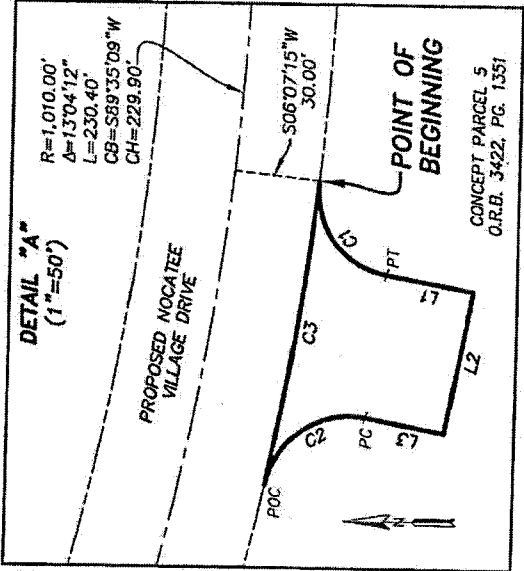
SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3422, PAGE 1351, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	85°31'57"	44.78'	S53°21'16"W	40.74'
C2	30.00'	88°34'21"	46.38'	N33°41'53"W	41.89'
C3	1040.00'	05°53'42"	107.00'	S80°55'54"E	106.95'

LINE TABLE

LINE	BEARING	LENGTH
L1	S10°35'18"W	31.14'
L2	N79°24'42"W	50.00'
L3	N10°35'18"E	28.22'



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 Certificate of Authorization No.: LB 3624

DATE: MAY 4, 2012

[Signature]
 DAMON J. KELLY
 PROFESSIONAL SURVEYOR AND MAPPER
 STATE OF FLORIDA U.S. No. 6284

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

NOTES:
 1) THIS IS NOT A SURVEY.
 2) BEARINGS BASED ON THE WESTERLY RIGHT OF WAY LINE OF TOWN PLAZA AVENUE AS BEING NORTH 11°32'47" EAST.



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May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.00M

Private Drainage Easement 4

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

For a Point of Reference, commence at the intersection of the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, with the Westerly right of way line of Town Plaza Avenue, a private variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of $87^{\circ}49'10''$, an arc length of 38.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}27'22''$ East, 34.68 feet; Course 2, thence North $11^{\circ}32'47''$ East, 464.08 feet; Course 3, thence North $57^{\circ}49'37''$ East, 24.91 feet; Course 4, thence North $11^{\circ}32'47''$ East, 573.67 feet to the point of curvature of a curve concave Westerly having a radius of 88.00 feet; Course 5, thence Northerly along the of arc of said curve, through a central angle of $18^{\circ}29'45''$, an arc length of 28.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}17'55''$ East, 28.28 feet; thence South $83^{\circ}03'03''$ West, departing said Westerly right of way line, 373.49 feet to the point of curvature of a curve concave Northerly having a radius of 1010.00 feet; thence Westerly along the arc of said curve, through a central angle of $22^{\circ}48'18''$, an arc length of 402.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}32'48''$ West, 399.35 feet; thence North $74^{\circ}08'39''$ West, 129.06 feet; thence South $15^{\circ}51'21''$ West, 30.00 feet to the Point of Beginning.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $60^{\circ}51'21''$ West, 42.43 feet; thence South $15^{\circ}51'21''$ West, 29.00 feet; thence North $74^{\circ}08'39''$ West, 50.00 feet; thence North $15^{\circ}51'21''$ East, 29.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 30.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $29^{\circ}08'39''$ West, 42.43 feet; thence South $74^{\circ}08'39''$ East, 110.00 feet to the Point of Beginning.

Containing 3336 square feet, more or less.

May 4, 2012
Palm Breeze Drive

Work Order No. 12-043.00
File No. 122B-03.00L

Private Drainage Easement 5

A portion of Section 31, Township 4 South, Range 29 East, St. Johns County, Florida, also being a portion of those lands as described and recorded in Official Records Book 3422, page 1351 of the Public Records of said county, being more particularly described as follows:

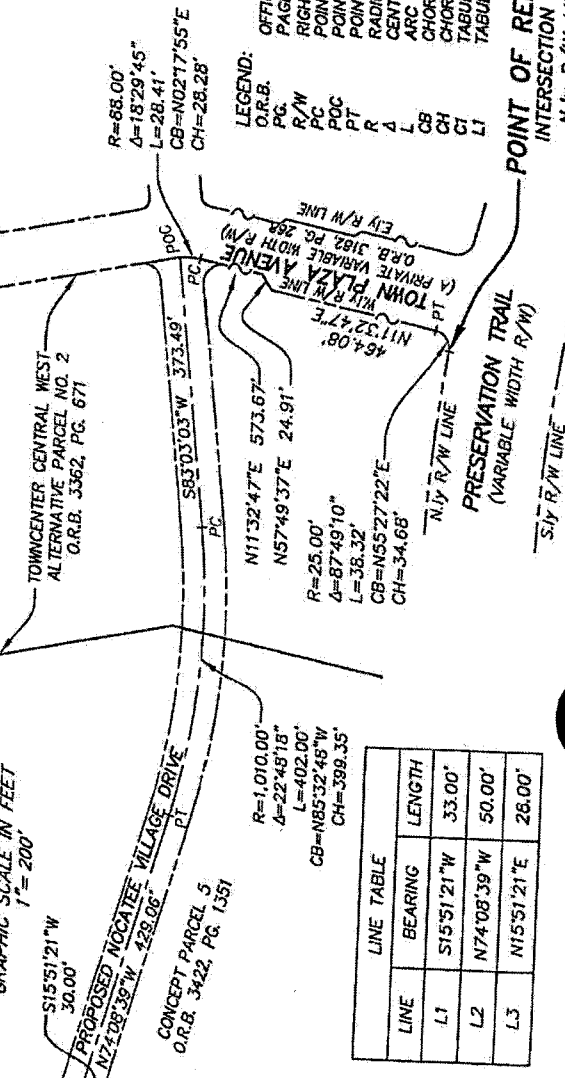
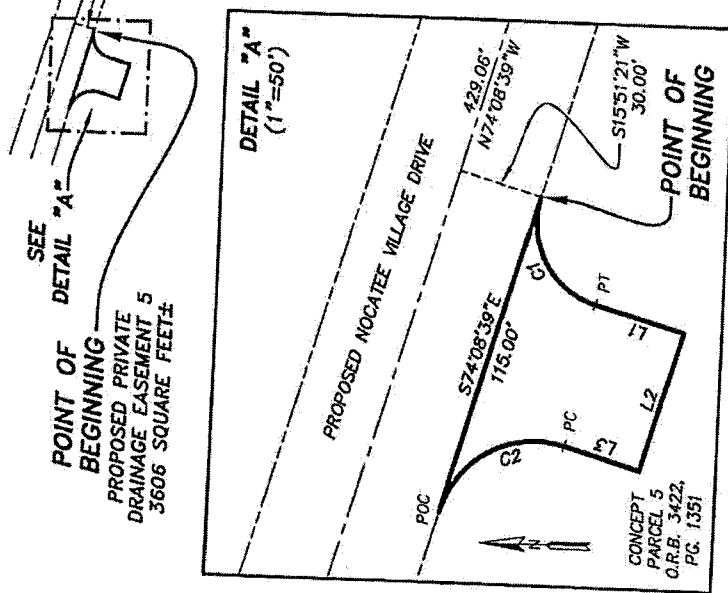
For a Point of Reference, commence at the intersection of the Northerly right of way line of Preservation Trail, a variable width right of way as presently established, with the Westerly right of way line of Town Plaza Avenue, a private variable width right of way as presently established; thence Northerly along said Westerly right of way line the following 5 courses: Course 1, thence Northeasterly along the arc of a curve concave Northwesterly having a radius of 25.00 feet, through a central angle of $87^{\circ}49'10''$, an arc length of 38.32 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $55^{\circ}27'22''$ East, 34.68 feet; Course 2, thence North $11^{\circ}32'47''$ East, 464.08 feet; Course 3, thence North $57^{\circ}49'37''$ East, 24.91 feet; Course 4, thence North $11^{\circ}32'47''$ East, 573.67 feet to the point of curvature of a curve concave Westerly having a radius of 88.00 feet; Course 5, thence Northerly along the of arc of said curve, through a central angle of $18^{\circ}29'45''$, an arc length of 28.41 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $02^{\circ}17'55''$ East, 28.28 feet; thence South $83^{\circ}03'03''$ West, departing said Westerly right of way line, 373.49 feet to the point of curvature of a curve concave Northerly having a radius of 1010.00 feet; thence Westerly along the arc of said curve, through a central angle of $22^{\circ}48'18''$, an arc length of 402.00 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of North $85^{\circ}32'48''$ West, 399.35 feet; thence North $74^{\circ}08'39''$ West, 429.06 feet; thence South $15^{\circ}51'21''$ West, 30.00 feet to the Point of Beginning.

From said Point of Beginning, thence Southwesterly along the arc of a curve concave Southeasterly having a radius of 30.00 feet, through a central angle of $90^{\circ}00'00''$, an arc length of 47.12 feet to the point of tangency of said curve, said arc being subtended by a chord bearing and distance of South $60^{\circ}51'21''$ West, 42.43 feet; thence South $15^{\circ}51'21''$ West, 33.00 feet; thence North $74^{\circ}08'39''$ West, 50.00 feet; thence North $15^{\circ}51'21''$ East, 28.00 feet to the point of curvature of a curve concave Southwesterly having a radius of 35.00 feet; thence Northwesterly along the arc of said curve, through a central angle of $90^{\circ}00'00''$, an arc length of 54.98 feet to a point on said curve, said arc being subtended by a chord bearing and distance of North $29^{\circ}08'39''$ West, 49.50 feet; thence South $74^{\circ}08'39''$ East, 115.00 feet to the Point of Beginning.

Containing 3606 square feet, more or less.

SKETCH TO ACCOMPANY DESCRIPTION OF A PORTION OF SECTION 31, TOWNSHIP 4 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, ALSO BEING A PORTION OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3422, PAGE 1351, OF THE PUBLIC RECORDS OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED IN SEPARATE ATTACHMENT.

CURVE	RADIUS	CENTRAL ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C1	30.00'	90°00'00"	47.12'	S60°51'21"W	42.43'
C2	35.00'	90°00'00"	54.96'	N29°08'39"W	49.50'



LINE	BEARING	LENGTH
L1	S15°51'21"W	33.00'
L2	N74°08'39"W	50.00'
L3	N15°51'21"E	28.00'



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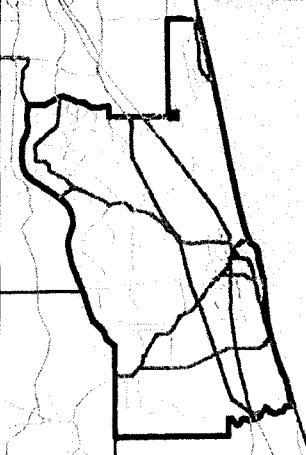
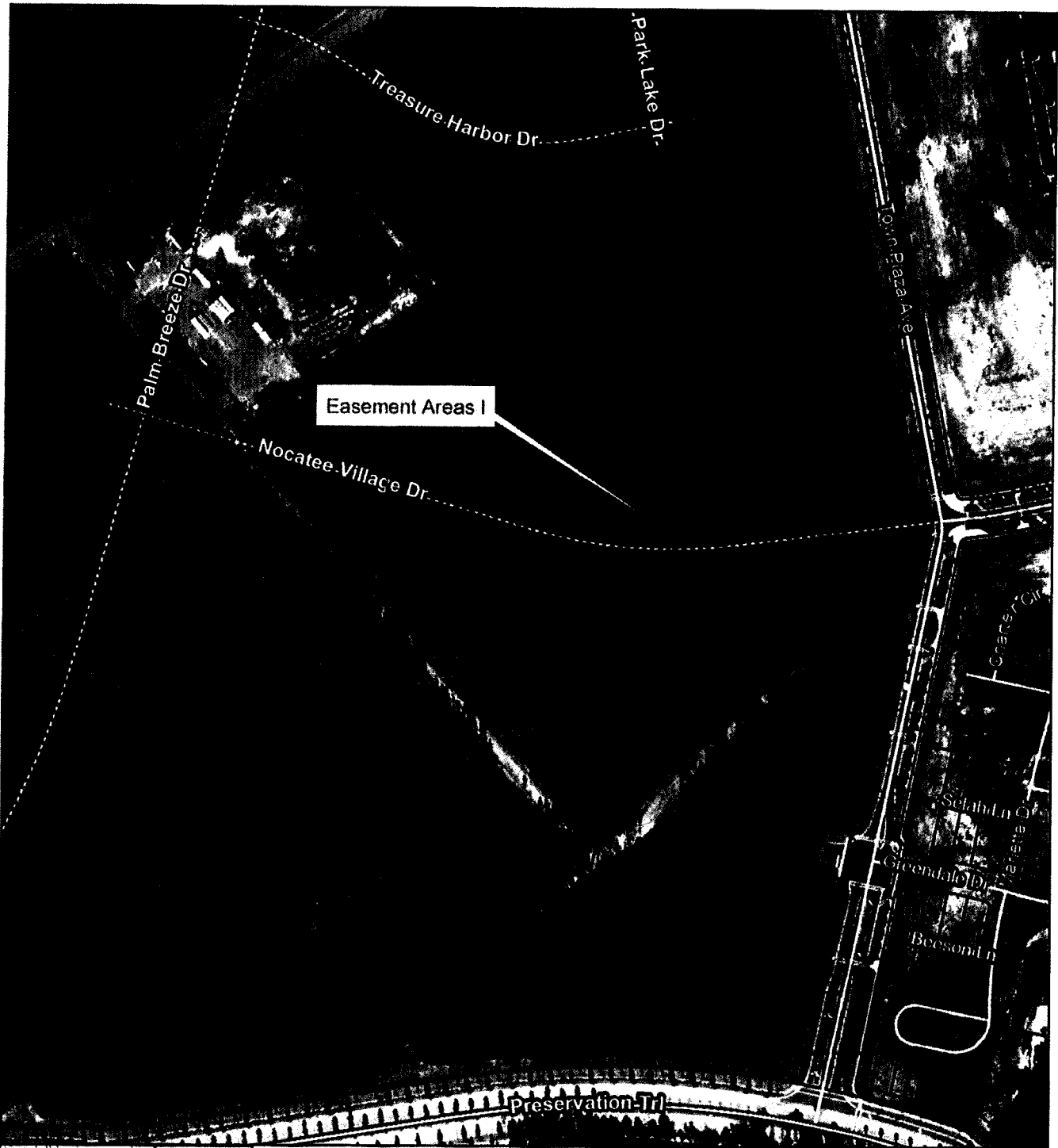
[Signature]
DANON J. KELLY
PROFESSIONAL SURVEYOR AND MAPPER
STATE OF FLORIDA LS No. 6284

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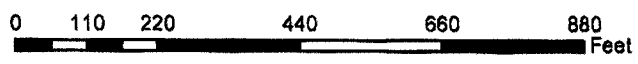
NOTES:
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CAD FILE: I:\Survey\MapInfo\Nocatee\Private Drainage\Private Drainage Esmt.dwg

ORDER NO.: 12-043.00 FILE NO.: 122B-03.001



Roadway Drainage Easement Nocatee Plat of Town Center Roads Phase II



St. Johns County
Land Mgmt Systems
Real Estate Division



Map Prepared:
September 28, 2011
(904) 209-0790



2010 Aerial Imagery

DISCLAIMER.
This map is for reference use only. Data provided are derived from multiple sources with varying levels of accuracy.