

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING THE TERMS AND AUTHORIZING THE CHAIR TO EXECUTE A CONSERVATION EASEMENT OVER PROPERTY LOCATED WITHIN BASIN 8 REGIONAL OFFSITE MITIGATION AREA TO MITIGATE FOR WETLAND IMPACTS ASSOCIATED WITH FUTURE COUNTY PUBLIC WORKS PROJECTS.

RECITALS

WHEREAS, on July 15, 2014, a Memorandum of Agreement was approved by the Board County Commissioners between St. Johns County and the St. Johns River Water Management District formalizing the Basin 8 Regional Offsite Mitigation Area "ROMA"; and

WHEREAS, the Memorandum of Agreement requires a conservation easement be placed over the property within the ROMA to assure that the property will be restored, preserved and maintained; and

WHEREAS, adoption of this resolution approves the Conservation Easement, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to be executed by the Chair, on behalf of the County, to satisfy the requirement.

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 Conservation Easement is hereby approved and the Chair is authorized to execute the Conservation Easement on behalf of the County.

Section 3. The Clerk is instructed to record the Conservation Easement in the public records of St. Johns County, Florida and mail the original Conservation Easement to the St. Johns River Water Management District and a certified copy of this Resolution shall be forwarded forthwith to St. Johns River Water Management District, Office of General Counsel, 4049 Reid Street, Palatka, Florida, 32178.


Section 4. To the extent that there are scrivener, typographical 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 this 18th day of November, 2014.

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

By: , Chair

ATTEST: Cheryl Strickland, Clerk

By: 
Deputy Clerk

RENDITION DATE 11/21/14

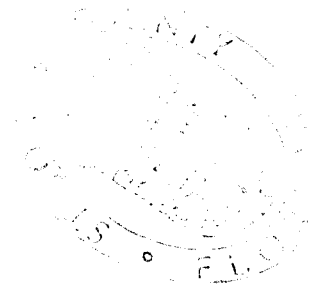


Exhibit "A" to Resolution

Prepared by:
Regina D. Ross
Assistant County Attorney
St. Johns County
500 San Sebastian View
St. Augustine, FL 32084

Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL. 32177

CONSERVATION EASEMENT

THIS CONSERVATION EASEMENT is made this ___ day of _____, 2014, by **ST. JOHNS COUNTY**, a political subdivision of the State of Florida, having an address at 500 San Sebastian View, St. Augustine, Florida 32084 ("Grantor") in favor of the **ST. JOHNS RIVER WATER MANAGEMENT DISTRICT**, a public body existing under Chapter 373, Florida Statutes, having a mailing address at 4049 Reid Street, Palatka, Florida 32177 ("Grantee") and the **U.S. ARMY CORPS OF ENGINEERS**, having a mailing address at P. O. Box 4970, Jacksonville, Florida 32232-0019, as a third party beneficiary (the "Corps").

WITNESSETH:

WHEREAS, Grantor solely owns, in fee simple, certain real property in St. Johns County, Florida, more particularly described in Exhibit "A" attached hereto and incorporated by this reference, ("the Property");

WHEREAS, Grantor grants this conservation easement as a condition of the Memorandum of Agreement between St. Johns River Water Management District and St. Johns County, dated October 8, 2014, attached hereto as Exhibit "B", for St. Johns County Basin 8 Regional Offsite Mitigation Area (ROMA), permit 4-109-126294-1, and the Corps permit SAJ-2011-00114 authorizing certain activities and wetland functional credits; and

WHEREAS, Grantor desires to preserve the Property in its natural condition in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of Section 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Conservation Easement"). Grantor fully warrants title to

said Property, and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose: The purpose of this Conservation Easement is to assure that the Property will be retained forever in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Prohibited Uses: Any activity on or use of the Property inconsistent with the purpose of this Conservation Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- a) Construction or placing buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground.
- b) Dumping or placing soil or other substance or material as landfill or dumping or placing trash, waste or unsightly or offensive materials.
- c) Removing or destroying trees, shrubs, or other vegetation.
- d) Excavating, dredging or removing loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface.
- e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition.
- f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation.
- g) Acts or uses detrimental to such retention of land or water areas.
- h) Acts or uses detrimental to the preservation of the structural integrity or physical appearance of sites or properties of historical, architectural, archaeological, or cultural significance.

3. Reserved Rights: Grantor reserves unto itself, and its successors and assigns all rights accruing from its ownership of the Property, including the right to engage in or permit or invite others to engage in all uses of the Property, that are not expressly prohibited herein and are not inconsistent with the purpose of this Conservation Easement. Notwithstanding the prohibitions in Section 2 above, Grantor may conduct activities described in the "Memorandum of Agreement (MOA) between the St. Johns River Water Management District and St. Johns County for Basin 8 Regional Offsite Mitigation Area (ROMA)," attached hereto as Exhibit "B". In addition, for the "Masters Tract" as described in the attached Exhibit "A", the following rights are reserved:

- a) Maintenance of all existing roads in accordance with the permit and as identified as Access Road in Exhibit B of the MOA. Maintenance for purposes of the this subsection includes (i) the removal of dead vegetation within the footprint of the access roads, (ii) pruning or removal of hazardous trees and plants within the footprint of the access roads, (iii) the application of permeable materials necessary to correct or impede erosion (e.g., sand, gravel, crushed stone, etc.) as approved in writing by the District, (iv) the replacement of culverts as approved in writing by the District.
- b) Operation of motor vehicles or other vehicles on the defined access roads of the Property consistent with the terms of this Easement and Permit.

4. Rights of Grantee: To accomplish the purposes stated herein, Grantor conveys the following rights to Grantee:

- a) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement.
- b) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities set forth herein, and require the restoration of areas or features of the Property that may be damaged by any activity inconsistent with this Conservation Easement.

5. Grantee's Discretion: Grantee may enforce the terms of this Conservation Easement at its discretion, but if Grantor breaches any term of this Conservation Easement and Grantee does not exercise its rights under this Conservation Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Conservation Easement, or of any of the Grantee's rights under this Conservation Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Conservation Easement.

6. Grantee's Liability: Grantor will assume all liability for any injury or damage to the person or property of third parties which may occur on the Property arising from Grantor's ownership of the Property. Neither Grantors, nor any person or entity claiming by or through Grantors, shall hold Grantee liable for any damage or injury to person or personal property, which may occur on the Property.

7. Acts Beyond Grantor's Control: Nothing contained in this Conservation Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any necessary action taken by Grantor under emergency conditions to prevent, abate or mitigate significant injury to the Property or to persons resulting from such causes.

8. Recordation: Grantor shall record this Conservation Easement in timely fashion in the Official Records of St. Johns County, Florida, and shall record it at any time Grantee may require to preserve its rights. Grantor shall pay all recording costs and taxes necessary to record this Conservation Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Conservation Easement in the public records.

9. Rights of the Corps: In connection with permit # SAJ-2011-00114 issued by the Corps, the Corps, as a third party beneficiary, shall have the right to enforce the terms and conditions for this Conservation Easement, including:

- a) The right to take action to preserve and protect the environmental value of the Property;
- b) The right to prevent any activity on the Property that is inconsistent with the purpose of this instrument, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity;

- c) The right to enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this instrument;
- d) The right to enforce this instrument by injunction or proceed at law or in equity to enforce the provisions of this instrument and the covenants set forth herein, to prevent the occurrence of any of the prohibited activities hereinafter set forth, and the right to require Grantor, or its successors and assigns, to restore such areas or features of the Property that may be damaged by unauthorized activities: and
- e) The Grantor, including their successors or assigns, shall provide the Corps at least 60 days advance notice in writing before any action is taken to amend, alter, release, or revoke this instrument. The Grantee shall provide reasonable notice and an opportunity to comment or object to the release or amendment to the U.S. Army Corps of Engineers. The Grantee shall consider any comments or objections from the U.S. Army Corps of Engineers when making the final decision to release or amend such a conservation easement.

10. Successors: The covenants, terms, conditions and restrictions of this Conservation Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors, and assigns and shall continue as a servitude running in perpetuity with the Property.

IN WITNESS WHEREOF, Grantor has executed this Conservation Easement on the day and year first above written.

ST. JOHNS COUNTY, a political subdivision of the State of Florida, by its Board of County Commissioners

By: _____

 Chair

ATTEST: Cheryl Strickland, Clerk

By: _____
 Deputy Clerk

 Print Name

Exhibit "A"

(Floyd Tract)

THE NORTH ½ OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHEAST QUARTER (SE1/4) AND THE NORTH ½ OF THE SOUTHEAST (SE1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA. LESS AND EXCEPT THESE PORTIONS DESCRIBED IN OFFICIAL RECORDS BOOK 196, PAGE 436 AND IN OFFICIAL RECORDS BOOK 2896, PAGE 61, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID LANDS LYING WEST OF COUNTY ROAD 13.

FURTHER LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCEL:

A PART OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ AND PART OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼ OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHWEST RIGHT -OF-WAY LINE OF COUNTY ROAD 13 (A 66 FOOT RIGHT-OF-WAY BY MONUMENTATION) WITH THE NORTH LINE OF THE NORTH ½ OF THE SOUTHWEST ¼ OF THE SOUTHEAST ¼ OF SAID SECTION 28; THENCE SOUTH 41 DEGREES 11 MINUTES 22 SECONDS EAST ALONG SAID RIGHT- OF -WAY LINE, A DISTANCE OF 16.68 FEET; THENCE DEPARTING SAID RIGHT- OF -WAY LINE SOUTH 89 DEGREES 20 MINUTES 54 SECONDS WEST, 624.26 FEET TO THE EAST LINE OF THE NORTH ½ OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼; THENCE SOUTH 89 DEGREES 22 MINUTES 11 SECONDS WEST, 249.91 FEET; THENCE NORTH 00 DEGREES 16 MINUTES 09 SECONDS WEST, 19.46 FEET TO THE NORTH LINE OF LAST SAID NORTH ½ OF THE SOUTHEAST ½ OF THE SOUTHWEST ¼; THENCE NORTH 89 DEGREES 38 MINUTES 19 SECONDS EAST ALONG LAST SAID NORTH LINE, 248.51 FEET TO THE AFOREMENTIONED EAST LINE OF THE SOUTHEAST ¼ OF THE SOUTHWEST ¼; THENCE NORTH 89 DEGREES 52 MINUTES 09 SECONDS EAST, 618.14 FEET TO THE POINT OF BEGINNING.

FURTHER LESS AND EXCEPT ALL THAT PORTION DESCRIBED IN CONSERVATION EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 3571, PAGE 1594, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

CONTAINING 22.07 ACRES ±

ALSO

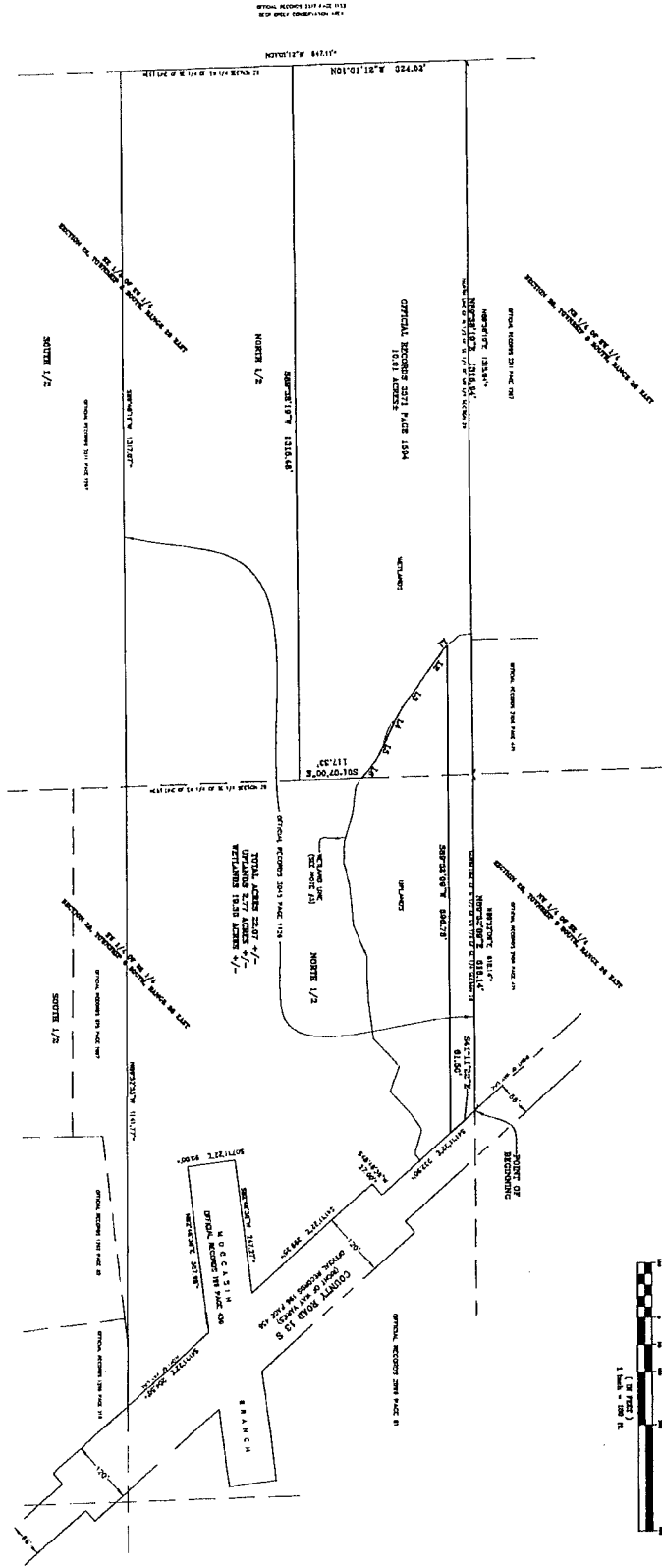
THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER (LYING SOUTHWESTERLY OF THE SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13) IN SECTION 28, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, LESS AND EXCEPTING ANY PART DESCRIBED IN WARRANTY DEEDS RECORDED IN OFFICIAL RECORDS BOOK 670, PAGE 1875, OFFICIAL RECORDS BOOK 789, PAGE 795 AND OFFICIAL RECORDS BOOK 950, PAGE 820, PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

AND

THE SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28, TOWNSHIP 8 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY FLORIDA, LESS AND EXCEPT THE NORTH ONE-HALF OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER AND FURTHER LESS AND EXCEPTING THE SOUTH 495 FEET OF THE SOUTH ONE-HALF OF SAID SOUTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SECTION 28.

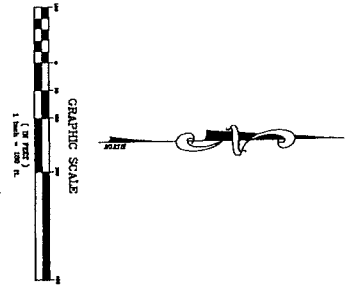
CONTAINING 36.57 ACRES ±

MAP SHOWING A SKETCH OF DESCRIPTION OF
 A PORTION OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF
 THE SOUTHEAST 1/4 AND A PORTION OF THE NORTH 1/2 OF
 THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28,
 TOWNSHIP 8 SOUTH, RANGE 28 EAST,
 ST. JOHNS COUNTY, FLORIDA
 FOR: ST. JOHNS COUNTY ENVIRONMENTAL DIVISION



- LEGEND
1. NOT VALID UNLESS THE ORIGINAL AND ORIGINAL, MADE TO SCALE, OF A ORIGINAL SURVEY IS AVAILABLE.
 2. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
 3. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
 4. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
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 7. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
 8. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
 9. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.
 10. THIS SURVEY IS BASED ON THE ASSUMPTION THAT THE BOUNDARIES SHOWN ON THIS MAP ARE CORRECT AND ACCURATE.

LINE	LINE TYPE	LENGTH
1	SECTION 1/2	117.33'
2	SECTION 1/4	117.33'
3	SECTION 1/8	117.33'
4	SECTION 1/8	117.33'
5	SECTION 1/8	117.33'
6	SECTION 1/8	117.33'
7	SECTION 1/8	117.33'
8	SECTION 1/8	117.33'
9	SECTION 1/8	117.33'
10	SECTION 1/8	117.33'



FLOYD TRACT-CONSERVATION EASEMENT SKETCH OF DESCRIPTION	AMENDMENTS 03/05/2014 TO SHOW EXISTENCE CONSERVATION EASEMENT	ST. JOHNS COUNTY LAND MANAGEMENT SYSTEMS SURVEYING AND MAPPING DIVISION 600 SAN SEBASTIAN VIEW ST AUGUSTINE, FLORIDA 32084 Phone (904) 209-0784 Email: goliver@sjclm.us
	PATCH AND OVERLAP PER TO 4524 PROFESSIONAL SURVEYOR AND MAPPER FLOYD SURVEY DATE: MAY, 24, 2014	

Exhibit "A" cont.

(Masters Tract)

A CONSERVATION EASEMENT BEING A PORTION OF PARCELS D AND E OF THE MASTERS TRACT, LYING WITHIN THE HANNAH SMITH GRANT (SECTION 37), SECTION 27, SECTION 28, SECTION 35, AND G. I. F. CLARKE GRANT (SECTION 36), ALL WITHIN TOWNSHIP-9-SOUTH, RANGE-28-EAST, ST. JOHNS COUNTY, FLORIDA AND BEING DEPICTED ON A SKETCH PREPARED BY GEOMATICS CORPORATION, PROJECT NUMBER D-09-1469 SD, DATED DECEMBER 01, 2009

PART A

A portion of Parcel D of the Masters Tract as shown on a Sketch prepared by Geomatics Corporation, Project Number D-09-1469 SD, Dated 12/01/09 and lying within the Hannah Smith Grant, Section 37, Township-9-South, Range-28-East, St. Johns County, Florida and being more particularly described as follows:

Commence at the Southeast corner of said Section 37; thence North 85°42'21" West, along the South line of said Section 37, 359.40 feet to the Point of Beginning; thence continue along said South line, North 85°42'21" West, 1410.17 feet to a point on said South line; thence North 82°21'48" West, departing said South line of Section 37, 12.89 feet; thence North 51°31'17" East, 52.14 feet; thence North 02°45'08" West, 50.82 feet; thence South 77°44'47" West, 58.06 feet; thence South 74°17'57" West, 58.51 feet; thence North 02°51'44" West, 79.76 feet; thence North 71°24'11" East, 41.84 feet; thence North 02°41'35" West, 4.03 feet; thence North 67°11'22" West, 44.58 feet; thence North 02°42'16" West, 206.79 feet; thence North 86°01'32" West, 53.51 feet; thence North 03°55'35" East, 36.95 feet; thence North 04°31'52" East, 313.31 feet; thence North 03°29'31" East, 350.87 feet; thence North 02°04'56" West, 50.94 feet; thence North 03°45'14" East, 549.48 feet; thence North 04°50'50" East, 619.68 feet; thence North 35°37'32" West, 34.86 feet; thence North 04°10'16" East, 234.37 feet to its intersection with the South line of Access Easement North as shown on aforementioned Sketch of the Master Tract; thence South 86°33'52" East, along last said South line, 35.67 feet to the Southeast corner of said Access Easement North; thence North 03°39'44" East, along the East line of said Access Easement North, 43.74 feet to its intersection with the North line of aforementioned Parcel D; thence South 86°20'16" East, along said North line of Parcel D, 1042.67 feet to the Northeast corner of said Parcel D; thence along the Easterly line of said Parcel D the following courses: South 02°14'30" West, 291.51 feet; thence North 85°40'05" West, 434.92 feet; thence South 03°49'00" West, 578.44 feet; thence South 86°29'30" East, 515.63 feet; thence South 86°09'33" East, 422.87 feet; thence South 11°04'00" East, 430.21 feet; thence South 04°30'24" East, 267.90 feet; thence South 03°37'34" East, 353.67 feet; thence South 13°55'49" West, 103.03 feet; thence South 00°18'29" West, 378.03 feet; thence North 88°24'24" West, 201.26 feet; thence South 00°09'17" East, 229.88 feet to the Point of Beginning.

Containing 82.50 acres, more or less.

PART B

A portion of Parcel E of the Masters Tract as shown on a Sketch prepared by Geomatics Corporation, Project Number D-09-1469 SD, Dated 12/01/09 and lying within Government Lot 8, Section 27, Government Lot 10, Section 28, and Government Lot 2, Section 34, all in Township-9-South, Range-28-East, St. Johns County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Hannah Smith Grant, Section 37 of said Township-9-South, Range-28-East, thence South $07^{\circ}36'47''$ West, along the East line of said Government Lot 8, 30.05 feet to a point on the Southerly line of Canal Number 4, Deed Book 44, Page 139, official records of said St. Johns County as reference on aforementioned sketch; thence North $85^{\circ}42'21''$ West, along the Southerly line of said Canal Number 4, 355.33 feet to its intersection with the East line of aforementioned Parcel E and the Point of Beginning; thence along said East line of Parcel E the following courses: South $00^{\circ}09'17''$ East, 323.35 feet; thence South $00^{\circ}49'18''$ East, 1130.05 feet; thence South $77^{\circ}04'15''$ East, 8.42 feet to its intersection with the Northwesterly line of Access Easement South as shown on aforementioned Sketch of the Master Tract; thence departing said East line of Parcel E, South $56^{\circ}14'09''$ West, along said Northwesterly line of Access Easement South, 84.63 feet; thence continue along last said Northwesterly line, South $38^{\circ}28'20''$ West, 112.20 feet to a point on said line; thence North $05^{\circ}25'56''$ East, departing last said Northwesterly line, 250.92 feet; thence North $00^{\circ}55'23''$ West, 735.61 feet; thence North $22^{\circ}57'50''$ East, 208.55 feet to a point of curvature; thence Northeasterly along the arc of a curve, concave Northwesterly and having a radius of 41.98 feet, through a central angle of $22^{\circ}57'58''$ an arc distance of 16.83 feet to a point of tangency, said curve being subtended by a chord bearing and distance of North $11^{\circ}28'51''$ East 16.71 feet; thence North $00^{\circ}00'09''$ West, 344.00 feet to a point of curvature; thence Northwesterly along the arc of a curve, concave Southwesterly and having a radius of 39.38 feet, through a central angle of $85^{\circ}58'46''$ an arc distance of 59.09 feet to a point of tangency, said curve being subtended by a chord bearing and distance of North $42^{\circ}59'32''$ West 53.70 feet; thence North $85^{\circ}58'55''$ West, 1493.01 feet; thence North $04^{\circ}17'39''$ East, 24.17 feet; thence South $86^{\circ}18'10''$ East, 15.64 feet to a point on the aforementioned Southerly line of Canal Number 4; thence South $85^{\circ}42'21''$ East, along last said Southerly line, 1531.14 feet to the Point of Beginning.

Containing 3.47 acres, more or less.

PART C

A portion of Parcel E of the Masters Tract as shown on a Sketch prepared by Geomatics Corporation, Project Number D-09-1469 SD, Dated 12/01/09 and lying within Government Lot 8, Section 27, Government Lot 2, Section 34, and G. I. F. Clarke Grant, Section 38, all in Township-9-South, Range-28-East, St. Johns County, Florida and being more particularly described as follows:

Commence at the Southeast corner of the Hannah Smith Grant, Section 37 of said Township-9-South, Range-28-East, thence South $07^{\circ}36'47''$ West, along the East line of said Government Lot 8, 30.05 feet to a point on the Southerly line of Canal Number 4, Deed Book 44, Page 139, official records of said St. Johns County as reference on aforementioned sketch; thence North $85^{\circ}42'21''$ West, along the Southerly line of said Canal Number 4, 355.33 feet to its intersection with the East line of aforementioned Parcel E; thence along said East line of Parcel E the following courses: South $00^{\circ}09'17''$ East, 323.35 feet; thence South $00^{\circ}49'18''$ East, 1130.05 feet;

thence South 77°04'15" East, 49.65 feet to its intersection with the Southeasterly line of Access Easement South as shown on aforementioned Sketch of the Master Tract, and the Point of Beginning; thence continue along said East line of Parcel E the following courses: South 77°04'15" East, 358.87 feet; thence South 54°09'27" West, 295.64 feet; thence North 04°19'59" East, 105.68 feet to a point on the centerline of Wilkinson Branch; thence continue along said East line of parcel E, Southwesterly along said centerline of Wilkinson Branch, 302 feet more or less to a point on the centerline of said Branch; thence departing last described line, North 27°01'17" East, 25.72 feet; thence South 71°13'02" West, 19.12 feet; thence North 51°59'44" West, 18.37 feet; thence North 13°16'38" East, 28.67 feet; thence North 53°10'24" East, 21.53 feet; thence North 88°34'26" East, 8.68 feet; thence North 69°41'49" East, 11.22 feet; thence North 53°25'24" East, 29.39 feet; thence North 35°16'29" West, 14.03 feet; thence South 70°48'47" West, 36.86 feet; thence South 89°50'00" West, 13.79 feet to the beginning of a curve; thence Northwesterly along the arc of a curve non-tangent to last described line, concave Southwesterly and having a radius of 57.82 feet, through a central angle of 61°58'56" an arc distance of 62.55 feet to the end of said curve, said curve being subtended by a chord bearing and distance of North 65°08'08" West 59.54 feet; thence on a non-tangent line, South 81°47'09" West, 26.01 feet; thence North 55°44'53" West, 11.15 feet to a point on the aforementioned Southeasterly line of Access Easement South; thence along said Southeasterly line of Access Easement South the following courses: North 38°28'20" East, 203.78 feet; thence North 56°14'09" East, 108.22 feet to the Point of Beginning.

Containing 1.89 acres, more or less.

Exhibit "A" cont.

(Tatum Tract)

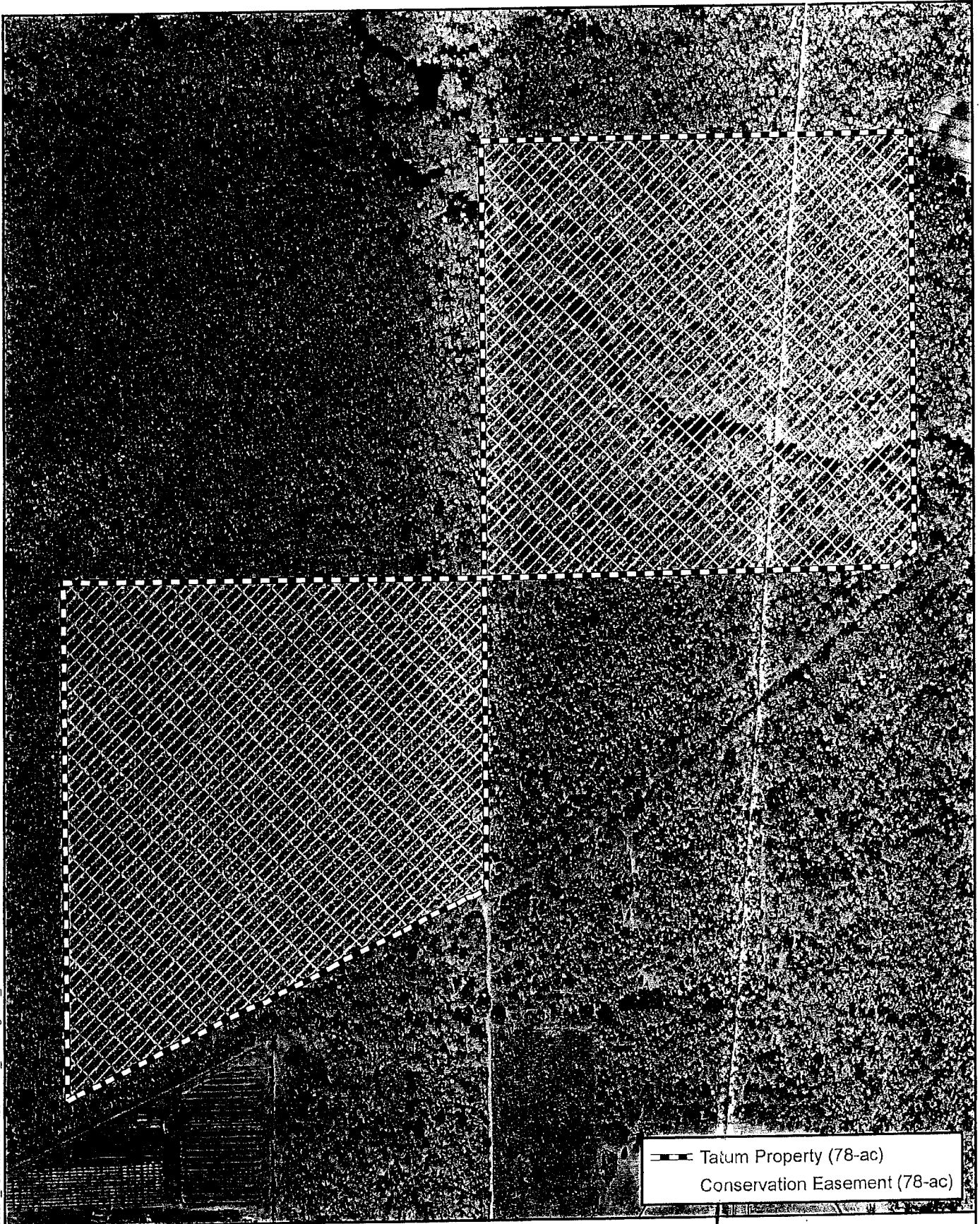
PARCEL ONE: ALL OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF ASHLAND AVENUE AS NOW ESTABLISHED, AND



ALL OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LYING NORTH OF THE NORTHERLY RIGHT OF WAY LINE OF ASHLAND AVENUE AS NOW ESTABLISHED.

PARCEL TWO: NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 9, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA LESS AND EXCEPT THE RIGHT OF WAY OF FLORIDA EAST COAST RAILWAY AND EASEMENT FOR DRAINAGE DITCH MORE PARTICULARLY DESCRIBED AS A STRIP OF LAND 100 FEET IN WIDTH, BEING 50 FEET ON EACH SIDE OF THE CENTER OF A CANAL OR DITCH, RUNNING IN A NORTHEASTERLY DIRECTION FROM THE NORTHEAST CORNER OF SOUTHEAST QUARTER OF SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 9 SOUTH, RANGE 28 EAST THROUGH SAID NORTHWEST QUARTER OF SOUTHWEST QUARTER TO WHERE SAID CANAL INTERSECTS THE RUN OF DEEP CREEK, ALL IN SECTION 9, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

CONTAINING 78 ACRES ±

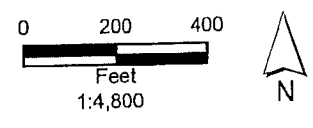
Q:\19270_st_johns_c01046_Masters_BDM\mxd\ERP\SURV\MID_RA\1\FigureA_CE.mxd PS 08/13/2014



 Tatum Property (78-ac)
 Conservation Easement (78-ac)

JONES
EDMUNDS

Figure A
Tatum Tract Conservation Easement Map
Masters Tract ERP



Res 2014-192

**MEMORANDUM OF AGREEMENT BETWEEN
ST. JOHNS RIVER WATER MANAGEMENT DISTRICT AND ST. JOHNS COUNTY
FOR ST. JOHNS COUNTY BASIN 8 REGIONAL OFFSITE MITIGATION AREA
(ROMA)**

THIS MEMORANDUM OF AGREEMENT is entered into by the St. Johns River Water Management District (District) and St. Johns County (County) regarding the St. Johns County Basin 8 Regional Offsite Mitigation Area (ROMA).

WITNESSETH:

WHEREAS, Section 373.4135(1), Florida Statutes (F.S.), directs the District to participate in and encourage the establishment of public offsite regional mitigation;

WHEREAS, the County desires to establish a ROMA to serve as mitigation for future environmental resource permits (ERPs) issued by the District to the County for County projects;

WHEREAS, Section 373.4135(6), F.S., requires that certain ROMAs for which money is donated or paid as mitigation be established and operated pursuant to a Memorandum of Agreement (MOA);

WHEREAS, although Section 373.4135(6), F.S., does not require that this St. Johns County Basin 8 ROMA be established and operated under an MOA because no money will be donated or paid as mitigation, the parties have determined that an MOA would be mutually beneficial;

WHEREAS, Section 373.4135, F.S., provides that such MOA need not be adopted by rule;

NOW THEREFORE, for and in consideration of the foregoing, which are made a part of the MOA, the District and the County hereby agree to the following:

Section 1. The County will implement the St. Johns County Basin 8 ROMA as described in the following five documents: (1) The Floyd Preservation Plan- attached as Exhibit "A"; (2) "Wetland Mitigation Overall Site Plan for Masters Tract Regional Stormwater Treatment Facility" WM-1, WM-11, WM-12 and WM-13 received by the District on February 28, 2012, for permit 4-109-126294-1- attached as Exhibit B; (3) the approved construction plans for permits 4-109-126294-1- attached as Exhibit C; (4) The Tatum Tract Mitigation Plan View Map- attached as Exhibit D; and (5) this MOA. Each of the exhibits described in this section shall be incorporated into and made part of this MOA.

Section 2. In exchange for the County's implementation of the St. Johns County Basin 8 ROMA as described above, the County will be able to use 27.956 Total

Functional Gain Units (FGUs) from the ROMA as mitigation for ERPs issued by the District to the County for County projects in Basin 8.

Section 3. Responsibilities.

A. *Description of work.* The County will conduct the following activities to return the sites to a more natural state:

Floyd Tract

- Preservation of 55.87 acres of wetlands
- Preservation of 2.77 acres of uplands

Masters Tract

- Wetland Flow-way Creation (C-4 and C-4N) of 14.3 acres
- Wetland Forest Enhancement of 7.8 acres
- Forested Wetland Creation (Cells 1, 2 ,3A and 3B) of 38.1 acres
- Upland Buffer Enhancement of 21.0 acres
- Preservation of 4.0 acres of wetlands

Tatum Tract

- Preservation of 60.7 acres of wetlands
- Forested Wetland Enhancement of 13.4 acres
- Forested Upland Buffer Enhancement of 17.1 acres

The County will begin conducting these activities in 2014 and expects to complete construction in 2016.

B. *Timeline for obtaining any required ERP.* Some of the mitigation activities required an ERP, which the County obtained on March 16, 2012 (4-109-126294-1).

C. *Environmental success criteria.*

Floyd Tract:

(a) Preserve the entire property in perpetuity by conveying a conservation easement approved in writing by District staff.

(b) Perform annual inspection and exotic species removal/maintenance as needed. Invasive exotic species covers 1% or less in any one acre area.

Masters Tract:

(a) Preserve the entire property in perpetuity by conveying a conservation easement approved in writing by District staff.

(b) Perform annual inspection and exotic species removal/maintenance as needed. Invasive exotic species covers 1% or less in any one acre area.

(c) Perform the activities described in Exhibit B and ERP 4-109-126294-1.

(d) For the planted areas, plantings must meet the following success criteria within five years after initial planting:

i. At least 75 percent of the planted individuals in each stratum have survived throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference.

ii. At least 80 percent cover by appropriate wetland herbaceous species has been obtained.

iii. Hydrologic conditions generally conform to those specified for wetlands in Chapter 62-340, F.A.C..

iv. If successful establishment has not occurred as stated above within 5 years following initial planting, then within 30 days of the termination of the monitoring period, the County shall submit to the District a narrative describing the type and causes of failure and a complete set of plans for the redesign or replacement planting of the wetland mitigation area so that the success criteria will be achieved. If an ERP is required for the activity, then the County shall apply for a permit modification. Within 30 days of District approval and, if applicable, issuance of the permit modification, the permittee must implement the redesign and/or replacement planting. Following completion of such work, success criteria as stated above or modified by subsequent permit must again be achieved. In addition, the monitoring must be conducted.

v. In the event that 50 percent or greater mortality of planted wetland species in any stratum within the mitigation area occurs, the permittee must undertake a remediation program approved by District staff.

Tatum Tract:

- (a) Preserve the entire property in perpetuity by conveying a conservation easement approved in writing by District staff.
- (b) Perform annual inspection and exotic species removal/maintenance as needed. Invasive exotic species covers 1% or less in any one acre area.
- (c) Perform the activities described in Exhibit D.
- (d) Plant the following material at the Tatum Tract:

Planting Plan for Tatum Tract						
Tatum Tract Forested Wetland Enhancement (13.4-Acres)						
Type	Scientific Name	Common Name	% Plants	Feet on Center	Size	Number of Plants
Tree	<i>Acer rubrum</i>	Red maple	25	10	1 gal	401
	<i>Nyssa sylvatica var. biflora</i>	Swamp tupelo	25			401
	<i>Taxodium distichum</i>	Bald Cypress	50			803
<i>Subtotal</i>						1,605
Herb	<i>Osmunda cinnamomea</i>	Cinnamon fern	30	6	1 gal	1,926
	<i>Osmunda regalis</i>	Royal fern	30		1 gal	1,926
	<i>Saururus cernuus</i>	Lizards tail	40		2" Liner	2,568
<i>Subtotal</i>						6,421
Tatum Tract Forested Upland Buffer Enhancement (17.1-Acres)						
Type	Scientific Name	Common Name	% Plants	Feet on Center	Size	Number of Plants
Tree	<i>Celtis laevigata</i>	Sugarberry	20	20	1 gal	410
	<i>Ulmus americana</i>	American elm	30			615
	<i>Liquidambar styraciflua</i>	Sweetgum	30			615
	<i>Sabal palmetto</i>	Cabbage palm	20			410
<i>Subtotal</i>						2,048

(e) For the planted areas, plantings must meet the following success criteria within five years after initial planting:

- i. At least 75 percent of the planted individuals in each stratum have survived throughout the monitoring period and are showing signs of normal growth, based upon standard growth parameters such as height and base diameter, or canopy circumference.

ii. At least 80 percent cover by appropriate wetland or upland herbaceous species has been obtained.

iii. Hydrologic conditions generally conform to those specified for wetlands in Chapter 62-340, F.A.C..

iv. If successful establishment has not occurred as stated above within 5 years following initial planting, then within 30 days of the termination of the monitoring period, the County shall submit to the District a narrative describing the type and causes of failure and a complete set of plans for the redesign or replacement planting of the wetland mitigation area so that the success criteria will be achieved. If an ERP is required for the activity, then the County shall apply for a permit modification. Within 30 days of District approval and, if applicable, issuance of the permit modification, the permittee must implement the redesign and/or replacement planting. Following completion of such work, success criteria as stated above or modified by subsequent permit must again be achieved. In addition, the monitoring must be conducted.

v. In the event that 50 percent or greater mortality of planted wetland species in any stratum within the mitigation area occurs, the permittee must undertake a remediation program approved by District staff.

D. *Monitoring and long-term management requirements.* The County will monitor the planted areas for a total of 5 years following planting. In addition, the County shall furnish the District with two copies of an annual monitoring report on EN-55 for all wetland creation, restoration, and enhancement areas and upland enhancement areas for four growing seasons after establishment of this MOA unless otherwise notified by the District.

The County shall perform exotic species removal and maintenance activities and land management activities as described in this MOA.

The County will operate and maintain the site in a manner consistent with the Plans (Exhibits A, B and D), permits 4-109-126294-1, this MOA, and the conservation easement.

E. *Project Assessment.* Mitigation value was assessed pursuant to the Uniform Mitigation Assessment Method (UMAM) in Chapter 62-345, Florida Administrative Code. The District has determined that the ROMA can provide 27.956 Total Functional Gain Units (FGUs). The final UMAM assessment is attached as Exhibit E. Because this assessment accounts for time lag and risk, all of the FGUs will be available once the County records the District-approved conservation easements. To track the use of FGUs, the County and District will

maintain a list containing the project name, ERP number, FGUs used, and date used, until all FGUs have been used.

- F. *Completion of the mitigation work.* The County is responsible for all work at the ROMA.
- G. *Geographic area where the project may be used.* The FGUs from the ROMA may be used as mitigation for ERPs issued for County projects proposing impacts to herbaceous and forested freshwater wetlands in the District's Basin 8, which is where the ROMA is located.
- H. *Cost accounting, annual review and adjustment.* Because the County will be using the ROMA only for County projects and will not be collecting funds from others to implement the ROMA, and because an MOA is not required for this type of ROMA, the District has determined that a procedure for full cost accounting is not needed in this case.
- I. *Land Acquisition.* The County owns the property and does not need to acquire any lands for the ROMA.
- J. *Preservation of the site.* The County will convey conservation easements to the District, as explained above.
- K. *Funds.* Because the County will not collect moneys from others to implement the ROMA, the District has concluded that a procedure to track funds is not needed in this case.
- L. *Termination.* If the District determines that the County is not in material compliance with the terms and conditions of this MOA, it shall provide the County with written notice of its material non-compliance and give the County ninety (90) calendar days, or another time period mutually agreed upon in writing, to correct the non-compliance. During the time period provided for correcting the non-compliance, the County may not use FGUs as mitigation for newly issued ERPs from the District.

If the County does not correct the material non-compliance within the stated timeframe, the District may terminate use of the remaining FGUs for future ERPs from the District.

If the District determines that the material non-compliance diminishes the value of FGUs already used from the ROMA, then the District shall provide the County with written notice of this determination. The District shall give the County ninety (90) calendar days, or another time period mutually agreed upon in writing, to correct the non-compliance or submit for District approval alternative mitigation for any permits that were not fully mitigated within the ROMA.

The County is obligated to manage the lands in accordance with the Plan, the conservation easement, and this MOA, regardless of whether FGUs have been used or terminated.

Section 4. Notices.

All notices required by this MOA shall be in writing and shall be sent by registered or certified mail, return receipt requested, as follows:

To the District: St. Johns River Water Management District
Jacksonville Service Center
7775 Baymeadows Way, Suite 102
Jacksonville, FL 32256
Attention: Christine Wentzel*

To the County: St. Johns County
St. Johns County Environmental Division
4040 Lewis Speedway
St. Augustine, FL 32084
Attention: Ryan Mauch*

Each party may unilaterally change the person to whom notices are sent by notifying the other party in writing.

Section 5. Effective Date and Term.

This MOA shall become effective upon the date the last party signs the agreement. This MOA shall remain in effect in perpetuity, unless both parties amend or terminate the MOA.

Section 6. Amendments.

This MOA, including its exhibits, may be amended in writing by the District and County.

Section 7. Severance Clause.

The invalidity of one or more of the phrases, sentences, clauses, or articles contained in the MOA shall not affect the validity of the remainder of this MOA, provided that the material purposes of this MOA can be determined and effectuated.

[remainder of page intentionally left blank]

IN WITNESS WHEREOF, the parties have caused this Memorandum of Agreement to be executed.

Approved as to Form and Legality
District Office of General Counsel

By: Rachel D. Gray

ST. JOHNS RIVER WATER
MANAGEMENT DISTRICT

By: [Signature]
Printed Name: Hans G. Tanzler III
Title: Executive Director
Date: October 8, 2014

Approved as to Form and Legality
St. Johns County Office of ~~General Counsel~~
County Attorney

By: [Signature] 7/16/14
Senior Asst. County Attorney

ST. JOHNS COUNTY

By: [Signature]
Printed Name: John H. Morris
Title: Chairman
Date: 7/17/14

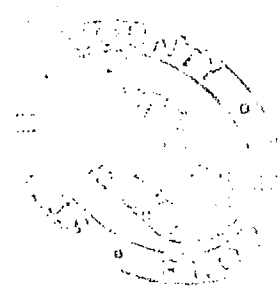
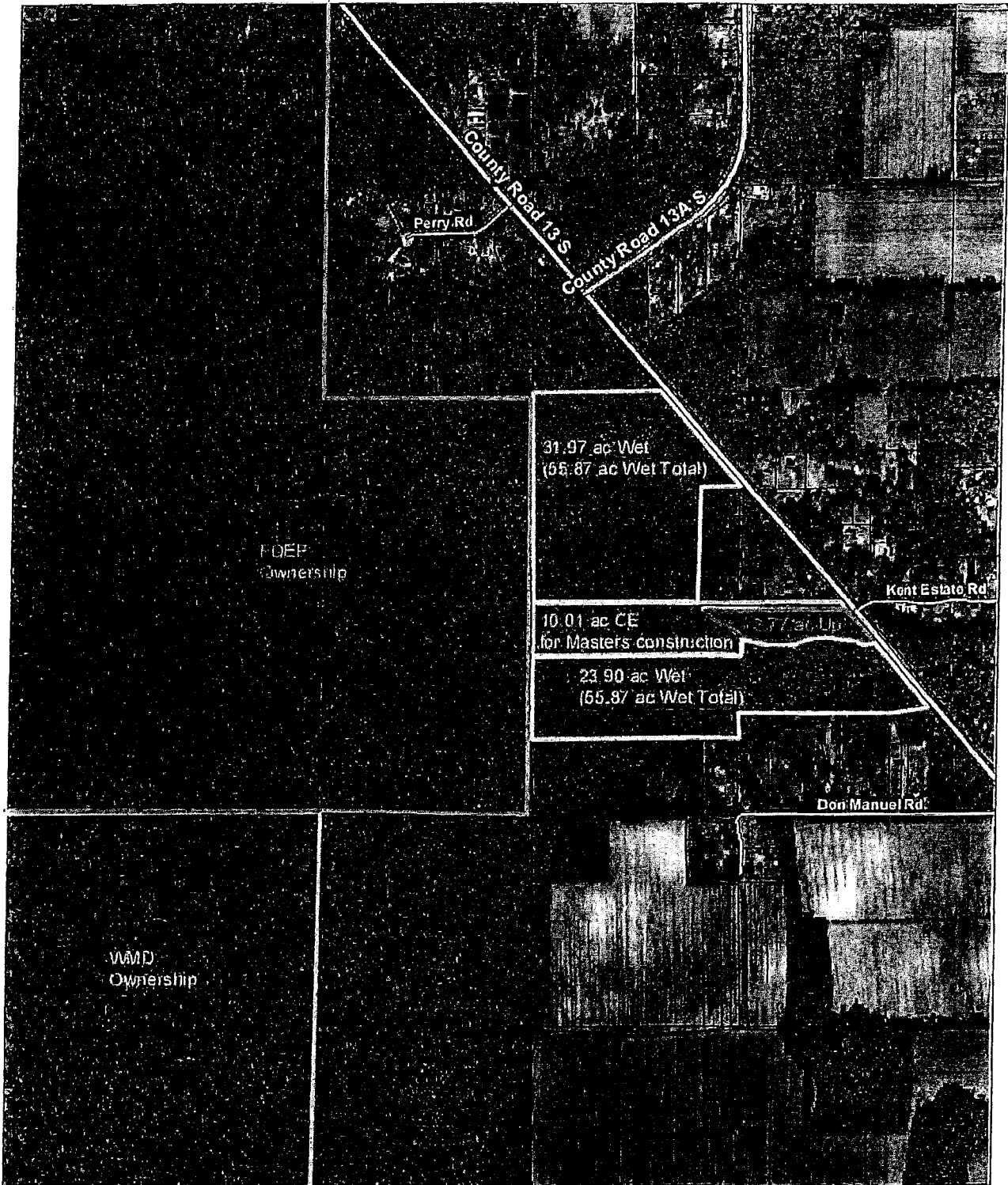
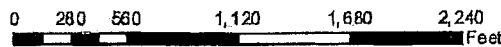


Exhibit "A" to MOA



St. Johns County
Environmental Division
(904) 209-0792
Date: 05152013

Basin 8 ROMA Floyd



2010 Aerial Imagery

DISCLAIMER.

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



3. CANAL 4 NORTH (L4-AC) - VEGETATION PLANTING PLAN TABLE

TYPE	SCIENTIFIC NAME	COMMON NAME	PLANT SPACING (FT CON CENTER)	PLANT SIZE	% OF PLANT SPECIES	NUMBER OF PLANTS
HERB	SPARTINA BACILLAS	SWAMP SPARTAN	3	2" LINER	100	2,100
	SPARTINA PATENS	SWAMP SPARTAN	3	2" LINER	100	2,100
	SPARTINA PATENS	SWAMP SPARTAN	3	2" LINER	100	2,100
HERB	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
HERB	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
HERB	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413
	ELIZABETH	SPERMATOPHYTES	3	1 GAL	10	1,413

4. WETLAND BUFFER ENHANCEMENT (Z1L-AC) - VEGETATION PLANTING PLAN TABLE

TYPE	SCIENTIFIC NAME	COMMON NAME	PLANT SPACING (FT CON CENTER)	PLANT SIZE	% OF PLANT SPECIES	NUMBER OF PLANTS
TREE	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
SHRUB	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413
	ALBIZIA	SILOAM	10	1 GAL	10	1,413

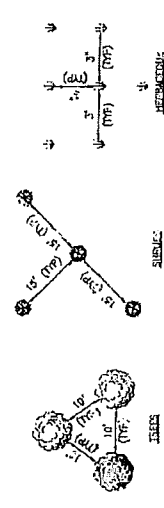
NOTE: * PLANTING QUANTITIES INCLUDE A 10% INCREASE FOR FURTHER MORTALITY.

PLANTING PLAN NOTES

1. ALL PLANT MATERIAL SHALL BE OBTAINED FROM FLORIDA #1 OR BETTER & OBTAINED BY BRUSHES AND STAMENETS FOR NURSERY PLANTS. DIVISION OF PLANT INDUSTRY, FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
2. PLANTING WILL NOT BE CONDUCTED UNTIL SOIL SURVEY HAS BEEN REVIEWED AND ACCEPTED BY ENGINEER AND OWNER.
3. SUBSTITUTIONS TO PLANTING PLAN SHALL BE MADE BASED ON PLANT AVAILABILITY AND SOIL-SITE CHARACTERISTICS BUT MUST BE FIRST APPROVED BY OWNER'S PROJECT MANAGER.
4. PLANTS INCLUDED IN ZONES 1-4 OF THE CONSTRUCTION WETLANDS SHALL BE INSTALLED IN LARGE GROUPS OF THE SAME SPECIES.
5. CONTRACTOR SHALL INSTALL BLUE FLAG AND SALT BUSH IN LARGE GROUPS AS THE SAME SPECIES ON 5 FOOT CENTER IN THE LOWER HALF OF ZONE 1 FOR LITTORAL SHELF, CANAL 4 AND 21 PLANNING AND WETLAND CREATION CELLS 1-3. CONTRACTOR SHALL INSTALL BLUE FLAG AND SALT BUSH IN THE UPPER HALF OF ZONE 1. HOWEVER, SAND CRABGRASS SHALL BE INSTALLED IN A STAGGERED PATTERN IN CONJUNCTION WITH BLUE FLAG AND SALT BUSH. A MINIMUM BREAK IN PLANT SPECIES CONTIGUOUS SHALL INSTALL BUTTON EACH ON 15 FOOT CENTERS IN THE LOWER HALF OF ZONE 2 IN CELLS 1, 2, AND 3.

WETLAND CREATION CELL NOTE

1. CONTRACTOR SHALL FENCE ZONE 2 OF ALL CREATION AREAS TO PREVENT CATTLE FROM PLANT MATERIAL INSTALLATION.
2. ALL PLANT MATERIAL SHALL BE PLANTED IN THE LOWER CREATION AREAS, RICH-WAY, AND LITTORAL SHELF.
3. WETLAND BUFFER PLANTINGS SHOULD BEGIN FROM THE TOP OF ZONE 1 IN CREATION AREAS, RICH-WAY, AND LITTORAL SHELF.



PLANTING SCHEME



MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA

WETLAND MITIGATION PLANTING
TABLES, DETAILS, AND NOTES

APPROVED BY
WALTER A. NICKEL
DATE: 12-11-08

PROJECT NO.
11070-048-01
DATE: DEC 2011
SCALE: NONE
SHEET NO.: 11070-048-01

Exhibit "B" to MOA

WETLAND MONITORING & MITIGATION NOTES

- D> 1. TO SHOW COMPLIANCE WITH THE PERFORMANCE STANDARDS OUTLINED IN THE USAGE PERMIT, CONTRACTOR SHALL COMPLETE THE FOLLOWING:
 - a. PERFORM A TIME-ZERO MONITORING EVENT OF THE PROJECT SITES WITHIN 60 DAYS OF COMPLETION OF THE WETLAND AND UPLAND PLANTING.
 - b. SUBMIT THE TIME-ZERO REPORT TO THE COUNTY WITHIN 45 DAYS OF COMPLETION OF MONITORING EVENT. THE REPORT SHALL INCLUDE A PARAGRAPH DISCUSSING BASELINE CONDITIONS OF THE PROJECT AREAS PRIOR TO INITIATION OF WORK AND A DETAILED PLAN VIEW DRAWING OF ALL DRAINAGE/CREATION AREAS. THE REPORT SHALL ALSO INCLUDE AS-BUILT DRAWINGS THAT DEPICT THE CREATION AND ENHANCEMENT ACTIVITIES.
 - c. PERFORM SEMI-ANNUAL MONITORING OF THE WORK AREAS FOR THE FIRST 3 YEARS AND ANNUAL MONITORING THEREAFTER FOR A TOTAL OF 5 YEARS OF MONITORING.
 - d. SUBMIT UP TO FIVE ANNUAL REPORTS TO THE COUNTY WITHIN 45 DAYS OF COMPLETION OF THE MONITORING EVENT (SEMI-ANNUAL MONITORING IS COMBINED INTO ONE REPORT). ANNUAL MONITORING REPORTS SHALL BE A MAXIMUM OF 10 PAGES AND COMPLY WITH REPORTING FORMAT AND REQUIRED CONTENT OUTLINED IN THE USAGE PERMIT.
- D> 2. SITES WILL BE CONSIDERED SUCCESSFUL AND RELEASED FROM MONITORING AND REPORTING REQUIREMENTS WHEN THE FOLLOWING CRITERIA ARE MET CONTINUOUSLY FOR AT LEAST 1 YEAR WITHOUT INTERVENTION IN THE FORM OF IRRIGATION OR REMOVAL OF VEGETATION:
 - a. 80% COVER OF DESIRABLE WETLAND PLANT SPECIES IN WETLAND CREATION AND ENHANCEMENT AREAS.
 - b. 75% SURVIVAL OF SHRUB AND TREE PLANT MATERIAL.
 - c. POSITIVE TREE GROWTH RATES FOR TWO CONSECUTIVE YEARS.
 - d. LESS THAN 10% COVER BY ALIEN AND/OR INVASIVE EXOTIC PLANT SPECIES.

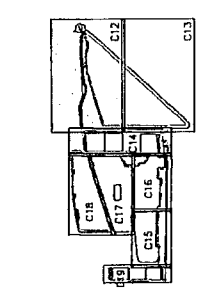
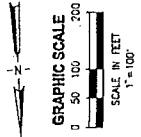
MAINTENANCE NOTES

- D> 1. COVER OF CATEGORY I AND II INVASIVE EXOTIC PLANT SPECIES, PURSUANT TO THE MOST CURRENT LISTED ESTABLISHED BY THE FLORIDA EXOTIC PEST PLANT COUNCIL, AND THE NUISANCE SPECIES PRINCEGE WILLOW (*SALIX PRINCEGEI*), DOG FENNEL (*CELEBRINA CAMELARIA*), BERMUDA GRASS (*CYNODON SPP.*), BAHIA GRASS (*PARASALIX INDIGLUA*), AND CATTAIL (*TYPHA SPP.*) SHALL TOTAL LESS THAN 10 PERCENT IN ALL WETLAND CREATION AND ENHANCEMENT AREAS.
- D> 2. MAINTENANCE SHALL BE CONDUCTED SEMI-ANNUALLY OR AS NEEDED TO MAINTAIN INVASIVE AND EXOTIC PLANT COVERAGE BELOW 10% WITHIN THE PROPERTY.
- D> 3. ALL REMOVED PLANT MATERIAL WILL BE PROPERLY DISPOSED OF OFF-SITE AT A LANDFILL OR OTHER APPROPRIATE WASTE COLLECTION SITE.
- D> 4. ONLY HERBICIDES APPROVED FOR AQUATIC APPLICATIONS SHALL BE UTILIZED IN THE WETLAND MITIGATION AREAS.
- D> 5. A STATE LICENSED AQUATIC COMMERCIAL PESTICIDES / HERBICIDE APPLICATION SHALL CONDUCT ALL HERBICIDE APPLICATIONS.
- D> 6. HD MOTORIZED VEHICLES SHALL BE USED BEYOND THE LIMITS OF CONSTRUCTION AREAS, SPECIFICALLY NOT WITHIN DESIGNATED CONSERVATION EASEMENT AREAS EXCEPT FOR THE PURPOSE OF IMPLEMENTING THE MITIGATION ACTIVITIES. HAND HELD MICHIGANED EQUIPMENT SHALL ONLY BE UTILIZED IN WETLAND AREAS FOR THE PURPOSE OF REMOVAL EXOTIC / NUISANCE SPECIES.

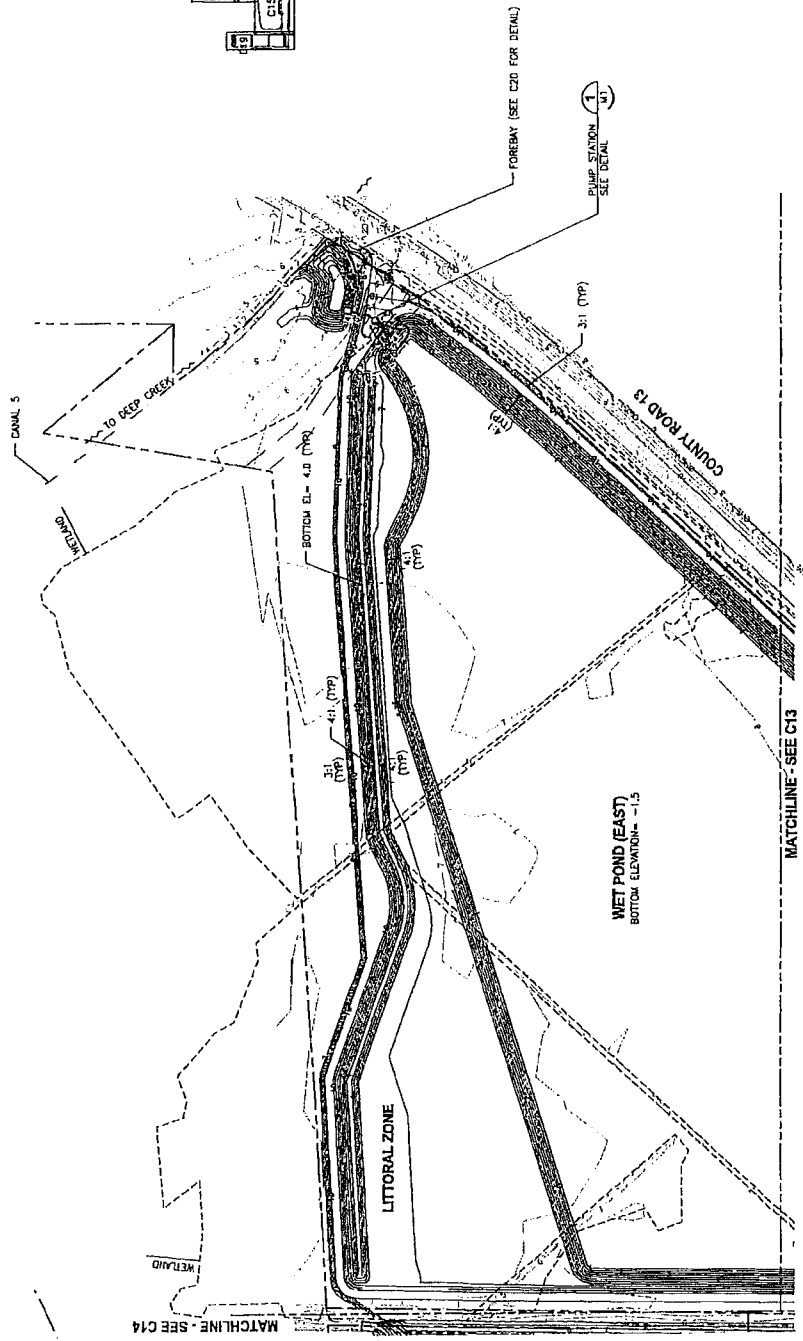
FINAL REV 3

LAST SAVED: 11/27/2012 3:15 PM PROJECT: DWG LOCATION: \ASAP\DRWING\10230 ST. JOHN COUNTY\046 MASTERS TRACT 020 CONTRACT DRAWING\WETLAND MITIGATION-MITIGATION		1/4/2012 09:24 AM PAUL UPSTILL		7		5		4		3		2		1		0		1/4/2012 09:24 AM													
<p>JONES EDMUNDS 311 W. GULF BLVD., CAPE CANAVERALE, FLORIDA 32911 / (321) 737-7111</p> <p style="text-align: center;">MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHN COUNTY, FLORIDA</p> <p style="text-align: center;">WETLAND MITIGATION MONITORING AND MAINTENANCE PLAN</p>																															
<table border="1"> <tr> <th>REV</th> <th>DATE</th> <th>BY</th> <th>APP</th> </tr> <tr> <td>1</td> <td>11/27/12</td> <td>UPSTILL</td> <td>UPSTILL</td> </tr> </table>		REV	DATE	BY	APP	1	11/27/12	UPSTILL	UPSTILL	<table border="1"> <tr> <td>ISSUED</td> <td>11/27/2012</td> </tr> <tr> <td>DRAWN</td> <td>UPSTILL</td> </tr> <tr> <td>CHECKED</td> <td>UPSTILL</td> </tr> </table>		ISSUED	11/27/2012	DRAWN	UPSTILL	CHECKED	UPSTILL	<table border="1"> <tr> <td>DATE OF REVISION 11/11</td> <td>DATE</td> <td>PROJECT NO.</td> </tr> <tr> <td>APPROVED BY</td> <td>DEC 2011</td> <td>10230-048-01</td> </tr> <tr> <td>WALTER A. NICKEL</td> <td>SCALE</td> <td>FIG. NO.</td> </tr> <tr> <td>P.E. / EESM</td> <td>NONE</td> <td>WM13</td> </tr> </table>		DATE OF REVISION 11/11	DATE	PROJECT NO.	APPROVED BY	DEC 2011	10230-048-01	WALTER A. NICKEL	SCALE	FIG. NO.	P.E. / EESM	NONE	WM13
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DRAWN	UPSTILL																														
CHECKED	UPSTILL																														
DATE OF REVISION 11/11	DATE	PROJECT NO.																													
APPROVED BY	DEC 2011	10230-048-01																													
WALTER A. NICKEL	SCALE	FIG. NO.																													
P.E. / EESM	NONE	WM13																													

PLOT DATE: 10/27/2011 11:54 AM PAUL UPSTAL



KEY MAP
N/S



PROJECT NO.	19270-048-01
DATE	10/27/2011
SCALE	1" = 100'
PROJECT	GRADING PLAN - FOREBAY, WET POND (EAST) AND ACCESS ROAD
DESIGNED BY	WALTER A. NICKEL
CHECKED BY	WALTER A. NICKEL
DATE	10/27/2011
PROJECT	19270-048-01
SCALE	1" = 100'
PROJECT	GRADING PLAN - FOREBAY, WET POND (EAST) AND ACCESS ROAD
DESIGNED BY	WALTER A. NICKEL
CHECKED BY	WALTER A. NICKEL
DATE	10/27/2011

GRADING PLAN - FOREBAY, WET POND (EAST) AND ACCESS ROAD

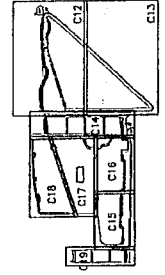
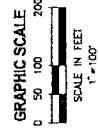
MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA



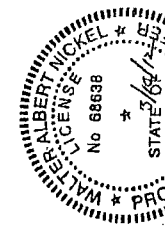
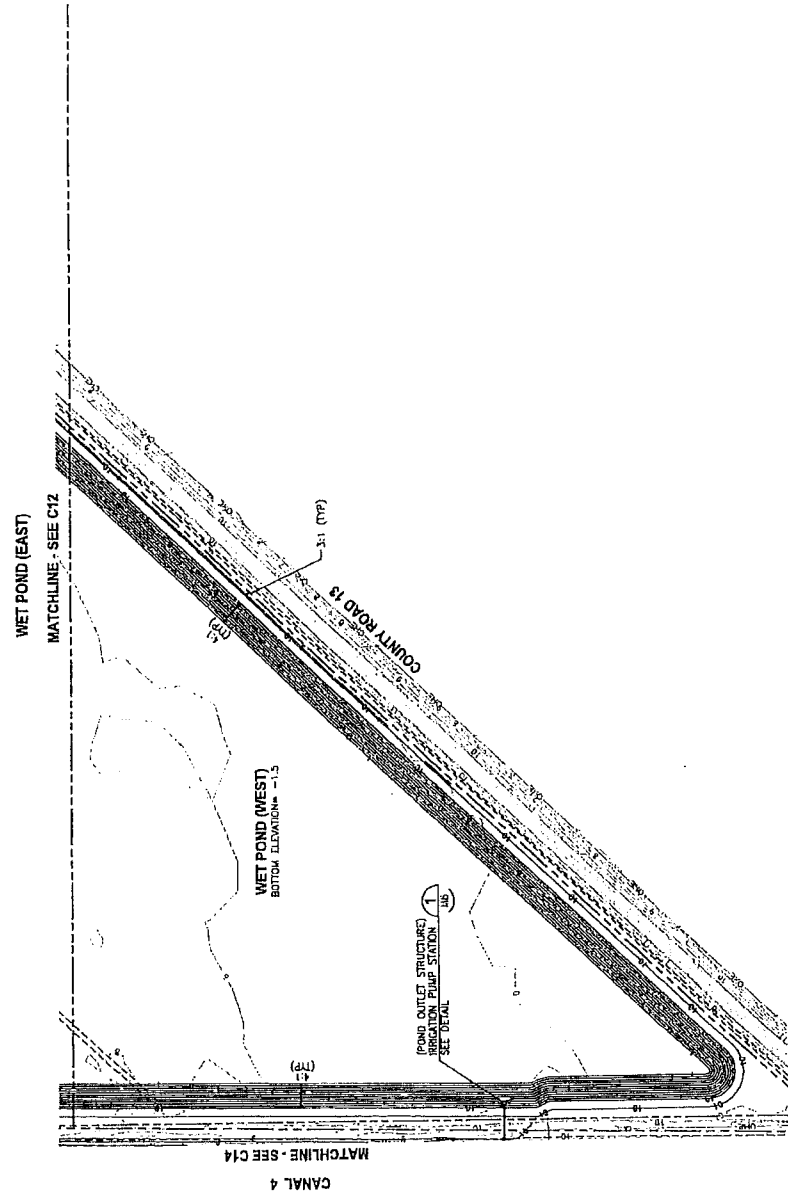
NO.	DATE	REVISIONS	BY	CHECKED	APPROVED

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DWG LOCATION: N:\19270 ST JOHNS COUNTY\048 MASTERS TRACT RSI\CONTRACT DRAWINGS\MASTERS TRACT\CAD\19270048-C12.DWG

PLOT DATE: 10/21/2011 11:24 AM PAUL UPSTILL



KEY MAP
NTS



PROJECT NO.	19270-046-01
DWG. NO.	C13
SCALE	1" = 100'
DATE	10/21/2011
BY	PAUL UPSTILL
CHECKED	WALTER A. NICKELS
DATE	10/21/2011

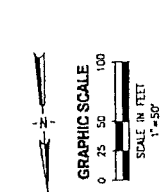
GRADING PLAN - WET POND (WEST)

MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA

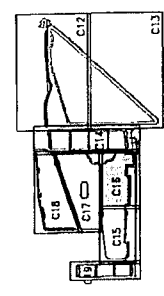
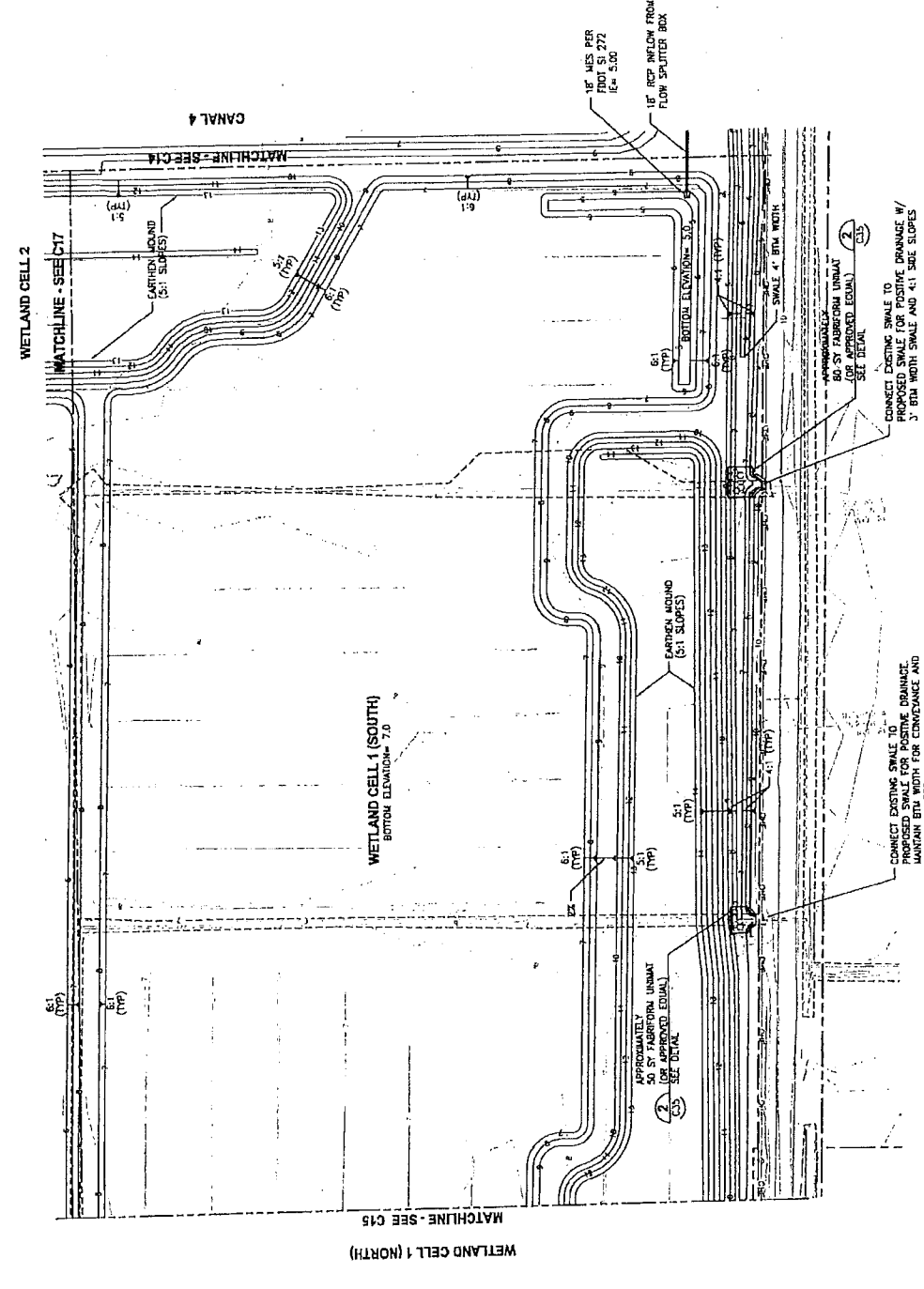


NO.	REVISIONS	DATE	BY	CHECKED	DATE

DESIGNED BY: ACCORDER
DRAWN BY: URSBARD
CHECKED BY: WINCKEL



PLOT DATE: 10/21/2011 11:33 AM PAUL UPSTILL



KEY MAP
MIS



PROJECT NO.	19270-048-01
DATE	10/21/2011
DESIGNER	ALBERT NICKEL
CHECKER	ALBERT NICKEL
SCALE	1"=50'
PROJECT	C16

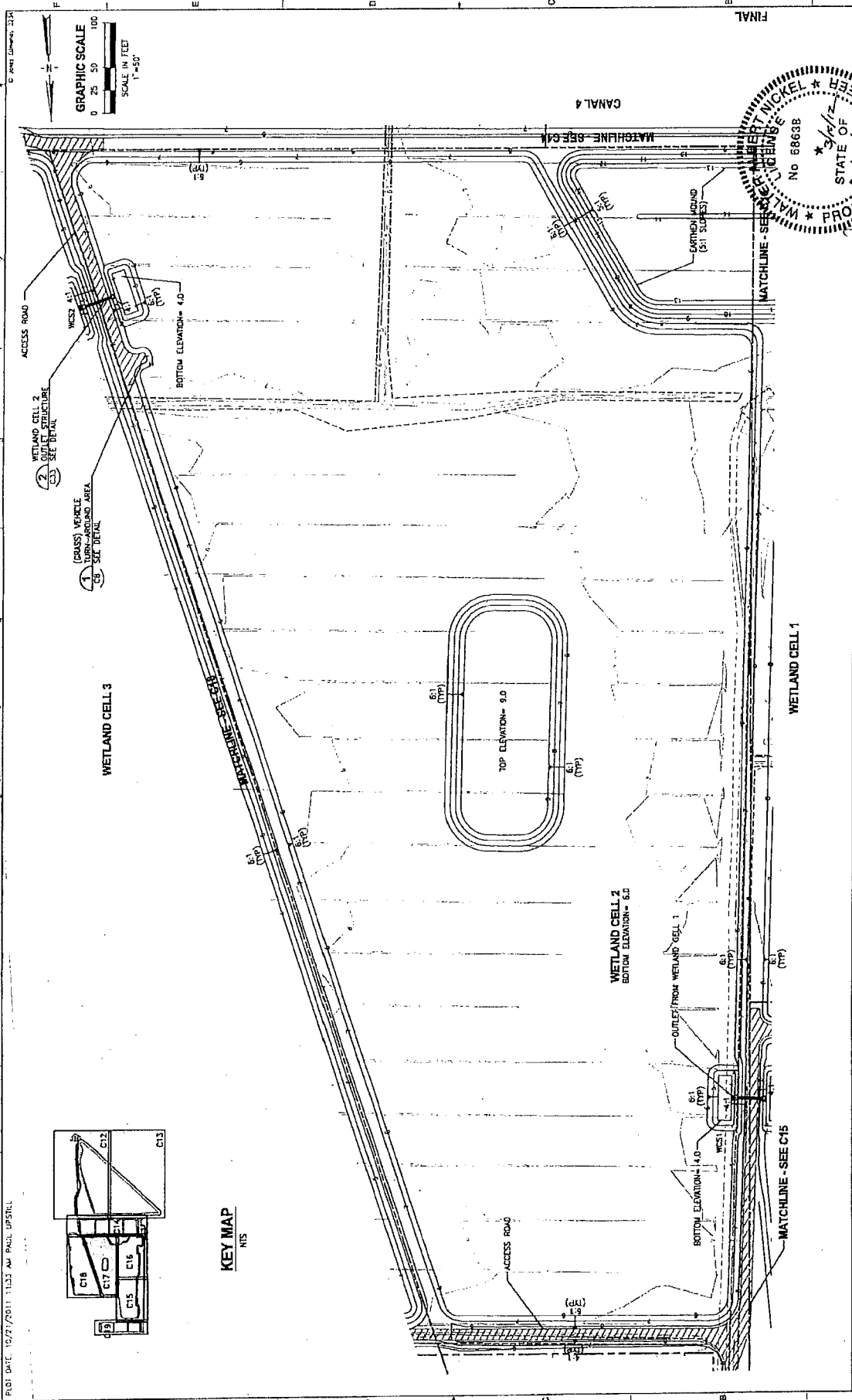
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MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA.

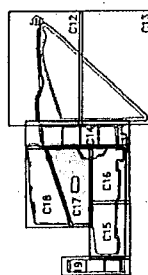


DATE	BY	REVISION

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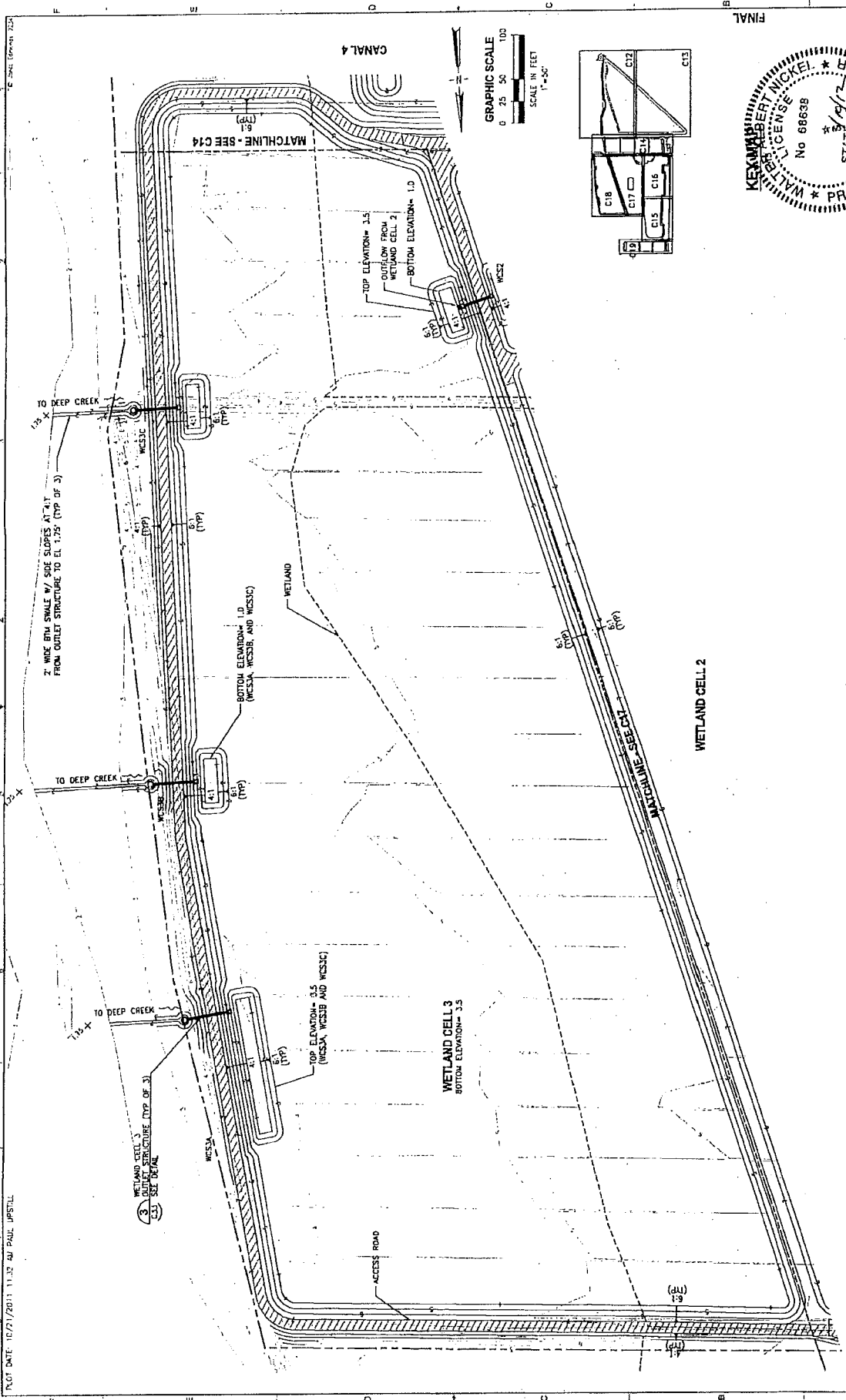


PROJECT DATE: 10/27/2011 11:02 AM PAUL UPSHILL



KEY MAP
NTS

DATE	BY	CHKD	APPD	CONTR	PROJECT NO.
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					DWG. NO. C17
<p>DESIGNED: AGOODEN DRAWN: JROSEBARD CHECKED: JROSEBARD IN CHARGE: R. NICKEL</p>					<p>APPROVED FOR CONSTRUCTION: ROBERT NICKEL P.E. / E.C.S.</p>
<p>MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA</p>					
<p>JONES EDMUNDS <small>778 W. WALTON BOULEVARD, GAINESVILLE, FLORIDA 32601 / (352) 377-0111</small></p>					
<p>GRADING PLAN - WETLAND CELL 2</p>					



DATE: 10/11/2011 10:37 AM PUPSTILL DWG LOCATION: 19270 ST JOHNS COUNTY, FLA 34134	DATE: 10/27/2011 11:37 AM PAUL JUPSTILL	NO. 68639	NO. 68639
DESIGNED BY: AGOODEN	DESIGNED BY: AGOODEN	NO. 68639	NO. 68639
DRAWN BY: JORDAN	DRAWN BY: JORDAN	NO. 68639	NO. 68639
CHECKED BY: JORDAN	CHECKED BY: JORDAN	NO. 68639	NO. 68639
APPROVED BY: JORDAN	APPROVED BY: JORDAN	NO. 68639	NO. 68639
DATE: 10/11/2011 10:37 AM PUPSTILL DWG LOCATION: 19270 ST JOHNS COUNTY, FLA 34134	DATE: 10/27/2011 11:37 AM PAUL JUPSTILL	NO. 68639	NO. 68639
DESIGNED BY: AGOODEN	DESIGNED BY: AGOODEN	NO. 68639	NO. 68639
DRAWN BY: JORDAN	DRAWN BY: JORDAN	NO. 68639	NO. 68639
CHECKED BY: JORDAN	CHECKED BY: JORDAN	NO. 68639	NO. 68639
APPROVED BY: JORDAN	APPROVED BY: JORDAN	NO. 68639	NO. 68639



MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA

GRADING PLAN - WETLAND CELL 3

FINAL

GRAPHIC SCALE
0 25 50 100
SCALE IN FEET
1"=50'

KEY PLAN

NO. 68639

WALTER A. NICKEL

STATE OF FLORIDA

REGISTERED PROFESSIONAL ENGINEER

EXPIRES 12/31/2012

STATION: 1+00.00

DATE: 10/27/2011

PROJECT: ST. JOHNS COUNTY REGIONAL STORMWATER TREATMENT FACILITY

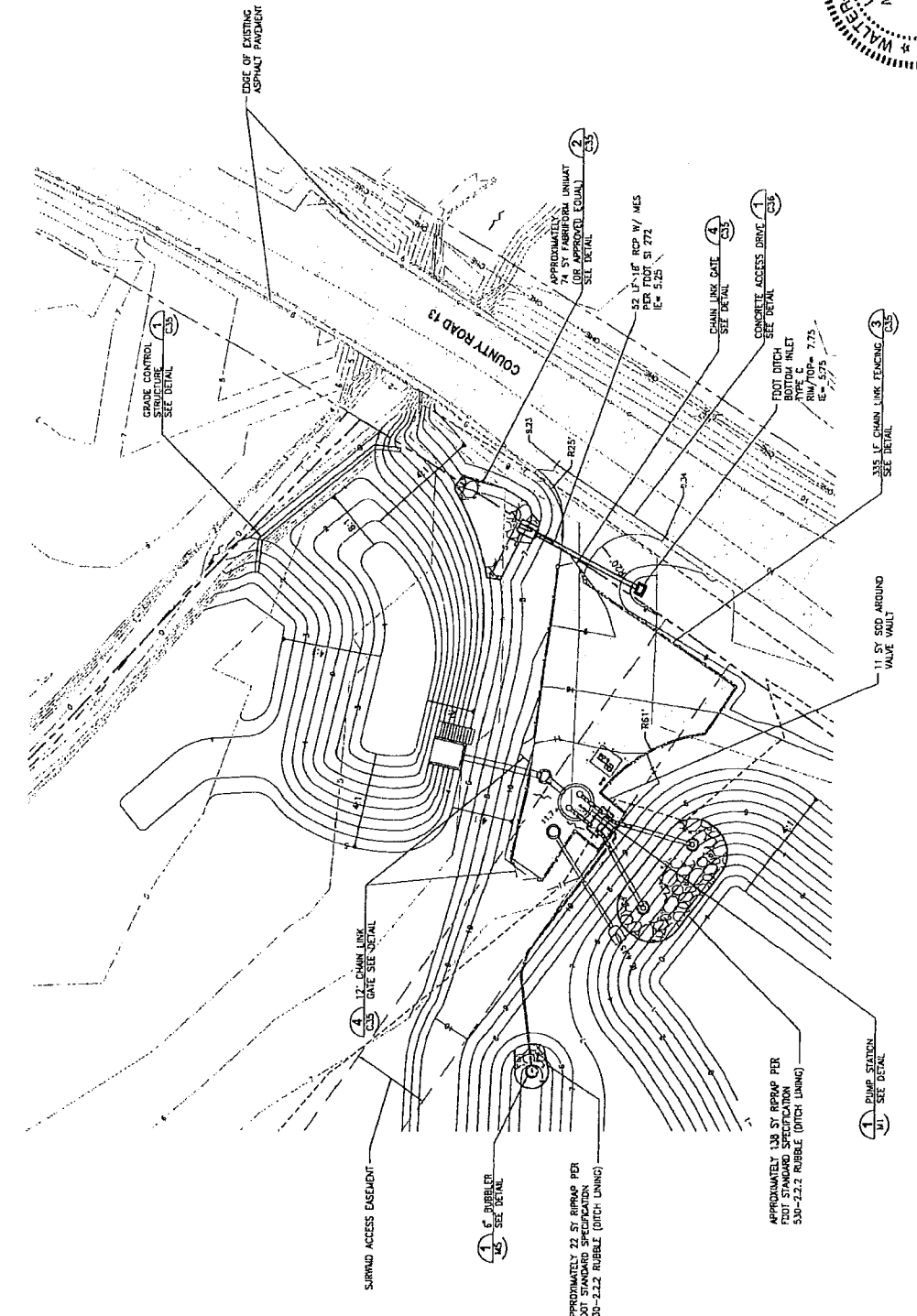
DESIGNED BY: AGOODEN

DRAWN BY: JORDAN

CHECKED BY: JORDAN

APPROVED BY: JORDAN

PL01 DATE: 10/27/2011 11:32 AM PAUL UPSTILL



PROJECT NO. 19270-046-01
SHEET NO. 020
DATE 11-20-11
DRAWN BY WALTER A. NICKEL
CHECKED BY WALTER A. NICKEL
P.L. 585-30

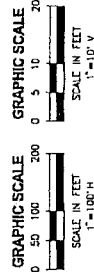
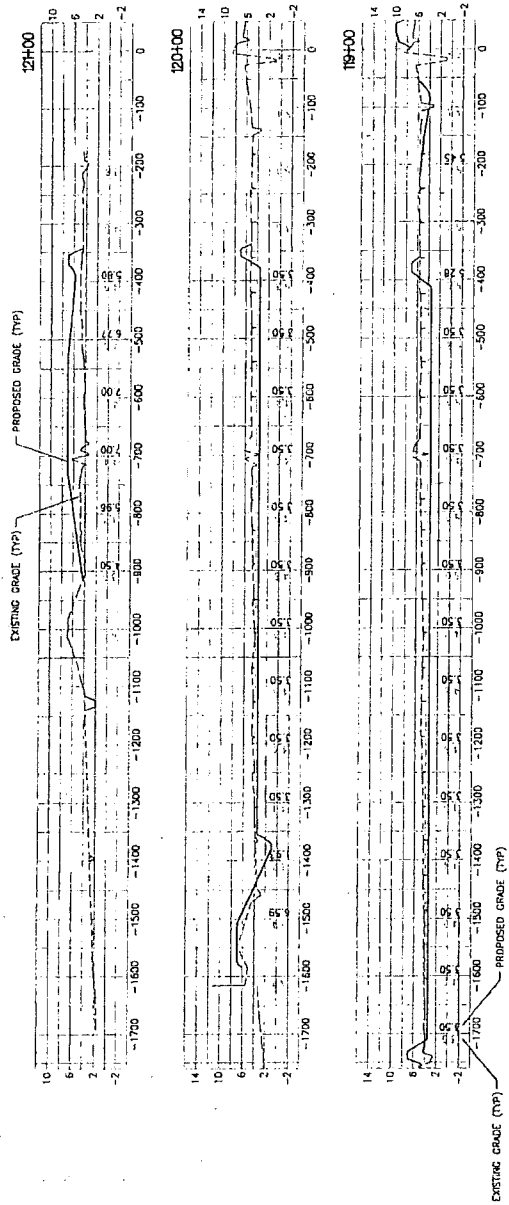
FORBAY DETAIL
MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA



REV	DATE	BY	APP	REVISIONS

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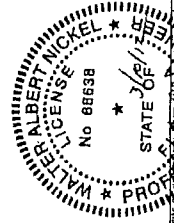


CROSS SECTIONS - WETLAND CELLS,
CANAL 4 AND CANAL 4N

MASTERS TRACT
REGIONAL STORMWATER TREATMENT FACILITY
ST. JOHNS COUNTY, FLORIDA



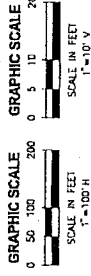
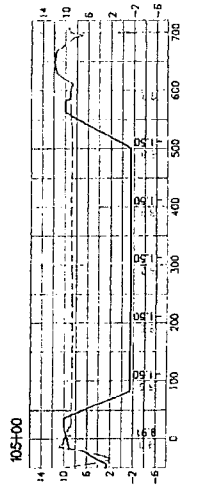
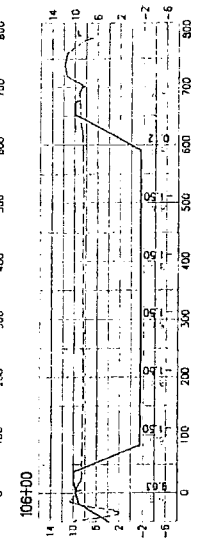
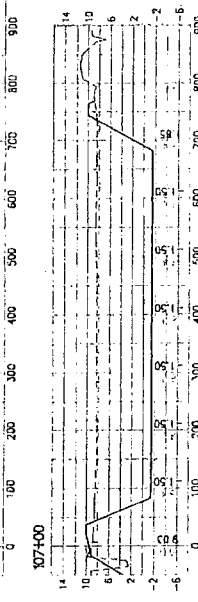
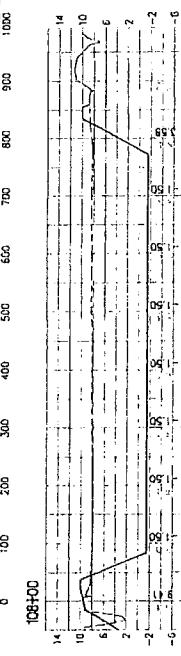
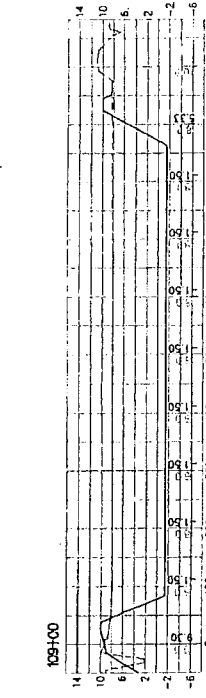
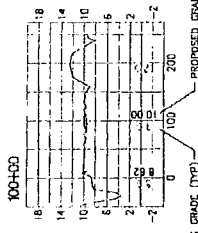
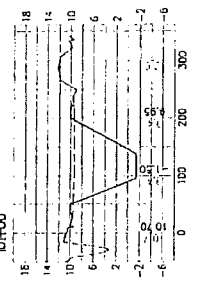
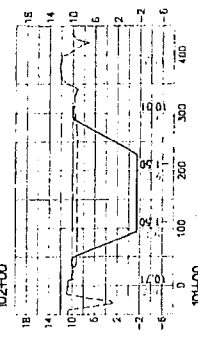
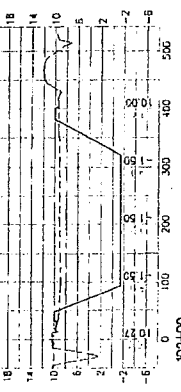
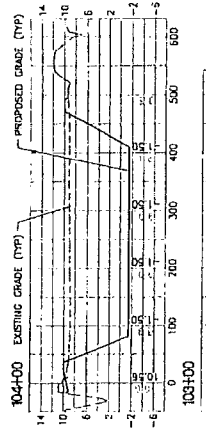
DESIGNED	ZACCOBBEN
DRAWN	JORDAN
CHECKED	WALCKEL
DATE	10/21/2011
SCALE	AS SHOWN



PROJECT NO. 19270-048-03
SHEET NO. 024
DATE 10/21/2011
SCALE 1"=10'-V
1"=100'-H
P.L. J. 88638

FINAL

PLOT DATE: 10/21/2011 11:23 AM PAUL UPF5111



REV	DATE	BY	CHKD	DESCRIPTION
1		UPF5111		EXISTING
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3				
4				
5				

JONES EDMUNDS
 714 N. WALTON BLVD., CORNWALL, FLORIDA 32431 / (904) 377-3181

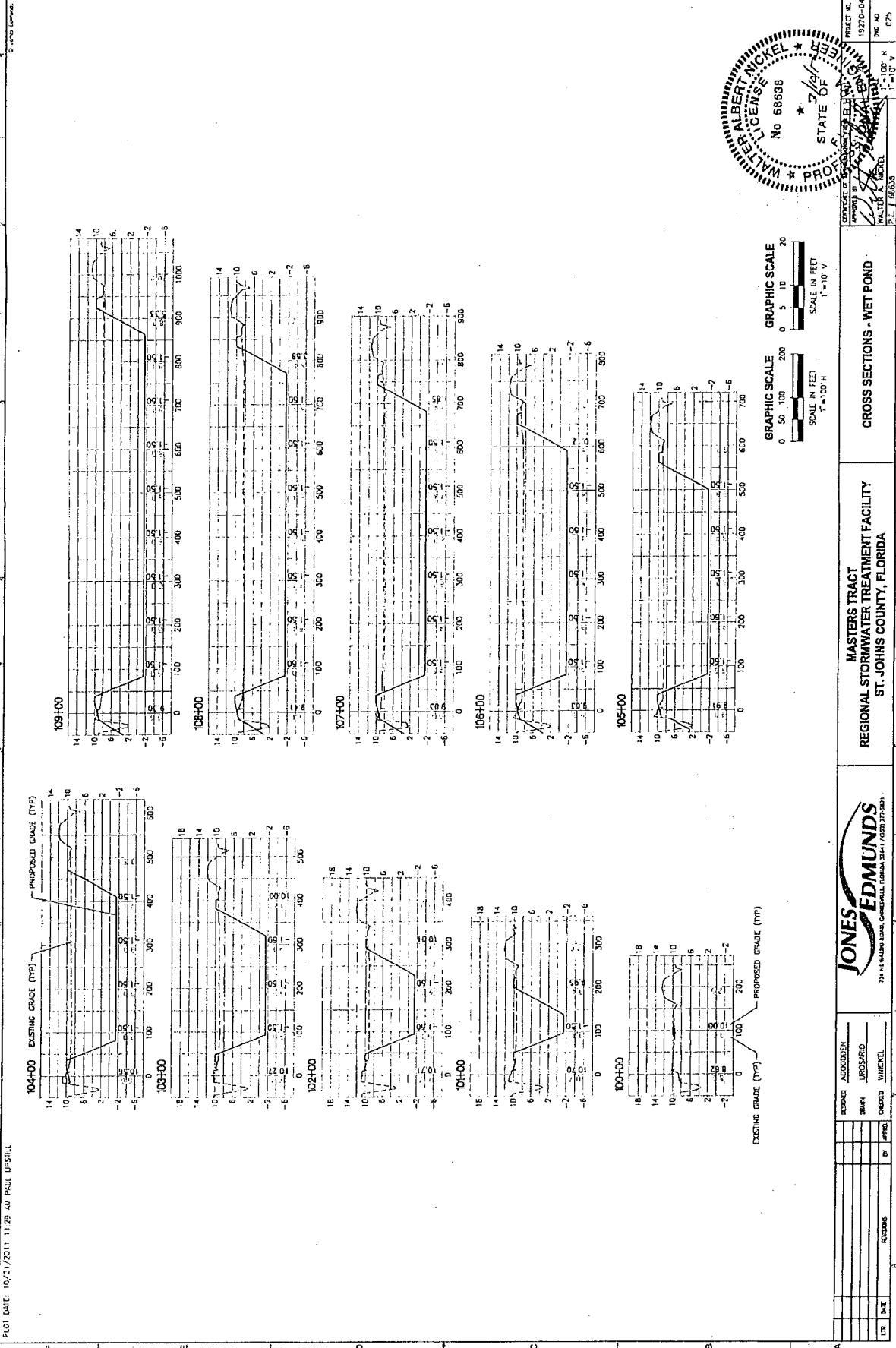
**MASTERS TRACT
 REGIONAL STORMWATER TREATMENT FACILITY
 ST. JOHNS COUNTY, FLORIDA**

CROSS SECTIONS - WET POND

PROJECT NO. 19270-048-01
 SHEET NO. C75
 DATE 10/21/11
 DRAWN BY WALTER K. NICKEL
 CHECKED BY WALTER K. NICKEL
 P.E. 58638

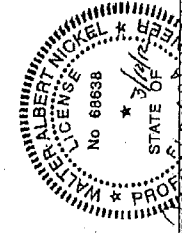
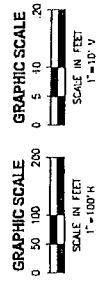
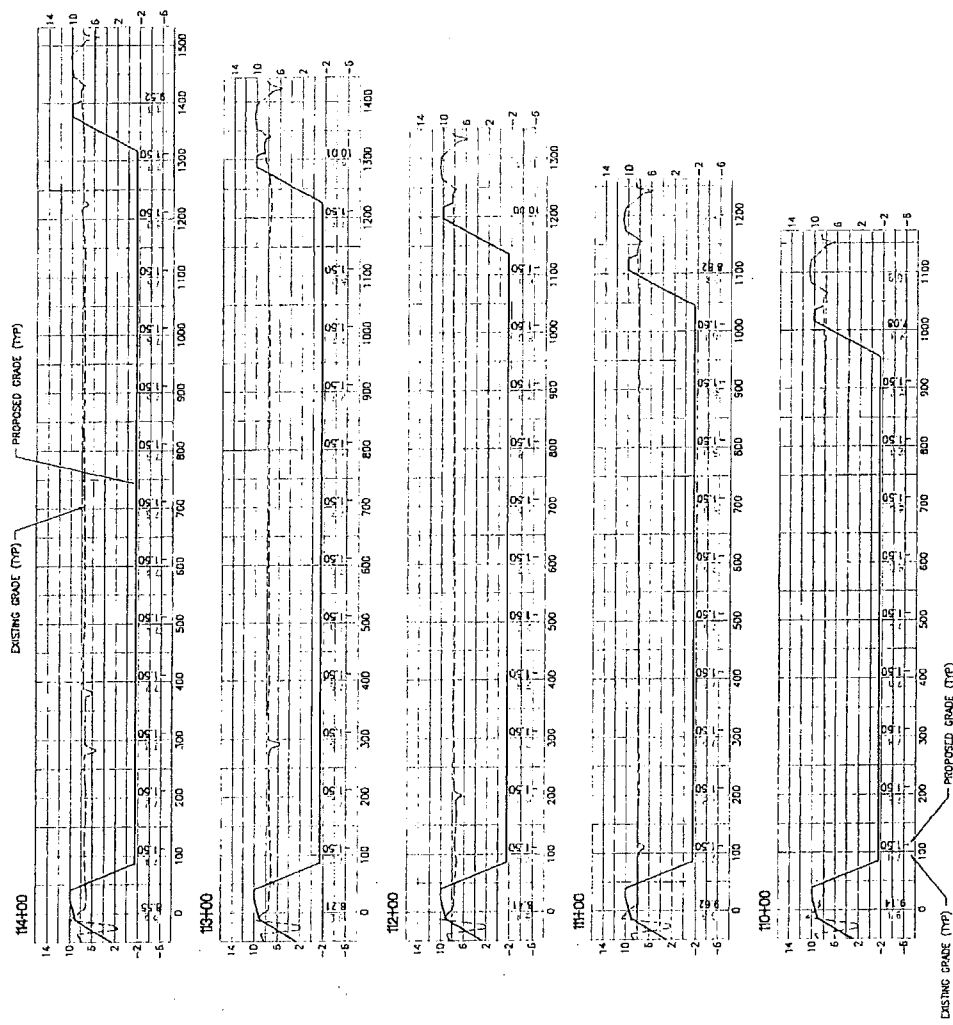
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A B C D E F



1 2 3 4 5 6 7 8

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PROJECT NO. 19770-048-01
 DATE 11-10-11
 P.L.T. 68638
 C2E

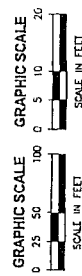
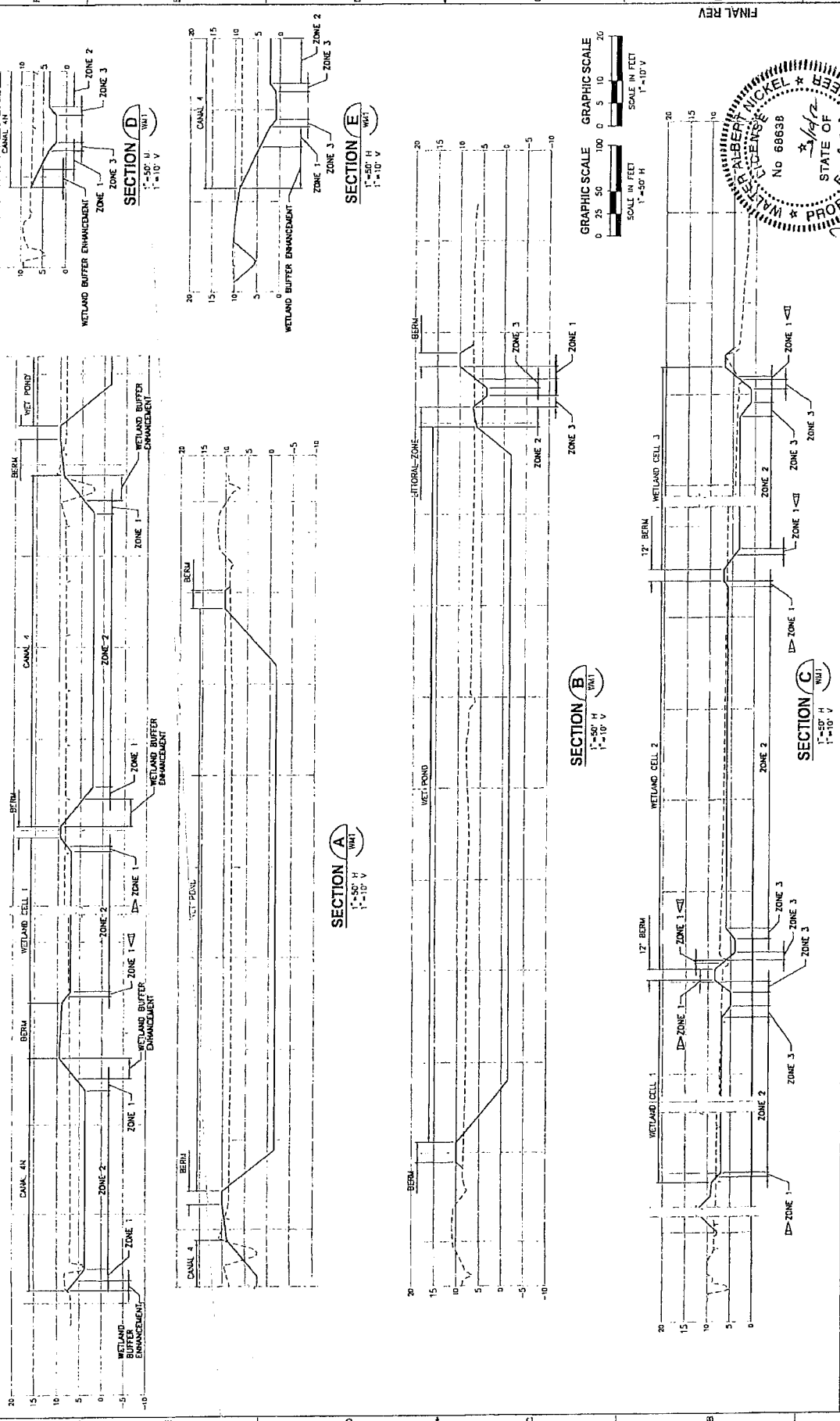
CROSS SECTIONS - WET POND

MASTERS TRACT
 REGIONAL STORMWATER TREATMENT FACILITY
 ST. JOHNS COUNTY, FLORIDA



DESIGN	ACROBEN
DRAWN	URSABLO
CHECKED	STRICKEL
IN CHARGE	
DATE	
BY	
REVISIONS	

PLOT DATE: 12/23/2011 07:37 AM BUICK COLDFEN



FINAL REV

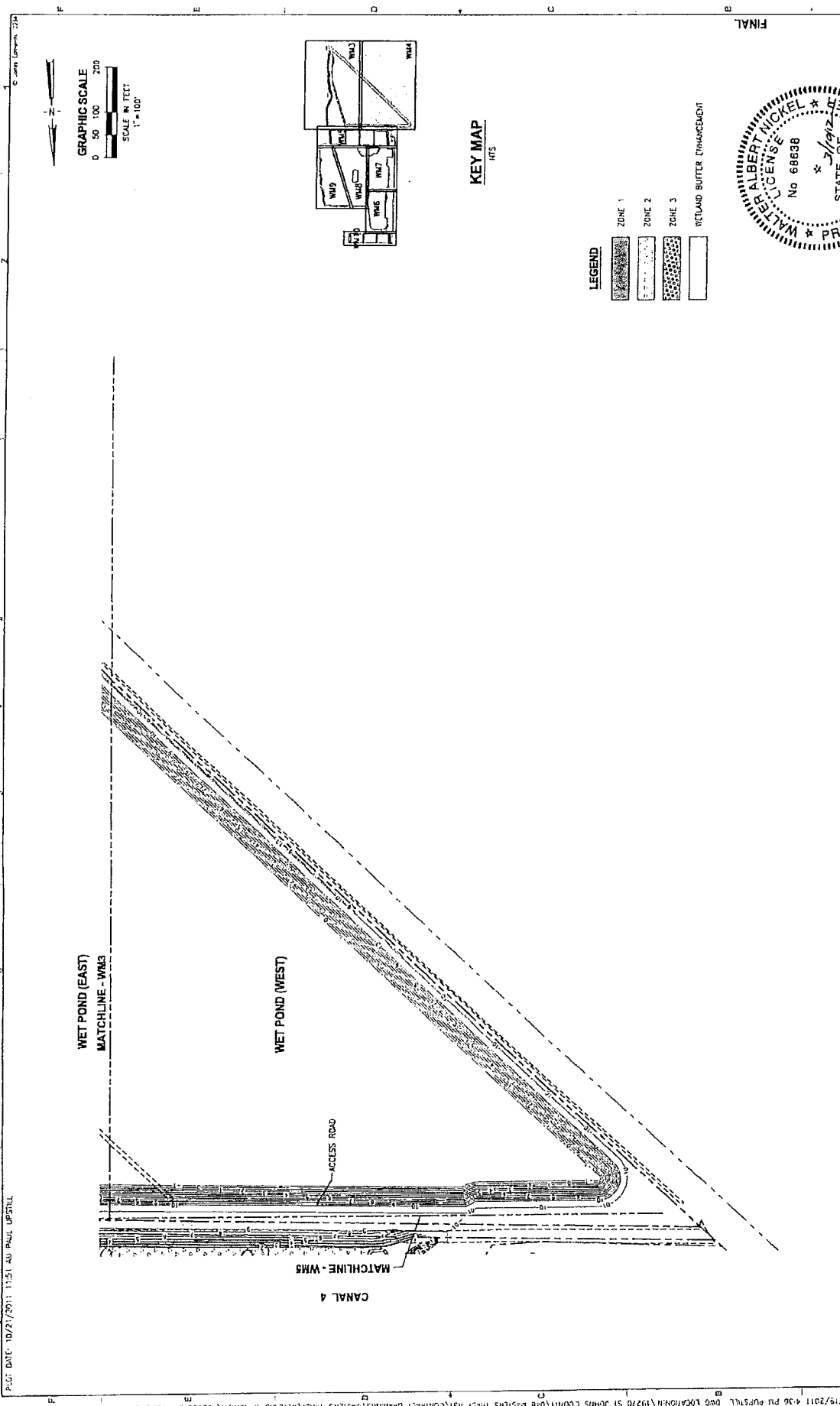
REGISTERED PROFESSIONAL ENGINEER
 WALTER A. NICKEL
 No. 68638
 STATE OF FLORIDA
 PROJECT NO. 19270-048-01
 DATE 11/11/11
 SCALE 1"=50' H
 1"=10' V
 DRAWN BY J. BEER

WETLAND MITIGATION TYPICAL SECTIONS

MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA

JONES EDMUNDS
 735 NE WALTON ROAD, GAINESVILLE, FLORIDA 32641 (352)374-4541

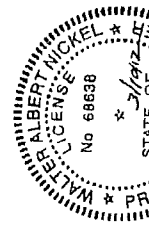
DESIGN	ACCORSENI
DRAWN	JORDAN
CHECKED	NICKEL
DATE	
REV	
BY	
DATE	



GRAPHIC SCALE
 0 50 100 200
 SCALE IN FEET
 1" = 100'

KEY MAP
 HTS

- LEGEND**
- ZONE 1
 - ZONE 2
 - ZONE 3
 - WETLAND BUFFER ENHANCEMENT

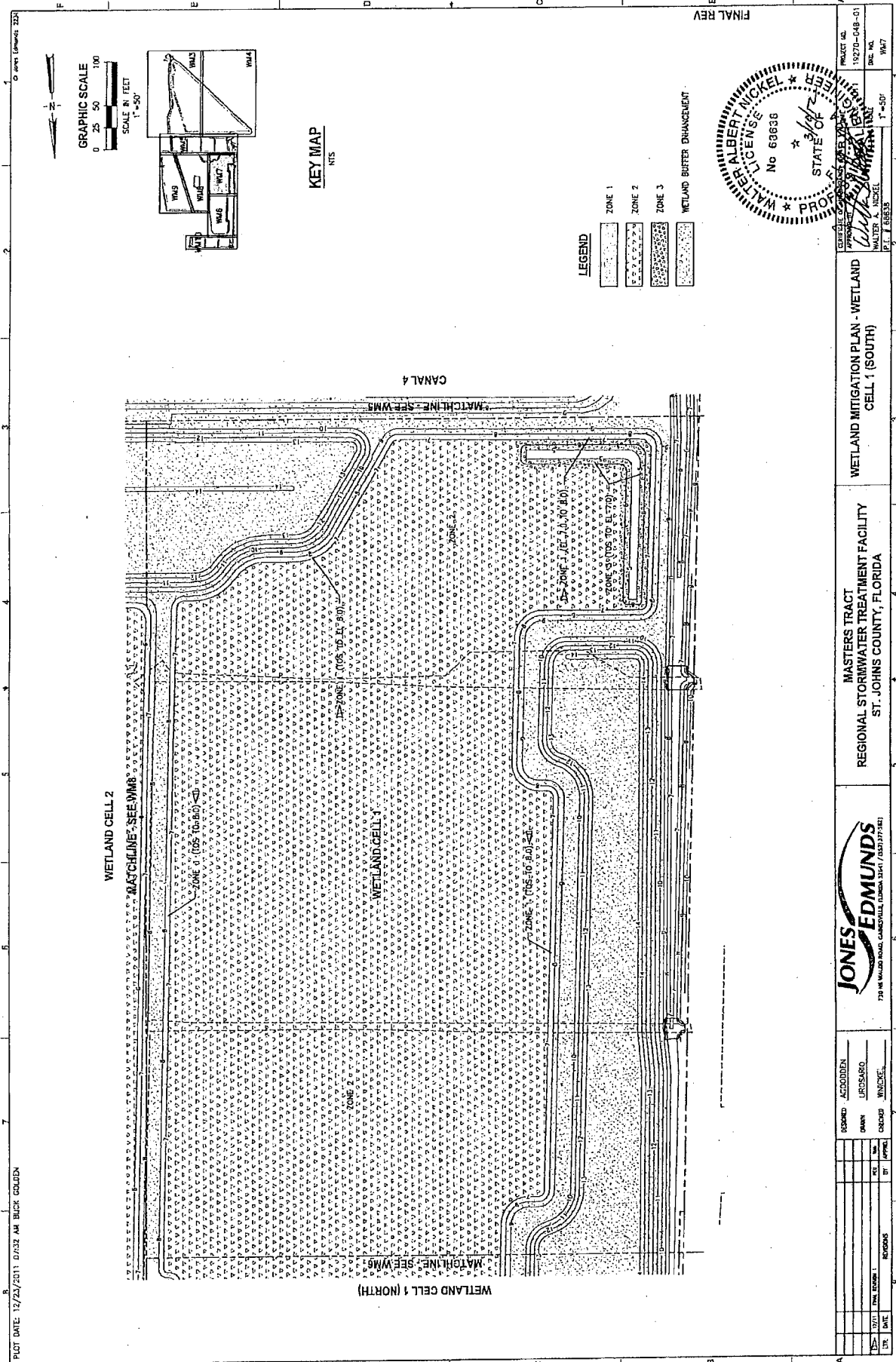


PROJECT NO. 19270-D48-01 SHEET NO. W44	DATE 12/27/2011 DRAWN BY WALTER A. MICKEL P.E. # 68638	PROJECT TITLE WETLAND MITIGATION PLAN - WET POND (WEST)	CLIENT MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA	138 NE WALDO ROAD, CANTONVILLE, FLORIDA 32011 / (321) 372-8411	REVISION NO. 1 DATE 12/27/2011 BY WALTER A. MICKEL
					APPROVED WALTER A. MICKEL P.E. # 68638

PLG: DATE: 10/27/2011 11:51 AM PAUL UPSTILL

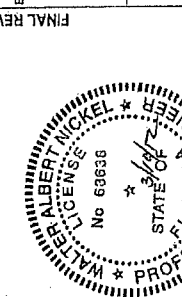
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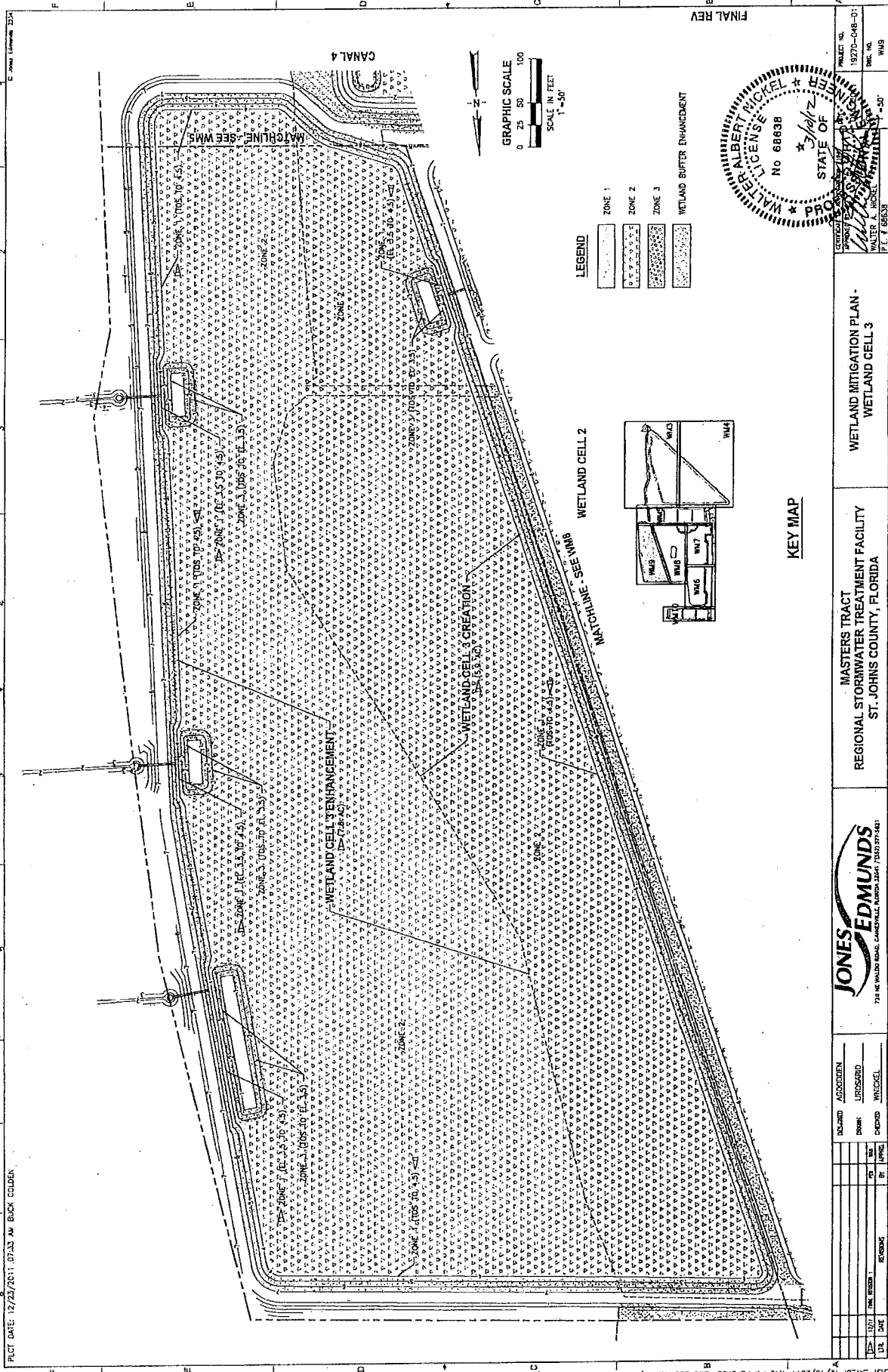
SURVMD: smullis 126294-1 3/16/2012 1:49:57 PM



PLOT DATE: 12/23/2011 07:52 AM BLICK COUDEN

JONES EDMUNDS <small>734 W. WOODLAND ROAD, GAINESVILLE, FLORIDA 32601 (352) 377-3141</small>		MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA		WETLAND MITIGATION PLAN - WETLAND CELL 1 (SOUTH)		PROJECT NO. 19270-048-01 SHEET NO. W17 DATE 12-23-11	
DESIGNED ACRODDEN	CHECKED LROSGARO	DRAWN LROSGARO	IN CHARGE MINIERKE	DATE 12/15/11	TIME 10:00 AM	BY PPSITL	APPROVED





PROJECT DATE: 12/23/2011 07:43 AM BOCK COBLEN

US1 SW20: 12/17/2011 4:42 PM PUPSTILL DWG LOCATION: \\19270 ST JOHN COUNTY\048 MASTERS TRACT R5\1 CONTRACT DRAWING\MASTERS TRACT\WETLAND MITIGATION\19270048-WM09.DWG

REVISIONS

NO.	DATE	BY	REVISIONS
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2			
3			
4			
5			
6			
7			
8			

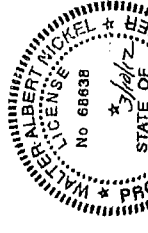
DESIGNED: ACCORDEN
 DRAWN: LUDSBERG
 CHECKED: WILCOX
 IN CHARGE: WILCOX



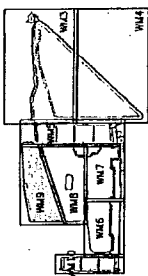
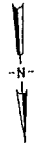
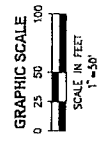
MASTERS TRACT
 REGIONAL STORMWATER TREATMENT FACILITY
 ST. JOHN COUNTY, FLORIDA

WETLAND MITIGATION PLAN -
 WETLAND CELL 3

PROJECT NO. 19270-048-01
 DWG. NO. WM9
 DATE 12/17/11
 DRAWN BY WILCOX
 CHECKED BY WILCOX
 IN CHARGE BY WILCOX

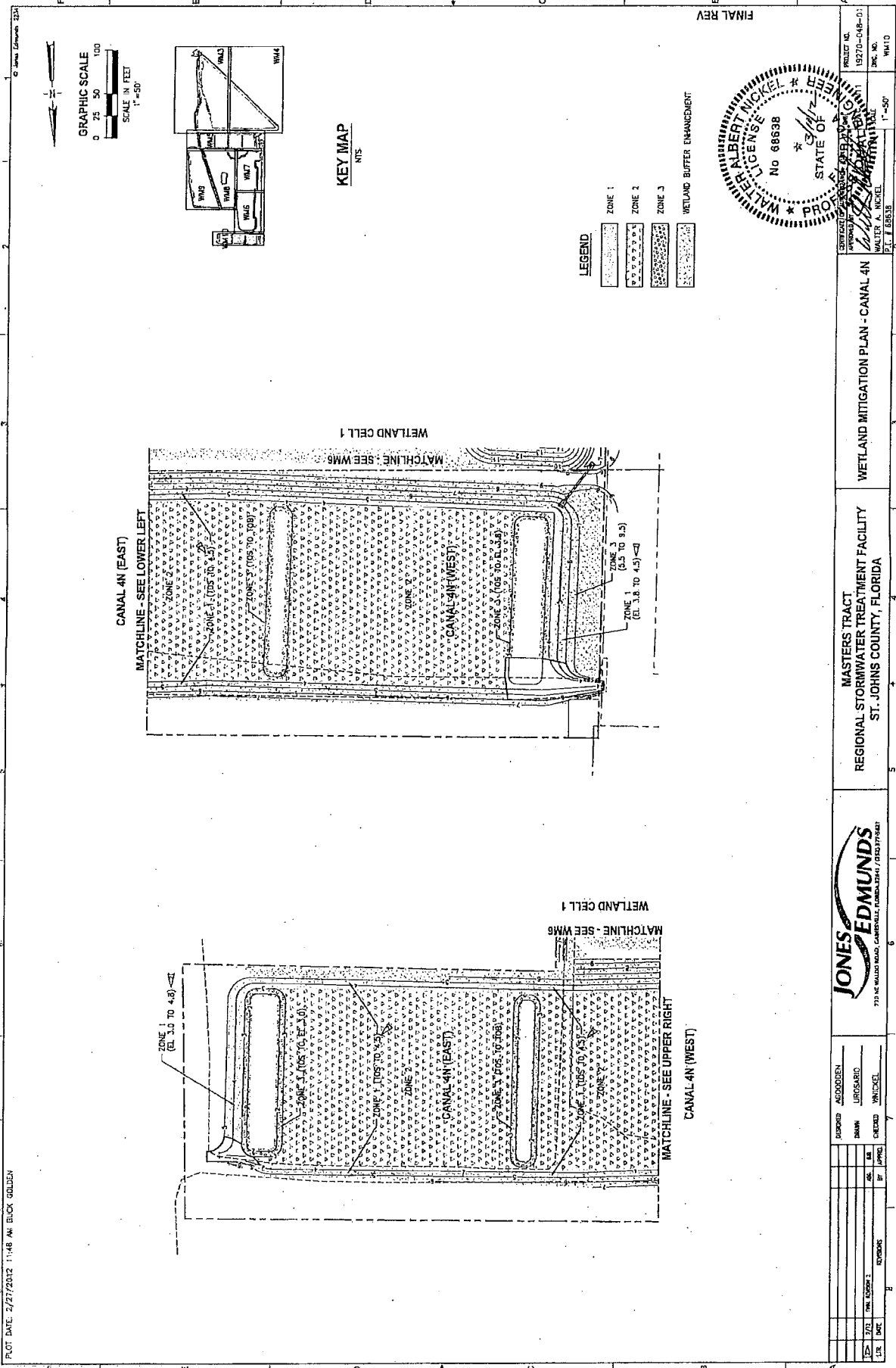


- LEGEND
- Zone 1
 - Zone 2
 - Zone 3
 - WETLAND BUFFER ENHANCEMENT



KEY MAP


FINAL REV



LAST SWATH: 2/27/2012 10:42 AM GBUCK ENG LCP\MON\JACK\PROJECTS\19270 ST JOHNS COUNTY\MSTERS TRACT R5\CONTACT DMM\MS\MSTERS TRACT\WETLAND MITIGATION\19270-48-WM10.DWG

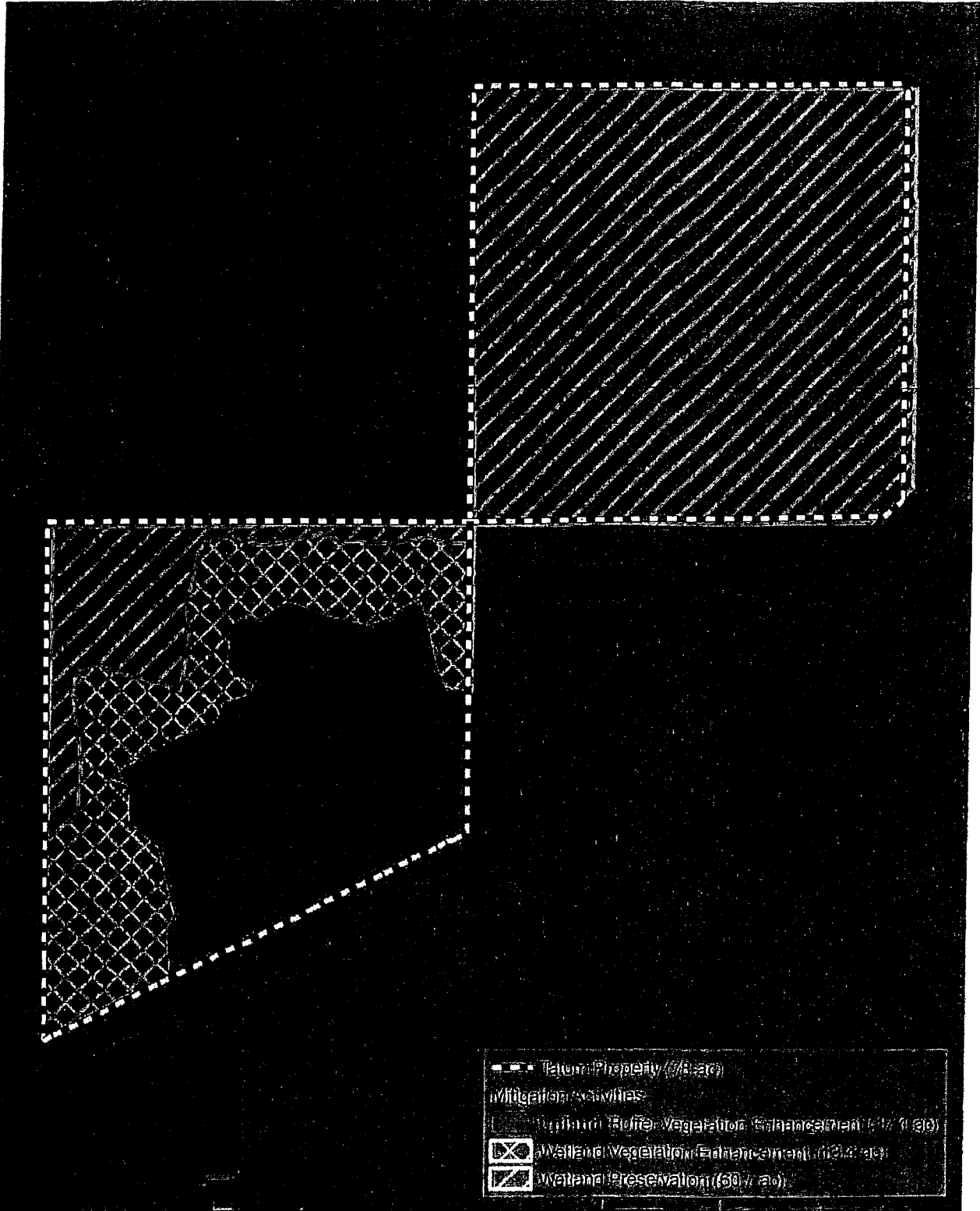
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\$TRWMD.smiths 126294-1 3/16/2012 1:49:57 PM

 773 W. WALTON BLVD., CAMDENVILLE, GEORGIA 30411 (706) 977-8244		MASTERS TRACT REGIONAL STORMWATER TREATMENT FACILITY ST. JOHNS COUNTY, FLORIDA		WETLAND MITIGATION PLAN - CANAL 4N	
PROJECT NO. 19270-048-01	DRAWING NO. WM10	DATE 2/27/2012	SCALE 1"=50'	PROJECT 19270-048-01	DRAWING WM10
DESIGNED BY JED	CHECKED BY JED	APPROVED BY JED	DATE 2/27/2012	PROJECT 19270-048-01	DRAWING WM10



FINAL REV



C:\19270_of_Johns_col048_Masters_BD\Master_ERP\SUR\MID_RA1\Figures\7.9_Tatum Mitigation Plan View Map.mxd BJB 02/06/2011

JONES
EDMUNDS

Figure 7.9 Revised
Tatum Tract Mitigation Plan View Map
Masters Tract ERP

0 200 400
Feet
1:4,800



Exhibit D Tatum Tract

7.2.1.1 Vegetation Communities

Three communities were identified on-site and classified using the 1999 FDOT *Florida Land Use, Forms, Cover, and Classification System* (FLUCFCS): Coniferous Plantation (FLUCFCS Code 4410), Stream and Lake Swamps (Bottomland) (FLUCFCS Code 6150), and Wetland Coniferous Forest (FLUCFCS Code 6200). The Coniferous Plantation community comprises approximately 17.5 acres and is found throughout the southwestern parcel. This community is dominated by 10- to 12-year-old slash pines that were planted on rows on elevated beds. Other native species that are common include sapling sweetgum, wax myrtle, beautyberry, beggar ticks (*Bidens alba*), trumpet vine (*Ampelopsis arborea*), sapling sweetgums, and blackberry (*Rubus* sp.). The Stream and Lake Swamps (Bottomland) community comprises 60.7 acres of the property and is in the northwest corner of the southwestern parcel and the entire northeast parcel. The portion of this community in the southwest parcel was formerly row crops but is now dominated by red maple, swamp tupelo, bald cypress, laurel oak, wax myrtle, buttonbush, sedges, lizards tail, and royal fern. The remainder of this community found in the northeast parcel is mature and very high quality. Large bald cypress, swamp tupelo, and red maple are very common in this parcel. The Coniferous Plantation community refers to historic wetland areas that are now dominated by planted pine throughout the southern parcel. The canopy of this community is dominated by slash pine, but red maple and other wetland tree species dominate the mid- and understory.



7.2.1.2 Exotic Species

Numerous exotic and invasive plant species are found in the southwestern parcel and dominate the understory in much of the pine plantation and transitional areas. Exotic species observed include Caesar weed (*Urena lobata*), climbing fern, air potato, camphor, and rain tree (*Cassia* sp.).

7.2.2 Proposed Mitigation Activities

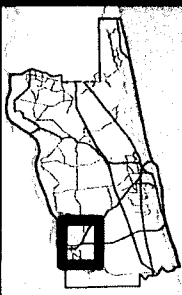
The County will place a conservation easement on the entire Tatum property to protect it in perpetuity from development. In addition to this preservation, the County also proposes wetland and upland buffer vegetation enhancement in the southwestern parcel to increase the habitat quality (Figure 7-9).


7.2.3 Upland Buffer Enhancement

The upland buffer found at this site was likely dominated by a mesic hammock community based on its proximity to the Deep Creek floodplain and a review of adjacent undeveloped properties. As a result, Jones Edmunds proposes that the densely planted slash pine dominating the upland buffer community have a 5th row thinning along with removal of the suppressed, damaged and poor quality tress left in the four remaining rows. A target of 190 trees per acre left standing would be acceptable for the first thinning and second thinning thereafter in five years, remove enough timber to hit a target of 76 to 150 trees per acre to allow native hardwoods to recover. Supplemental planting of sweetgum, sugarberry, American elm, and cabbage palm is proposed to facilitate the enhancement process. We also propose an extensive and aggressive exotic species management program to remove the large populations of species.

7.2.3.1 Wetland Enhancement

Jones Edmunds proposes enhancing 13.4 acres of on-site wetlands in the southwest parcel by harvesting and removing all pine within the wetland in addition to removing invasive/exotic species combined with supplemental planting of wetland trees. During pine removal, care will be taken to avoid damaging hardwood trees. Supplemental planting of red maple, bald cypress, swamp tupelo, cinnamon fern, royal fern, and lizards tail is proposed in areas that lack hardwood trees or saplings. Trees and herbaceous species will be planted on 20- and 10-foot centers, respectively. For this planting plan we used a supplemental planting of approximately 40% of the wetland enhancement area to calculate the number of trees that would actually be planted throughout the entire wetland, depending upon which areas were lacking native trees. Exotic plant species will also be removed from the on-site wetlands of both parcels.




 2013 Aerial Imagery
 0 0.5 1
 Miles
 November 3, 2014

Conservation Easement
Basin 8 Regional Offsite Mitigation Area

Land Management Systems Real Estate Division
 (904) 209-0762
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.

