

RESOLUTION NO. 2016- 176

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING PROPERTY FOR A PARK SITE WITHIN THE TWIN CREEKS DEVELOPMENT OF REGIONAL IMPACT AND AUTHORIZING THE CHAIR OF THE BOARD TO EXECUTE TWO EASEMENTS, ON BEHALF OF THE COUNTY, IN CONNECTION WITH CONSTRUCTION OF THE PARK AND OTHER IMPROVEMENTS.

RECITALS

WHEREAS, Twin Creeks Development Associates, LLC and Twin Creeks Ventures, LLC are the developers (collectively, the "Developer") of certain lands contained within Twin Creeks (the "Project") as described and approved in Resolution No. 2015-240 (DRI MOD 2015-03) and Ordinance No. 2015-52; and

WHEREAS, on August 18, 2015, the Board of County Commissioners of St. Johns County approved Resolution No. 2015-240, an Amended and Restated Development Order for the Project, which requires in Special Condition 29 that the Developer dedicate to St. Johns County (the "County") a 22-acre park site (the "Park Site") for use by the public, in the location depicted in Map H to the Development Order; and

WHEREAS, the Developer has presented to the County a Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, conveying the Park Site to the County; and

WHEREAS, in order to construct certain roadway and utility improvements to serve the Park Site and adjacent lands owned by the Developer and Heartwood 23, LLC ("Heartwood"), another developer within the Twin Creeks Development of Regional Impact, it is necessary for the County to grant to the Developer and Heartwood a Temporary Construction Easement, attached hereto as Exhibit "B", incorporated by reference and made a part hereof, over a portion of the Park Site for the construction of a collector road and an Access and Electric Utility Easement, attached hereto as Exhibit "C", incorporated by reference and made a part hereof, for the construction of water, sewer, electric and other utilities; and

WHEREAS, acceptance of the Warranty Deed and granting of the Temporary Construction Easement and Access and Utility Easement for purposes mentioned above serve a public purpose.

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 Board of County Commissioners hereby accepts the Warranty Deed dedicating the Park Site and authorizes the Chair of the Board to execute the Temporary Construction Easement and the Access and Utility Easement, on behalf of the County.

Section 3. The Clerk is instructed to record the Warranty Deed first and the Temporary Construction Easement, second, and the Access and Utility Easement, third, 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 this 21st day of June, 2016.

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

By: Jeb S. Smith
Jeb S. Smith, Chair

ATTEST: Hunter S. Conrad, Clerk

By: Pam Halterman
Deputy Clerk

RENDITION DATE 6/23/16



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

WARRANTY DEED
(Park Site)

THIS WARRANTY DEED is made and executed the ____ day of June, 2016, by **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, conveying non-homestead property, whose address is 4821 NE 27th Terrace, Lighthouse Point, Florida 33064 ("**Grantor**"), to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantee**").

WITNESSETH: That the Grantor, for and in consideration of the sum of **TEN DOLLARS (\$10.00)** and other valuable considerations, receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee all that certain land situate, lying and being in St. Johns County, State of Florida, described as follows;

**SEE EXHIBIT "A" ATTACHED HERETO AND BY THIS REFERENCE
MADE A PART HEREOF ("THE PROPERTY")**

TOGETHER with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

TO HAVE AND TO HOLD the same in fee simple forever.

AND the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land and hereby warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except easements, restrictions and reservations of record, if any, and taxes accruing subsequent to December 31, 2016.

IN WITNESS WHEREOF, the said Grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in the presence of:

GRANTOR:

Witness #1
Printed Name:_____

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC**, a Florida limited
liability company

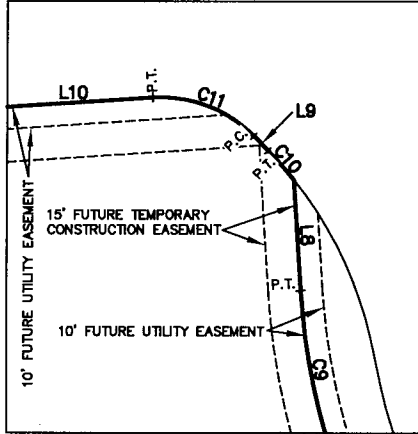
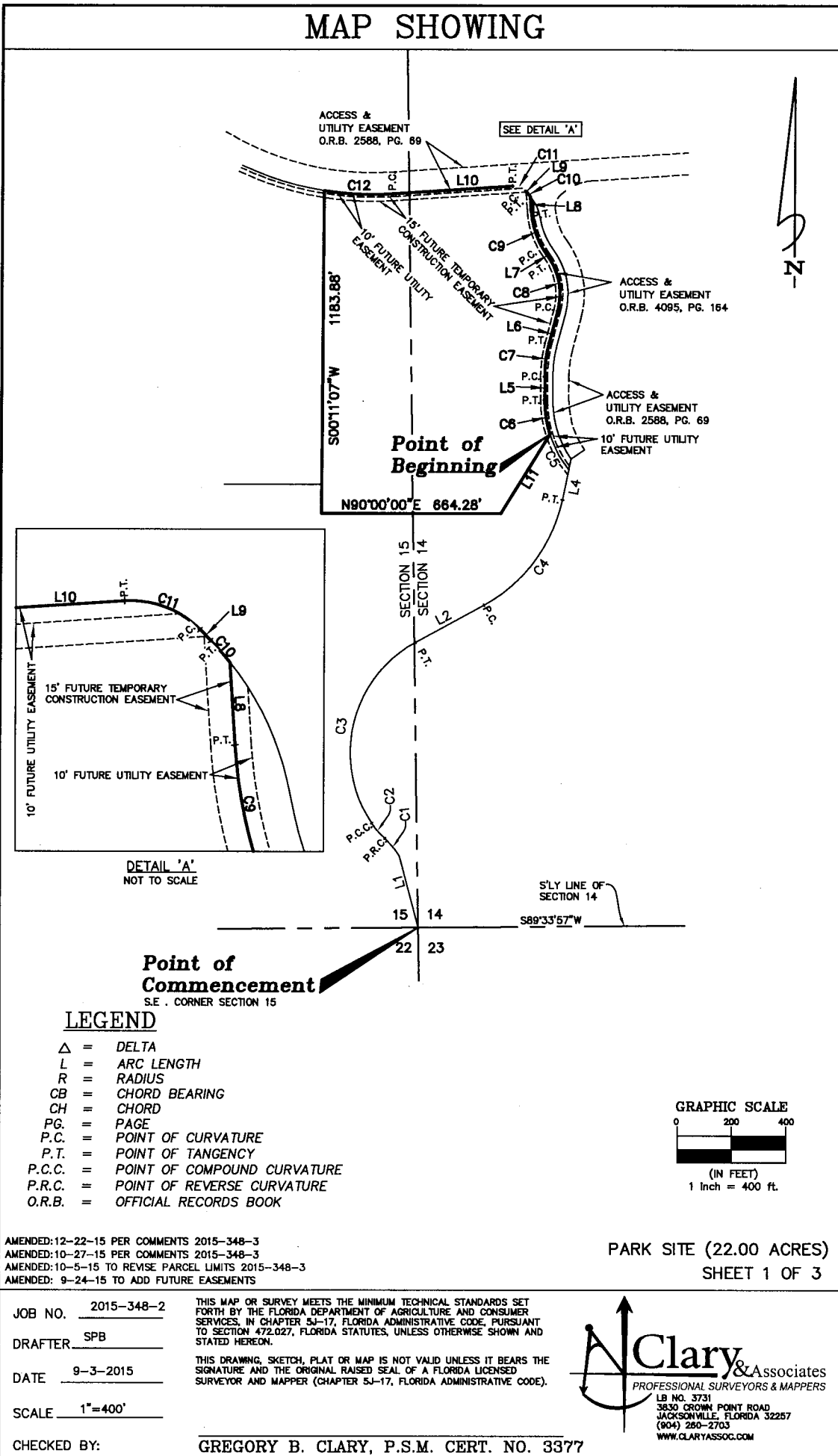
Witness #2
Printed Name:_____

By: _____
John T. Kinsey, Manager

The foregoing instrument was acknowledged before me this ____ day of June 2016, by John T. Kinsey, as Manager of Twin Creeks Development Associates, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.

Notary Public
My Commission Expires:_____

MAP SHOWING

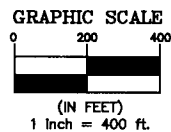


DETAIL 'A'
NOT TO SCALE

Point of Commencement
S.E. CORNER SECTION 15

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- CH = CHORD
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK



AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVISE PARCEL LIMITS 2015-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 1 OF 3

JOB NO. 2015-348-2
 DRAFTER SPB
 DATE 9-3-2015
 SCALE 1"=400'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).

CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	272.84'	N14°59'21"W
L2	287.18'	N61°36'00"E
L4	113.12'	N11°55'36"E
L5	85.97'	N00°13'42"W
L6	122.62'	N14°56'51"E
L7	4.50'	N36°17'22"W
L8	50.73'	N03°46'28"W
L9	9.27'	N44°44'34"W
L10	445.52'	S86°13'32"W
L11	343.24'	N31°59'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	83.09'	314.27'	15°08'53"	N40°17'01"W	82.84'
C2	74.61'	318.58'	13°25'08"	N41°08'54"W	74.44'
C3	771.05'	460.00'	96°02'19"	N13°34'50"E	683.90'
C4	498.21'	574.66'	49°40'25"	N36°45'48"E	482.75'
C5	148.22'	410.00'	20°42'45"	N28°34'51"W	147.41'
C6	128.78'	410.00'	17°59'47"	N09°13'35"W	128.25'
C7	121.84'	460.00'	15°10'32"	N07°21'35"E	121.48'
C8	214.62'	240.00'	51°14'13"	N10°40'16"W	207.54'
C9	175.92'	310.00'	32°30'55"	N20°01'55"W	173.57'
C10	17.81'	180.00'	5°40'04"	N41°54'33"W	17.80'
C11	51.35'	60.00'	49°01'53"	N69°15'31"W	49.79'
C12	255.98'	1140.00'	12°51'55"	N87°20'30"W	255.44'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # TS5-400, # TS5-401, # TS5-440, AND # TS5-448 & ANGAS BOUNDARY # 115B-26C.

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 SHEET 2 OF 3

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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377



MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 113.12 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 148.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°34'51" WEST, 147.41 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 128.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°13'35" WEST, 128.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 214.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 207.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 175.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 173.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 50.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 17.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°54'33" WEST, 17.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 5: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 00°11'07" WEST, 1183.88 FEET; THENCE NORTH 90°00'00" EAST, 664.28 FEET; THENCE NORTH 31°59'36" EAST, 343.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.00 ACRES MORE OR LESS.

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PARK SITE (22.00 ACRES)
 SHEET 3 OF 3

JOB NO. 2015-348-2
 DRAFTER SPB
 DATE 9-3-2015
 SCALE 1"=400'

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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3377



Prepared by and after Recording
Return to:
Zelica Quigley, Esq.
Broad and Cassel
7777 Glades Road
Suite 300
Boca Raton, Florida 33434

TEMPORARY CONSTRUCTION EASEMENT
(Park Site – Parcel 2A2)

THIS TEMPORARY CONSTRUCTION EASEMENT (this "Easement") is made effective as of the ____ day of _____, 2016, between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantor**"); and **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301 ("**Heartwood**"), **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**SJP**"), and **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**TCDA**"; together with Heartwood and SJP, collectively "**Grantee**").

WITNESSETH, in consideration of the covenants herein contained and other good and valuable consideration in the amount of ten dollars (\$10.00), the receipt, adequacy and sufficiency of which are hereby expressly acknowledged, Grantor hereby gives, grants, bargains and releases to Grantee and its successors and assigns, for the benefit of Grantee and Grantee's respective permittees, licensees, contractors, subcontractors, employees, agents and successors and assigns, a temporary construction easement to enter upon and use the portion of Grantor's property located in St. Johns County, Florida, and more particularly described as on **Exhibit "A"** attached hereto (the "**TC Easement Area**"), for the purposes of performing and constructing the Slope Improvements (as hereinafter defined).

For purposes of this Easement, (i) the "**Slope Improvements**" shall be the sloping of the ground surface adjacent to the Loop Road (as hereinafter defined) at the edge of the Easement Parcel (as hereinafter described) and/or any adjacent utility easement down to the existing grade on the property owned by Grantor adjacent to the TC Easement Area, including the installation of grass on such slopes; and (ii) the "**Loop Road**" is that certain road to be constructed within the "Easement Parcel" identified in that certain Access and Utility Easement recorded in Official Records Book 2588, Page 69, as amended by Amendment to Access and Utility Easement recorded in Official Records Book 4082, Page 793, both of the Public Records of St. Johns County, Florida.

The easement herein granted is non-exclusive and Grantee holds the same in common with Grantor. Grantee shall use and occupy the easement in accordance with the uses and purposes permitted hereby and shall not use or occupy the TC Easement Area in any manner which materially interferes with Grantor's use of the TC Easement Area. Grantor reserves the right to use the TC Easement Area for any purpose not inconsistent with the grant of easement set forth herein.

After any installation, construction, repair, replacement or removal by any Grantee of any structures or equipment as to which easement rights are herein granted, such Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition that is reflective of, or comparable to, the original condition prior to such installation, construction, repair, replacement or removal.

This Easement and the rights granted herein will automatically terminate upon completion by Grantee of the Slope Improvements and approval by St. Johns County of the portion of the Loop Road constructed adjacent to the Slope Improvements, as evidenced by a certificate of SJP's and TCDA's engineer which shall be recorded in the Public Records of St. Johns County, Florida.

All notices which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee), (i) when delivered by personal delivery, or (ii) one (1) business day after having been deposited with an expedited, reputable overnight courier service such as U.S. Express Mail, Federal Express or United Parcel Service, to the following addresses:

Grantor: St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084
Attn: Mary Ann Blount

Heartwood: Heartwood 23, LLC
401 East Las Olas Blvd.,
Suite 800 Fort Lauderdale, Florida 33301
Attn: Bruce J. Parker

With a Copy to: Zach Miller, Esquire
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

SJP: South Jacksonville Properties, LLC
1 Town Center Road, Suite 600,
Boca Raton, Florida 33486
Attn: Arthur J. Falcone

With a Copy to: Ellen M. Avery-Smith, Esquire
Rogers Towers
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086

TCDA: Twin Creeks Development Associates, LLC
1 Town Center Road, Suite 600
Boca Raton, Florida 33486
Attn: John T. Kinsey

With a Copy to:

Ellen M. Avery-Smith, Esquire
Rogers Towers
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086

Grantor represents and warrants that the individual executing this Easement has full power and authority to execute the same and to bind Grantor to the covenants set forth herein. Grantor represents and warrants to the other that no approval, joinder or consent of any other party is required to effectuate the terms of this Easement.

Indemnification. Each Grantee, their successors or assigns, shall indemnify, defend, and hold Grantor, it successors and assigns, harmless from and against any and all claims, losses, costs or damages, including without limitation, reasonable attorney's fees and costs, occasioned by any act omission to act, or negligence of such Grantee, and such Grantee's agents and employees arising out of, connected with, related with, or growing out of (directly or indirectly) the use, construction, installation, operation, repair, or maintenance of the TC Easement Area or any improvement(s) located thereon by such Grantee.

Grantee agrees that it will not suffer or permit any mechanics' lien, equitable lien or any other lien or encumbrance of any kind to be filed or otherwise asserted against the TC Easement Area, and will cause any such lien to be released or bonded within thirty (30) days of the date of filing same, time being of the essence. Grantee shall repair at its own cost and expense any and all damage to any improvements located within the TC Easement Area or surrounding areas, including without limitation landscaping installed by Grantor, caused by Grantee's construction of the Slope Improvements and, upon completion of such work, Grantee shall promptly restore such improvements to a condition which is equal to or better than the condition which existed prior to the beginning of such work. Any landscaping required to be replaced pursuant to the foregoing provision shall be replaced with landscaping of at least an equivalent size and quality.

This Easement shall be governed by and interpreted and construed under the law of the State of Florida.

This Easement may be executed in counterparts, each of which shall constitute an original and together shall constitute one and the same instrument.

[SIGNATURES APPEAR ON FOLLOWING PAGES]

GRANTOR:

Signed, sealed and delivered in the presence of:

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

Witness #1
Printed Name: _____

By: _____
Print Name: _____
Title: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, _____, as _____ of St. Johns County, Florida, a political subdivision of the State of Florida, on behalf of the company. He/she is ____ personally known to me or has ____ produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

GRANTEE:

Witness #1
Printed Name: _____

HEARTWOOD 23, LLC, a Florida limited liability company

By: _____
Print Name: _____
Title: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of Heartwood 23, LLC, a Florida limited liability company. He is ____ personally known to me or has ____ produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

**SOUTH JACKSONVILLE
PROPERTIES LLC**, a Florida limited
liability company

Witness #1
Printed Name: _____

By: South Jacksonville Properties Mezz,
LLC, a Florida limited liability
company, its Sole Member

Witness #2
Printed Name: _____

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, Arthur J. Falcone, as Manager of South Jacksonville Properties Mezz, LLC, a Florida
limited liability company, the Sole Member of South Jacksonville Properties, LLC, a Florida
limited liability company, on behalf of the company. He is ____ personally known to me or has
____ produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

Witness #1
Printed Name: _____

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC**, a Florida limited
liability company

By: _____
John T. Kinsey, Manager

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, by John T. Kinsey, as Manager of Twin Creeks Development Associates, LLC, a Florida
limited liability company. He is ____ personally known to me or has ____ produced
_____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

EXHIBIT "A"

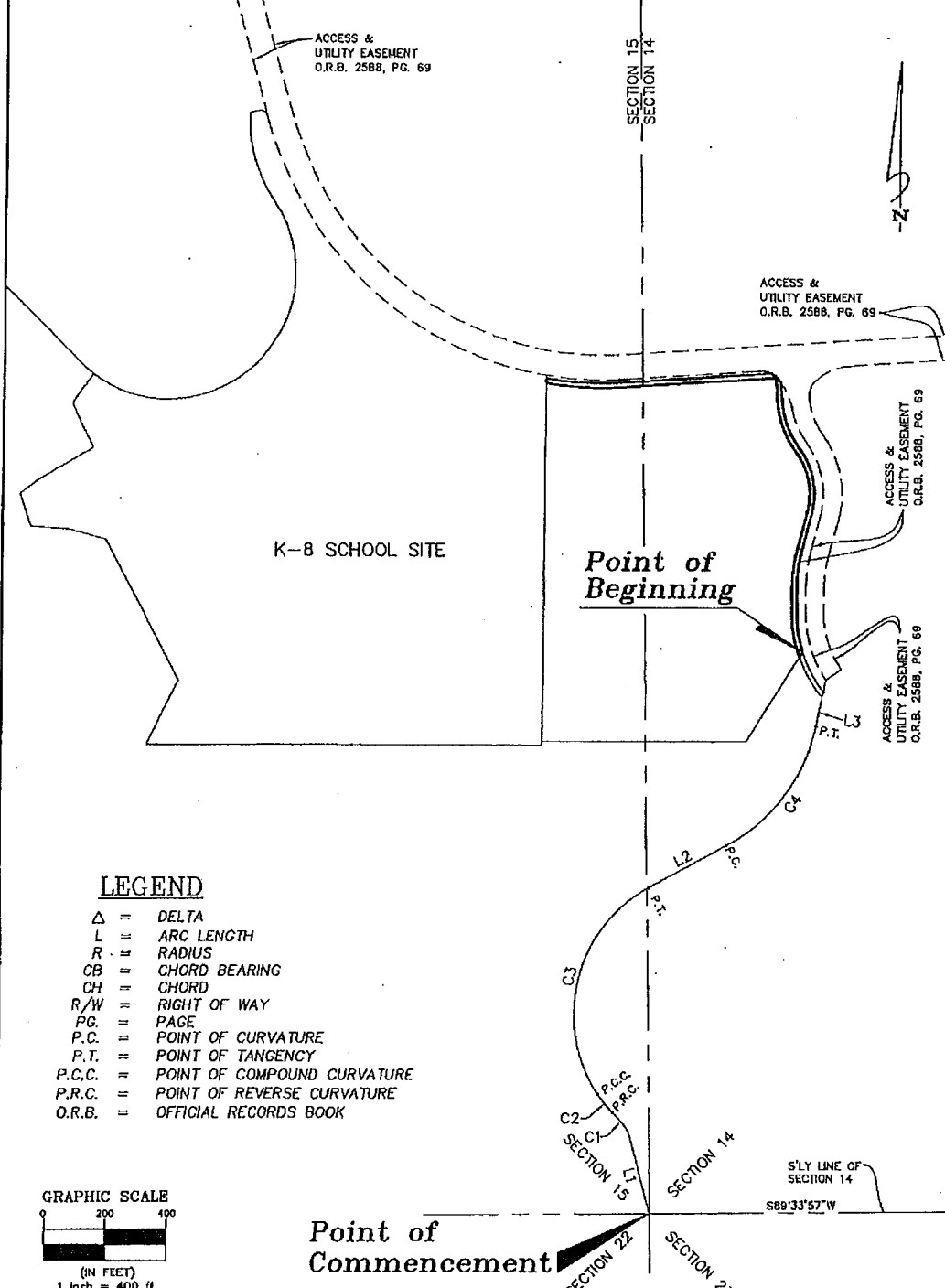
TC Easement Area

4851-6243-5881, v. 1

4851-6243-5881.4
49158/0001
4851-6243-5881.6
49158/0001

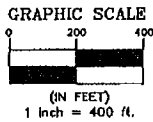
MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- CH = CHORD
- R/W = RIGHT OF WAY
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK



Point of Commencement

SHEET 1 OF 4

TEMPORARY CONSTRUCTION EASEMENT NO. 2-A-2

JOB NO. 2016-19 TCE 2A2
 DRAFTER SPB/GCC
 DATE 01/11/2016
 SCALE 1"=400'
 CHECKED BY *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

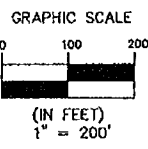
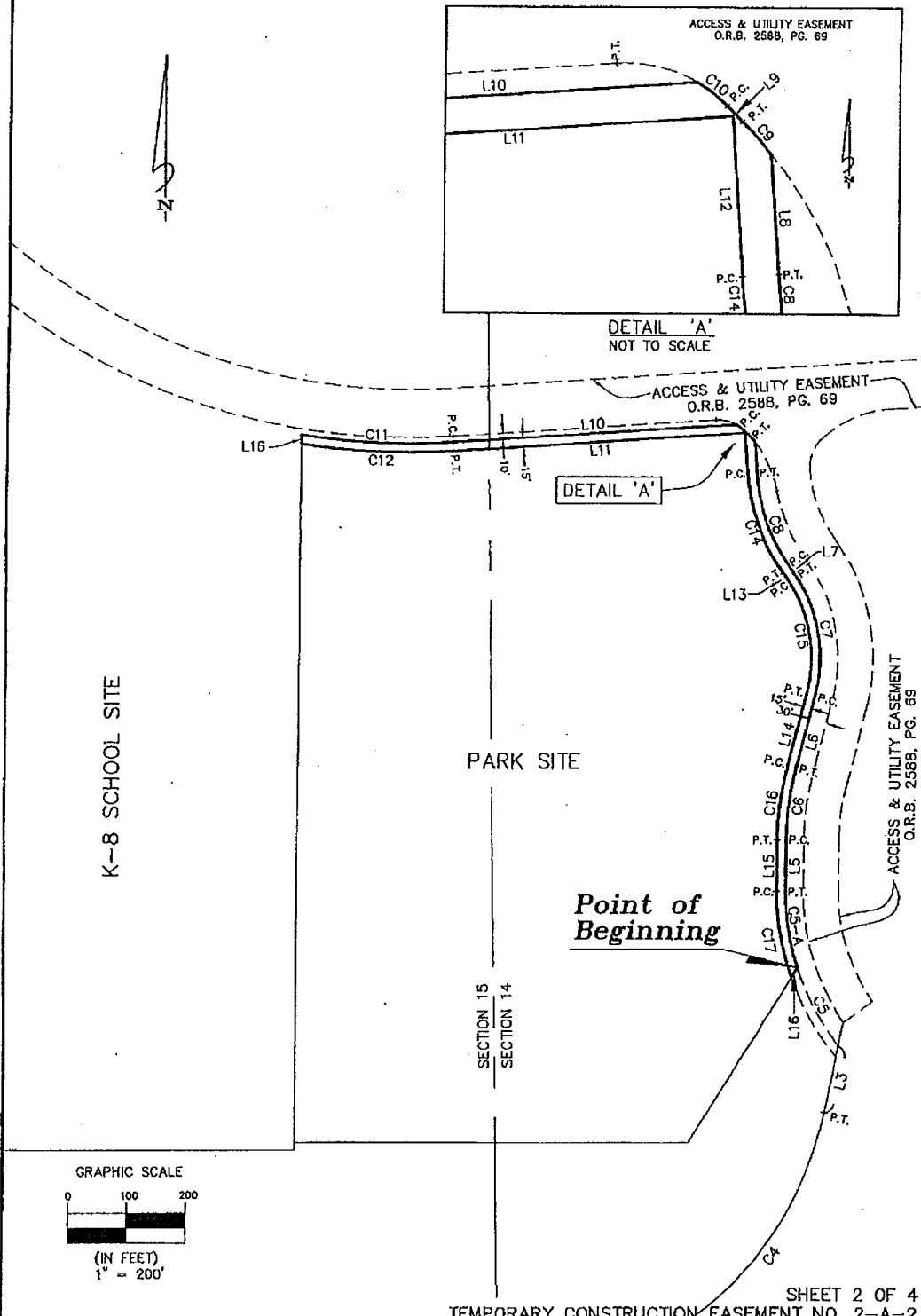
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[Signature]
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 3830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 260-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



SHEET 2 OF 4
TEMPORARY CONSTRUCTION EASEMENT NO. 2-A-2

JOB NO. 2016-19 TCE 2A2
 DRAFTER SPB/GCC
 DATE 01/11/2016
 SCALE 1"=200'
 CHECKED BY: *[Signature]*

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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[Signature]
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MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°59'21"W	272.84'
L2	N61°36'00"E	287.18'
L3	N11°55'36"E	113.12'
L5	N00°13'42"W	85.97'
L6	N14°56'51"E	122.62'
L7	N36°17'22"W	4.50'
L8	N03°46'28"W	50.73'
L9	N44°44'34"W	9.27'
L10	S86°13'32"W	478.69'
L11	N86°13'32"E	492.89'
L12	S03°46'28"E	67.39'
L13	S36°17'22"E	4.50'
L14	S14°56'51"W	122.62'
L15	S00°13'42"E	85.97'
L16	N31°59'36"E	19.29'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	314.27'	83.09'	15°08'53"	N40°17'01"W	82.84'
C2	318.58'	74.61'	13°25'08"	N41°08'54"W	74.44'
C3	460.00'	771.05'	96°02'20"	N13°34'50"E	683.90'
C4	574.66'	498.21'	49°40'25"	N36°45'48"E	482.75'
C5	410.00'	148.22'	20°42'45"	N28°34'51"W	147.41'
C5-A	410.00'	128.78'	17°59'47"	N09°13'35"W	128.25'
C6	460.00'	121.84'	15°10'32"	N07°21'35"E	121.48'
C7	240.00'	214.62'	51°14'13"	N10°40'16"W	207.54'
C8	310.00'	175.92'	32°30'55"	N20°01'55"W	173.57'
C9	180.00'	17.81'	5°40'05"	N41°54'32"W	17.80'
C10	60.00'	16.20'	15°28'27"	N52°28'48"W	16.16'
C11	1150.00'	256.66'	12°47'14"	N87°22'51"W	256.13'
C12	1165.00'	257.68'	12°40'22"	S87°26'17"E	257.15'
C14	325.00'	184.44'	32°30'55"	S20°01'55"E	181.97'
C15	225.00'	201.21'	51°14'13"	S10°40'16"E	194.57'
C16	475.00'	125.81'	15°10'32"	S07°21'35"W	125.44'
C17	425.00'	145.83'	19°39'37"	S10°03'30"E	145.12'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # TS5-400, # TS5-401, # TS5-440, AND # TS5-448 & ANGAS BOUNDARY # 115B-26C.

SHEET 3 OF 4
TEMPORARY CONSTRUCTION EASEMENT NO. 2-A-2

JOB NO. 2016-19 TCE 2A2
 DRAFTER SPB/GCC
 DATE 01/11/2016
 SCALE 1"=400'
 CHECKED BY [Signature]

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
GREGORY B. CLARY, P.E.M. CERT. NO. 3377



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MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 113.12 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 148.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°34'51" WEST, 147.41 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; THENCE NORTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 128.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°13'35" WEST, 128.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 214.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 207.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 175.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 173.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 50.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 17.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°54'32" WEST, 17.80 FEET; THENCE NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 16.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°28'48" WEST, 16.16 FEET; THENCE SOUTH 86°13'32" WEST, 478.89 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1150.00 FEET, AN ARC DISTANCE OF 256.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°22'51" WEST, 256.13 FEET; THENCE SOUTH 00°11'07" WEST, 15.18 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1165.00 FEET, AN ARC DISTANCE OF 257.68 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°26'17" EAST, 257.15 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 86°13'32" EAST, 492.89 FEET; THENCE SOUTH 03°46'28" EAST, 67.39 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 325.00 FEET, AN ARC DISTANCE OF 184.44 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 20°01'55" EAST, 181.97 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 36°17'22" EAST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 225.00 FEET, AN ARC DISTANCE OF 201.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 10°40'16" EAST, 194.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 14°56'51" WEST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 475.00 FEET, AN ARC DISTANCE OF 125.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 07°21'35" WEST, 125.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 00°13'42" EAST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 425.00 FEET, AN ARC DISTANCE OF 145.83 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 00°03'30" EAST, 145.12 FEET; THENCE NORTH 31°59'36" EAST, 19.29 FEET, TO THE POINT OF BEGINNING.

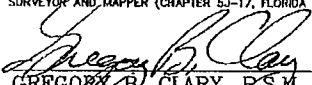
CONTAINING 25009 SQUARE FEET, MORE OR LESS.

SHEET 4 OF 4
TEMPORARY CONSTRUCTION EASEMENT NO. 2-A-2


JOB NO. 2016-19 TCE 2A2
DRAFTER SPB/GCC
DATE 01/11/2016
SCALE 1"=400'

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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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LB NO. 3731
3830 CROWN POINT ROAD
JACKSONVILLE, FLORIDA 32257
(904) 260-2703
WWW.CLARYASSOC.COM

CHECKED BY 

Prepared by and after Recording
Return to:
Zelica Quigley, Esq.
Broad and Cassel
7777 Glades Road
Suite 300
Boca Raton, Florida 33434

ACCESS AND ELECTRIC UTILITY EASEMENT

(Park Site)

THIS ACCESS AND ELECTRIC UTILITY EASEMENT (this "Easement") is made effective as of the ___ day of _____, 2016, between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose mailing address is 500 San Sebastian View, St. Augustine, Florida 32084 ("**Grantor**"); and **HEARTWOOD 23, LLC**, a Florida limited liability company, whose address is 401 East Las Olas Blvd., Suite 800, Fort Lauderdale, Florida 33301 ("**Heartwood**"), **SOUTH JACKSONVILLE PROPERTIES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**SJP**"), and **TWIN CREEKS DEVELOPMENT ASSOCIATES, LLC**, a Florida limited liability company, whose address is 1 Town Center Road, Suite 600, Boca Raton, Florida 33486 ("**TCDA**"); together with Heartwood and SJP, "**Grantee**").

BACKGROUND

- A. Grantor is the owner of the that certain real property located in St. Johns County, Florida, south of County Road 210, as more particularly described on **Exhibit "A"** attached hereto (the "**Grantor Property**");
- B. Heartwood, SJP and TCDA each own various parcels of property located south of County Road 210 and within the Twin Creeks DRI, as identified on **Exhibit "B"** attached hereto (the property owned by Heartwood is hereinafter referred to as the "**Heartwood Property**", the property owned by SJP is hereinafter referred to as the "**SJP Property**", the property owned by TCDA is hereinafter referred to as the "**TCDA Property**"; and the Heartwood Property, the SJP Property, and the TCDA Property are collectively referred to herein as the "**Grantee Property**");
- C. Access and certain utilities to the Grantor Property, the SJP Property and the TCDA Property are provided through a portion of the Heartwood Property identified as the "Easement Parcel" in that certain Access and Utility Easement recorded in Official Records Book 2588, Page 69, as amended by Amendment to Access and Utility Easement recorded in Official Records Book 4082, Page 793, both of the Public Records of St. Johns County, Florida, (i) which Easement Parcel is owned by Heartwood; and (ii) upon which Easement Parcel a road (the "**Loop Road**") is to be constructed to provide access to the different portions of the Heartwood Property, and to provide access to the Grantor Property, the SJP Property and the TCDA

Property as well as additional real property located south of County Road 210;

- D. The Easement Parcel is not large enough to accommodate the Loop Road and underground electric lines and underground electric utility facilities; and
- E. Grantor desires to grant to Grantee an access and utility easement to facilitate the construction, installation and use of underground electric lines and underground electric utility facilities within the portion of the Grantor Property adjacent to the Easement Parcel and more particularly described on **Exhibit "C"** attached hereto (the "**Easement Area**").

NOW THEREFORE, in consideration of the covenants herein contained and other good and valuable consideration in the amount of ten dollars (\$10.00), the receipt, adequacy and sufficiency of which are hereby expressly acknowledged by the parties, the parties agree as follows:

- 1. **Recitals.** The above recitals are true and correct and are incorporated herein by this reference.
- 2. **Grant of Easement.** Grantor does hereby grant to Grantee and their respective successors and assigns, for the benefit of Grantee and each of their respective successors and assigns, invitees, licensees, contractors, subcontractors, service providers, employees and agents, a non-exclusive easement over and across the Easement Area for the sole purpose of planning, permitting, installing, maintaining, repairing, constructing and using underground electric utility lines and underground electric facilities necessary to provide electric service (all such underground electric utility lines and underground electric utility facilities constructed within the Easement Area are collectively referred to herein as the "**Utility Lines and Facilities**"). The easement granted herein shall confirm the rights set forth herein, but shall not be construed as an obligation on the part of Grantee to design or construct any improvements. Grantee shall use and occupy the Easement Area in accordance with the uses and purposes permitted hereby and shall not use or occupy the Easement Area in any manner which materially interferes with Grantor's use of the Easement Area. Each Grantee who is utilizing any of the Utility Lines and Facilities or other improvements constructed or installed by Grantee upon, over, or within the Easement Area shall maintain same or cause same to be maintained at no expense to Grantor.

Additionally, in the event that Florida Power and Light, Nextera Energy, Inc., and/or their related subsidiaries and wholly owned entities (each, an "**FPL Entity**") requires that it be the grantee of a separate non-exclusive utility easement which is reasonably necessary in connection with the development of the Grantee Property or any portion thereof, Grantor agrees to execute such other non-exclusive easement(s) in favor of such FPL Entity over and across the Easement Area, for any or all of the purposes provided herein, in a form reasonably acceptable to Grantor.

3. **Reservation from Grant.** Grantor hereby reserves from the Grant of Easement the following rights:
- A. **Continued Use:** The right to use the Property for all purposes which do not interfere with the easement granted herein.
 - B. **Additional Easements:** The right to grant additional easements upon, over and within the Easement Area which do not interfere with the easement granted herein.
4. **Indemnification.** Each Grantee, their successors or assigns, shall indemnify, defend, and hold Grantor, its successors and assigns, harmless from and against any and all claims, losses, costs or damages, including without limitation, reasonable attorney's fees and costs, occasioned by any act, omission to act, or negligence of such Grantee, and such Grantee's agents and employees arising out of, connected with, related with, or growing out of (directly or indirectly) the use, construction, installation, operation, repair, or maintenance of the Easement Area or any improvement(s) located thereon by such Grantee.
5. **Notices.** All notices which are required or permitted hereunder must be in writing and shall be deemed to have been given, delivered or made, as the case may be (notwithstanding lack of actual receipt by the addressee), (i) when delivered by personal delivery, or (ii) one (1) business day after having been deposited with an expedited, reputable overnight courier service such as U.S. Express Mail, Federal Express or United Parcel Service, to the following addresses:

Grantor: St. Johns County
500 San Sebastian View
St. Augustine, Florida 32084
Attn: Mary Ann Blount

Heartwood: Heartwood 23, LLC
401 East Las Olas Blvd.,
Suite 800 Fort Lauderdale, Florida 33301
Attn: Bruce J. Parker

With a Copy to: Zach Miller, Esquire
501 Riverside Avenue, Suite 901
Jacksonville, Florida 32202

SJP: South Jacksonville Properties, LLC
1 Town Center Road, Suite 600,
Boca Raton, Florida 33486
Attn: Arthur J. Falcone

With a Copy to: Ellen M. Avery-Smith, Esquire
Rogers Towers
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086

TCDA: Twin Creeks Development Associates, LLC
1 Town Center Road, Suite 600
Boca Raton, Florida 33486
Attn: John T. Kinsey

With a Copy to: Ellen M. Avery-Smith, Esquire
Rogers Towers
100 Whetstone Place, Suite 100
St. Augustine, Florida 32086

6. **Liens/Damage to Improvements.** Grantee agrees that it will not suffer or permit any mechanics' lien, equitable lien or any other lien or encumbrance of any kind to be filed or otherwise asserted against the Easement Area, and will cause any such lien to be released or bonded within thirty (30) days of the date of filing same, time being of the essence. Each party comprising Grantee who installs, constructs, repairs, or maintains any Utility Lines and Facilities (the "**Constructing Party**") shall repair at its own cost and expense any and all damage to any improvements located within the Easement Area or surrounding areas, including without limitation landscaping installed by Grantor, caused by such Constructing Party's installation, construction, repair, or maintenance of the Utility Lines and Facilities and, upon completion of such work, the Constructing Party shall promptly restore such improvements to a condition which is equal to or better than the condition which existed prior to the beginning of such work. Any landscaping required to be replaced pursuant to the foregoing provision shall be replaced with landscaping of at least an equivalent size and quality.
7. **Representations and Warranties.** Each of the parties hereto represents and warrants to the other that the individuals executing this Easement have full power and authority to execute the same and to bind each of the parties to the covenants set forth herein. Each of the parties hereto represents and warrants to the other that no approval, joinder or consent of any other party is required to effectuate the terms of this Easement.
8. **Governing Law.** This Easement shall be governed by and interpreted and construed under the law of the State of Florida.
9. **Entire Easement.** This Easement constitutes the entire agreement of Grantor and Grantee concerning the subject matter hereof, and any oral agreements or understandings are hereby merged into this Easement. This Easement may not be modified or amended except in writing by a document in recordable form, signed

by the party bound thereby and against whom enforcement of such modification or amendment would be sought.

10. **Covenant Running with the Land.** The easement granted hereby and all conditions, obligations and covenants set forth herein are intended to be and shall be construed as covenants running with the Grantor Property, binding the Grantor Property and the Easement Area and inuring to the benefit of Grantee and their respective successors and assigns.
11. **Attorney's Fees.** If any legal or equitable action is brought for the enforcement or interpretation of this Easement, the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney's fees and costs, court and expenses incurred in such action or proceeding.
12. **Further Assurance.** Each of the parties hereto covenant and agree to execute and deliver such further instruments and do all matters and things which may be reasonably necessary to carry out the intentions of this Easement.
13. **Counterparts.** This Easement may be executed in counterparts each of which shall constitute an original and together shall constitute one and the same instrument.

GRANTOR:

Signed, sealed and delivered in the presence of:

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

Witness #1
Printed Name: _____

By: _____

Witness #2
Printed Name: _____

Print Name _____
Title: _____

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, _____, as _____ of St. Johns County, Florida, a
political subdivision of the State of Florida. He is ____ personally known to me or has ____
produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

GRANTEE:

Signed, sealed and delivered in the presence of:

HEARTWOOD 23, LLC, a Florida limited liability company

Witness #1
Printed Name: _____

By: _____
Print Name: _____
Its: _____

Witness #2
Printed Name: _____

STATE OF FLORIDA

COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, by _____, as _____ of Heartwood 23, LLC, a Florida limited liability company. He is ____ personally known to me or has ____ produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

**SOUTH JACKSONVILLE
PROPERTIES LLC**, a Florida limited liability company

Witness #1
Printed Name: _____

By: South Jacksonville Properties Mezz, LLC, a Florida limited liability company, its Sole Member

Witness #2
Printed Name: _____

By: _____
Arthur J. Falcone, Manager

STATE OF FLORIDA

COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____, 2016, Arthur J. Falcone, as Manager of South Jacksonville Properties Mezz, LLC, a Florida limited liability company, the Sole Member of South Jacksonville Properties, LLC, a Florida limited liability company, on behalf of the company. He is ____ personally known to me or has ____ produced _____ as identification.

(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

Signed, sealed and delivered in the presence of:

Witness #1
Printed Name: _____

**TWIN CREEKS DEVELOPMENT
ASSOCIATES, LLC**, a Florida limited
liability company

By: _____
John T. Kinsey, Manager

Witness #2
Printed Name: _____

STATE OF FLORIDA
COUNTY OF PALM BEACH

The foregoing instrument was acknowledged before me this ____ day of _____,
2016, by John T. Kinsey, as Manager of Twin Creeks Development Associates, LLC, a Florida
limited liability company. He is ____ personally known to me or has ____ produced
_____ as identification.

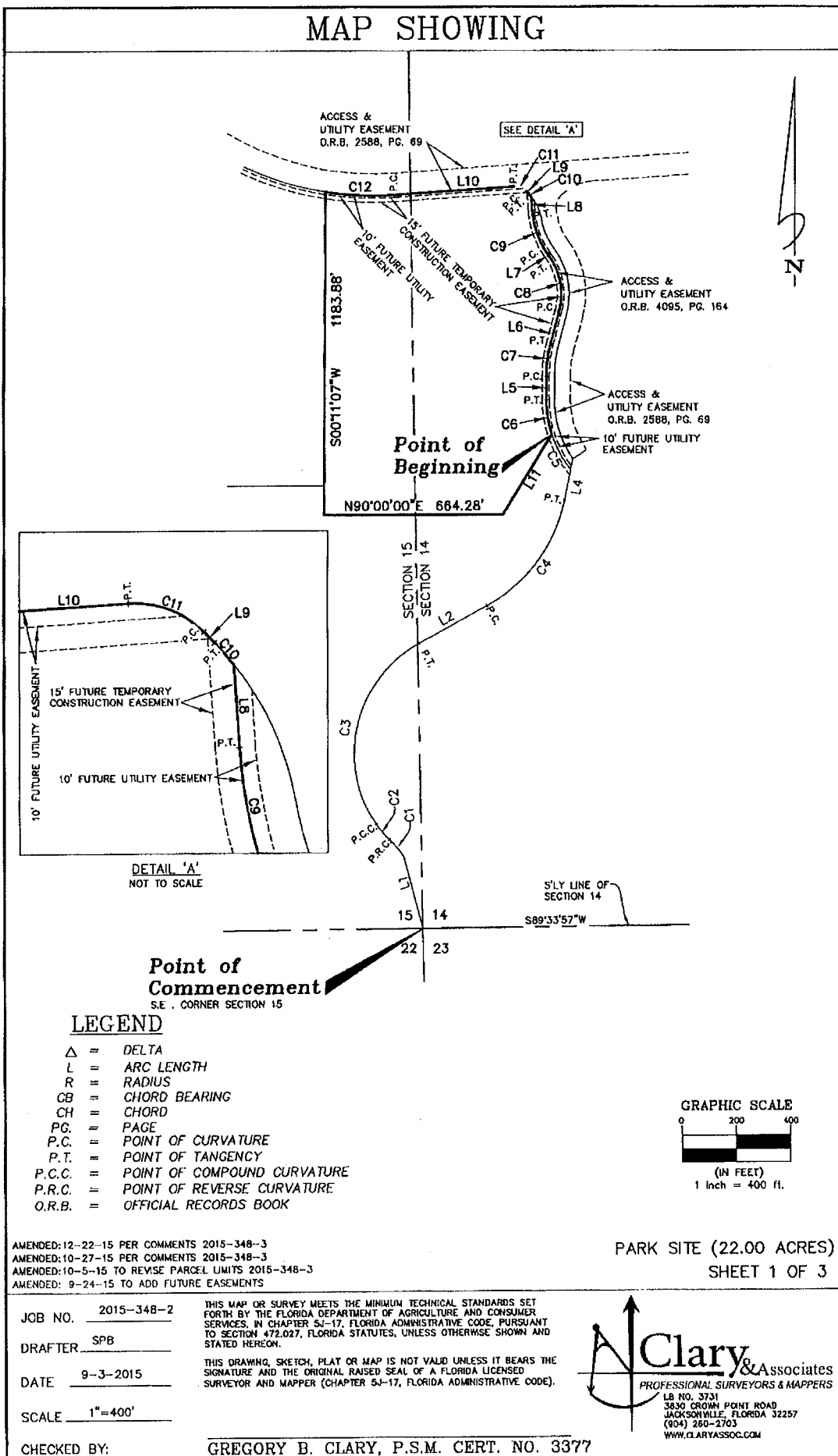
(NOTARY SEAL)

Notary Public
Print Name: _____
My commission expires: _____

EXHIBIT "A"

Grantor Property

MAP SHOWING



MAP SHOWING

LINE TABLE		
LINE	LENGTH	BEARING
L1	272.84'	N14°59'21"W
L2	287.18'	N61°36'00"E
L4	113.12'	N11°55'36"E
L5	85.97'	N00°13'42"W
L6	122.62'	N14°56'51"E
L7	4.50'	N36°17'22"W
L8	50.73'	N03°46'28"W
L9	9.27'	N44°44'34"W
L10	445.52'	S86°13'32"W
L11	343.24'	N31°59'36"E

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	DIRECTION	CHORD
C1	83.09'	314.27'	15°08'53"	N40°17'01"W	82.84'
C2	74.61'	318.58'	13°25'08"	N41°08'54"W	74.44'
C3	771.05'	460.00'	96°02'19"	N13°34'50"E	683.90'
C4	498.21'	574.66'	49°40'25"	N36°45'48"E	482.75'
C5	148.22'	410.00'	20°42'45"	N28°34'51"W	147.41'
C6	128.78'	410.00'	17°59'47"	N09°13'35"W	128.25'
C7	121.84'	460.00'	15°10'32"	N07°21'35"E	121.48'
C8	214.62'	240.00'	51°14'13"	N10°40'16"W	207.54'
C9	175.92'	310.00'	32°30'55"	N20°01'55"W	173.57'
C10	17.81'	180.00'	5°40'04"	N41°54'33"W	17.80'
C11	51.35'	60.00'	49°01'53"	N69°15'31"W	49.79'
C12	255.98'	1140.00'	12°51'55"	N87°20'30"W	255.44'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # T55-400, # T55-401, # T55-440, AND # T55-448 & ANGAS BOUNDARY # 115B-26C.

AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVISE PARCEL LIMITS 2015-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 2 OF 3

JOB NO. 2015-348-2
 DRAFTER SPB
 DATE 9-3-2015
 SCALE 1"=400'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

THIS DRAWING, SKETCH, PLAT OR MAP IS NOT VALID UNLESS IT BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER (CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE).



CHECKED BY: GREGORY B. CLARY, P.S.M. CERT. NO. 3377

MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 113.12 FEET, TO THE TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 148.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°34'51" WEST, 147.41 FEET, TO A POINT ON THE ARC OF SAID CURVE AND THE POINT OF BEGINNING; THENCE NORTHERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 410.00 FEET, AN ARC DISTANCE OF 128.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°13'35" WEST, 128.25 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 121.84 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 121.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 240.00 FEET, AN ARC DISTANCE OF 214.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 207.54 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 310.00 FEET, AN ARC DISTANCE OF 175.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 20°01'55" WEST, 173.57 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 03°46'28" WEST, 50.73 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY AND TO THE SOUTHERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY; THENCE NORTHWESTERLY AND SOUTHWESTERLY, ALONG THE SOUTHERLY LINE OF SAID ACCESS AND UTILITY EASEMENT, RUN THE FOLLOWING FIVE (5) COURSES AND DISTANCES: COURSE NO. 1; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 17.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°54'33" WEST, 17.80 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2; NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 51.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 69°15'31" WEST, 49.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4; SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 5; NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET, TO A POINT ON SAID CURVE; THENCE SOUTH 00°11'07" WEST, 1183.88 FEET; THENCE NORTH 90°00'00" EAST, 664.28 FEET; THENCE NORTH 31°59'36" EAST, 343.24 FEET, TO THE POINT OF BEGINNING.

CONTAINING 22.00 ACRES MORE OR LESS.

AMENDED: 12-22-15 PER COMMENTS 2015-348-3
 AMENDED: 10-27-15 PER COMMENTS 2015-348-3
 AMENDED: 10-5-15 TO REVISE PARCEL LIMITS 2015-348-3
 AMENDED: 9-24-15 TO ADD FUTURE EASEMENTS

PARK SITE (22.00 ACRES)
 SHEET 3 OF 3

JOB NO. 2015-348-2
 DRAFTER SPB
 DATE 9-3-2015
 SCALE 1"=400'

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 6J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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CHECKED BY:

GREGORY B. CLARY, P.S.M. CERT. NO. 3977



EXHIBIT "B"

Depiction of the Heartwood Property, the SJP Property, the TCDA Property

The "**Heartwood Property**" is comprised of Parcel 2A and Parcel 2B as shown on the map attached hereto as Schedule 1.

The "**SJP Property**" is comprised of the Phase 1 Conservation Area as shown on the map attached hereto as Schedule 1.

The "**TCDA Property**" is comprised of all of the property shown on the map attached hereto as Schedule 1 other than (i) the Park Site as shown on the map attached hereto as Schedule 1, (ii) the Twin Creeks Ventures LLC property (Parcel No. 1) as shown on the map attached hereto as Schedule 1, (iii) the Heartwood Property; and (iv) the SJP Property.

Schedule 1



PROSSER
Community - Management - Energy - Relationships

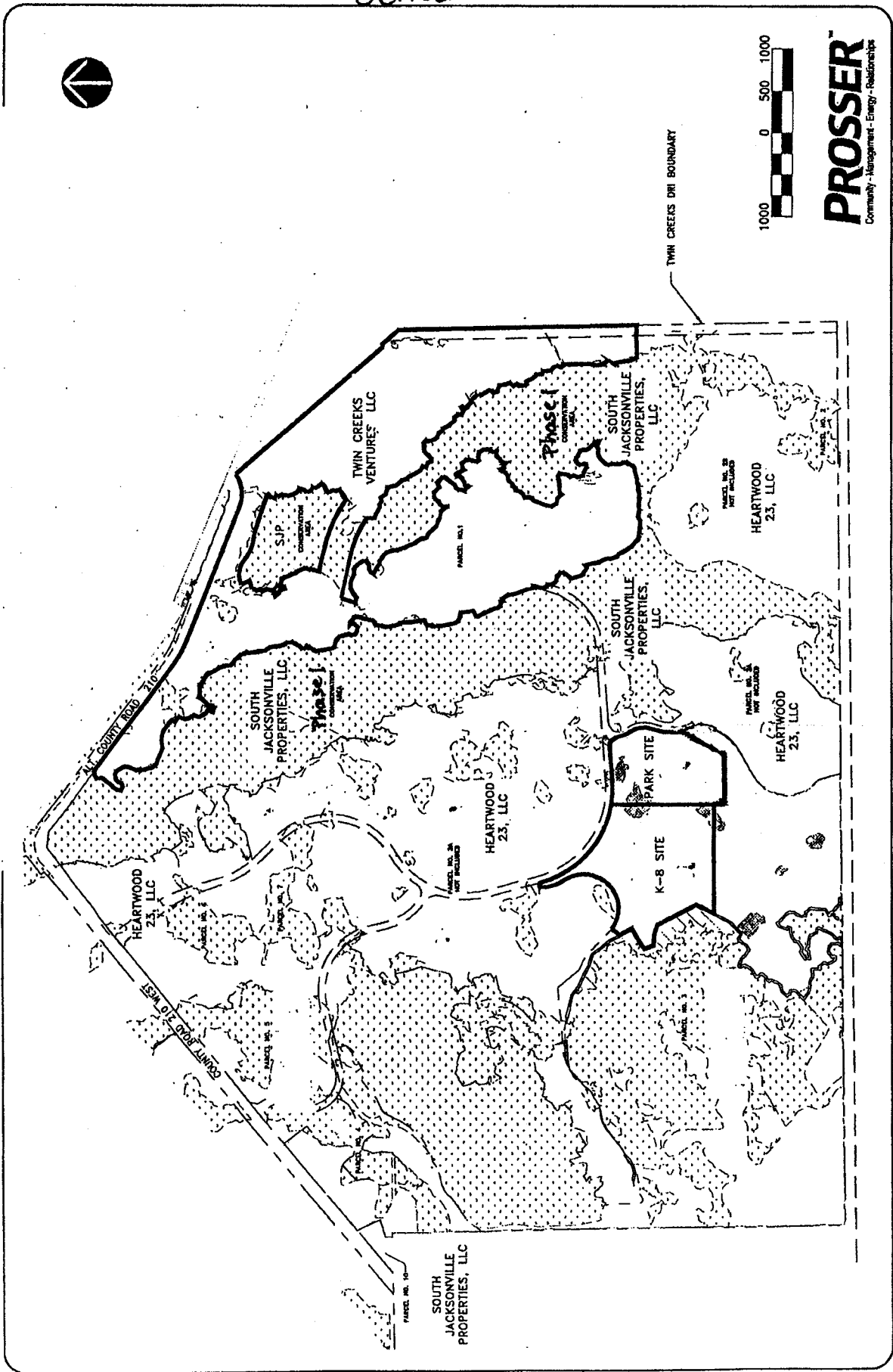
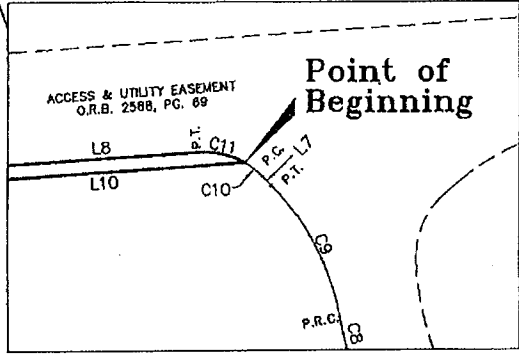
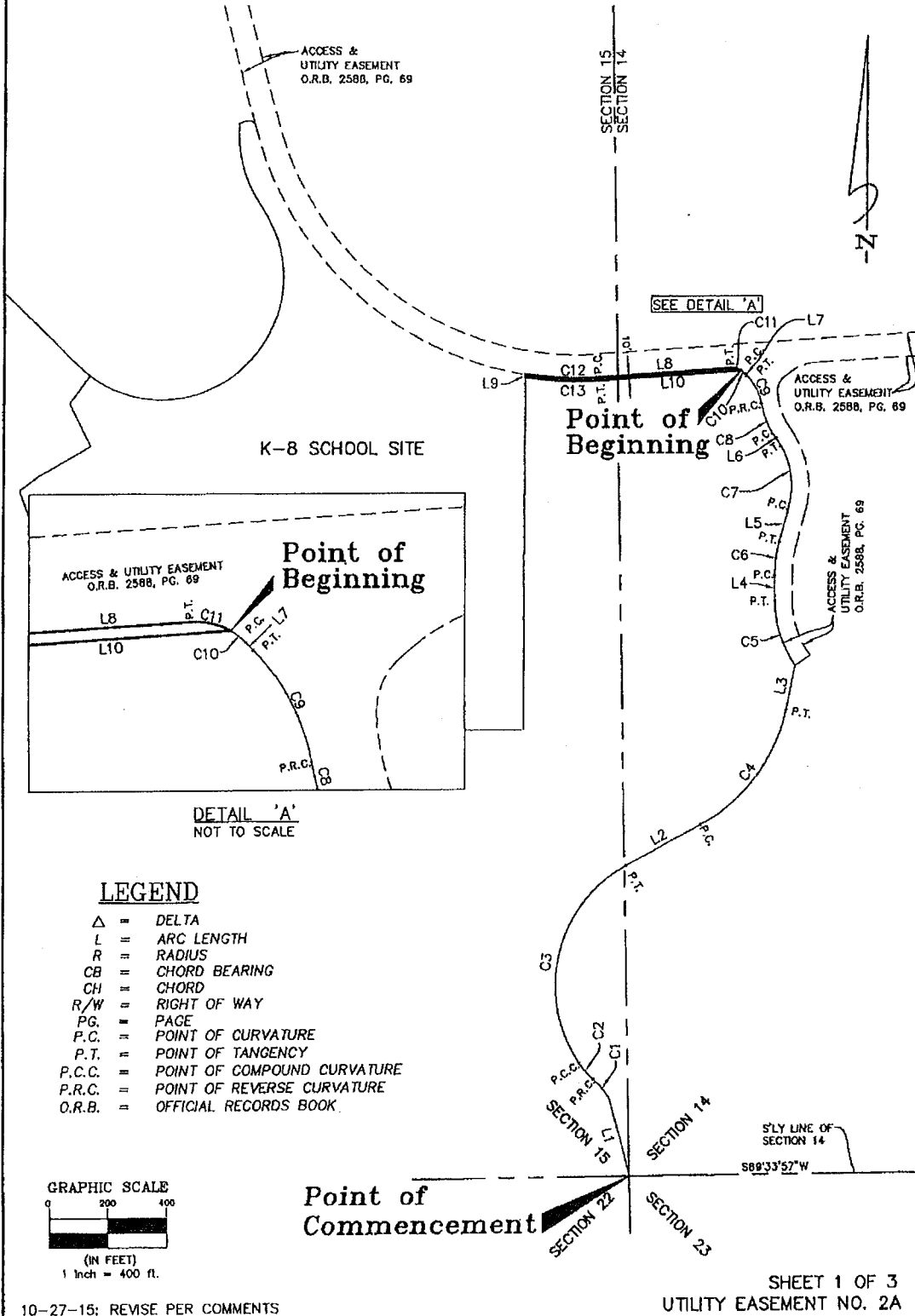


EXHIBIT "C"

Easement Area

MAP SHOWING

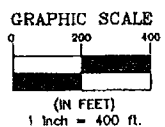
A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



DETAIL 'A'
NOT TO SCALE

LEGEND

- Δ = DELTA
- L = ARC LENGTH
- R = RADIUS
- CB = CHORD BEARING
- CH = CHORD
- R/W = RIGHT OF WAY
- PG. = PAGE
- P.C. = POINT OF CURVATURE
- P.T. = POINT OF TANGENCY
- P.C.C. = POINT OF COMPOUND CURVATURE
- P.R.C. = POINT OF REVERSE CURVATURE
- O.R.B. = OFFICIAL RECORDS BOOK.



10-27-15: REVISE PER COMMENTS

SHEET 1 OF 3
UTILITY EASEMENT NO. 2A

JOB NO. 2015-525 UE 2A
 DRAFTER SPB
 DATE 9-28-2015
 SCALE 1" = 400'
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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Gregory B. Clary
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

Clary & Associates
 PROFESSIONAL SURVEYORS & MAPPERS
 LB NO. 3731
 5830 CROWN POINT ROAD
 JACKSONVILLE, FLORIDA 32257
 (904) 280-2703
 WWW.CLARYASSOC.COM

MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	LENGTH
L1	N14°59'21"W	272.84'
L2	N61°36'00"E	287.18'
L3	N11°55'36"E	152.87'
L4	N00°13'42"W	85.97'
L5	N14°56'51"E	122.62'
L6	N36°17'22"W	4.50'
L7	N44°44'34"W	9.27'
L8	S86°13'32"W	445.52'
L9	S00°11'07"W	10.12'
L10	N86°13'32"E	478.69'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	DIRECTION	CHORD
C1	314.27'	83.09	15°08'53"	N40°17'01"W	82.84
C2	318.58'	74.61	13°25'08"	N41°08'54"W	74.44
C3	460.00'	771.05	96°02'20"	N13°34'50"E	683.90
C4	574.66'	498.21	49°40'25"	N36°45'48"E	482.75
C5	380.00'	231.62	34°55'25"	N17°41'24"W	228.05
C6	430.00'	113.89	15°10'32"	N07°21'35"E	113.56
C7	270.00'	241.45	51°14'13"	N10°40'16"W	233.48
C8	280.00'	126.39	25°51'47"	N23°21'29"W	125.32
C9	180.00'	107.81	34°19'00"	N27°35'05"W	106.20
C10	60.00'	16.20	15°28'27"	N52°28'48"W	16.16
C11	60.00'	35.14	33°33'26"	N76°59'45"W	34.64
C12	1140.00'	255.98'	12°51'55"	N87°20'30"W	255.44'
C13	1150.00'	256.66'	12°47'14"	S87°22'51"E	256.13'

GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON SOUTHERLY LINE OF SECTION 14, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, AS SOUTH 89°33'57" WEST, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
2. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
3. THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
4. CROSS REFERENCE: CLARY MAP FILES # R9-2A, # TS5-400, # TS5-401, # TS5-440, AND # TS5-448 & ANGAS BOUNDARY # 115B-26C.

SHEET 2 OF 3
UTILITY EASEMENT NO. 2A

10-27-15: REVISE PER COMMENTS

JOB NO. 2015-525 UE 2A
 DRAFTER SPB
 DATE 9-28-2015
 SCALE 1"=400'
 CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.

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MAP SHOWING

A PORTION OF SECTIONS 14 AND 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SECTION 15, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA; THENCE NORTH 14°59'21" WEST, 272.84 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 314.27 FEET, AN ARC DISTANCE OF 83.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 40°17'01" WEST, 82.84 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 318.58 FEET, AN ARC DISTANCE OF 74.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°08'54" WEST, 74.44 FEET, TO THE POINT OF COMPOUND CURVATURE A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 771.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 13°34'50" EAST, 683.90 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 61°36'00" EAST, 287.18 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 574.66 FEET, AN ARC DISTANCE OF 498.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°45'48" EAST, 482.75 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 11°55'36" EAST, 152.87 FEET, TO THE WESTERLY LINE OF AN ACCESS AND UTILITY EASEMENT DESIGNATED SOUTH ROAD PARCEL, DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 2588, PAGE 69 OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY AND THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, NORTHEASTERLY, NORTHWESTERLY AND WESTERLY, ALONG THE WESTERLY AND SOUTHERLY LINES OF SAID LANDS DESIGNATED SOUTH ROAD PARCEL, RUN THE FOLLOWING THIRTEEN (13) COURSES AND DISTANCES: COURSE NO. 1: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 380.00 FEET, AN ARC DISTANCE OF 231.62 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 17°41'24" WEST, 228.05 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: NORTH 00°13'42" WEST, 85.97 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 430.00 FEET, AN ARC DISTANCE OF 113.89 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 07°21'35" EAST, 113.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 14°56'51" EAST, 122.62 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 5: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 270.00 FEET, AN ARC DISTANCE OF 241.45 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°40'16" WEST, 233.48 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 36°17'22" WEST, 4.50 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 7: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 126.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°21'29" WEST, 125.32 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 8: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 180.00 FEET, AN ARC DISTANCE OF 107.81 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°35'05" WEST, 106.20 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 9: NORTH 44°44'34" WEST, 9.27 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 10: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 16.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°28'48" WEST, 16.16 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY AND THE POINT OF BEGINNING; COURSE NO. 11: WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 35.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 76°59'45" WEST, 34.64 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 12: SOUTH 86°13'32" WEST, 445.52 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 13: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1140.00 FEET, AN ARC DISTANCE OF 255.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 87°20'30" WEST, 255.44 FEET; THENCE SOUTH 00°11'07" WEST, 10.12 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 1150.00 FEET, AN ARC DISTANCE OF 256.66 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 87°22'51" EAST, 256.13 FEET; THENCE NORTH 86°13'32" EAST, 478.69 FEET, TO THE POINT OF BEGINNING.

CONTAINING 7243 SQUARE FEET, MORE OR LESS.

SHEET 3 OF 3
UTILITY EASEMENT NO. 2A

10-27-15: REVISE PER COMMENTS

JOB NO. 2015-525 UE 2A
 DRAFTER SPB
 DATE 9-28-2015
 SCALE 1"=400'
 CHECKED BY: _____

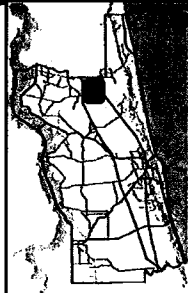
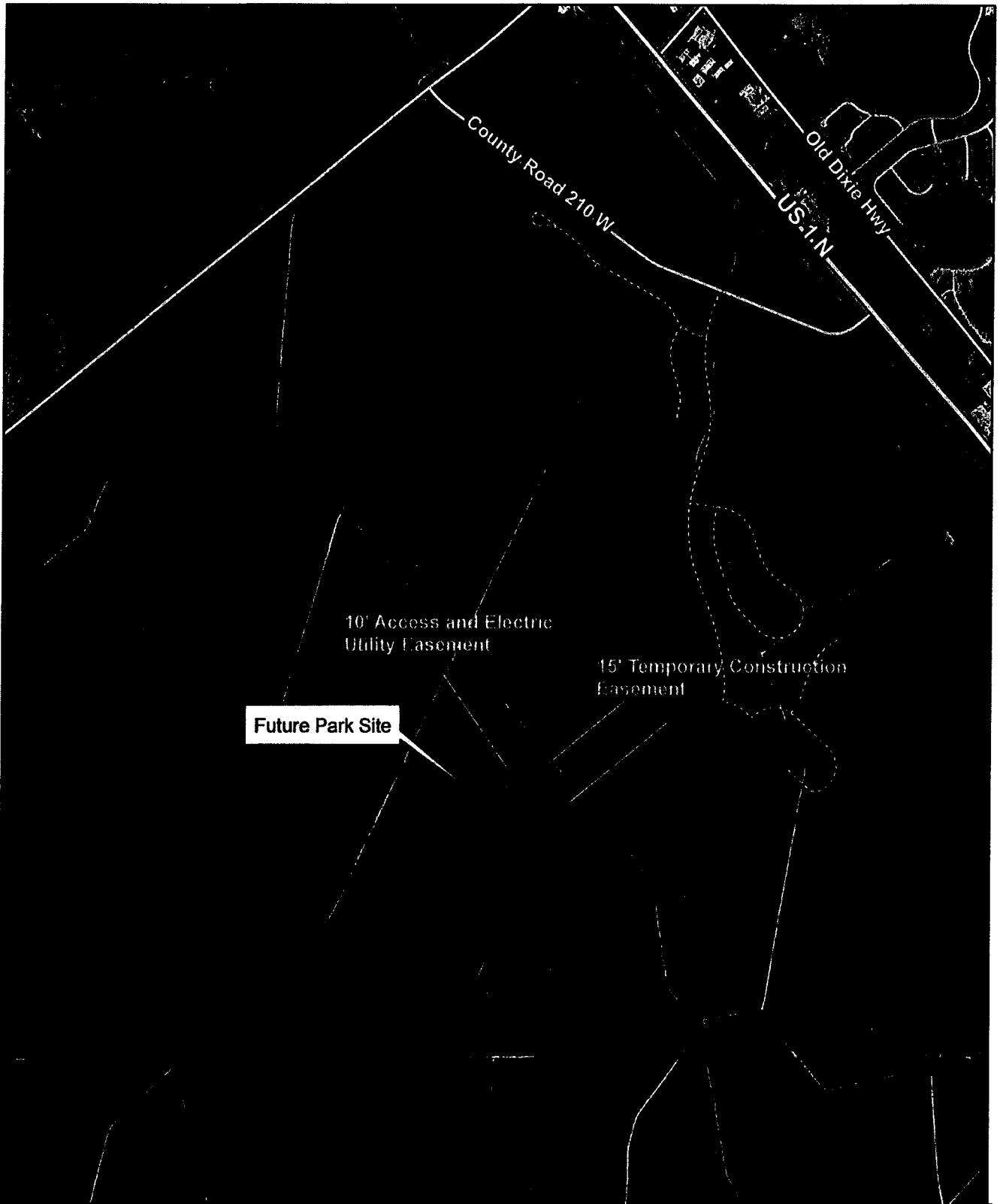
THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.


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 2013 Aerial Imagery
 600
 Feet
 June 6, 2016

Twin Creeks Park Site
Warranty Deed and Easements

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