

RESOLUTION NO. 2016- 85

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING AN EASEMENT FOR UTILITIES TO PROVIDE WATER AND SEWER SERVICE WITHIN ARBOR MILL PHASE ONE LOCATED OFF STATE ROAD 16A AND ACCEPTING A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEM.**

**RECITALS**

**WHEREAS**, Lennar Homes, LLC, has executed and presented to the County an Easement for Utilities, attached hereto as Exhibit "A", incorporated by reference and made a part hereof, to provide water and sewer service within Arbor Mill Phase One located off State Road 16A; and

**WHEREAS**, RKS of Florida LLC, has executed a Bill of Sale and schedule of values conveying all personal property associated with the water and sewer system, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; and

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

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

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

Section 2. The above described Easement for Utilities and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

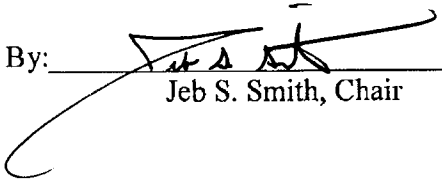
Section 3. To the extent that there are typographical, scrivener or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

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

PASSED AND ADOPTED this 5<sup>th</sup> day of April, 2016.

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

By: \_\_\_\_\_

  
Jeb S. Smith, Chair

**ATTEST:** Hunter S. Conrad, Clerk

  
Deputy Clerk



**RENDITION DATE** 4/7/16

Exhibit "A" to Resolution

**EASEMENT FOR UTILITIES**

THIS EASEMENT executed and given this 12<sup>th</sup> day of January, 2016 by Lennar Homes, LLC, with an address of 9940 Philips Highway, Suite 7, Jacksonville, FL 32256, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

**WITNESSETH:**

That for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor agrees as follows:

1. Grantor does hereby grant, bargain, sell, alien, remise, release, convey and confirm unto Grantee a non-exclusive permanent easement and right-of-way to install, construct, operate, maintain, repair, replace and remove pipes and mains constituting the underground water distribution system, gravity sewer collection system, lift stations, sewer force mains and all other equipment and appurtenances as may be necessary or convenient for the operation of the underground water and sewer utility services (hereinafter referred to as "Utility Lines and Associated Equipment") over and upon the real property described on Exhibit A attached hereto (the "Easement Area"); together with rights of ingress and egress to access the Easement Area as necessary for the use and enjoyment of the easement herein granted. This easement is for water and/or sewer utility services only and does not convey any right to install other utilities such as cable television service lines.

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

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

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

(b) All Utility Lines and Associated Equipment will be installed, operated and maintained at all times beneath the surface of the Easement Area provided that the same may be temporarily exposed or removed to the surface when necessary or desirable for the purpose of repairing and/or replacing the same. Provided, however, that Associated Equipment that is customarily installed above ground may be installed above ground subject to the right of Grantor, consistent with good engineering practices to approve the location of such above ground installation in its reasonable discretion.

(c) The easement granted by this instrument may be relocated to a location acceptable to the Grantee at any time upon Grantor's request provided that Grantor bears the cost of relocating the underground water and sewer utility lines and facilities located within the Easement area. At Grantor's request, and upon relocation of such lines at Grantor's expense, Grantee and Grantor shall execute an instrument in recordable form relocating the easement hereby granted to the new Easement Area designated by and in the title of the Grantor.

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

2. (a) WATER SYSTEM - The Grantee shall maintain all water mains and other elements of the water distribution system up to and including the water meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any water lines between the water meter and the improvements served by the utility system.

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

(c) GRAVITY SEWER SYSTEM - Grantee, by acceptance of this Easement, hereby agrees to maintain gravity sewer lines located within the Easement Area. The Grantee's maintenance of gravity sewer lines shall extend "manhole to manhole", but shall not include a responsibility for maintenance of sewer service laterals; The Grantor or Grantor's successors and assigns shall be responsible for the maintenance of such sewer service laterals. Grantor hereby specifically indemnifies and holds Grantee harmless from and against costs and expenses associated with installation, maintenance, repair or replacement of sewer service laterals.

3. After any installation, construction, repair, replacement or removal of any utility lines or equipment as to which easement rights are granted, Grantee shall refill any holes or trenches in a proper and workmanlike manner to the condition existing prior to such installation, construction, repair, replacement or removal, but Grantee shall not be responsible for restoration of sod, landscaping, planting, pavement or other surface improvements which are required to be removed in connection with installation, construction, repair, replacement or removal of utility lines or equipment. To the extent

permitted by law, however, Grantee shall be responsible for damage to improvements that are caused by Grantee's negligence.

4. This Grant of Easement shall inure to the benefit of and be binding of and be binding upon Grantee and its successors and assigns.

5. For the purposes of the terms and conditions of this Grant of Easement, "Grantor" means the owner from time to time of the Easement Area or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its duly authorized officer and its corporate seals to be hereunto affixed as of the day and year first above written.

Signed, sealed and delivered  
In the presence of:

Jeanne Shultz  
Witness

By: [Signature]  
Its: Vice President

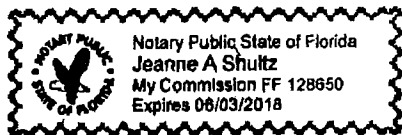
JEANNE SHULTZ  
Print Name

[Signature]  
Witness

S KYLE WINHAM  
Print Name

State of Florida  
County of St. Johns

The foregoing instrument was acknowledged before me this 12<sup>th</sup> day of JANUARY, 2016, by SCOTT KETLING who is personally known to me or has produced \_\_\_\_\_ as identification.



Jeanne Shultz  
Notary Public

Exhibit "A"

MAP SHOWING SKETCH OF

A UTILITY EASEMENT, COVERING A PORTION OF TRACT "K", (CONSERVATION/OPEN SPACE/UPLAND BUFFER), ALL AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF AFORESAID TRACT "K", (CONSERVATION/OPEN SPACE/UPLAND BUFFER), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, ALONG THE EASTERLY AND THEN SOUTHERLY BOUNDARY OF THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE", THE FOLLOWING THREE (3) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 18°01'21" WEST, A DISTANCE OF 40.35 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, SOUTH 12°00'01" WEST, A DISTANCE OF 541.70 FEET, TO A POINT;

COURSE No. 3: RUN THENCE, SOUTH 89°01'50" WEST, A DISTANCE OF 59.58 FEET, TO A POINT ON THE WESTERLY LINE OF THAT 30 FOOT UTILITY EASEMENT, AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE"; RUN THENCE, ALONG THE AFORESAID WESTERLY LINE OF THAT 30 FOOT UTILITY EASEMENT, AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 12°18'34" EAST, A DISTANCE OF 557.72 FEET, TO A POINT;

COURSE No. 2: RUN THENCE, NORTH 18°19'54" EAST, A DISTANCE OF 67.80 FEET, TO A POINT ON THE SOUTHERLY LINE OF LOT 59, "ARBOR MILL PHASE ONE"; RUN THENCE, NORTH 54°30'06" EAST, ALONG LAST SAID LINE, A DISTANCE OF 2.51 FEET, TO A POINT ON THE NORTHERLY BOUNDARY OF SAID TRACT "K", (CONSERVATION/OPEN SPACE/UPLAND BUFFER), AND THE SOUTHERLY BOUNDARY OF TRACT "H-2", 35' DEVELOPMENT EDGE; RUN THENCE, SOUTH 45°38'35" EAST, ALONG LAST SAID LINE, A DISTANCE OF 59.32 FEET, TO THE MOST NORTHEASTERLY CORNER OF TRACT "K", AND THE POINT OF BEGINNING.

SHEET TWO OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL BASED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. REVISIONS OR RELETINGS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**NOTES:**  
 1. BEARINGS ARE BASED ON THE CENTERLINE OF US N 54 2006' E, (AS PER PLAT)  
 2. THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT, AND TO ACCOMPANY A LEGAL PREPARED BY THIS FIRM  
 3. ELEVATIONS SHOWN THIS (20) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1985 (NGVD OF 1985)  
 4. BY GRADING PLOTTING ONLY, THE PROPERTY SHOWN HEREIN LIES WITHIN ZONES: AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 1. NWP REVISED DATE:  
 5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.  
 6. THERE MAY BE RESTRICTIONS OR ENCUMBRANCES OF RECORD EXPRESSED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**LEGEND**

- (C) REVISIONS CONCRETE MEASUREMENT
- X IDENTIFIES FENCE
- O IDENTIFIES 1/2" IRON PIPE SET (AS NOTED)
- IDENTIFIES IRON PIPE POINT (AS NOTED)
- X IDENTIFIES CROSS CUT

DATE: JANUARY 8, 2016  
 SCALE: 1" = 100'  
 JOB NO.: 12216  
 P. BOOK(S):  
 PAGE(S):  
 COMPUTER FILE NAME: UTILITY EASEMENT.DWG

**A & J LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LD 666  
 PROFESSIONAL LAND SURVEYORS OFFICE: (904) 246-7733  
 5847 LUELLA STREET FAX: (904) 246-7736  
 JACKSONVILLE, FLORIDA 32207

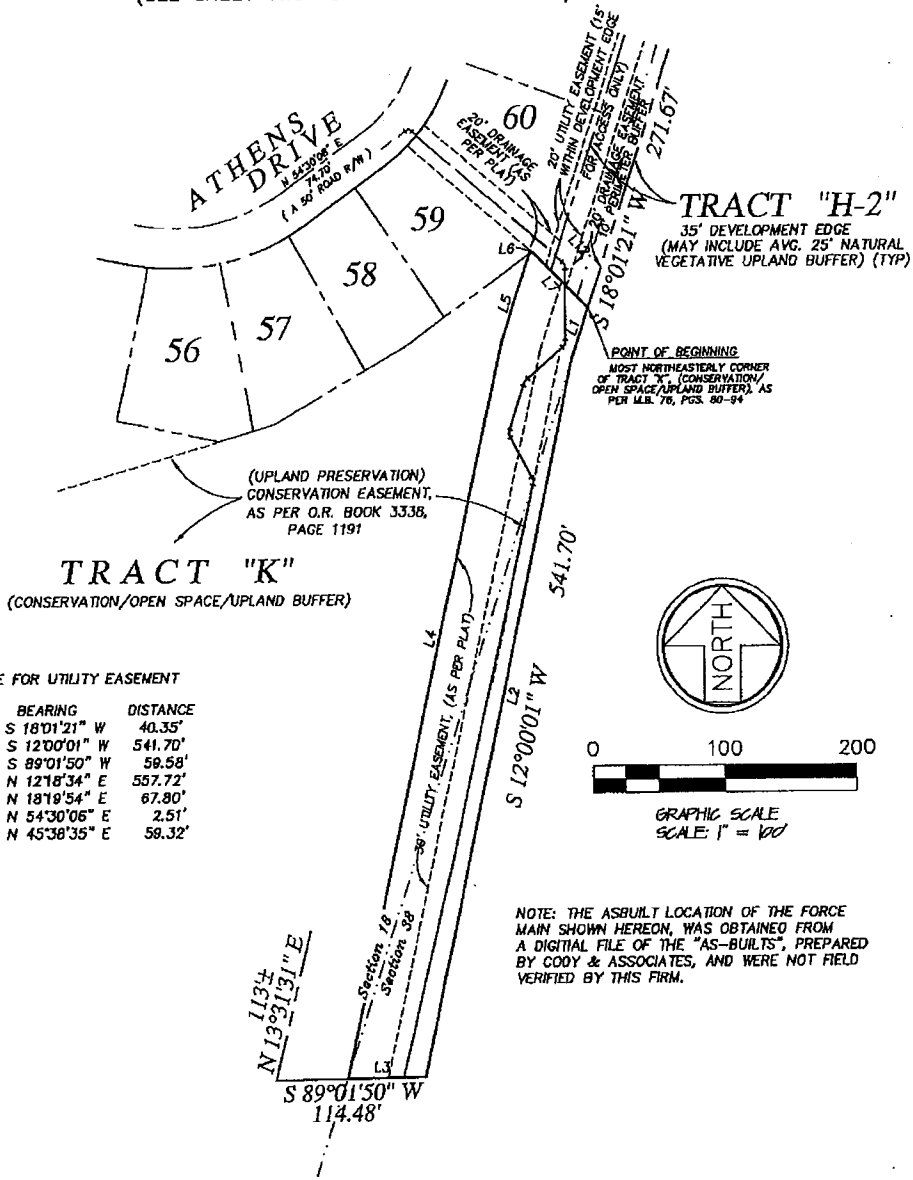
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 63-110, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.02, FLORIDA STATUTES.

*(Signature)*  
 JONATHAN B. BOWMAN, STATE OF FLORIDA,  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4800

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY			
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	LD	LICENSED BUSINESS
P.O.G.	POINT ON CURVE	WF	WIRE FENCE
P.O.B.	POINT OF BEGINNING	CLP	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	WPT	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WELL
P.C.C.	POINT OF COMPEND CURVE	OL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	PM	FIELD MEASURED
PI	POINT OF INTERSECTION	R-E	ROADS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
OR. V.	OFFICIAL RECORDS VOLUME	Ch=	CHORD BEARINGS & DISTANCE EQUALS
DB	DEED BOOK	A=	DELTA OR CENTRAL ANGLE EQUALS
PS	PAGE	IP	IRON PIPE
B.R.L.	BULBUP RESTRICTION LINE	CONC.	CONCRETE

# Exhibit "A"

**MAP SHOWING SKETCH OF**  
 A UTILITY EASEMENT, COVERING A PORTION OF TRACT "K", (CONSERVATION/OPEN SPACE/UPLAND BUFFER), ALL AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA. (SEE SHEET TWO FOR LEGAL DESCRIPTION)



**LINE TABLE FOR UTILITY EASEMENT**

LINE No.	BEARING	DISTANCE
L1	S 18°01'21" W	40.35'
L2	S 12°00'01" W	541.70'
L3	S 89°01'50" W	59.58'
L4	N 12°18'34" E	557.72'
L5	N 18°19'54" E	67.80'
L6	N 54°30'06" E	2.51'
L7	N 45°38'35" E	58.32'

NOTE: THE ASBUILT LOCATION OF THE FORCE MAIN SHOWN HEREON, WAS OBTAINED FROM A DIGITAL FILE OF THE "AS-BUILTS", PREPARED BY COOY & ASSOCIATES, AND WERE NOT FIELD VERIFIED BY THIS FIRM.

SHEET ONE OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**NOTES:**

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- THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT, AND TO ACCOMPANY A LEGAL, PREPARED BY THIS FIRM
- ELEVATIONS SHOWN THIS (50) REFER TO UNITED STATES CONST. AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (MVD. OF 1929)
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: \_\_\_\_\_; MAP REVISED DATE: \_\_\_\_\_
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

**LEGEND**

<input checked="" type="checkbox"/> X-X	POINTER CONCRETE MOUNDMENT	DATE	JANUARY 12, 2016
<input checked="" type="checkbox"/> X-X	POINTER FENCE	SCALE	1" = 100'
<input checked="" type="checkbox"/> O	POINTER 1/2" IRON PIPE SET (SEE NOTES)	JOB NO.	4216
<input checked="" type="checkbox"/> ●	POINTER 3/4" IRON PIPE FOUND (SEE NOTES)	F. BOOK(S)	
<input checked="" type="checkbox"/> X	POINTER CROSS CUT	FACE(S)	
		COMPUTER FILE NAME	UTILITY EASEMENT.DWG

**A & J LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LD 6661  
 PROFESSIONAL LAND SURVEYORS OFFICE: (904) 244-1750  
 5847 LUELLA STREET FAX: (904) 246-1756  
 JACKSONVILLE, FLORIDA 32217

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 64-12, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 64-12.01, FLORIDA STATUTES.

*Jonathan B. Bowman*  
 JONATHAN B. BOWMAN, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
PCP	PERMANENT CONTROL POINT
PRM	PERMANENT REFERENCE MONUMENT
P.C.	POINT ON CURVE
P.O.B.	POINT OF BEGINNING
P.P.R.	POINT OF REFERENCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF COMPOUND CURVE
P.R.C.	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
R/W	RIGHT OF WAY
O.R.V.	OFFICIAL RECORDS VALUE
D.B.	DEED BOOK
P.S.	PAGE
D.R.L.	BUILDING RESTRICTION LINE
ESMT	EASEMENT
L.P.	LICENSED BUSINESS
W.P.	WIRE FENCE
C.P.	CHAIN LINK FENCE
W.P.F.	WOOD PRIVACY FENCE
A/C	AIR CONDITIONER
W	WELL
O.R.L.	OVERHEAD LINES
F.M.	FIELD MEASURED
R	RADIUS
L	ARC LENGTH
C	CURVED BEARING & DISTANCE EQUALS
Δ	DELTA OR CENTRAL ANGLE EQUALS
IP	IRON PIPE
C.C.	CONCRETE

Exhibit "A"

MAP SHOWING SKETCH OF

PART "A" - 5 FOOT UTILITY EASEMENT

A 5 FOOT UTILITY EASEMENT, OVER THE SOUTHEASTERLY 5 FEET OF LOTS 60 THROUGH 67, "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID 5 FOOT UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 67, "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, AND RUN THENCE, NORTH 70°08'16" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 67, (AND ALSO BEING THE SOUTHERLY LINE OF TRACT "G-1", AS SHOWN ON AFORESAID PLAT), A DISTANCE OF 5.00 FEET, TO A POINT ON THE WESTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"; RUN THENCE, ALONG LAST SAID LINE, THE FOLLOWING TWO (2) COURSES:

COURSE No. 1: RUN THENCE, SOUTH 19°51'44" WEST, A DISTANCE OF 369.84 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 18°01'21" WEST, A DISTANCE OF 252.43 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 60, (AND ALSO BEING THE NORTHERLY LINE OF TRACT "K", AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"); RUN THENCE, SOUTH 45°38'35" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LOT 60, A DISTANCE OF 5.58 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LOT 60, "ARBOR MILL PHASE ONE" (AND ALSO BEING THE MOST SOUTHWESTERLY CORNER OF TRACT "H-2"); RUN THENCE, ALONG THE EASTERLY LINE OF LOTS 60 THROUGH 67, (AND ALSO BEING THE WESTERLY LINE OF TRACT "H-1", THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, NORTH 18°01'21" EAST, A DISTANCE OF 254.91 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 19°51'44" EAST, A DISTANCE OF 369.64 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 67, AND THE POINT OF BEGINNING.

PART "B" - 15 FOOT UTILITY EASEMENT

A 15 FOOT UTILITY EASEMENT, OVER THE NORTHWESTERLY 15 FEET OF TRACT "H-2", 35 FOOT DEVELOPMENT EDGE, OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID 15 FOOT UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "H-2", "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, AND RUN THENCE, SOUTH 70°08'16" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "H-1", (AND ALSO BEING THE SOUTHERLY LINE OF TRACT "G-1", AS SHOWN ON AFORESAID PLAT), A DISTANCE OF 15.00 FEET, TO A POINT ON THE EASTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"; RUN THENCE, ALONG LAST SAID LINE, THE FOLLOWING TWO (2) COURSES AND DISTANCES:

COURSE No. 1: RUN THENCE, SOUTH 19°51'44" WEST, A DISTANCE OF 369.40 FEET, TO A POINT; COURSE No. 2: RUN THENCE, SOUTH 18°01'21" WEST, A DISTANCE OF 262.09 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "H-2", (AND ALSO BEING THE NORTHERLY LINE OF TRACT "K", AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"); RUN THENCE, NORTH 45°38'35" WEST, ALONG THE AFORESAID SOUTHERLY LINE, A DISTANCE OF 16.74 FEET, TO A POINT ON THE WESTERLY LINE OF SAID TRACT "H-1"; RUN THENCE, ALONG LAST SAID LINE, (AND ALSO BEING THE EASTERLY LINE OF LOTS 60-67), THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE No. 1: RUN THENCE, NORTH 18°01'21" EAST, A DISTANCE OF 254.91 FEET, TO A POINT; COURSE No. 2: RUN THENCE, NORTH 19°51'44" EAST, A DISTANCE OF 369.64 FEET, TO THE AFORESAID NORTHWEST CORNER OF TRACT "H-2", AND THE POINT OF BEGINNING.

SHEET TWO OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

NOTES:

1. BEARINGS ARE BASED ON THE CENTERLINE OF AS N 54 20'00" E (AS PER PLAT)
2. THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT AND TO CONFORM TO A LEGAL PREPARED BY THIS FIRM
3. ELEVATIONS SHOWN THIS (20) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (MVDV OF 1929)
4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATIONAL FLOOD HAZARD PROGRAM, FLOOD HAZARD RATE MAP (FIRM) COMMUNITY PANEL NUMBER: ; MAP REVISION DATE:
5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE REQUIRED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY	
P.C.P.	PERMANENT CONTROL POINT
P.F.M.	PERMANENT REFERENCE MONUMENT
P.O.C.	POINT ON CURVE
P.O.B.	POINT OF BEGINNING
P.O.R.	POINT OF REFERENCE
P.C.	POINT OF CURVATURE
P.T.	POINT OF TANGENCY
P.C.C.	POINT OF CURVATURE CURVE
P.R.G.	POINT OF REVERSE CURVATURE
P.I.	POINT OF INTERSECTION
R/W	RIGHT OF WAY
O.R.V.	OFFICIAL RECORDS VOLUME
D.P.	DEED BOOK
P.F.	PIPE
P.R.L.	BUILDING RESTRICTION LINE
E.B.M.	EASEMENT
L.B.	LICENSED BUSINESS
W.F.	WIRE FENCE
Z.P.	CHAIN LINK FENCE
W.P.F.	WOOD FRAME FENCE
A/C	AIR CONDITIONER
A/S	WITH
O.L.	OVERHEAD LINES
F.M.	FIELD MEASURED
R-	RADIUS EQUALS
L-	ARC LENGTH EQUALS
A-L	CHORD BEARING & DISTANCE EQUALS
A-	DELTA OR CENTRAL ANGLE EQUALS
I.P.	IRON PIPE
C.O.N.	CONCRETE

LEGEND

█	RENOTES CONCRETE MONUMENT	DATE	JANUARY 18, 2014
X-X	RENOTES FENCE	SCALE	1" = 100'
○	RENOTES 1/2" IRON PIPE SET (40 NOTED)	JOB NO.	4276
●	RENOTES 3/4" IRON PIPE FOUND (40 NOTED)	F. BOOK(S)	
X	RENOTES CROSS CUT	PAGE(S)	
		COMPUTER FILE NAME	UTILITY EASEMENT2014

A & J LAND SURVEYORS, INC.  
 CERTIFICATE OF AUTHORIZATION NO. LD 6661  
 PROFESSIONAL LAND SURVEYORS OFFICE: (904) 346-7733  
 5941 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 346-1796

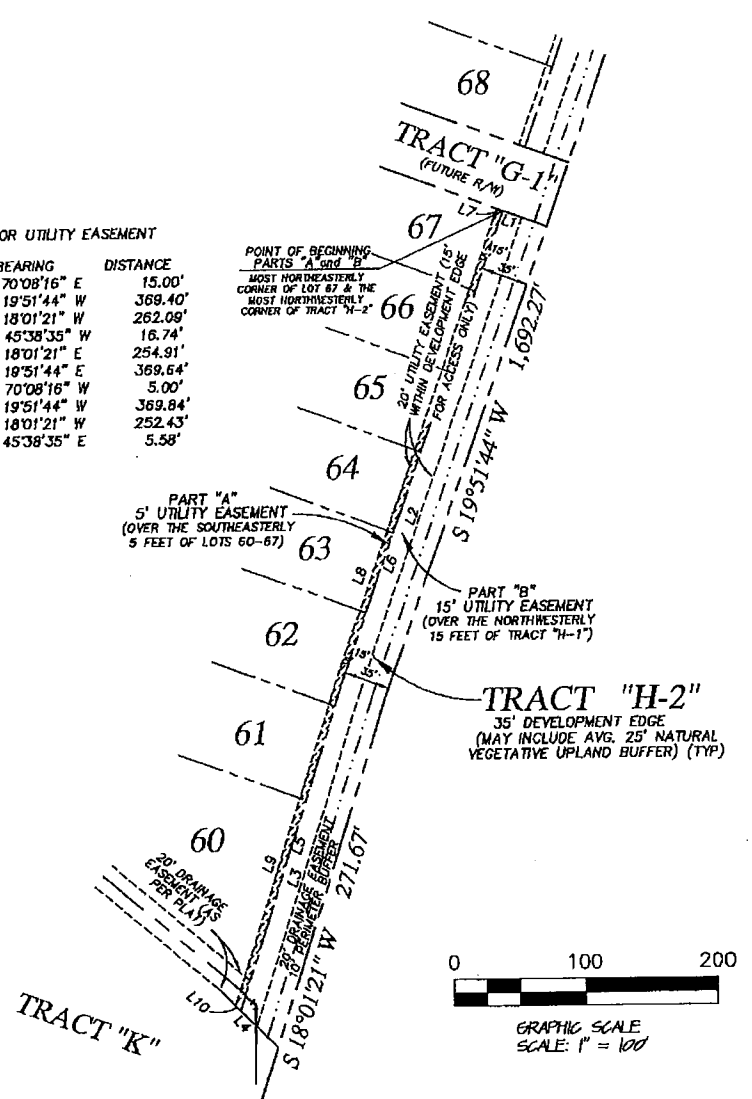
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MORAL TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 461.02, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.02, FLORIDA STATUTES.

*(Signature)*  
 JONATHAN B. BOWAN, STATE OF FLORIDA, REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

# Exhibit "A"

LINE TABLE FOR UTILITY EASEMENT

LINE No.	BEARING	DISTANCE
L1	S 70°08'16" E	15.00'
L2	S 19°51'44" W	369.40'
L3	S 18°01'21" W	262.09'
L4	N 45°38'35" W	16.74'
L5	N 18°01'21" E	254.91'
L6	N 19°51'44" E	369.64'
L7	N 70°08'16" W	5.00'
L8	S 19°51'44" W	369.84'
L9	S 18°01'21" W	252.43'
L10	S 45°38'35" E	5.58'



SHEET ONE OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADJUSTING OR DELIVERING TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**NOTES:**

- BEARINGS ARE BASED ON THE CENTERLINE OF AS IN S4 2006" E. (AS PER PLAN)
- THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT, AND TO ACCOMPANY A LEGAL PREPARED BY THIS SURVEYOR.
- ELEVATIONS SHOWN THIS (B2) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATURAL VERTICAL, OF 1928 (M.S.V.P. OF 1928).
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES: AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) NATURAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: MAP REVISED DATE:
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OR RECORDS EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.B.	LICENSED BUSINESS
P.O.C.	POINT OF CURVE	WF	WIRE FENCE
P.O.B.	POINT OF BEGINNING	CLF	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	WPF	WOOD FRAME FENCE
P.C.	POINT OF CURVATURE	AC	AS CONTAINER
P.T.	POINT OF TANGENCY	W/L	WITH
P.C.C.	POINT OF COMPASS CURVE	O/L	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FELD MEASURED
P.I.	POINT OF INTERSECTION	R/L	RADIUS EQUALS
R/W	RIGHT OF WAY	L	ARC LENGTH EQUALS
OR. V.	OFFICIAL RECORDS VOLUME	CH	CHORD BEARING & DISTANCE EQUALS
DEED BOOK		Δ	DELTA OR CENTRAL ANGLE EQUALS
P.B.		R/P	IRON PIPE
P.R.L.	PULPING RESTRICTION LINE	CONG.	CONCRETE

**LEGEND**

- PERMANENT CONCRETE MONUMENT
- CHAINED MONUMENT
- ROTTEN IRON PIPE FOUND (AS NOTED)
- ROTTEN IRON PIPE FOUND (AS NOTED)
- ROTTEN IRON PIPE FOUND (AS NOTED)
- ROTTEN IRON PIPE FOUND (AS NOTED)

DATE	JANUARY 12, 2016
SCALE	1" = 100'
JOB NO.	4376
P. BOOK(S)	
PAGE(S)	
COUNTER FILE NAME	UTILITY EASEMENT 2016

**A & J LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LD 6661  
 PROFESSIONAL LAND SURVEYORS OFFICE (904) 246-1795  
 8847 LIELLA STREET OFFICE (904) 246-1726  
 JACKSONVILLE, FLORIDA 32207

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 63-110, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 470.01, FLORIDA STATUTES.

*(Signature)*  
 JONATHAN B. BOWMAN, STATE OF FLORIDA,  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

Exhibit "A"

MAP SHOWING SKETCH OF

PART "A" - 5 FOOT UTILITY EASEMENT

A 5 FOOT UTILITY EASEMENT, OVER THE SOUTHEASTERLY 5 FEET OF LOTS 68 THROUGH 86, "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID 5 FOOT UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHEASTERLY CORNER OF SAID LOT 86, "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, AND RUN THENCE, NORTH 49°12'41" WEST, ALONG THE NORTHERLY LINE OF SAID LOT 86, (AND ALSO BEING THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON AFORESAID PLAT), A DISTANCE OF 5.35 FEET, TO A POINT ON THE WESTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"; RUN THENCE, SOUTH 19°51'44" WEST, ALONG THE AFORESAID WESTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, A DISTANCE OF 1,197.48 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 68, (AND ALSO BEING THE NORTHERLY LINE OF TRACT "G-1", AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"); RUN THENCE, SOUTH 70°08'16" EAST, ALONG THE AFORESAID SOUTHERLY LINE OF LOT 68, A DISTANCE OF 5.00 FEET, TO THE MOST SOUTHEASTERLY CORNER OF LOT 68, "ARBOR MILL PHASE ONE" (AND ALSO BEING THE MOST SOUTHWESTERLY CORNER OF TRACT "H-1"); RUN THENCE, NORTH 19°51'44" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,195.57 FEET, TO THE MOST NORTHEASTERLY CORNER OF SAID LOT 86, AND THE POINT OF BEGINNING.

PART "B" - 15 FOOT UTILITY EASEMENT

A 15 FOOT UTILITY EASEMENT, OVER THE NORTHWESTERLY 15 FEET OF TRACT "H-1", 35 FOOT DEVELOPMENT EDGE, OF "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA; SAID 15 FOOT UTILITY EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, BEGIN AT THE MOST NORTHWESTERLY CORNER OF SAID TRACT "H-1", "ARBOR MILL PHASE ONE", AS SHOWN ON THE PLAT THEREOF, AND RUN THENCE, SOUTH 49°12'41" EAST, ALONG THE NORTHERLY LINE OF SAID TRACT "H-1", (AND ALSO BEING THE SOUTHERLY LINE OF TRACT "C", AS SHOWN ON AFORESAID PLAT), A DISTANCE OF 16.06 FEET, TO A POINT ON THE EASTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"; RUN THENCE, SOUTH 19°51'44" WEST, ALONG THE AFORESAID EASTERLY LINE OF THAT 20 FOOT UTILITY EASEMENT, A DISTANCE OF 1,189.83 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID TRACT "H-1", (AND ALSO BEING THE NORTHERLY LINE OF TRACT "G-1", AS SHOWN ON THE AFORESAID PLAT OF "ARBOR MILL PHASE ONE"); RUN THENCE, NORTH 70°08'16" WEST, ALONG THE AFORESAID SOUTHERLY LINE OF TRACT "H-1", A DISTANCE OF 15.00 FEET, TO THE MOST SOUTHWESTERLY CORNER OF TRACT "H-1", "ARBOR MILL PHASE ONE" (AND ALSO BEING THE MOST SOUTHEASTERLY CORNER OF LOT 68); RUN THENCE, NORTH 19°51'44" EAST, ALONG LAST SAID LINE, A DISTANCE OF 1,195.57 FEET, TO THE MOST NORTHWESTERLY CORNER OF SAID TRACT "H-1", AND THE POINT OF BEGINNING.

SHEET TWO OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. MODIFICATIONS OR REVISIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

- NOTES:
1. BEARINGS ARE BASED ON THE CENTERLINE OF AS N 54°30'06" E. (AS PER PLAT)
  2. THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT, AND TO ACCOMPANY A LEGAL PREPARED BY THE PARTY.
  3. ELEVATIONS SHOWN THIS (20) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATA, NATIONAL GEODETIC VERICAL OF 1988, (NAD 83, OF 1913).
  4. BY GRADING PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: MAP REVISED DATE:
  5. UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
  6. THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

LEGEND

- POINTS CONCRETE MONUMENT
- POINTS FENCE
- POINTS 1/2" IRON PIPE SET (AS NOTED)
- POINTS 3/4" IRON PIPE FOUND (AS NOTED)
- ✕ POINTS CHISEL CUT

DATE: JANUARY 13, 2016  
 SCALE: 1" = 100'  
 JOB NO.: AETL  
 P. BOOK(S):  
 PAGE(S):  
 COMPUTER FILE NAME: UTILITY EASEMENT.ADW

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LD 666  
 PROFESSIONAL LAND SURVEYORS OFFICE (904) 344-1753  
 5947 LUELLA STREET JACKSONVILLE, FLORIDA 32207 FAX: (904) 344-1756

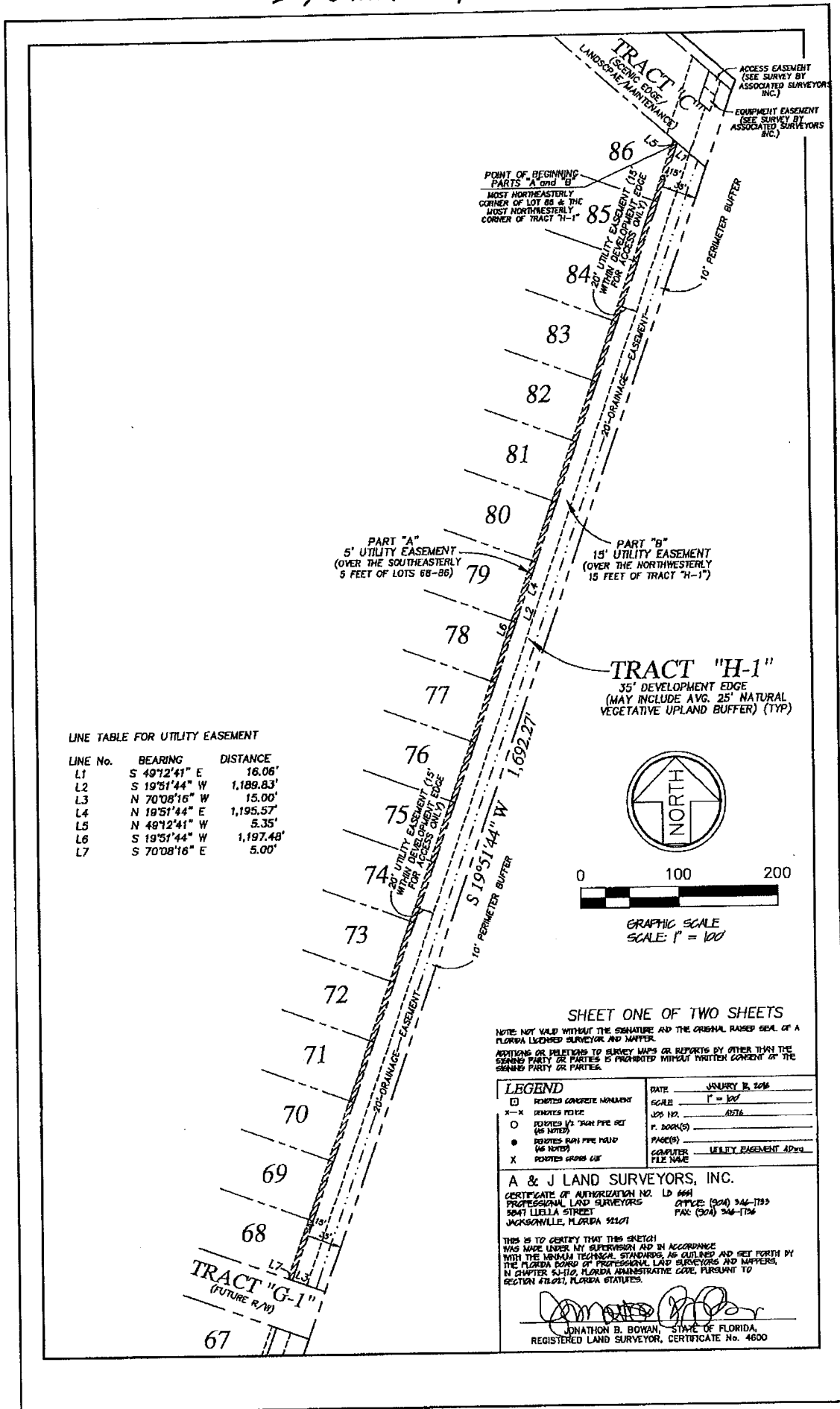
THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 63-170, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 473.07, FLORIDA STATUTES.

*(Signature)*  
 JONATHAN B. BOWMAN, STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4800

ABBREVIATIONS THAT MAY BE USED IN THE SURVEY

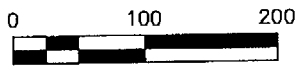
P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	L.S.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	WF	WIRE FENCE
P.O.B.	POINT OF BEGINNING	CLP	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	WPF	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AR CORRIDOR
P.T.	POINT OF TANGENCY	W	WALL
P.C.C.	POINT OF COMPOUND CURVE	OL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	FM	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R/E	RABBIT EAGLES
R/W	RIGHT OF WAY	L	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VALUE	CR	CHORD BEARINGS & DISTANCE EQUALS
DB	DEED BOOK	Δ	DELTA OR CENTRAL ANGLE EQUALS
PE	PLAT	IP	IRON PIPE
BRL	BUILDING RESTRICTION LINE	CONC.	CONCRETE

# Exhibit "A"



LINE TABLE FOR UTILITY EASEMENT

LINE No.	BEARING	DISTANCE
L1	S 49°12'41" E	16.06'
L2	S 19°51'44" W	1,189.83'
L3	N 70°08'16" W	15.00'
L4	N 19°51'44" E	1,195.57'
L5	N 49°12'41" W	5.35'
L6	S 19°51'44" W	1,197.48'
L7	S 70°08'16" E	5.00'



SHEET ONE OF TWO SHEETS

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RANDED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.  
 ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SENSING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SENSING PARTY OR PARTIES.

LEGEND		DATE
□	FOUNDED CONCRETE MONUMENT	JANUARY 18, 2016
—X—	RENDERED POLE	SCALE
○	FOUNDED 1/2" IRON PIPE SET (AS NOTED)	JOB NO.
●	FOUNDED 3/4" IRON PIPE FIELD (AS NOTED)	P. BOOK(S)
×	RENDERED GRASS CURB	PAGE(S)
		COMPUTER FILE NAME

**A & J LAND SURVEYORS, INC.**  
 CERTIFICATE OF AUTHORIZATION NO. LD 6661  
 PROFESSIONAL LAND SURVEYORS  
 5041 LUELLA STREET  
 JACKSONVILLE, FLORIDA 32207  
 OFFICE: (904) 346-1793  
 FAX: (904) 346-1756

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 63-110, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 471.05, FLORIDA STATUTES.

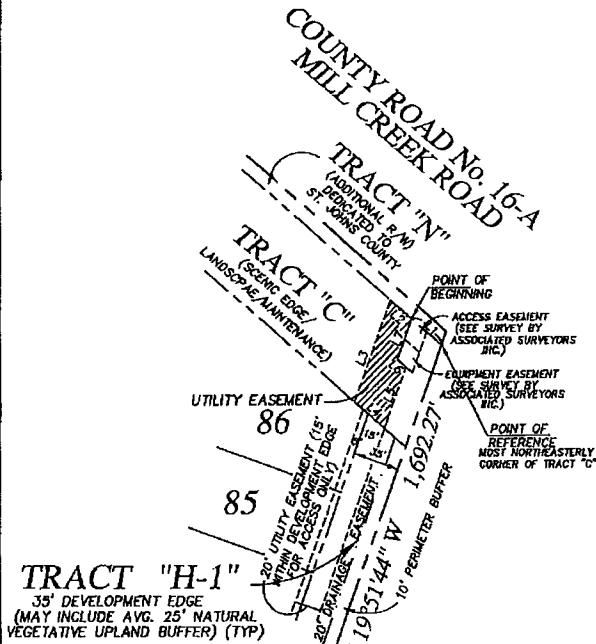
*(Signature)*  
 JONATHAN B. BOWAN  
 STATE OF FLORIDA  
 REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

## MAP SHOWING SKETCH OF

A UTILITY EASEMENT, COVERING A PORTION OF TRACT "C", (SCENIC EDGE/LANDSCAPE/MAINTENANCE), ALL AS SHOWN ON THE PLAT OF "ARBOR MILL PHASE ONE", AS RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, SAID EASEMENT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

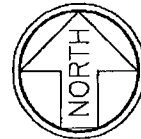
FOR A POINT OF REFERENCE, COMMENCE AT THE MOST NORTHEASTERLY CORNER OF AFORESAID TRACT "C", (SCENIC EDGE/LANDSCAPE/MAINTENANCE), AS SHOWN ON THE PLAT THEREOF, RECORDED IN MAP BOOK 76, PAGES 80 THROUGH 94 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, AND RUN THENCE, NORTH 49°12'41" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "C", A DISTANCE OF 30.00 FEET, TO A POINT OF BEGINNING.

FROM THE POINT OF BEGINNING THUS DESCRIBED, CONTINUE NORTH 49°12'41" WEST, ALONG THE AFORESAID NORTHERLY BOUNDARY OF TRACT "C", A DISTANCE OF 21.41 FEET, TO A POINT; RUN THENCE, SOUTH 19°51'44" WEST, A DISTANCE OF 80.30 FEET, TO A POINT ON THE SOUTHERLY BOUNDARY OF SAID TRACT "C", (AND ALSO BEING THE NORTHERLY LINE OF LOT 86); RUN THENCE, SOUTH 49°12'14" EAST, ALONG LAST SAID LINE, A DISTANCE OF 30.00 FEET, TO A POINT; RUN THENCE, NORTH 19°51'44" EAST, A DISTANCE OF 48.18 FEET, TO A POINT; RUN THENCE, NORTH 49°12'14" WEST, A DISTANCE OF 8.59 FEET, TO A POINT; RUN THENCE, NORTH 19°51'44" EAST, A DISTANCE OF 32.12 FEET, TO A POINT ON THE AFORESAID NORTHERLY BOUNDARY OF TRACT "C", AND THE POINT OF BEGINNING.



LINE TABLE FOR UTILITY EASEMENT

LINE No.	BEARING	DISTANCE
L1	N 49°12'41" W	30.00'
L2	N 49°12'41" W	21.41'
L3	S 19°51'44" W	80.30'
L4	S 49°12'14" E	30.00'
L5	N 19°51'44" E	48.18'
L6	N 49°12'14" W	8.59'
L7	N 19°51'44" E	32.12'



GRAPHIC SCALE  
SCALE: 1" = 100'

SHEET ONE OF ONE SHEET

NOTE: NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.

**NOTES:**

- BEARINGS ARE BASED ON THE CENTERLINE OF AS H 54 30'00" E. (AS PER PLAT)
- THIS IS A MAP TO SHOW SKETCH OF A UTILITY EASEMENT, AND TO ACCOMPANY A LEGAL PREPARED BY THIS FIRM
- ELEVATIONS SHOWN THIS (S) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929 (MVDV. OF 1929)
- BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONES AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NUMBER: 17092Z0100A; MAP REVISED DATE: 11/09/2007
- UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
- THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON

**LEGEND**

- PERIMETER CONCRETE MONUMENT
- PERIMETER FENCE
- PERIMETER (A) IRON PIPE SET (AS NOTED)
- PERIMETER IRON PIPE FOUND (AS NOTED)
- X PERIMETER CORNER CUP

DATE	JANUARY 12, 2016
SCALE	1" = 100'
JOB NO.	ARLH
F. BOOK(S)	
PAGE(S)	
COMPUTER FILE NAME	UTILITY EASEMENT 22016

**A & J LAND SURVEYORS, INC.**

CERTIFICATE OF AUTHORIZATION NO. LD 4664  
PROFESSIONAL LAND SURVEYORS  
5841 LUELLA STREET  
JACKSONVILLE, FLORIDA 32207  
OFFICE: (904) 246-1700  
FAX: (904) 246-1756

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61-112, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 476.02, FLORIDA STATUTES.

*(Signature)*  
JAMATHON B. BOWMAN, STATE OF FLORIDA  
REGISTERED LAND SURVEYOR, CERTIFICATE No. 4600

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY		EASMENT	
P.C.P.	PERMANENT CONTROL POINT	EB	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	LB	LICENSED BUSINESS
P.G.	POINT ON CURVE	WF	WIRE FENCE
P.D.	POINT OF BEGINNING	CL	CHAIN LINK FENCE
P.R.	POINT OF REFERENCE	WP	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	AC	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WALL
P.C.C.	POINT OF COMPOUND CURVE	OL	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	FM	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R	RADIUS EQUALS
R/W	RIGHT OF WAY	L	ARC LENGTH EQUALS
OR V.	OFFICIAL RECORDS VOLUME	CH	CHORD BEARING & DISTANCE EQUALS
P.B.	DEED BOOK	S	DELTA OR CENTRAL ANGLE EQUALS
P.F.	PAGE	IP	IRON PIPE
P.R.L.	BUILDING RESTRICTION LINE	CON.	CONCRETE

Exhibit "B" to Resolution



**BILL OF SALE**  
**UTILITY IMPROVEMENTS**  
for

**Arbor Mill St. Johns County**

RKS of Florida LLC, 161 Hampton Point Drive Suite 1, St. Augustine, FL 32092,  
(the "Seller") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and  
other good and valuable consideration, the receipt and sufficiency of which is hereby  
acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS.**  
**COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following  
personal property:

See Attached Exhibit A – Schedule of Values for Arbor Mill St. Johns County

The Seller does, for itself and its successors and assigns, covenant to and with St.  
Johns County and its successors and assigns, that it is lawful owner of said personal  
property; that the personal property is free of all encumbrances; that it has good rights to  
sell the same; and that it will warrant and defend the sale of the personal property against  
the lawful claims and demands of all persons.

**IN WITNESS WHEREOF**, the Seller has caused this instrument to be duly  
executed and delivered by its duly authorized office on this 6<sup>th</sup> of JAN. 2016.

**WITNESS:**

**OWNER:**

Jeanne Shultz  
Witness Signature

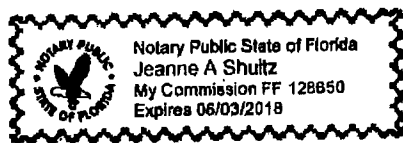
[Signature]  
Owner's Signature

Jeanne Shultz  
Print Witness Name

Samuel Crozier  
Print Owner's Name

State of FLORIDA  
County of ST. JOHNS

The foregoing instrument was acknowledged before me this 6<sup>th</sup> day of  
JANUARY, 2016 by SAMUEL CROZIER  
who is personally known to me or has produced \_\_\_\_\_ as  
identification.



Jeanne Shultz  
Notary Public



# St. Johns County Utility Department

## Asset Management

### Exhibit A - Schedule of Values for Arbor Mill St. Johns County

Project Name: Arbor Mill St. Johns County  
 Contractor: A.J. Johns, Inc.  
 Developer: RKS of Florida, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
20" HDPE DR 11 Offsite HDD	LF	1360	\$ 209.15	\$ 284,444.00
16" DR 25 PVC Pipe Offsite	LF	11125	\$ 39.64	\$ 440,995.00
10" HDPE DR 11 Offsite HDD	LF	210	\$ 97.05	\$ 20,380.50
8" DR 18 PVC Pipe	LF	10359	\$ 18.90	\$ 195,785.10
6" DR 18 PVC Pipe	LF	1298	\$ 16.34	\$ 21,209.32
4" DR 18 PVC Pipe	LF	938	\$ 14.95	\$ 14,023.10
2" Poly Pipe	LF	1002	\$ 7.84	\$ 7,855.68
	LF		\$ -	\$ -
<b>Water Valves (Size and Type)</b>				
16" Gate Valve (Offsite)	Ea	14	\$ 4,689.00	\$ 65,646.00
8" Gate Valve	Ea	21	\$ 1,159.00	\$ 24,339.00
6" Gate Valve	Ea	25	\$ 975.00	\$ 24,375.00
4" Gate Valve	Ea	4	\$ 685.00	\$ 2,740.00
2" Air Release Valve	Ea	4	\$ 5,528.35	\$ 22,113.40
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
6" Fire Hydrants	Ea	35	\$ 4,486.00	\$ 157,010.00
2" Flushing hydrants	Ea	4	\$ 1,002.00	\$ 4,008.00
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Single	Ea	146	\$ 545.00	\$ 79,570.00
1.5" Poly Double	Ea	53	\$ 880.59	\$ 46,671.27
	Ea		\$ -	\$ -
			\$ -	\$ -
<b>Total Water System Cost</b>				<b>\$ 1,411,165.37</b>



# St. Johns County Utility Department

## Asset Management

### Exhibit A - Schedule of Values for Arbor Mill St. Johns County

Project Name: Arbor Mill St. Johns County  
 Contractor: A.J. Johns, Inc.  
 Developer: RKS of Florida, LLC.

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
16" DR 11 HDPE Offsite HDD	LF	480	\$ 174.55	\$ 83,784.00
12" DR 11 HDPE Offsite HDD	LF	1500	\$ 130.50	\$ 195,750.00
8" DR 11 HDPE Offsite HDD	LF	165	\$ 63.60	\$ 10,494.00
12" DR 25 Offsite Force Main	LF	1847	\$ 26.40	\$ 48,760.80
10" DR 25 Offsite Force Main	LF	6522	\$ 25.74	\$ 167,876.28
6" DR 25 Offsite Force Main	LF	2652	\$ 10.30	\$ 27,315.60
<b>Sewer Valves (Size and Type)</b>				
10" Tapping Valve	Ea	1	\$ 2,895.24	\$ 2,895.24
6" Tapping Valve	Ea	1	\$ 1,877.24	\$ 1,877.24
12" Gate Valve	Ea	3	\$ 2,015.00	\$ 6,045.00
10" Gate Valve	Ea	7	\$ 1,737.00	\$ 12,159.00
6" Gate Valve	Ea	3	\$ 1,737.00	\$ 5,211.00
2" Air Release Valve	Ea	8	\$ 5,528.35	\$ 44,226.80
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" SDR 26 PVC	LF	11945	\$ 23.01	\$ 274,854.45
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Laterals (Size and Type)</b>				
6" SDR 26 PVC	EA	74	\$ 606.54	\$ 44,883.96
6" DR 35 PVC	EA	185	\$ 606.54	\$ 112,209.90
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
48" Type A Manhole	EA	52	\$ 3,792.76	\$ 197,223.52
60" Type A Junction Manhole	EA	3	\$ 3,970.58	\$ 11,911.74
48" Type B Manhole	EA	1	\$ 4,459.17	\$ 4,459.17
60" Type B Junction Manhole	EA	4	\$ 7,025.09	\$ 28,100.36
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum	1	\$ 95,256.00	\$ 95,256.00
Process Piping	Lump Sum	1	\$ 55,254.00	\$ 55,254.00
Process Structure	Lump Sum	1	\$ 65,255.00	\$ 65,255.00
Process Electrical Equipment	Lump Sum	1	\$ 75,482.00	\$ 75,482.00
Other Improvements	Lump Sum	1	\$ 92,389.54	\$ 92,389.54
<b>Total Sewer System Cost</b>				<b>\$ 1,663,674.60</b>



Exhibit "C" to Resolution

**St. Johns County Board of County Commissioners**

Utility Department

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**INTEROFFICE MEMORANDUM**

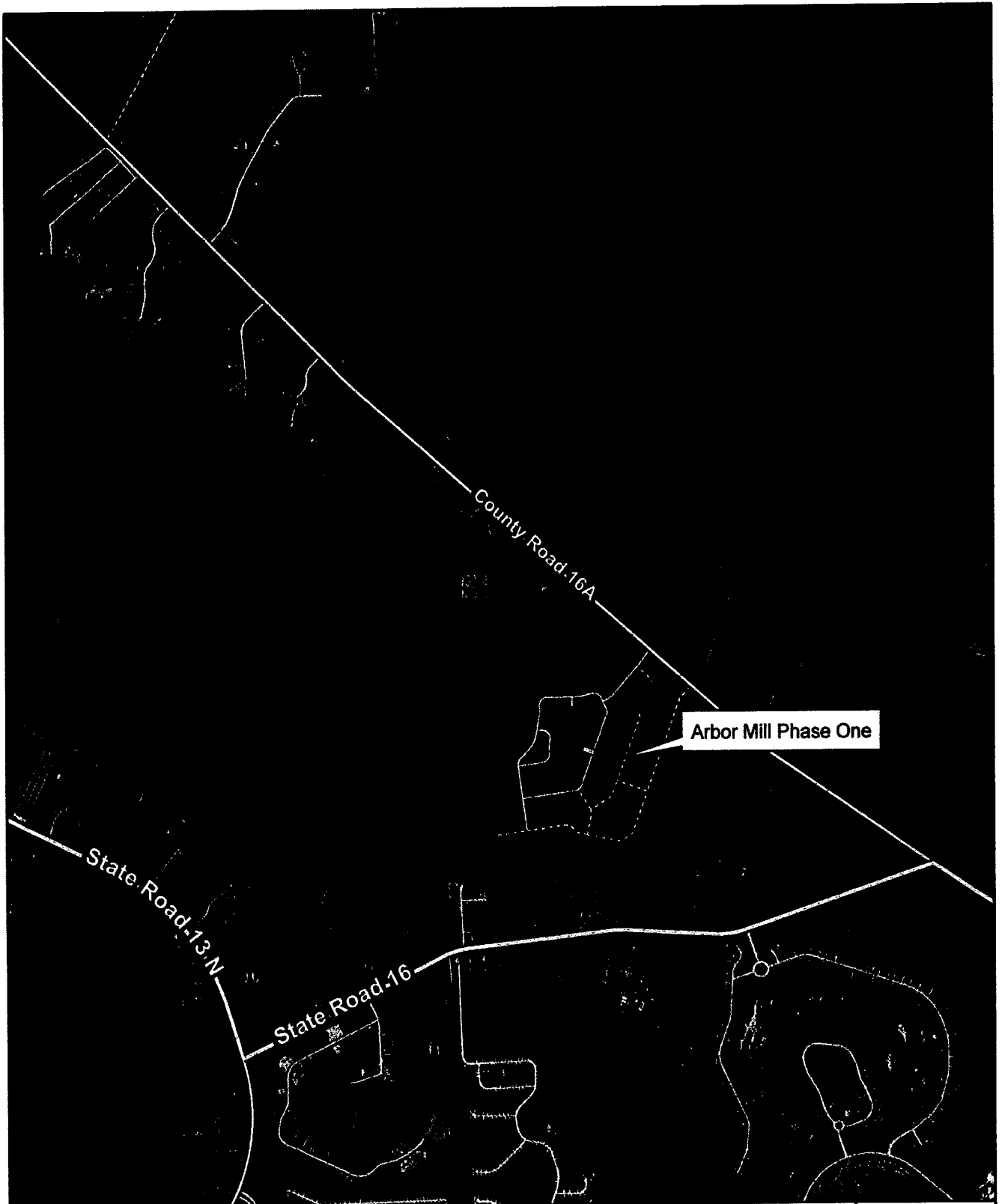
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**TO:** Sheri Lewis, Real Estate Coordinator  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Arbor Mill  
**DATE:** February 24, 2016

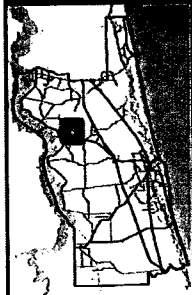
Please present the Easement, Bill of Sale, and Schedule of Values to the Board of County Commissioners (BCC) for final approval and acceptance of Arbor Mill.

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

Your support and cooperation as always are greatly appreciated.



Arbor Mill Phase One



2013 Aerial Imagery  
 0 500 1,000  
 Feet  
 March 1, 2016

# Arbor Mill Phase One

## *Easement for Utilities and Bill of Sale*

Land Management  
 Systems  
 Real Estate  
 Division  
 (904) 209-0764

**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.

