

RESOLUTION NO. 2017- 181

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A SPECIAL WARRANTY DEED CONVEYING A LIFT STATION SITE, EASEMENTS FOR UTILITIES AND ACCESS, AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE REUSE, WATER AND SEWER SYSTEM TO SERVE BANNON LAKES PHASE 1, SEGMENT 1, LOCATED OFF INTERNATIONAL GOLF PARKWAY.**

**RECITALS**

**WHEREAS**, RREF III-P-EP Bannon Lakes JV, LLC, a Delaware limited liability company, has executed and presented to the County a Special Warranty Deed conveying a lift station site, attached hereto as Exhibit "A," Easements for Utilities and Access, attached hereto as Exhibit "B," Exhibit "C," and Exhibit "D," and a Bill of Sale and Schedule of Values conveying all personal property associated with the reuse, water and sewer systems, attached hereto as Exhibit "E," incorporated by reference and made a part hereof, to serve Bannon Lakes Phase 1, Segment 1 located off International Golf Parkway; and

**WHEREAS**, RREF III-P-EP Oak Forest, LLC, a Delaware limited liability company, has executed and presented to the County an Easement for Utilities to serve Bannon Lakes Phase 1, Segment 1, attached hereto as Exhibit "F," 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 "G," 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.

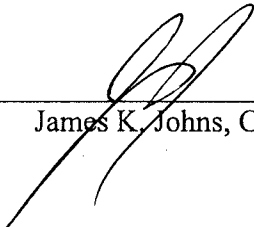
Section 2. The above described Special Warranty Deed, Easements for Utilities, and Bill of Sale and Schedule of Values attached and incorporated hereto, are hereby accepted by the Board of County Commissioners.

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 Special Warranty Deed and Easements for Utilities and Access, and file the Bill of Sale in the Public Records of St. Johns County, Florida.

PASSED AND ADOPTED this 6<sup>th</sup> day of June, 2017.

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

By:   
James K. Johns, Chair

ATTEST: Hunter S. Conrad, Clerk

  
Deputy Clerk



RENDITION DATE 6/8/17

EXHIBIT "A" TO RESOLUTION

This Instrument Prepared By:

Joel B. Giles, Esquire  
Florida Bar No.: 0350591  
CARLTON FIELDS JORDEN BURT, P.A.  
4221 West Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607  
(813) 223-7000  
(813) 229-4133 (Facsimile)  
JGiles@carltonfields.com

**SPECIAL WARRANTY DEED**

**Pump Station No. 1  
(Clary File: 2016-444)**

**THIS SPECIAL WARRANTY DEED**, dated 24<sup>th</sup> day of October, 2016 is by and from **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, whose address is 790 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, hereinafter called the Grantor, and **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 the Grantee.

(Whenever used herein the terms "Grantor and Grantee" shall include all of the parties of this instrument and their heirs, legal representatives, successors and assigns.)

**WITNESSETH:**

That the Grantor, for and in consideration of the sum of \$10.00 and other valuable consideration, the 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 in the County of St. Johns, State of Florida, being more particularly described as follows: SEE EXHIBIT "A"

**TOGETHER WITH** all the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, to have and to hold the same in fee simple forever.

The Grantor hereby covenants with Grantee, except as set forth herein, that at the time of the delivery of this deed, the land was free from all encumbrances made by it, and that it will warrant and defend the title to the land against the lawful claims of all persons claiming, by through or under the Grantor, but against none other; provided that this conveyance is made subject to ad valorem property taxes accruing subsequent to December 31, 2015; and covenants, restrictions and easements of record; however, such references shall not serve to reimpose the same.

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

WITNESSES:

[Signature]  
(Sign on this line.)  
Karelyn Travers  
(Print name legibly on this line.)

[Signature]  
(Sign on this line.)  
Kelly Stapes  
(Print name legibly on this line.)

GRANTOR:

RREF III-P-EP BANNON LAKES JV,  
LLC, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV  
MEMBER, LLC, a Delaware limited  
liability company, its Manager

[Signature]  
By: Anthony Seijas  
Name: Anthony Seijas  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
(Sign on this line)  
Michelle Shaffer  
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida  
COMMISSION NO.: FF 206714  
EXPIRATION DATE: July 5, 2019

(SEAL)

EXHIBIT "A" TO SPECIAL WARRANTY DEED

PUMP STATION NO. 1

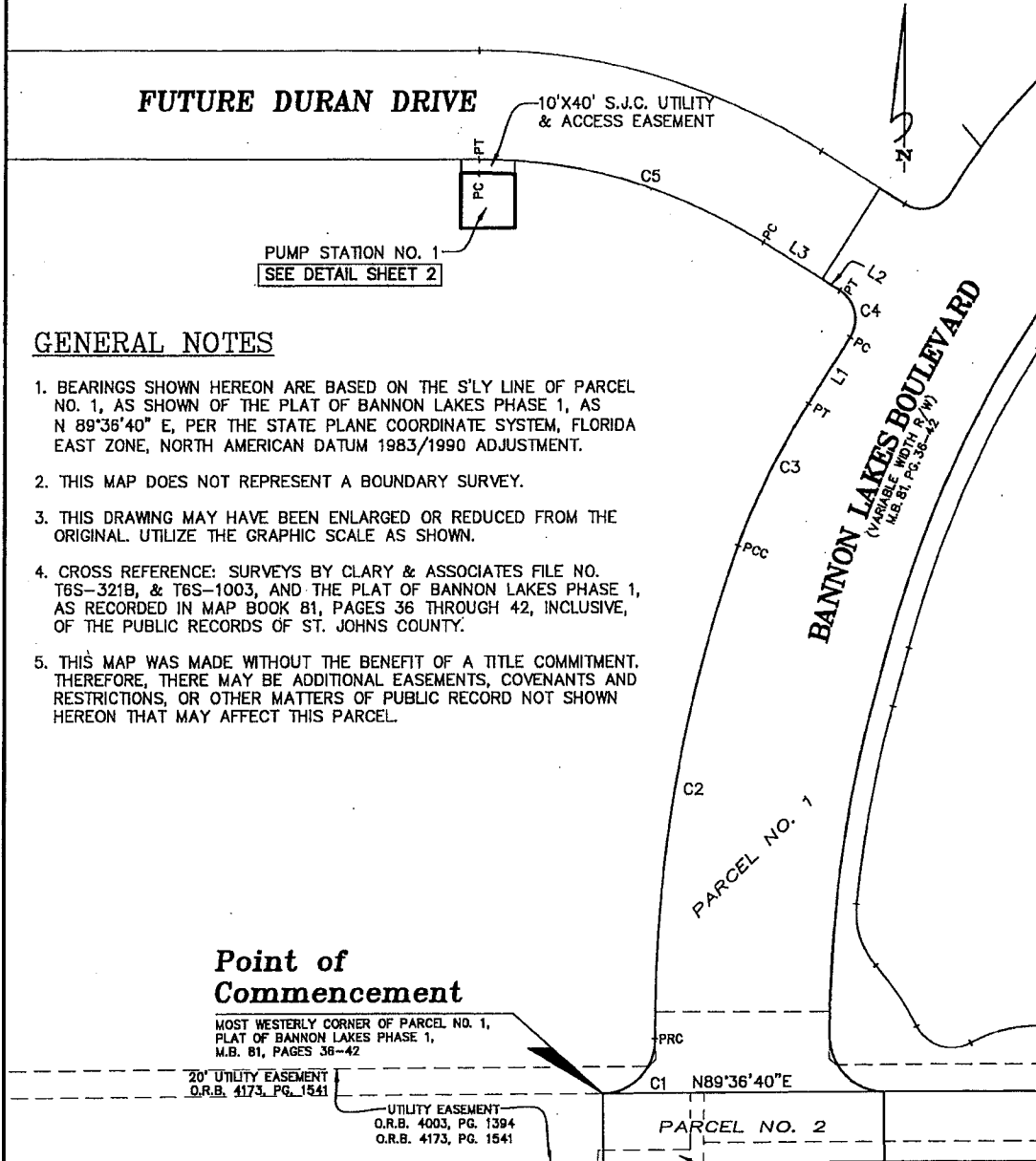
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 199.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°59'31" WEST, 197.04 FEET, TO A POINT ON THE ARC SAID CURVE; THENCE CONTINUE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°08'11" WEST, 26.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 00°01'20" EAST, 10.00 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 26.32 FEET; THENCE SOUTH 00°01'20" EAST, 40.00 FEET; THENCE SOUTH 89°58'40" WEST, 40.00 FEET; THENCE NORTH 00°01'20" WEST, 40.89 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1628 SQUARE FEET, MORE OR LESS.

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY LINE OF PARCEL NO. 1, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1, AS N 89°36'40" E, 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: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

## LEGEND

R/W = RIGHT OF WAY  
 A.K.A. = ALSO KNOWN AS  
 NO. = NUMBER  
 O.R.B. = OFFICIAL RECORDS BOOK  
 PG. = PAGE  
 PC = POINT OF CURVATURE  
 PT = POINT OF TANGENCY  
 PCC = POINT OF COMPOUND CURVATURE  
 PRC = POINT OF REVERSE CURVATURE

**INTERNATIONAL GOLF PARKWAY**  
 A.K.A. NINE MILE ROAD  
 (VARIABLE WIDTH R/W)

GRAPHIC SCALE



(IN FEET)  
 1" = 100'

REVISED 9-21-16, PER COMMENTS

PUMP STATION NO. 1  
 SHEET 1 OF 2

JOB NO. 2016-444  
 DRAFTER SPB  
 DATE 8-13-2016  
 SCALE 1"=100'

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

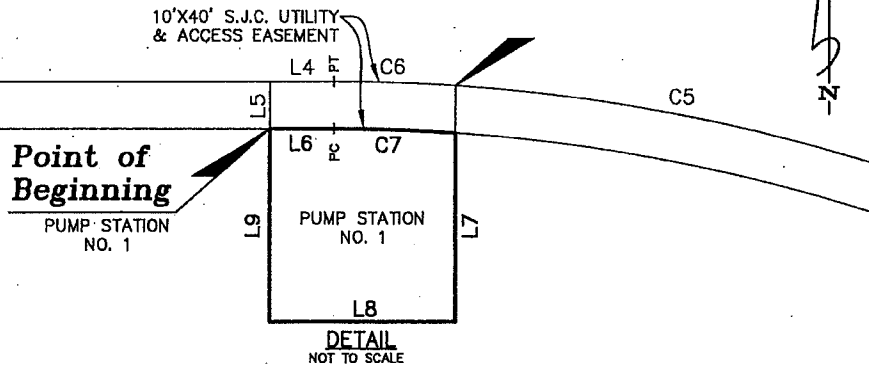
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CONTAINING 1628 SQUARE FEET, MORE OR LESS.

## FUTURE DURAN DRIVE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°16'01"E	57.81'
L2	N57°43'59"W	15.50'
L3	N57°43'59"W	51.53'
L4	S89°58'40"W	13.69'
L5	S00°01'20"E	10.00'
L6	N89°58'40"E	13.69'
L7	S00°01'20"E	40.00'
L8	S89°58'40"W	40.00'
L9	N00°01'20"W	40.89'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.99'	40.00'	90°13'33"	N44°29'53"E	56.68'
C2	371.59'	1058.02'	20°07'24"	N09°40'23"E	369.69'
C3	116.91'	534.50'	12°31'57"	N26°00'03"E	116.68'
C4	39.27'	25.00'	90°00'00"	N12°43'59"W	35.36'
C5	199.09'	400.00'	28°31'04"	N71°59'31"W	197.04'
C6	26.33'	400.00'	3°46'16"	N88°08'11"W	26.32'
C7	26.33'	390.00'	3°52'05"	S88°05'17"E	26.32'

PUMP STATION NO. 1  
SHEET 2 OF 2

REVISED 9-21-16, PER COMMENTS

JOB NO. 2016-444  
DRAFTER SPB  
DATE 8-13-2016  
SCALE 1"=100'

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

EXHIBIT "B" TO RESOLUTION

**EASEMENT FOR UTILITIES**

**S.J.C. 80' Utility Easement  
(Clary File: 2016-441)**

THIS EASEMENT executed and given this 21<sup>st</sup> day of October, 2016 by **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, with an address of 790 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, 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, sewer force mains and reuse 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) **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.

(d) **REUSE SYSTEM** - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining

any reuse lines between the reuse meter and the improvements served by the utility system.

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.

WITNESSES:

[Signature]  
(Sign on this line.)  
Karelyn Travieso  
(Print name legibly on this line.)

[Signature]  
(Sign on this line.)  
Kelly Staples  
(Print name legibly on this line.)

GRANTOR:

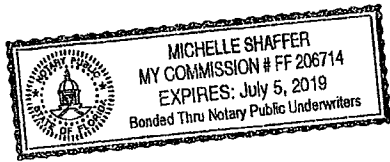
**RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

[Signature]  
By: Anthony Seijas  
Name: Anthony Seijas  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
(Sign on this line)  
Michelle Shaffer  
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida  
COMMISSION NO.: FF 206714  
EXPIRATION DATE: July 5, 2019  
(SEAL)

EXHIBIT "A" TO EASEMENT FOR UTILITIES

S.J.C. 80' UTILITY EASEMENT

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

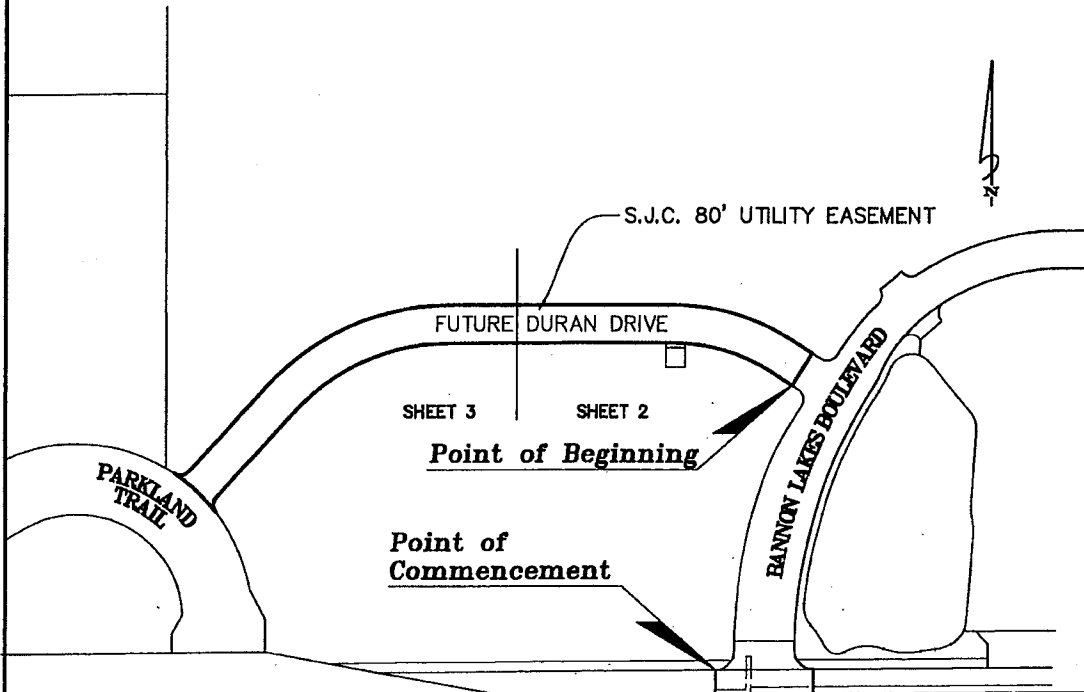
COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET, TO THE POINT OF BEGINNING; COURSE NO. 7: NORTH 32°16'01" EAST, 80.00 FEET; THENCE NORTH 57°43'59" WEST, 51.53 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 480.00 FEET, AN ARC DISTANCE OF 270.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°52'39" WEST, 266.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 444.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°24'43" WEST, 431.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50'45" WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°10'11" WEST, 32.36 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF CUSP OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 122.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'15" EAST, 121.88 FEET, TO THE CUSP OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 378.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°24'43" EAST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'40" EAST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 225.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°52'39" EAST, 222.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°43'59" EAST, 51.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES, MORE OR LESS.

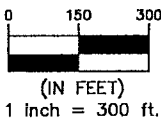
# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



**INTERNATIONAL GOLF PARKWAY**  
A.K.A. NINE MILE ROAD  
(VARIABLE WIDTH R/W)

GRAPHIC SCALE



## LEGEND

R/W = RIGHT OF WAY  
A.K.A. = ALSO KNOWN AS  
F.P. = FINANCIAL PROJECT  
NO. = NUMBER  
O.R.B. = OFFICIAL RECORDS BOOK  
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  
N.T. = NON TANGENT  
S.J.C. = ST. JOHNS COUNTY

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE S'LY LINE OF PARCEL NO. 1, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1, AS N 89°36'40" E, 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: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

S.J.C. 80' UTILITY EASEMENT  
PAGE 1 OF 4

JOB NO. 2016-441  
DRAFTER SPB  
DATE 8-23-2016  
SCALE 1"=300'

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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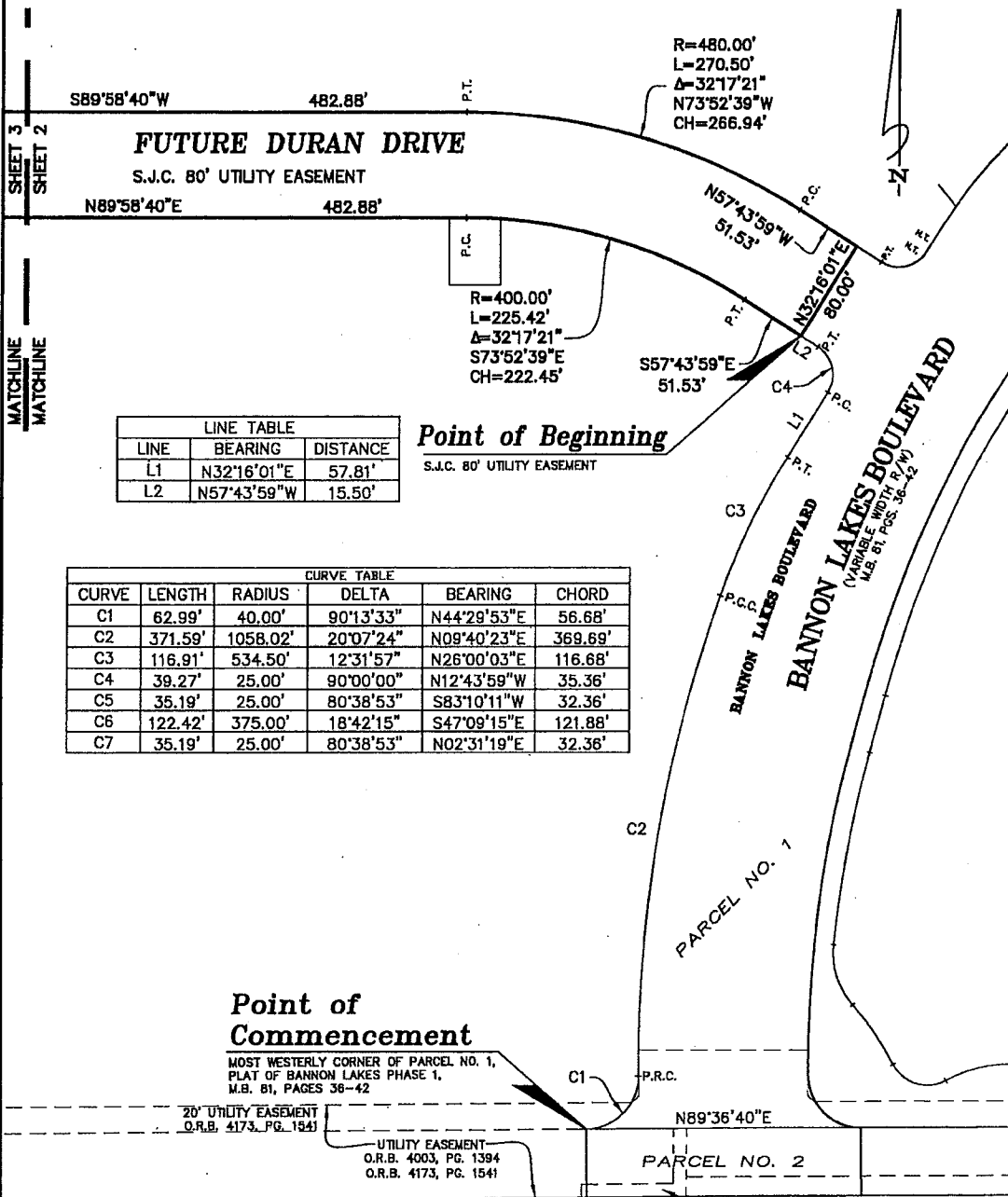
CHECKED BY:

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



# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE	BEARING	DISTANCE
L1	N32°16'01\"E	57.81'
L2	N57°43'59\"W	15.50'

**Point of Beginning**  
S.J.C. 80' UTILITY EASEMENT

CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.99'	40.00'	90°13'33\"	N44°29'53\"E	56.68'
C2	371.59'	1058.02'	20°07'24\"	N09°40'23\"E	369.69'
C3	116.91'	534.50'	12°31'57\"	N26°00'03\"E	116.68'
C4	39.27'	25.00'	90°00'00\"	N12°43'59\"W	35.36'
C5	35.19'	25.00'	80°38'53\"	S83°10'11\"W	32.36'
C6	122.42'	375.00'	18°42'15\"	S47°09'15\"E	121.88'
C7	35.19'	25.00'	80°38'53\"	N02°31'19\"E	32.36'

**Point of Commencement**

MOST WESTERLY CORNER OF PARCEL NO. 1,  
PLAT OF BANNON LAKES PHASE 1,  
M.B. 81, PAGES 36-42

20' UTILITY EASEMENT  
O.R.B. 4173, PG. 154J

UTILITY EASEMENT  
O.R.B. 4003, PG. 1394  
O.R.B. 4173, PG. 154I

GUY EASEMENT  
O.R.B. 975, PG. 668

GRAPHIC SCALE



(IN FEET)  
1" = 100'

**INTERNATIONAL GOLF PARKWAY**  
A.K.A. NINE MILE ROAD  
(VARIABLE WIDTH R/W)

S.J.C. 80' UTILITY EASEMENT  
PAGE 2 OF 4

JOB NO. 2016-441  
DRAFTER SPB  
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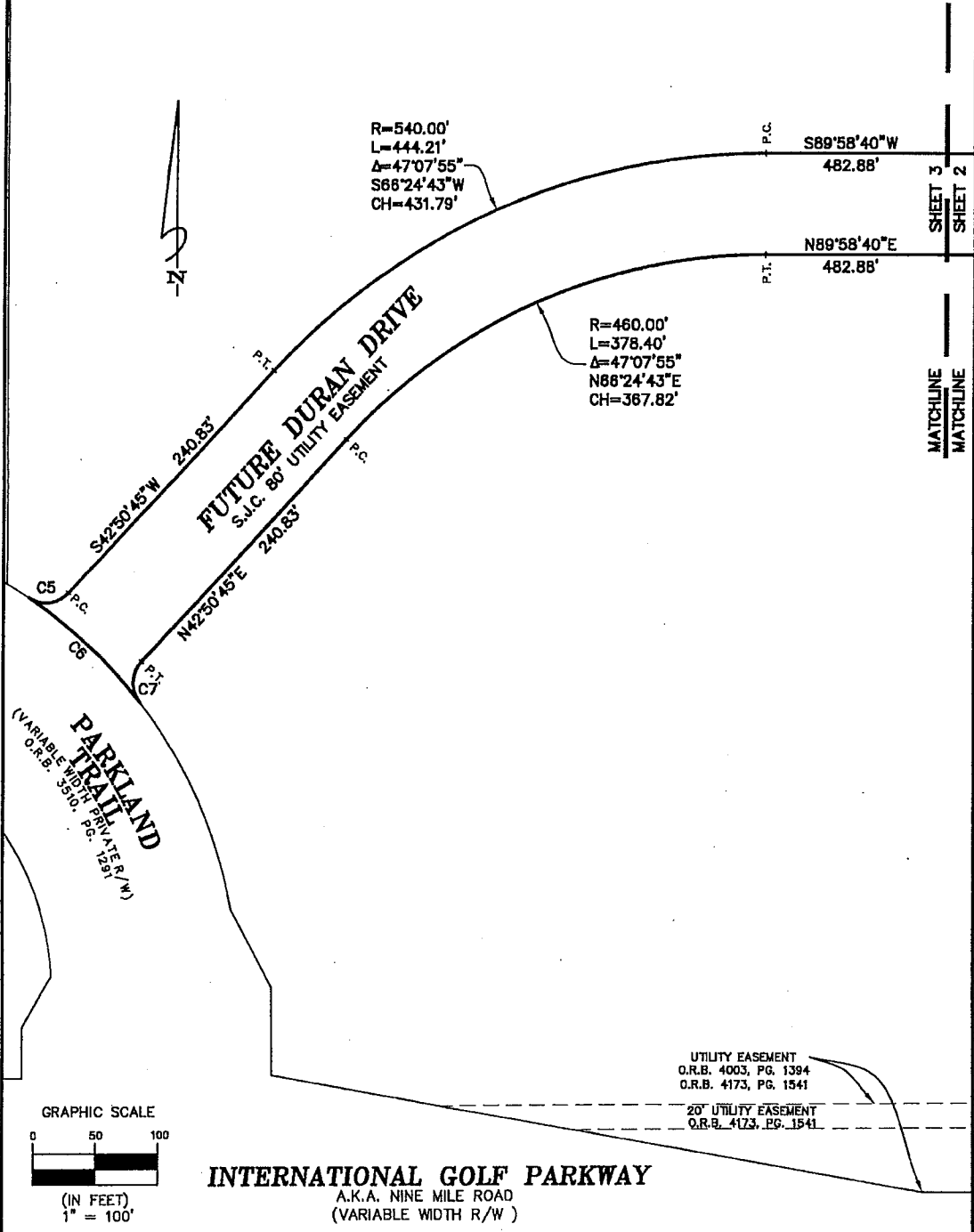
CHECKED BY:

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

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
L.S. NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2705  
WWW.CLARYASSOC.COM

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



JOB NO. 2016-441  
 DRAFTER SPB  
 DATE 8-23-2016  
 SCALE 1"=100'  
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S.J.C. 80' UTILITY EASEMENT  
 PAGE 3 OF 4

# MAP SHOWING

## S.J.C. 80' UTILITY EASEMENT

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHEASTERLY ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET, TO THE POINT OF BEGINNING; COURSE NO. 7: NORTH 32°16'01" EAST, 80.00 FEET; THENCE NORTH 57°43'59" WEST, 51.53 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 480.00 FEET, AN ARC DISTANCE OF 270.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°52'39" WEST, 266.94 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 540.00 FEET, AN ARC DISTANCE OF 444.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 66°24'43" WEST, 431.79 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 42°50'45" WEST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 83°10'11" WEST, 32.36 FEET, TO THE NORTHEASTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3510, PAGE 1291 OF THE PUBLIC RECORDS OF SAID COUNTY, AND THE POINT OF CUSP OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 122.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 47°09'15" EAST, 121.88 FEET, TO THE CUSP OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 240.83 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 378.40 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 66°24'43" EAST, 367.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 89°58'40" EAST, 482.88 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 225.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°52'39" EAST, 222.45 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 57°43'59" EAST, 51.53 FEET, TO THE POINT OF BEGINNING.

CONTAINING 2.68 ACRES, MORE OR LESS.

S.J.C. 80' UTILITY EASEMENT  
PAGE 4 OF 4

JOB NO. 2016-441  
DRAFTER SPB  
DATE 8-23-2016  
SCALE 1"=100'

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CHECKED BY:

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



EXHIBIT "C" TO RESOLUTION

**EASEMENT FOR UTILITIES**

**S.J.C.U.D. Utility Easement No. 3  
(Clary File: 2016-445)**

THIS EASEMENT executed and given this 24<sup>th</sup> day of October, 2016 by **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, with an address of 790 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, 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 gravity sewer collection system 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. 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.

WITNESSES:

[Signature]  
(Sign on this line.)  
Karelyn Travieso  
(Print name legibly on this line.)

[Signature]  
(Sign on this line.)  
Kelly Staple  
(Print name legibly on this line.)

GRANTOR:

**RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

[Signature]  
By: \_\_\_\_\_  
Name: Anthony Seijas  
Title: Vice President

STATE OF FLORIDA            )  
COUNTY OF MIAMI-DADE    )

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
(Sign on this line)  
Michelle Shaffer  
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida  
COMMISSION NO.: FF 206714  
EXPIRATION DATE: July 5, 2019  
(SEAL)

EXHIBIT "A" TO EASEMENT FOR UTILITIES

S.J.C.U.D. UTILITY EASEMENT NO. 3

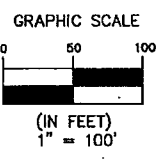
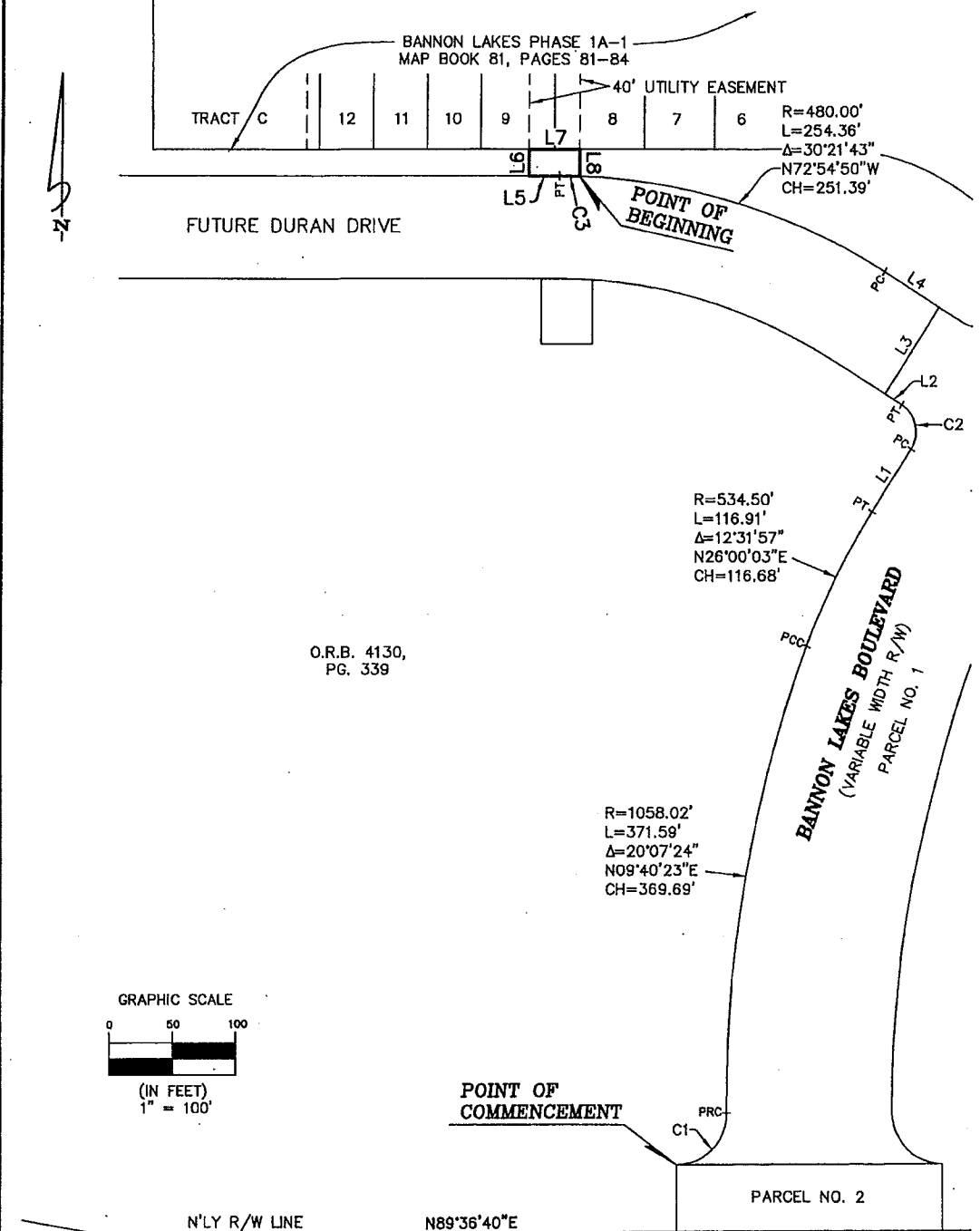
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF BANNON LAKES BOULEVARD PARCEL NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING ON A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD PARCEL NO. 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; COURSE NO. 7: NORTH 32°16'01" EAST, 80.00 FEET; THENCE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 254.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°54'50" WEST, 251.39 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; THENCE WESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 16.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°03'31" WEST, 16.14 FEET; THENCE SOUTH 89°58'40" WEST, 23.86 FEET; THENCE NORTH 00°06'42" WEST, 20.73 FEET, TO THE SOUTHERLY LINE OF BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 81, PAGES 80-84, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°53'18" EAST, ALONG LAST SAID LINE, 40.00 FEET; THENCE SOUTH 00°06'42" EAST, 21.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 832 SQUARE FEET, MORE OR LESS.

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



**INTERNATIONAL GOLF PARKWAY**  
 A.K.A. NINE MILE ROAD  
 (VARIABLE WIDTH R/W)

S.J.C.U.D. UTILITY  
 EASEMENT NO. 3

AMENDED: 10-14-16 TO REVISE EASEMENT LIMITS (2016-445-2)

SHEET 1 OF 2

JOB NO. 2016-445  
 DRAFTER GCC  
 DATE 08/14/2016  
 SCALE 1"=100'

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

**S.J.C.U.D. UTILITY EASEMENT NO. 3**

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF BANNON LAKES BOULEVARD PARCEL NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, BEING ON A CURVE TO LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD PARCEL NO. 1, RUN THE FOLLOWING SEVEN (7) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; COURSE NO. 7: NORTH 32°16'01" EAST, 80.00 FEET; THENCE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 254.36 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°54'50" WEST, 251.39 FEET, TO A POINT ON THE ARC OF SAID CURVE, AND THE POINT OF BEGINNING; THENCE WESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 480.00 FEET, AN ARC DISTANCE OF 16.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 89°03'31" WEST, 16.14 FEET; THENCE SOUTH 89°58'40" WEST, 23.86 FEET; THENCE NORTH 00°06'42" WEST, 20.73 FEET, TO THE SOUTHERLY LINE OF BANNON LAKES PHASE 1A-1, AS RECORDED IN MAP BOOK 81, PAGES 81-84 OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE NORTH 89°53'18" EAST, ALONG LAST SAID LINE, 40.00 FEET; THENCE SOUTH 00°06'42" EAST, 21.06 FEET, TO THE POINT OF BEGINNING.

CONTAINING 832 SQUARE FEET, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°16'01"E	57.81'
L2	N57°43'59"W	15.50'
L3	N32°16'01"E	80.00'
L4	N57°43'59"W	51.53'
L5	S89°58'40"W	23.86'
L6	N00°06'42"W	20.73'
L7	N89°53'18"E	40.00'
L8	S00°06'42"E	21.06'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	40.00'	62.99'	90°13'33"	N44°29'53"E	56.68'
C2	25.00'	39.27'	90°00'00"	N12°43'59"W	35.36'
C3	480.00'	16.14'	1°55'38"	N89°03'31"W	16.14'

**GENERAL NOTES**

- BEARINGS SHOWN HEREON ARE BASED ON THE N'LY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, AS N89°36'40"E, PER THE STATE PLANE COORDINATE SYSTEM, FLORIDA EAST ZONE, NORTH AMERICAN DATUM 1983/1990 ADJUSTMENT.
- THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY.
- THIS DRAWING MAY HAVE BEEN ENLARGED OR REDUCED FROM THE ORIGINAL. UTILIZE THE GRAPHIC SCALE AS SHOWN.
- CROSS REFERENCE: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

**LEGEND**

- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- F.P. = FINANCIAL PROJECT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PRC = POINT OF REVERSE CURVATURE
- PT = POINT OF TANGENCY
- S.J.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT

S.J.C.U.D. UTILITY  
EASEMENT NO. 3  
SHEET 2 OF 2

AMENDED: 10-14-16 TO REVISE EASEMENT LIMITS (2016-445-2)

JOB NO. 2016-445  
DRAFTER GCC  
DATE 08/14/2016  
SCALE 1"=100'

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

**EASEMENT FOR UTILITIES**

**Pump Station No. 1 Utility & Access Easement**

**(Clary File: 2016-444-1)**

THIS EASEMENT executed and given this 24<sup>th</sup> day of October, 2016 by **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, with an address of 790 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, 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 gravity sewer collection system and 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) **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.

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

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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.

WITNESSES:

[Signature]  
(Sign on this line.)  
Farelyn Travieso  
(Print name legibly on this line.)

[Signature]  
(Sign on this line.)  
Kelly Staples  
(Print name legibly on this line.)

GRANTOR:

**RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: [Signature]  
Name: Anthony Seijas  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of **RREF III-P-EP BANNON LAKES JV, LLC**, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
(Sign on this line)  
Michelle Shaffer  
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida  
COMMISSION NO.: FF206714  
EXPIRATION DATE: July 5, 2019

(SEAL)

EXHIBIT "A" TO EASEMENT FOR UTILITIES

40 FOOT BY TEN FOOT ST. JOHNS COUNTY UTILITY AND ACCESS EASEMENT FOR PUMP STATION NO. 1

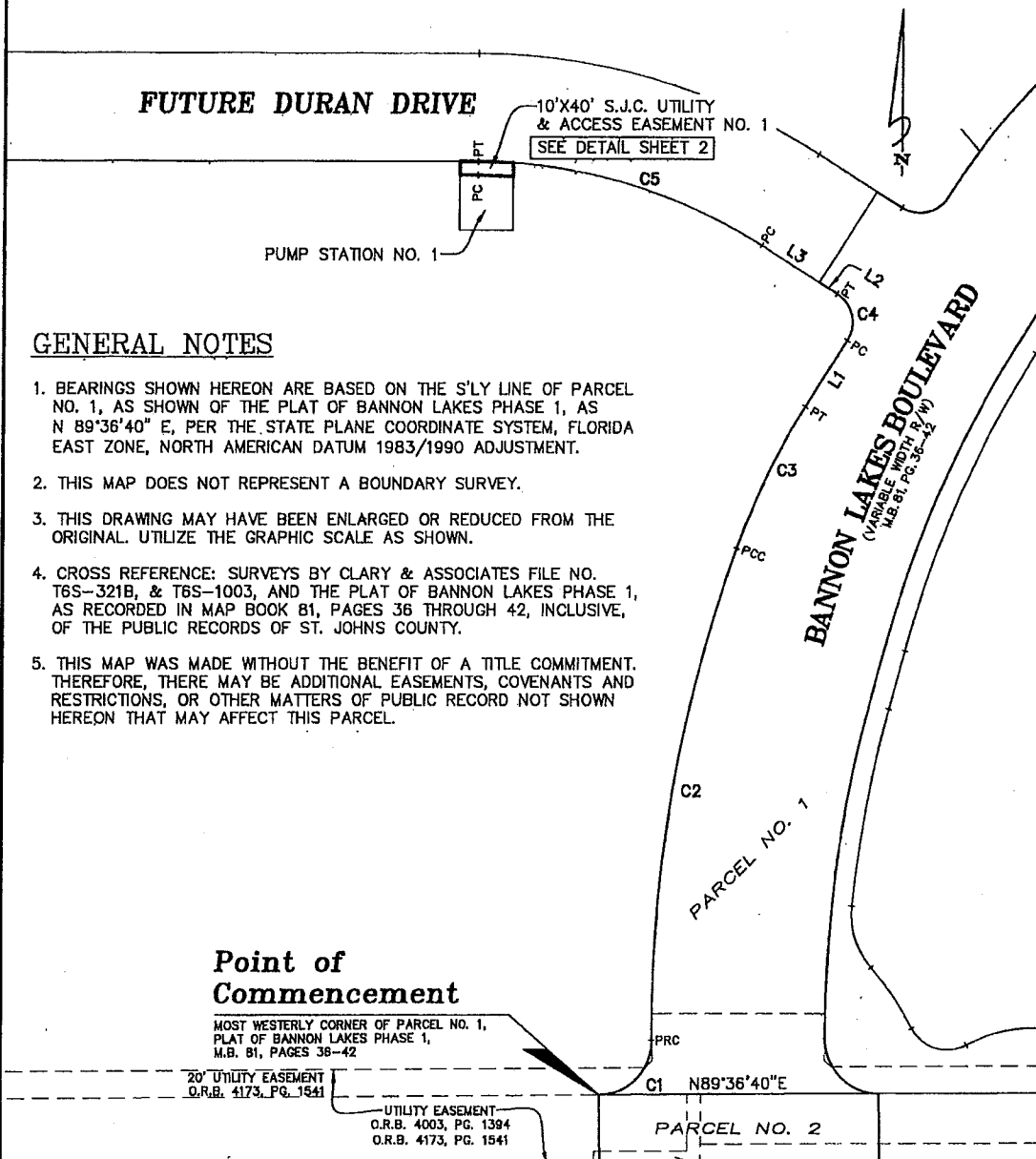
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3: NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4: NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6: NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 199.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°59'31" WEST, 197.04 FEET, TO A POINT ON THE ARC SAID CURVE, AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°08'11" WEST, 26.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 00°01'20" EAST, 10.00 FEET; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 26.32 FEET; THENCE NORTH 00°01'20" WEST, 10.02 FEET, TO THE POINT OF BEGINNING.

CONTAINING 400 SQUARE FEET, MORE OR LESS.

# MAP SHOWING


A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



REVISED 9-21-16, PER COMMENTS

PUMP STATION NO. 1  
UTILITY AND ACCESS EASEMENT  
SHEET 1 OF 2

JOB NO.	2016-444-1	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.
DRAFTER	SPB	
DATE	9-20-2016	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 6J-17, FLORIDA ADMINISTRATIVE CODE).
SCALE	1"=100'	
CHECKED BY:	GREGORY B. CLARY, P.S.M. CERT. NO. 3377	



**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3630 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

## 40 FOOT BY TEN FOOT ST. JOHNS COUNTY UTILITY AND ACCESS EASEMENT NO. 1

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE MOST WESTERLY CORNER OF PARCEL NO. 1, AS SHOWN OF THE PLAT OF BANNON LAKES PHASE 1, RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE OF THE PUBLIC RECORDS OF SAID COUNTY, SAID CORNER ALSO BEING ON THE WESTERLY RIGHT OF WAY OF BANNON LAKES BOULEVARD, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1, ALSO BEING ON THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, NORTHERLY, AND NORTHWESTERLY, ALONG SAID WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING SIX (6) COURSES AND DISTANCES: COURSE NO. 1; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.99 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 44°29'53" EAST, 56.68 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2; NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 1058.02 FEET, AN ARC DISTANCE OF 371.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 09°40'23" EAST, 369.69 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 3; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 534.50 FEET, AN ARC DISTANCE OF 116.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 26°00'03" EAST, 116.68 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 4; NORTH 32°16'01" EAST, 57.81 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 25.00 FEET, AN ARC DISTANCE OF 39.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 12°43'59" WEST, 35.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 6; NORTH 57°43'59" WEST, 15.50 FEET; THENCE CONTINUE NORTH 57°43'59" WEST, 51.53 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 199.09 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°59'31" WEST, 197.04 FEET, TO A POINT ON THE ARC SAID CURVE, AND THE POINT OF BEGINNING; THENCE CONTINUE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 400.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 88°08'11" WEST, 26.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°58'40" WEST, 13.69 FEET; THENCE SOUTH 00°01'20" EAST, 10.00 FEET; THENCE NORTH 89°58'40" EAST, 13.69 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 26.33 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°05'17" EAST, 26.32 FEET; THENCE NORTH 00°01'20" WEST, 10.02 FEET, TO THE POINT OF BEGINNING.

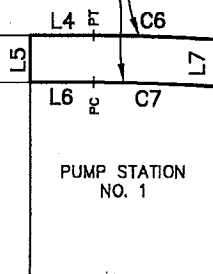
CONTAINING 400 SQUARE FEET, MORE OR LESS.

### FUTURE DURAN DRIVE

10'X40' S.J.C. UTILITY & ACCESS EASEMENT NO. 1

Point of Beginning

10'X40' S.J.C. UTILITY & ACCESS EASEMENT



DETAIL  
NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N32°16'01"E	57.81'
L2	N57°43'59"W	15.50'
L3	N57°43'59"W	51.53'
L4	S89°58'40"W	13.69'
L5	S00°01'20"E	10.00'
L6	N89°58'40"E	13.69'
L7	N00°01'20"W	10.02'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	62.99'	40.00'	90°13'33"	N44°29'53"E	56.68'
C2	371.59'	1058.02'	20°07'24"	N09°40'23"E	369.69'
C3	116.91'	534.50'	12°31'57"	N26°00'03"E	116.68'
C4	39.27'	25.00'	90°00'00"	N12°43'59"W	35.36'
C5	199.09'	400.00'	28°31'04"	N71°59'31"W	197.04'
C6	26.33'	400.00'	3°46'16"	N88°08'11"W	26.32'
C7	26.33'	390.00'	3°52'05"	S88°05'17"E	26.32'

### PUMP STATION NO. 1 UTILITY AND ACCESS EASEMENT SHEET 2 OF 2

REVISED 9-21-16, PER COMMENTS

JOB NO. 2016-444-1  
 DRAFTER SPB  
 DATE 9-20-2016  
 SCALE 1"=100'

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

EXHIBIT "E" TO RESOLUTION



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

Bannon Lakes Blvd Segment 1

RREF III-P-EP Bannon Lakes JV, LLC 700 Ponte Vedra Lakes Blvd, Ponte Vedra Beach, FL 32082, (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:

Bannon Lakes Blvd Segment 1

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 14 day of 2016.

WITNESS:

[Signature]

Witness Signature

Katelyn Travieso

Print Witness Name

OWNER:

[Signature]

Owner's Signature

Anthony Seijas

Print Owner's Name

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 14<sup>th</sup> day of October, 2016, by Anthony Seijas who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public



**St. Johns County Utility Department**

Asset Mangement

Schedule of Values

**Project Name:** Bannon Lakes Subdivision Segment 1 / Bannon Lakes Blvd

**Contractor:** Vallencourt Construction Company Inc.

**Developer:** Eastland Partners LLC

Asset Type	Item	Unit	Quantity	Unit Cost	Total Cost
(4)	Water Mains (Size, Type & Pipe Class)				
	12" DR 18	LF	788	\$ 37.20	\$ 29,313.60
	10" DR 18	LF	378	\$ 58.26	\$ 22,022.28
	12" HDPE	LF	84	\$ 90.45	\$ 7,597.80
	16" HDPE	LF	42	\$ 144.98	\$ 6,089.16
					\$ -
					\$ -
					\$ -
(4)	Water Valves (Size and Type)				
	12" Gate Valve	EA	3	\$ 6,748.96	\$ 20,246.88
	10" Gate Valve	EA	1	\$ 5,541.69	\$ 5,541.69
	8" Gate Valve	EA	3	\$ 4,451.30	\$ 13,353.90
	6" Gate Valve	EA	2	\$ 2,991.35	\$ 5,982.70
					\$ -
					\$ -
					\$ -
(4)	Hydrants Assembly (Size and Type)				
	2" Flushing Hydrants	EA	4	\$ 713.35	\$ 2,853.40
	Fire Hydrants	EA	2	\$ 1,002.65	\$ 2,005.30
					\$ -
					\$ -
(4)	Service (Size and Type)				
	1" Water Service	EA	2	\$ 573.64	\$ 1,147.28
					\$ -
					\$ -
					\$ -
<b>Total Water System Cost</b>				<b>\$</b>	<b>116,153.99</b>

Note: Asset Type (1) Water Pipeline and Appurteances



**St. Johns County Utility Department**

Asset Management

Schedule of Values

Project Name: Bannon Lakes Subdivision Segment 1 / Bannon Lakes Blvd

Contractor: Vallencourt Construction Company Inc.

Developer: Eastland Partners LLC

Item	Unit	Quantity	Unit Cost	Total Cost
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
10" DR 11	LF	563	\$ 50.00	\$ 28,150.00
10" HDPE	LF	106	\$ 21.48	\$ 2,276.88
8" DR 11	LF	246	\$ 33.73	\$ 8,297.58
6" DR 11	LF	342	\$ 33.56	\$ 11,477.52
			\$	-
			\$	-
			\$	-
<b>Sewer Valves (Size and Type)</b>				
Air Release Valves	EA	4	\$ 4,540.07	\$ 18,160.28
10" Gate Valve	EA	1	\$ 9,226.33	\$ 9,226.33
8" Gate Valve	EA	1	\$ 7,468.21	\$ 7,468.21
6" Gate Valve	EA	2	\$ 3,299.30	\$ 6,598.60
			\$	-
			\$	-
			\$	-
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
10" SDR 26	LF	845	\$ 46.08	\$ 38,937.60
			\$	-
			\$	-
			\$	-
<b>Laterals (Size and Type)</b>				
			\$	-
			\$	-
			\$	-
<b>Manholes (Size and Type)</b>				
<b>Type A</b>				
14 to 16 feet Deep	EA	6	\$ 6,920.00	\$ 41,520.00
16 to 18 feet Deep	EA	1	\$ 6,920.00	\$ 6,920.00
			\$	-
<b>Type B</b>				
			\$	-
			\$	-
<b>Lift Station</b>				
Mechanical Equipment	LS	1	\$	\$ 17,107.28
Process Piping	LS	1	\$	\$ 13,931.75
Process Structure	LS	1	\$	\$ 248,981.74
Process Electrical Equipment	LS	1	\$	\$ 2,105.51
Other Improvements	LS	1	\$	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 461,159.28</b>



**St. Johns County Utility Department**  
 Asset Management  
 Schedule of Values

Project Name:	Bannon Lakes Subdivision Segment 1/Bannon Lakes
Contractor:	Vallencourt Construction
Developer:	Eastland Partners LLC

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Reuse Mains (Size, Type &amp; Pipe Class)</b>				
12" DR 18	LF	785	\$ 35.21	\$ 27,639.85
16" HDPE	LF	50	\$ 101.23	\$ 5,061.50
16" DR 25	LF	1977	\$ 54.85	\$ 108,438.45
20" HDPE	LF	285	\$ 110.33	\$ 31,444.05
	LF		\$ -	\$ -
<b>Reuse Valves (Size and Type)</b>				
16" Gate Valve	Ea	7	\$ 6,891.93	\$ 48,243.51
12" Gate Valve	Ea	5	\$ 6,748.96	\$ 33,744.80
8" Gate Valve	Ea	3	\$ 4,451.30	\$ 13,353.90
6" Gate Valve	Ea	1	\$ 2,991.35	\$ 2,991.35
	Ea		\$ -	\$ -
<b>Hydrants (Size and Type)</b>				
2" Flushing Hydrants	Ea	4	\$ 713.35	\$ 2,853.40
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Sevices (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Total Reuse System Cost</b>				<b>\$ 273,770.81</b>

EXHIBIT "F" TO RESOLUTION

**EASEMENT FOR UTILITIES**

**S.J.C.U.D. Utility Easement No. 1  
(Clary File: 2016-442)**

THIS EASEMENT executed and given this 24<sup>th</sup> day of October, 2016 by **RREF III-P-EP OAK FOREST, LLC**, a Delaware limited liability company, with an address of 790 NW 107<sup>th</sup> Avenue, Suite 400, Miami, Florida 33172, 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 reuse 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. REUSE SYSTEM - The Grantee shall maintain all reuse mains and other elements of the reuse distribution system up to and including the reuse meter or meters. Grantor or Grantor's successors and assigns shall be responsible for maintaining any reuse lines between the reuse meter and the improvements served by the utility system.

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.

WITNESSES:

[Signature]  
(Sign on this line.)  
Karelyn Trivieso  
(Print name legibly on this line.)

[Signature]  
(Sign on this line.)  
Kelly Staples  
(Print name legibly on this line.)

GRANTOR:

**RREF III-P-EP OAK FOREST, LLC**, a Delaware limited liability company

By: RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, its Sole Member

By: RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, its Manager

By: [Signature]  
Name: Anthony Seijas  
Title: Vice President

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was sworn to and subscribed before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as Vice President of RREF III-P-EP BANNON LAKES JV MEMBER, LLC, a Delaware limited liability company, as Manager of RREF III-P-EP BANNON LAKES JV, LLC, a Delaware limited liability company, as Sole Member of RREF III-P-EP OAK FOREST, LLC, a Delaware limited liability company, on behalf of the limited liability companies, who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
(Sign on this line)  
Michelle Shaffer  
(Legibly print name on this line)

NOTARY PUBLIC, State of Florida  
COMMISSION NO.: FF206714  
EXPIRATION DATE: July 5, 2019

(SEAL)

EXHIBIT "A" TO EASEMENT FOR UTILITIES

S.J.C.U.D. UTILITY EASEMENT NO. 1

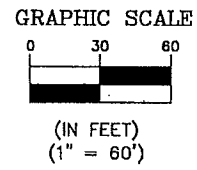
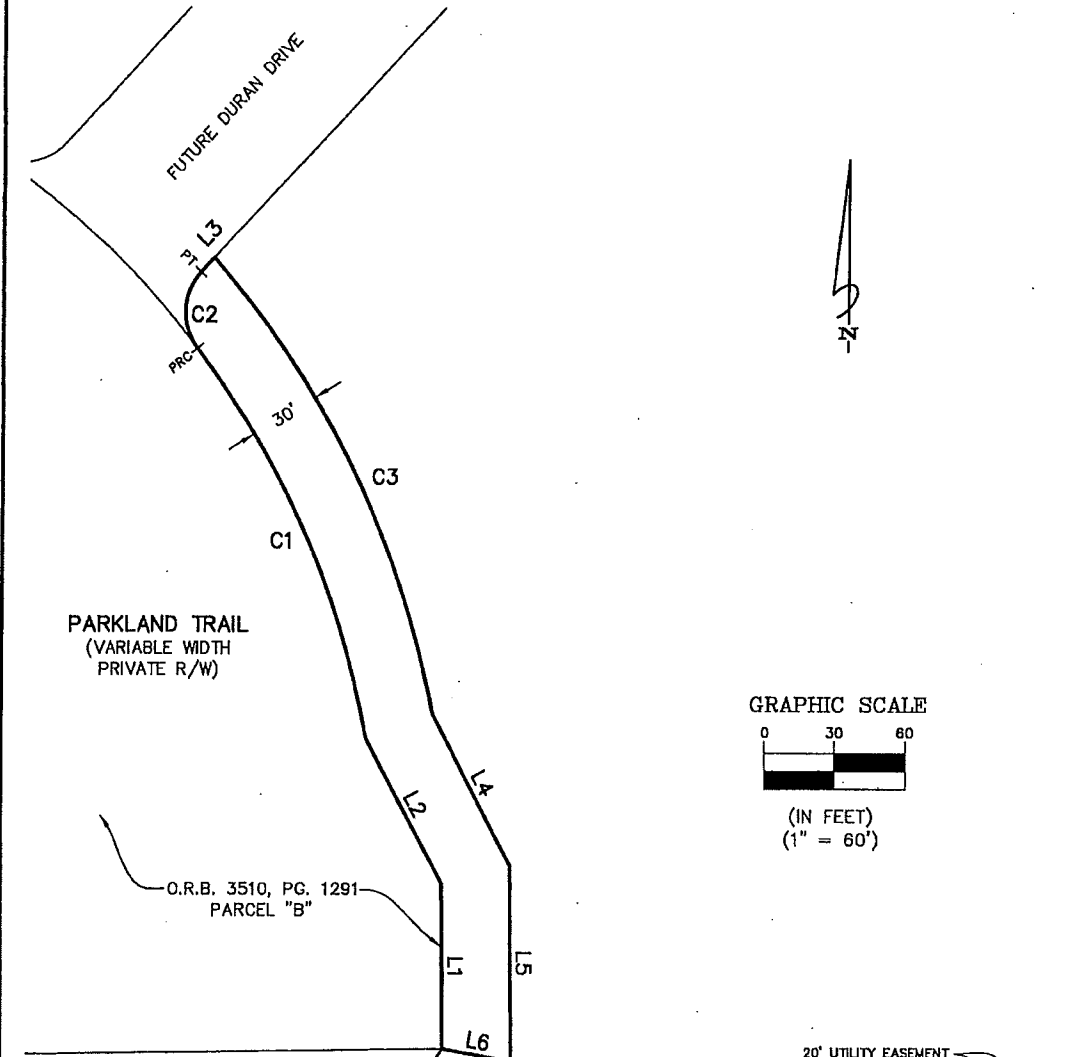
A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 181.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°56'19" WEST, 179.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 8.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 217.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°07'23" EAST, 214.60 FEET; THENCE SOUTH 28°04'44" EAST, 72.73 FEET; THENCE SOUTH 00°23'25" EAST, 82.96 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 79°53'02" WEST, ALONG LAST SAID LINE, 30.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES, MORE OR LESS.

# MAP SHOWING

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



**POINT OF BEGINNING**

20' UTILITY EASEMENT  
O.R.B. 4173, PG. 1541

N'LY RIGHT OF WAY LINE SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE N'LY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1059, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

SECTION 11  
SECTION 14

**INTERNATIONAL GOLF PARKWAY**  
A.K.A. NINE MILE ROAD  
(A VARIABLE WIDTH R/W)

**S.J.C.U.D. UTILITY EASEMENT NO. 1**  
**SHEET 1 OF 2**

JOB NO. 2016-442  
DRAFTER GCC  
DATE 08/13/2016  
SCALE 1"=60'  
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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**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
WWW.CLARYASSOC.COM

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

# MAP SHOWING

**S.J.C.U.D. UTILITY EASEMENT NO. 1**

A PORTION OF SECTION 11, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGIN** AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL 'B', AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTHERLY AND NORTHWESTERLY, ALONG SAID EASTERLY LINE, RUN THE FOLLOWING THREE (3) COURSES AND DISTANCES: COURSE NO. 1: NORTH 00°23'25" WEST, 70.00 FEET; COURSE NO. 2: NORTH 28°04'44" WEST, 70.00 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; COURSE NO. 3: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 375.00 FEET, AN ARC DISTANCE OF 181.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 23°56'19" WEST, 179.71 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 35.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°31'19" EAST, 32.36 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 42°50'45" EAST, 8.34 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 405.00 FEET, AN ARC DISTANCE OF 217.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°07'23" EAST, 214.60 FEET; THENCE SOUTH 28°04'44" EAST, 72.73 FEET; THENCE SOUTH 00°23'25" EAST, 82.96 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 79°53'02" WEST, ALONG LAST SAID LINE, 30.51 FEET, TO THE POINT OF BEGINNING.

CONTAINING 0.24 ACRES, MORE OR LESS.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'25"W	70.00'
L2	N28°04'44"W	70.00'
L3	N42°50'45"E	8.34'
L4	S28°04'44"E	72.73'
L5	S00°23'25"E	82.96'
L6	N79°53'02"W	30.51'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	375.00'	181.47'	27°43'37"	N23°56'19"W	179.71'
C2	25.00'	35.19'	80°38'53"	N02°31'19"E	32.36'
C3	405.00'	217.19'	30°43'33"	S26°07'23"E	214.60'

**GENERAL NOTES**

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY RIGHT-OF-WAY LINE OF INTERNATIONAL GOLF PARKWAY, AS SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, AS N79°53'02"W, 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: SURVEYS BY CLARY & ASSOCIATES FILE NO. T6S-321B, & T6S-1003, AND THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY.
5. THIS MAP WAS MADE WITHOUT THE BENEFIT OF A TITLE COMMITMENT. THEREFORE, THERE MAY BE ADDITIONAL EASEMENTS, COVENANTS AND RESTRICTIONS, OR OTHER MATTERS OF PUBLIC RECORD NOT SHOWN HEREON THAT MAY AFFECT THIS PARCEL.

**LEGEND**

- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- F.P. = FINANCIAL PROJECT
- NO. = NUMBER
- O.R.B. = OFFICIAL RECORDS BOOK
- PG. = PAGE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- S.J.C.U.D. = ST. JOHNS COUNTY UTILITY DEPARTMENT

S.J.C.U.D. UTILITY  
EASEMENT NO. 1  
SHEET 2 OF 2

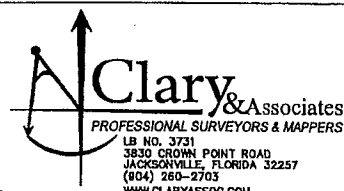
JOB NO. 2016-442  
DRAFTER GCC  
DATE 08/13/2016  
SCALE 1"=60'

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**



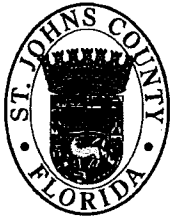


EXHIBIT "G" TO RESOLUTION

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

Utility Department

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INTEROFFICE MEMORANDUM

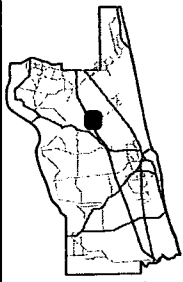
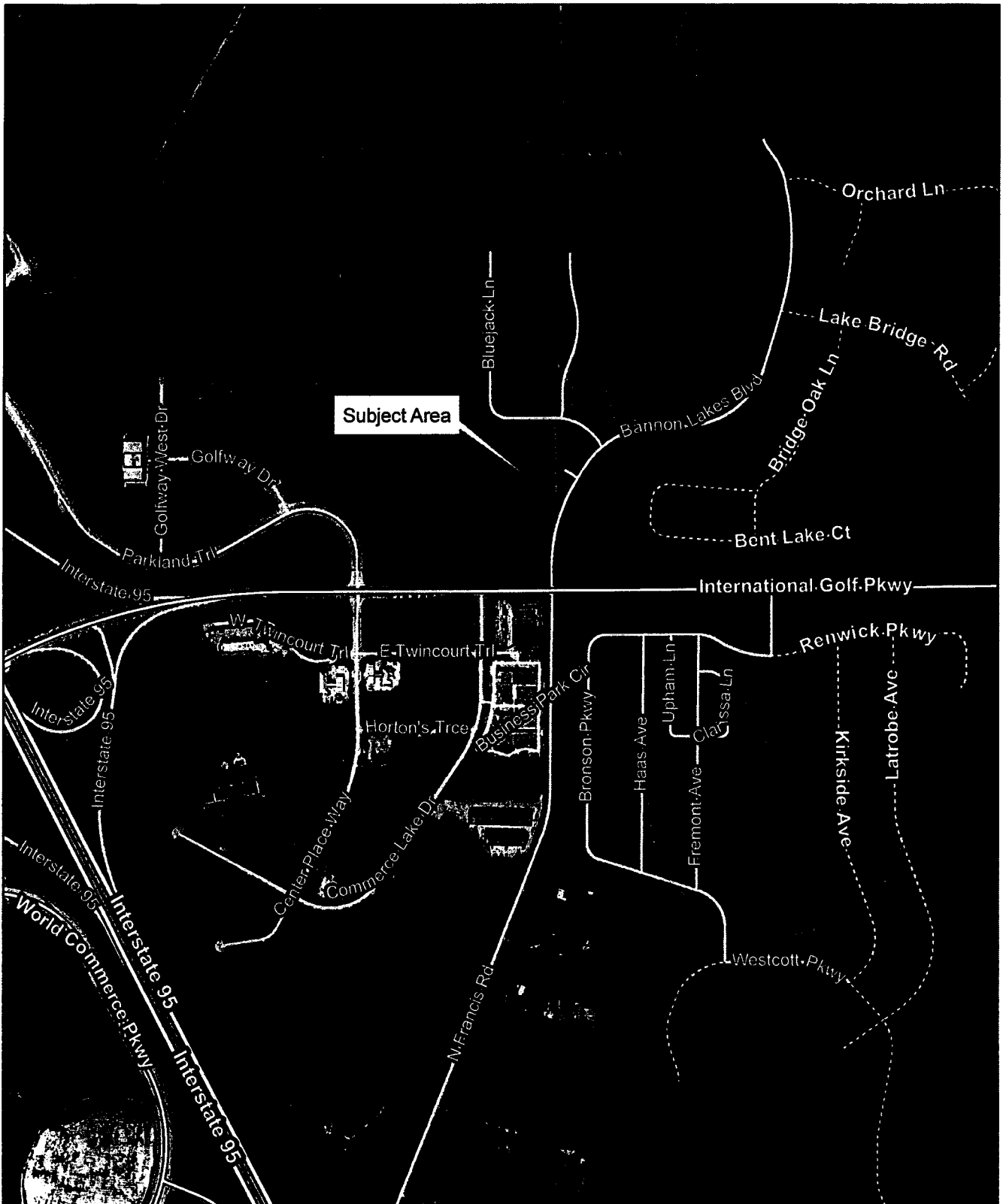
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TO: Debbie Taylor, Real Estate Manager  
FROM: Melissa Caraway, Utility Review Coordinator  
SUBJECT: Bannon Lakes Phase 1, Segment 1  
DATE: April 11, 2017

Please present the Easement, Bill of Sale, Schedule of Values and Warranty Deed to the Board of County Commissioners (BCC) for final approval and acceptance of Bannon Lakes Phase 1, Segment 1.

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.



2013 Aerial Imagery  
 0 250 500  
 Feet  
 May 4, 2017

**Easement for Utilities,  
 Bill of Sale and  
 Special Warranty Deed**

***Bannan Lakes  
 Phase 1, Segment 1***

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.

