

RESOLUTION NO. 2017- 202

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING DECLARATION OF JOINT USE POND EASEMENTS TOGETHER WITH DRAINAGE EASEMENTS IN CONNECTION WITH THE BANNON LAKES DEVELOPMENT AND AUTHORIZING THE CHAIR TO JOIN THE EXECUTION OF THE EASEMENTS ON BEHALF OF THE COUNTY.**

**RECITALS**

**WHEREAS**, certain roadway right-of-ways have been dedicated to St. Johns County ("County") by virtue of plats within the Bannon Lakes Development ("Bannon Lakes"); and

**WHEREAS**, to provide stormwater retention and drainage for the roadway right-of-ways dedicated and accepted, the developers of Bannon Lakes have executed and presented to the County Declaration of Joint Use Pond Easements, attached hereto as Exhibit "A" and Exhibit "B"; Declaration of Drainage Easements attached hereto as Exhibit "C" and Exhibit "D"; Grant of Non-Exclusive Drainage Easement and Non-Exclusive Assignment of Easement, attached hereto as Exhibit "E" and Exhibit "F"; and

**WHEREAS**, the easements grant the County the right, but not the obligation, to construct, maintain and operate all improvements necessary for such purposes; and

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

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

Section 1. The above Recitals are incorporated into the body of the Resolution and such Recitals are adopted as findings of fact.

Section 2. The Board of County Commissioners hereby accepts the easements described above and authorizes the Chair to join in the execution on behalf of the County.

Section 3. The Clerk is instructed to record the original easements in the public records of St. Johns County, Florida.

Section 4. To the extent that there are typographical and/or administrative errors that do not change the tone, tenor, or concept of this Resolution, then this Resolution may be revised without subsequent approval by the Board of County Commissioners.

**PASSED AND ADOPTED** by the Board of County Commissioners this 20 day of June, 2017.

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

By: \_\_\_\_\_  
James K. Johns, Chair

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

By: Pam Halterman  
Deputy Clerk

**RENDITION DATE** 6/22/17



Recording: \_\_\_\_\_  
Doc. stamps: \_\_\_\_\_  
Int. tax: \_\_\_\_\_  
TOTAL: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY AND,  
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire  
Florida Bar No.: 350591  
CARLTON FIELDS  
4221 West Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607-5736  
(813) 223-7000  
(813) 229-4133 (Facsimile)  
jgiles@carltonfields.com

**DECLARATION OF JOINT-USE POND EASEMENT**

**Drainage Easement S.W.M.F. No. 1  
(Clary File: 2016-438)**

**THIS DECLARATION OF JOINT-USE POND EASEMENT** (this "Declaration") is given as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, (the "Effective Date") 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, ("Declarant") to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, ("St. Johns County") in reference to the following facts:

(A) Declarant is the owner of the real property in St. Johns County, Florida, more particularly described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Easement Property") on which there is located an existing drainage and retention pond (the "Existing Pond").

(B) Declarant desires to declare, establish, grant, convey, and reserve to and for St. Johns County, and St. Johns County's successors and assigns, easements for the construction, operation, and maintenance of a joint-use drainage and retention pond with a capacity no less than that of the Existing Pond and a surface area no greater than that of the Existing Pond, and for ingress, egress, and access upon, over, and across the Easement Property for such purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Declaration, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

1. **Recitals.** The statements contained in the recitals of fact set forth above (the “Recitals”) are true and correct and the Recitals are, by this reference, made a part of this Declaration.

2. **Exhibits.** The exhibits attached to this Declaration are, by this reference, made a part of this Declaration.

3. **Definitions and Abbreviation.** The following terms are used in this Declaration as defined in this Section 3:

(a) The terms defined in the preamble of this Declaration are used in this Declaration as defined therein.

(b) The terms defined in the Recitals are used in this Declaration as defined therein.

4. **Declaration of Easements for Joint-Use Pond and for Ingress, Egress, and Access.** Declarant hereby declares, establishes, grants, conveys, and reserves to and for the benefit of St. Johns County, and St. Johns County’s successors and assigns, non-exclusive easements upon, over, and across the Easement Property for the purposes of: (a) the construction, operation, and maintenance of a joint-use drainage and retention pond with a capacity no less than that of the Existing Pond and a surface area no greater than that of the Existing Pond; (b) for pedestrian and vehicular ingress, egress, and access for purposes of such construction, operation, and maintenance; and (c) other purposes incidental to the foregoing, but for no other purposes whatsoever (collectively, the “Drainage Easement”); provided, however, that St. Johns County does not have the obligation to maintain the Drainage Easement. Notwithstanding the foregoing, Declarant shall have the right to reconfigure and/or relocate the Existing Pond, any replacement thereof, the Drainage Easement, the Easement Property, and any other drainage improvements constructed on the Easement Property or within the Drainage Easement, and further relocate and/or modify all or any portion of the stormwater drainage system on the Easement Property, including, without limitation, reconfiguring the Existing Pond or any replacement thereof by making it part of a larger pond or series of ponds (collectively, the “Reconfiguration”); provided, however, that neither the existing capacity nor the stormwater drainage flowing through the drainage pond or ponds and the associated drainage improvements shall be reduced, impaired, obstructed, restricted, or otherwise diminished thereby. Declarant also shall have the right to substitute for the foregoing Drainage Easement platted drainage easements; provided, however, that any such platted drainage easements shall be subject to the same rights and obligations as are set forth above. Any Reconfiguration shall be performed in accordance with any and all required St. Johns River Water Management District (“SJRWMD”) or other permits.

5. **St. Johns County’s Covenants.** St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees, to the extent allowed by Florida law, to indemnify Declarant and hold Declarant harmless from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from St. Johns County’s use of the Easement Property. The foregoing obligation to indemnify Declarant and hold Declarant harmless shall survive any termination of this Declaration. St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees to join Declarant in any amendment of this

Declaration required to effect a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

6. **Platting and Dedication.** At such time as the Easement Property is platted by Declarant or Declarant's successors and assigns and the dedication thereof to St. Johns County, Florida, for the construction, operation, and maintenance of a joint-use pond, is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate. Subject to the foregoing provision, the easements hereby granted shall be perpetual.

7. **Priority Over Liens.** The easements and other rights granted St. Johns County under this Declaration have priority over and are superior to any mortgages or other liens (excluding the lien for ad valorem real property taxes) that may encumber the Easement Property or any part thereof, and in no event shall the foreclosure of any mortgage or other lien encumbering all or any part of the Easement Property or any conveyance in lieu of foreclosure of any such mortgage or other lien terminate any easements and other rights granted St. Johns County under this Declaration. Declarant represents and warrants to St. Johns County that no mortgage or other lien (excluding the lien for ad valorem real property taxes not yet due and payable) encumbers the Easement Property or any part thereof, and Declarant shall not grant or permit the granting of any mortgage or other lien on the Easement Property or any part thereof prior to the recordation of this Declaration in the public records of St. Johns County, Florida.

8. **Running of Benefits and Burdens.** The provisions of this Declaration and all easements established hereby shall constitute covenants running with, and shall be appurtenant to, the land affected. All provisions of this Declaration and all easements established hereby shall inure to the benefit of and be binding upon any party which has, or obtains, an interest in the benefited or burdened land. References herein to "Declarant" and "St. Johns County" shall refer to Declarant or St. Johns County and their respective successors and assigns, as the case may be. The interests created hereunder shall not merge and this Declaration shall continue in full force and effect notwithstanding the unity of fee simple title of the Dominant Parcels and the Easement Property.

9. **Not a Public Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public, it being the intention of the parties that this Declaration and the grant and reservation set forth herein shall be strictly limited to and for the purposes herein expressed.

10. **Severability.** If any clause, sentence, or other portion of the terms, conditions, covenants, and restrictions of this Declaration become illegal, null, or void for any reason or are held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

11. **Enforcement.** In the event of any violation or threatened violation of the provisions of this Declaration, the aggrieved party shall have the right to seek to enjoin such violation or threatened violation in a court of competent jurisdiction, in addition to any other remedies available at law or in equity, and the prevailing party in any action or proceeding shall recover from the other party any attorneys' fees and costs incurred in such action or proceeding,

including, without limitation, attorneys' fees and costs in any trial, appellate, bankruptcy, and post-judgment proceedings.

12. **Entire Agreement; Amendment.** This Declaration contains all of the agreements and understandings of the parties with respect to the subject matter hereof. This Declaration may not be modified or amended in any respect whatsoever, or rescinded, in whole or in part, except with the consent of the Declarant and St. Johns County and then only by a written instrument duly executed and acknowledged by Declarant and St. Johns County duly recorded in the public records of St. Johns County, Florida. Any owner of all or any portion of the Easement Property other than Declarant hereby is put on notice that this instrument may be modified or amended, for the purposes of complying with the requirements of any development order applicable to the Easement Property, or subordinated, released, or rescinded without the necessity of obtaining its consent. In addition to any other rights reserved herein, there is reserved to Declarant the right to amend this Declaration without the joinder and consent of any owner of all or any portion of the Easement Property (other than Declarant) or any other party for the purpose of:

(a) correcting scrivener's errors; and/or

(b) complying with the laws, ordinances, rules, and regulations of the United States, the State of Florida, St. Johns County, and any other governmental authority having jurisdiction over the Easement Property; and/or

(c) reflecting a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

13. **Governing Law.** This Declaration will be governed by and construed in accordance with the laws of the State of Florida.

(Signatures appear on following pages.)

IN WITNESS WHEREOF, the Parties have executed this Declaration, and shall be deemed to have executed the same, 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.)

DECLARANT:

**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]  
Print Name: Anthony Seijas  
Its: Vice President

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as V.P. 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]  
Notary Public

Resolution No. 2017 - \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefitted party under the foregoing Declaration and the easements created thereby (collectively, the "Easements").

The Declaration and the Easements have been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_  
JAMES K. JOHNS,  
Chair

**ATTEST:**  
HUNTER S. CONRAD, CLERK

By: \_\_\_\_\_  
\_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**  
Easement Property

DRAINAGE EASEMENT SWMF 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 SOUTHWEST CORNER OF BANNON LAKES BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN AND RECORDED IN BANNON LAKES PHASE 1, MAP BOOK 81, PAGES 36-42 INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 89°36'40" EAST, ALONG THE SOUTHERLY LINE OF SAID BANNON LAKES BOULEVARD, 210.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°23'37" WEST, 56.56 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 928.00 FEET, AN ARC DISTANCE OF 43.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°56'58" EAST, 43.68 FEET, TO A POINT ON SAID CURVE LEADING NORTHERLY, AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 928.00 FEET, AN ARC DISTANCE OF 43.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°38'49" EAST, 43.68 FEET; THENCE NORTH 69°57'17" EAST, 16.89 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 5.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°59'28" EAST, 5.91 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 913.00 FEET, AN ARC DISTANCE OF 148.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°29'02" EAST, 148.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°09'10" EAST, 44.77 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 808.00 FEET, AN ARC DISTANCE OF 108.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°59'26" EAST, 108.16 FEET; THENCE NORTH 63°12'20" WEST, 15.04 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 823.00 FEET, AN ARC DISTANCE OF 40.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°17'39" EAST, 40.03 FEET; THENCE SOUTH 63°11'05" EAST, 15.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 808.00 FEET, AN ARC DISTANCE OF 70.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°09'47" EAST, 70.38 FEET; THENCE NORTH 57°43'59" WEST, 15.01 FEET, TO SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO

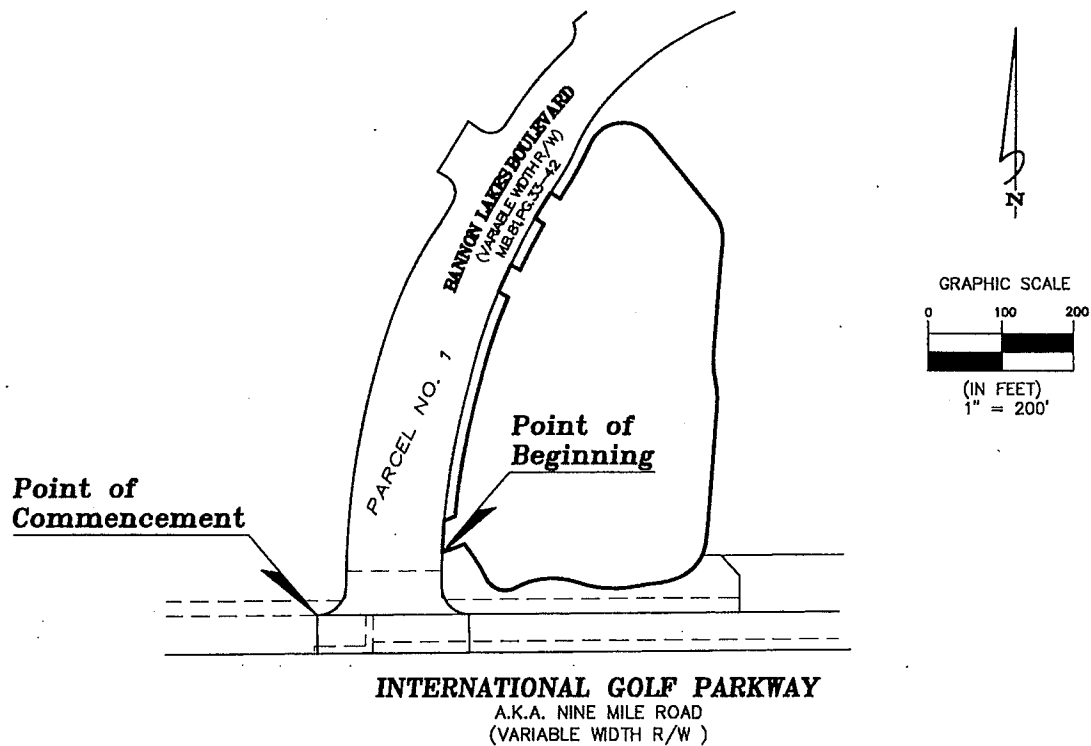
THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 823.00 FEET, AN ARC DISTANCE OF 22.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°28'40" EAST, 22.67 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 17.33 FEET; THENCE SOUTH 57°43'59" EAST, 15.00 FEET; THENCE NORTH 32°16'01" EAST, 30.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 258.50 FEET, AN ARC DISTANCE OF 39.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°55'04" EAST, 39.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 241.50 FEET, AN ARC DISTANCE OF 18.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°44'39" EAST, 18.34 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 98.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°09'22" EAST, 83.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°36'28" EAST, 134.57 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 55.00 FEET, AN ARC DISTANCE OF 42.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°37'13" EAST, 41.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°22'01" WEST, 149.96 FEET; TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 145.14 FEET, AN ARC DISTANCE OF 42.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°01'28" EAST, 42.07 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 29.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°59'42" EAST, 29.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°22'01" WEST, 184.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 60.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°21'41" WEST, 58.17 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 35.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°33'34" WEST, 34.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 299.36 FEET, AN ARC DISTANCE OF 30.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°48'22" WEST, 30.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 156.74 FEET, AN ARC DISTANCE OF 81.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH

86°14'54" WEST, 80.62 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 107.69 FEET, AN ARC DISTANCE OF 88.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°12'27" WEST, 85.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°13'23" WEST, 42.44 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 229.99 FEET, AN ARC DISTANCE OF 54.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°08'59" WEST, 54.43 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 2.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°51'43" WEST, 2.27 FEET; THENCE SOUTH 69°57'17" WEST, 33.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS.

# MAP SHOWING

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



## LEGEND

- R/W = RIGHT OF WAY
- A.K.A. = ALSO KNOWN AS
- F.P. = FINANCIAL PROJECT
- M.B. = MAP BOOK
- 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
- SWMF = STORM WATER MANAGEMENT FACILITY

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE SOUTHERLY 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.

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 1 OF 6

JOB NO. 2016-438  
 DRAFTER JLS  
 DATE 08-23-2016  
 SCALE 1"=200'

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

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

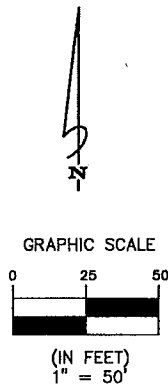
CHECKED BY:

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



# MAP SHOWING

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



## Point of Commencement

SOUTHWESTERLY CORNER OF THE SOUTHERLY TERMINUS OF BANNON LAKES BLVD. PER PLAT OF BANNON LAKES PHASE 1, M.B. 81, PAGES 36-42.

## Point of Beginning

PARCEL NO. 1

PARCEL NO. 2

## INTERNATIONAL GOLF PARKWAY

A.K.A. NINE MILE ROAD  
(VARIABLE WIDTH R/W)

BANNON LAKES BOULEVARD  
(VARIABLE WIDTH R/W)

MATCHLINE  
(SEE SHEET 3)

$N10^{\circ}29'02''E$   
 $CH=148.63'$   
 $R=913.00'$   
 $L=148.80'$   
 $\Delta=09^{\circ}20'17''$

TRACT 1  
STORMWATER MANAGEMENT FACILITY  
AND DRAINAGE EASEMENT  
4.02 ACRES

MATCHLINE  
(SEE SHEET 4)

$N89^{\circ}36'40''E$   
210.00'

SEE SHEET 1 FOR  
GENERAL NOTES & LEGEND

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 2 OF 6

JOB NO. 2016-438

DRAFTER JLS

DATE 8-23-2016

SCALE 1"=50'

CHECKED BY:

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

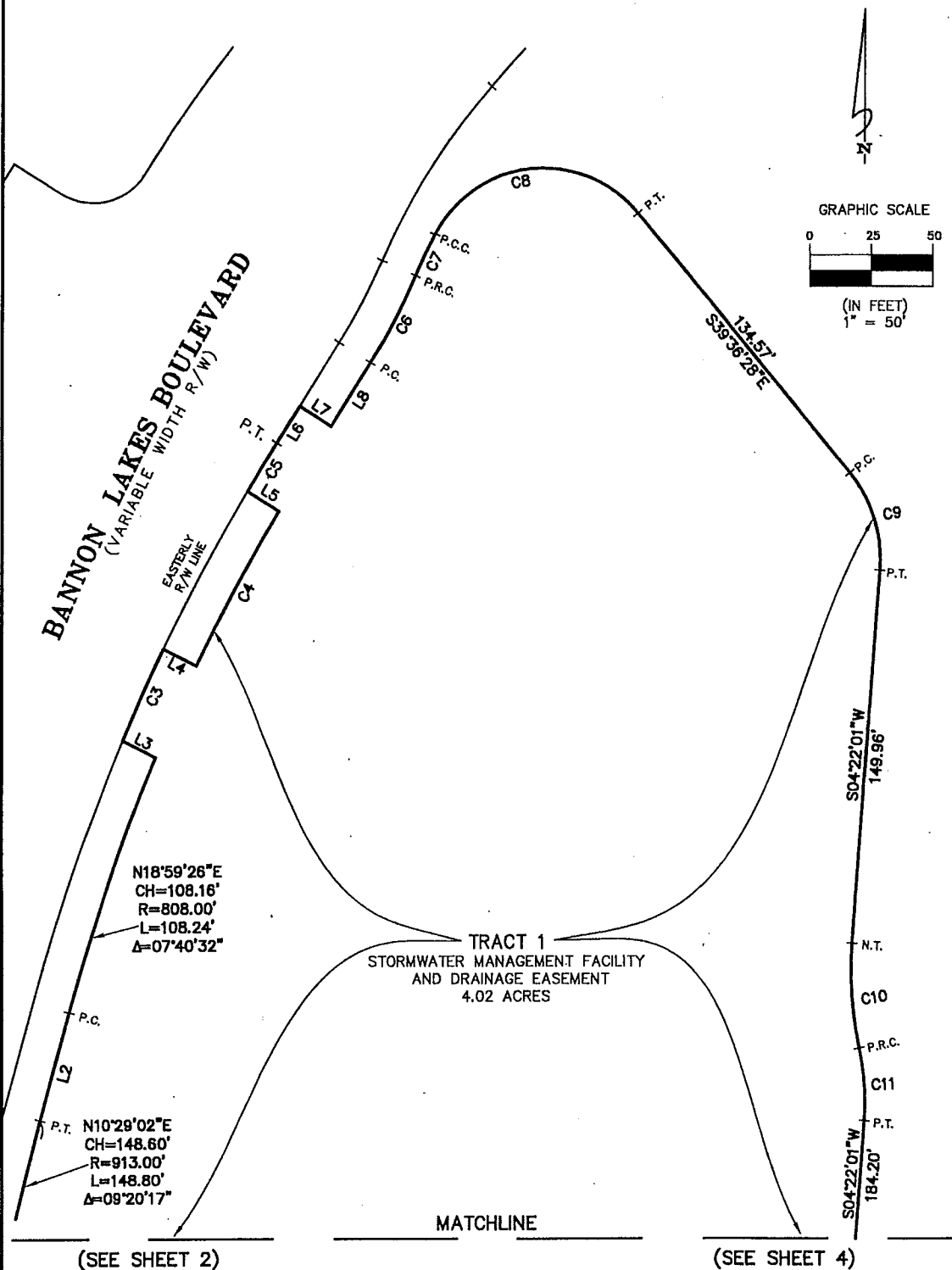
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GREGORY B. CLARY, P.S.M. CERT. NO. 3377



# MAP SHOWING

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



SEE SHEET 1 FOR  
GENERAL NOTES & LEGEND

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 3 OF 6

JOB NO. 2016-438  
DRAFTER JLS  
DATE 8-23-2016  
SCALE 1"=50'

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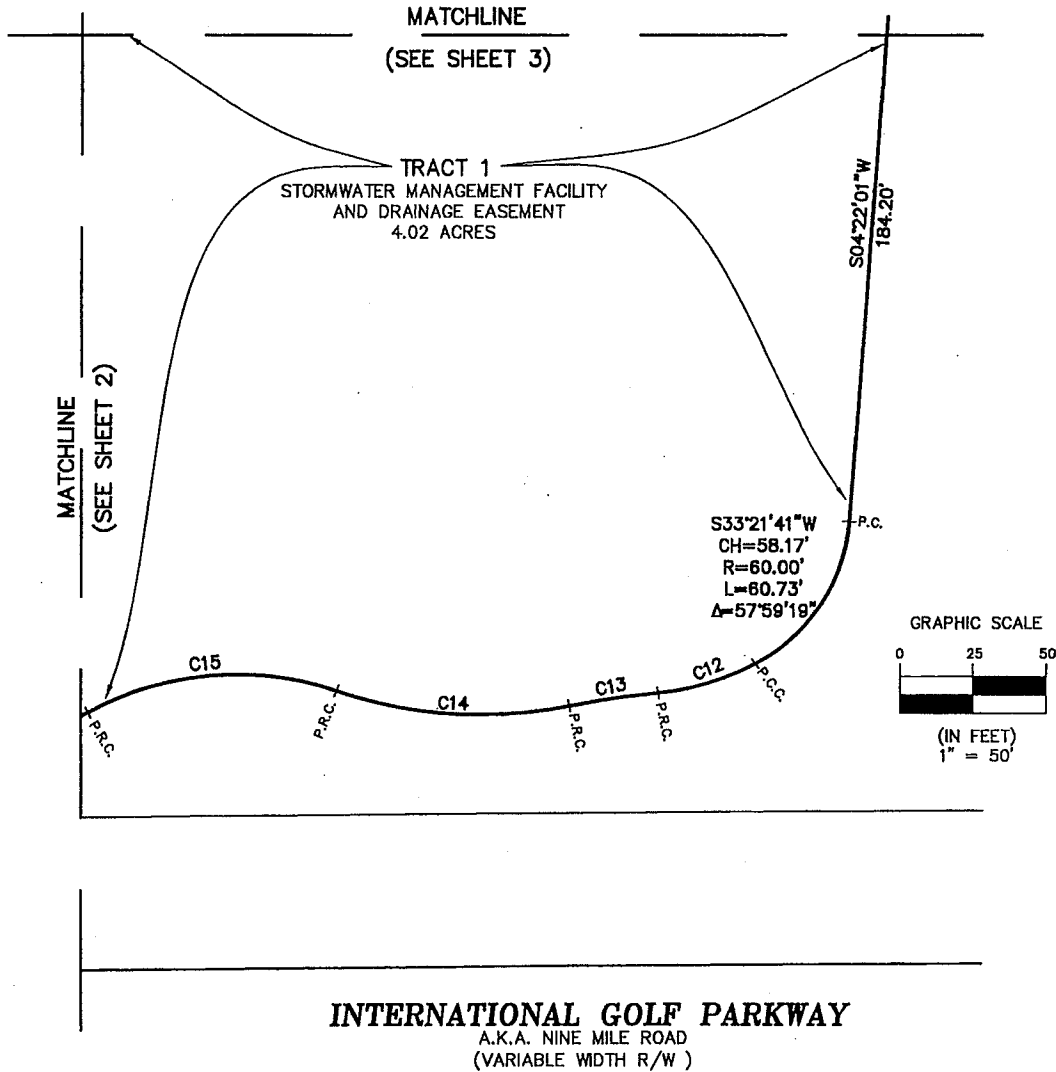
CHECKED BY:

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) 260-2703  
WWW.CLARYASSOC.COM

# MAP SHOWING

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



SEE SHEET 1 FOR  
GENERAL NOTES & LEGEND

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 4 OF 6

JOB NO. 2016-438

DRAFTER JLS

DATE 8-23-2016

SCALE 1"=50'

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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.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	928.00'	43.69'	2°41'50"	N03°38'49"E	43.68'
C2	60.00'	5.91'	5°38'51"	N02°59'28"E	5.91'
C3	823.00'	40.03'	2°47'13"	N24°17'39"E	40.03'
C4	808.00'	70.41'	4°59'33"	N28°09'47"E	70.38'
C5	823.00'	22.67'	1°34'43"	N31°28'40"E	22.67'
C6	258.50'	39.24'	8°41'55"	N27°55'04"E	39.21'
C7	241.50'	18.34'	4°21'04"	N25°44'39"E	18.34'
C8	50.00'	98.15'	112°28'22"	N84°09'22"E	83.13'
C9	55.00'	42.21'	43°58'29"	S17°37'13"E	41.18'
C10	145.14'	42.22'	16°39'53"	S04°01'28"E	42.07'
C11	100.00'	29.19'	16°43'26"	S03°59'42"E	29.09'
C12	90.00'	35.20'	22°24'28"	S73°33'34"W	34.97'
C13	299.36'	30.90'	5°54'53"	S81°48'22"W	30.89'
C14	156.74'	81.54'	29°48'21"	N86°14'54"W	80.62'
C15	107.69'	88.14'	46°53'38"	S85°12'27"W	85.70'
C16	30.00'	47.14'	90°01'58"	N73°13'23"W	42.44'
C17	229.99'	54.56'	13°35'31"	N34°08'59"W	54.43'
C18	60.00'	2.27'	2°10'02"	N39°51'43"W	2.27'
C19	40.00'	62.82'	89°59'20"	N45°23'37"W	56.56'
C20	928.00'	43.69'	02°41'51"	N00°56'58"E	43.68'

LINE TABLE

LINE	BEARING	DISTANCE
L1	N69°57'17"E	16.89'
L2	N15°09'10"E	44.77'
L3	N63°12'20"W	15.04'
L4	S63°11'05"E	15.00'
L5	N57°43'59"W	15.01'
L6	N32°16'01"E	17.33'
L7	S57°43'59"E	15.00'
L8	N32°16'01"E	30.00'
L9	S69°57'17"W	33.92'

SEE SHEET 1 FOR  
GENERAL NOTES & LEGEND

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 5 OF 6

JOB NO. 2016-438  
 DRAFTER JLS  
 DATE 8-23-2016  
 SCALE 1"=50'

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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, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF BANNON LAKES BOULEVARD, (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN AND RECORDED IN BANNON LAKES PHASE 1, MAP BOOK 81, PAGES 36-42 INCLUSIVE, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA); THENCE NORTH 89°36'40" EAST, ALONG THE SOUTHERLY LINE OF SAID BANNON LAKES BOULEVARD, 210.00 FEET, TO THE EASTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, THE FOLLOWING TWO (2) COURSES AND DISTANCES: COURSE NO. 1: NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 40.00 FEET, AN ARC DISTANCE OF 62.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°23'37" WEST, 56.56 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 2: NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 928.00 FEET, AN ARC DISTANCE OF 43.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°56'58" EAST, 43.68 FEET, TO A POINT ON SAID CURVE LEADING NORTHERLY, AND TO THE POINT OF BEGINNING; THENCE CONTINUE NORTHERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 928.00 FEET, AN ARC DISTANCE OF 43.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°38'49" EAST, 43.68 FEET; THENCE NORTH 69°57'17" EAST, 16.89 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 5.91 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 02°59'28" EAST, 5.91 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 913.00 FEET, AN ARC DISTANCE OF 148.80 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°29'02" EAST, 148.63 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 15°09'10" EAST, 44.77 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 808.00 FEET, AN ARC DISTANCE OF 108.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°59'26" EAST, 108.16 FEET; THENCE NORTH 63°12'20" WEST, 15.04 FEET TO SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 823.00 FEET, AN ARC DISTANCE OF 40.03 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 24°17'39" EAST, 40.03 FEET; THENCE SOUTH 63°11'05" EAST, 15.00 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 808.00 FEET, AN ARC DISTANCE OF 70.41 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 28°09'47" EAST, 70.38 FEET; THENCE NORTH 57°43'59" WEST, 15.01 FEET, TO SAID EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG SAID EASTERLY RIGHT OF WAY LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 823.00 FEET, AN ARC DISTANCE OF 22.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°28'40" EAST, 22.67 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 32°16'01" EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 17.33 FEET; THENCE SOUTH 57°43'59" EAST, 15.00 FEET; THENCE NORTH 32°16'01" EAST, 30.00 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 258.50 FEET, AN ARC DISTANCE OF 39.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 27°55'04" EAST, 39.21 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 241.50 FEET, AN ARC DISTANCE OF 18.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 25°44'39" EAST, 18.34 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 98.15 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 84°09'22" EAST, 83.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 39°36'28" EAST, 134.57 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 55.00 FEET, AN ARC DISTANCE OF 42.21 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 17°37'13" EAST, 41.18 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°22'01" WEST, 149.96 FEET; TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 145.14 FEET, AN ARC DISTANCE OF 42.22 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 04°01'28" EAST, 42.07 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 29.19 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 03°59'42" EAST, 29.09 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 04°22'01" WEST, 184.20 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 60.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 33°21'41" WEST, 58.17 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 90.00 FEET, AN ARC DISTANCE OF 35.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°33'34" WEST, 34.97 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 299.36 FEET, AN ARC DISTANCE OF 30.90 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 81°48'22" WEST, 30.89 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 158.74 FEET, AN ARC DISTANCE OF 81.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 86°14'54" WEST, 80.62 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 107.69 FEET, AN ARC DISTANCE OF 88.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°12'27" WEST, 85.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 47.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 73°13'23" WEST, 42.44 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 229.99 FEET, AN ARC DISTANCE OF 54.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 34°08'59" WEST, 54.43 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 60.00 FEET, AN ARC DISTANCE OF 2.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 39°51'43" WEST, 2.27 FEET; THENCE SOUTH 69°57'17" WEST, 33.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 4.02 ACRES, MORE OR LESS.

SEE SHEET 1 FOR  
GENERAL NOTES & LEGEND

DRAINAGE EASEMENT SWMF NO. 1  
SHEET 6 OF 6

JOB NO. 2016-438  
DRAFTER JLS  
DATE 8-23-2016  
SCALE 1"=50'

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

Recording: \_\_\_\_\_  
Doc. stamps: \_\_\_\_\_  
Int. tax: \_\_\_\_\_  
TOTAL: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY AND,  
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire  
Florida Bar No.: 350591  
CARLTON FIELDS  
4221 West Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607-5736  
(813) 223-7000  
(813) 229-4133 (Facsimile)  
jgiles@carltonfields.com

**DECLARATION OF JOINT-USE POND EASEMENT**

**Drainage Easement S.W.M.F. No. 3  
(Clary File: 2016-439)**

**THIS DECLARATION OF JOINT-USE POND EASEMENT** (this "Declaration") is given as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, (the "Effective Date") 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, ("Declarant") to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, ("St. Johns County") in reference to the following facts:

(A) Declarant is the owner of the real property in St. Johns County, Florida, more particularly described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Easement Property") on which there is located an existing drainage and retention pond (the "Existing Pond").

(B) Declarant desires to declare, establish, grant, convey, and reserve to and for St. Johns County, and St. Johns County's successors and assigns, easements for the construction, operation, and maintenance of a joint-use drainage and retention pond with a capacity no less than that of the Existing Pond and a surface area no greater than that of the Existing Pond, and for ingress, egress, and access upon, over, and across the Easement Property for such purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Declaration, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

1. **Recitals.** The statements contained in the recitals of fact set forth above (the "Recitals") are true and correct and the Recitals are, by this reference, made a part of this Declaration.

2. **Exhibits.** The exhibits attached to this Declaration are, by this reference, made a part of this Declaration.

3. **Definitions and Abbreviation.** The following terms are used in this Declaration as defined in this Section 3:

(a) The terms defined in the preamble of this Declaration are used in this Declaration as defined therein.

(b) The terms defined in the Recitals are used in this Declaration as defined therein.

4. **Declaration of Easements for Joint-Use Pond and for Ingress, Egress, and Access.** Declarant hereby declares, establishes, grants, conveys, and reserves to and for the benefit of St. Johns County, and St. Johns County's successors and assigns, non-exclusive easements upon, over, and across the Easement Property for the purposes of: (a) the construction, operation, and maintenance of a joint-use drainage and retention pond with a capacity no less than that of the Existing Pond and a surface area no greater than that of the Existing Pond; (b) for pedestrian and vehicular ingress, egress, and access for purposes of such construction, operation, and maintenance; and (c) other purposes incidental to the foregoing, but for no other purposes whatsoever (collectively, the "Drainage Easement"); provided, however, that St. Johns County does not have the obligation to maintain the Drainage Easement. Notwithstanding the foregoing, Declarant shall have the right to reconfigure and/or relocate the Existing Pond, any replacement thereof, the Drainage Easement, the Easement Property, and any other drainage improvements constructed on the Easement Property or within the Drainage Easement, and further relocate and/or modify all or any portion of the stormwater drainage system on the Easement Property, including, without limitation, reconfiguring the Existing Pond or any replacement thereof by making it part of a larger pond or series of ponds (collectively, the "Reconfiguration"); provided, however, that neither the existing capacity nor the stormwater drainage flowing through the drainage pond or ponds and the associated drainage improvements shall be reduced, impaired, obstructed, restricted, or otherwise diminished thereby. Declarant also shall have the right to substitute for the foregoing Drainage Easement platted drainage easements; provided, however, that any such platted drainage easements shall be subject to the same rights and obligations as are set forth above. Any Reconfiguration shall be performed in accordance with any and all required St. Johns River Water Management District ("SJRWMD") or other permits.

5. **St. Johns County's Covenants.** St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees, to the extent allowed by Florida law, to indemnify Declarant and hold Declarant harmless from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from St. Johns County's use of the Easement Property. The foregoing obligation to indemnify Declarant and hold Declarant harmless shall survive any termination of this Declaration. St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees to join Declarant in any amendment of this

Declaration required to effect a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

6. **Platting and Dedication.** At such time as the Easement Property is platted by Declarant or Declarant's successors and assigns and the dedication thereof to St. Johns County, Florida, for the construction, operation, and maintenance of a joint-use pond, is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate. Subject to the foregoing provision, the easements hereby granted shall be perpetual.

7. **Priority Over Liens.** The easements and other rights granted St. Johns County under this Declaration have priority over and are superior to any mortgages or other liens (excluding the lien for ad valorem real property taxes) that may encumber the Easement Property or any part thereof, and in no event shall the foreclosure of any mortgage or other lien encumbering all or any part of the Easement Property or any conveyance in lieu of foreclosure of any such mortgage or other lien terminate any easements and other rights granted St. Johns County under this Declaration. Declarant represents and warrants to St. Johns County that no mortgage or other lien (excluding the lien for ad valorem real property taxes not yet due and payable) encumbers the Easement Property or any part thereof, and Declarant shall not grant or permit the granting of any mortgage or other lien on the Easement Property or any part thereof prior to the recordation of this Declaration in the public records of St. Johns County, Florida.

8. **Running of Benefits and Burdens.** The provisions of this Declaration and all easements established hereby shall constitute covenants running with, and shall be appurtenant to, the land affected. All provisions of this Declaration and all easements established hereby shall inure to the benefit of and be binding upon any party which has, or obtains, an interest in the benefited or burdened land. References herein to "Declarant" and "St. Johns County" shall refer to Declarant or St. Johns County and their respective successors and assigns, as the case may be. The interests created hereunder shall not merge and this Declaration shall continue in full force and effect notwithstanding the unity of fee simple title of the Dominant Parcels and the Easement Property.

9. **Not a Public Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public, it being the intention of the parties that this Declaration and the grant and reservation set forth herein shall be strictly limited to and for the purposes herein expressed.

10. **Severability.** If any clause, sentence, or other portion of the terms, conditions, covenants, and restrictions of this Declaration become illegal, null, or void for any reason or are held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

11. **Enforcement.** In the event of any violation or threatened violation of the provisions of this Declaration, the aggrieved party shall have the right to seek to enjoin such violation or threatened violation in a court of competent jurisdiction, in addition to any other remedies available at law or in equity, and the prevailing party in any action or proceeding shall recover from the other party any attorneys' fees and costs incurred in such action or proceeding,

including, without limitation, attorneys' fees and costs in any trial, appellate, bankruptcy, and post-judgment proceedings.

12. **Entire Agreement; Amendment.** This Declaration contains all of the agreements and understandings of the parties with respect to the subject matter hereof. This Declaration may not be modified or amended in any respect whatsoever, or rescinded, in whole or in part, except with the consent of the Declarant and St. Johns County and then only by a written instrument duly executed and acknowledged by Declarant and St. Johns County duly recorded in the public records of St. Johns County, Florida. Any owner of all or any portion of the Easement Property other than Declarant hereby is put on notice that this instrument may be modified or amended, for the purposes of complying with the requirements of any development order applicable to the Easement Property, or subordinated, released, or rescinded without the necessity of obtaining its consent. In addition to any other rights reserved herein, there is reserved to Declarant the right to amend this Declaration without the joinder and consent of any owner of all or any portion of the Easement Property (other than Declarant) or any other party for the purpose of:

- (a) correcting scrivener's errors; and/or
- (b) complying with the laws, ordinances, rules, and regulations of the United States, the State of Florida, St. Johns County, and any other governmental authority having jurisdiction over the Easement Property; and/or
- (c) reflecting a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

13. **Governing Law.** This Declaration will be governed by and construed in accordance with the laws of the State of Florida.

(Signatures appear on following pages.)

IN WITNESS WHEREOF, the Parties have executed this Declaration, and shall be deemed to have executed the same, as of the day and year first above written.

WITNESSES:

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

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

DECLARANT:

**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]  
Print Name: Anthony Seijas  
Its: Vice President

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as V.P. 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]  
Notary Public

Resolution No. 2017 - \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefitted party under the foregoing Declaration and the easements created thereby (collectively, the "Easements").

The Declaration and the Easements have been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_  
JAMES K. JOHNS,  
Chair

**ATTEST:**  
HUNTER S. CONRAD, CLERK

By: \_\_\_\_\_  
\_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**  
Easement Property

DRAINAGE EASEMENT SWMF NO. 3

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWESTERLY CORNER OF THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, 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, AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, AND EASTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: COURSE NO. 1: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°11'38" EAST, 23.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 2: SOUTH 36°55'29" EAST, 33.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 3: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 87.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°58'46" EAST, 87.06 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; COURSE NO. 4: SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 43.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°41'27" WEST, 38.15 FEET; COURSE NO. 5: SOUTH 13°35'04" EAST, 60.00 FEET; COURSE NO. 6: NORTH 76°24'56" EAST, 1.88 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; COURSE NO. 7: SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°53'00" EAST, 36.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; COURSE NO. 8: SOUTH 10°11'35" EAST, 29.96 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; COURSE NO. 9: SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 96.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°18'25" EAST, 96.11 FEET TO THE POINT OF BEGINNING; COURSE NO. 10: CONTINUE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 31.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°47'44" EAST, 31.85 FEET; THENCE SOUTH 64°34'13" WEST, 16.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 340.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°47'26" WEST, 339.26 FEET; THENCE SOUTH 80°52'23" EAST, 15.00 FEET, TO SAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°07'37" WEST, 30.00 FEET; THENCE NORTH 80°52'23" WEST, 15.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE,

CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 90.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'11" WEST, 90.67 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 48.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'15" WEST, 43.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°50'34" WEST, 93.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 32.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°26'51" WEST, 31.26 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 214.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°48'32" WEST, 213.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 81.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°23'48" WEST, 72.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°00'29" WEST, 91.47 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 129.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°06'41" WEST, 120.64 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 31.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°34'38" WEST, 31.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 57.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°39'12" WEST, 56.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 107.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°50'45" WEST, 102.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 141.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°54'03" WEST, 130.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 102.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°41'24" WEST, 98.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE

SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 307.38 FEET, AN ARC DISTANCE OF 139.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'10" WEST, 138.33 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 382.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°57'55" EAST, 286.99 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 120.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°12'48" EAST, 118.57 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 168.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°19'33" EAST, 163.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 615.20 FEET, AN ARC DISTANCE OF 30.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°37'15" EAST, 30.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 293.13 FEET, AN ARC DISTANCE OF 180.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°26'49" EAST, 177.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°30'09" EAST, 41.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73°50'34" EAST, 69.94 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 30.00 FEET, AN ARC DISTANCE OF 47.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°36'03" EAST, 42.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°38'28" WEST, 130.33 FEET; THENCE SOUTH 73°21'32" EAST, 15.00 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD; THENCE SOUTH 16°38'28" WEST, ALONG LAST SAID LINE, 30.00 FEET; THENCE NORTH 73°21'32" WEST, 15.00 FEET; THENCE SOUTH 16°38'28" WEST, 118.41 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 351.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°14'38" WEST, 342.06 FEET; THENCE SOUTH 28°09'13" EAST, 15.00 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°21'31" WEST, 40.33 FEET; THENCE NORTH 25°33'06" WEST, 15.01 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE

NORTHERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 166.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°38'40" WEST, 165.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°20'09" WEST, 193.27 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 575.00 FEET, AN ARC DISTANCE OF 84.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°08'38" WEST, 84.07 FEET; THENCE SOUTH 11°32'36" EAST, 15.01 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°27'24" WEST, 30.00 FEET; THENCE NORTH 11°32'36" WEST, 15.01 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 72.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°20'17" WEST, 72.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 60.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°22'55" WEST, 57.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.53 FEET, AN ARC DISTANCE OF 181.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°04'25" WEST, 180.39 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 53.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°00'34" WEST, 51.35 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 235.61 FEET, AN ARC DISTANCE OF 96.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°00'01" EAST, 95.38 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5817.31 FEET, AN ARC DISTANCE OF 82.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°27'39" EAST, 82.35 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 675.37 FEET, AN ARC DISTANCE OF 438.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°16'59" EAST, 430.46 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 701.17 FEET, AN ARC DISTANCE OF 124.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°19'38" WEST, 123.98 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°12'05" EAST, 37.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°50'32" EAST, 116.26 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND

AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 395.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°50'58" EAST, 372.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°32'29" EAST, 106.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.33 FEET, AN ARC DISTANCE OF 44.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°02'37" EAST, 40.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 755.22 FEET, AN ARC DISTANCE OF 391.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°41'38" EAST, 386.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°24'56" EAST, 170.88 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 30.00 FEET, AN ARC DISTANCE OF 50.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°55'50" EAST, 45.04 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 1.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°14'47" EAST, 1.54 FEET; THENCE NORTH 64°34'13" EAST, 15.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES, MORE OR LESS.

# MAP SHOWING

A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## Point of Commencement

SW'LY CORNER OF N'LY TERMINUS OF  
BANNON LAKES BOULEVARD,  
PER BANNON LAKES PHASE 1  
M.B. 81, PGS. 36-42

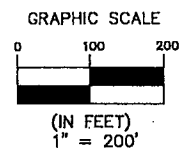
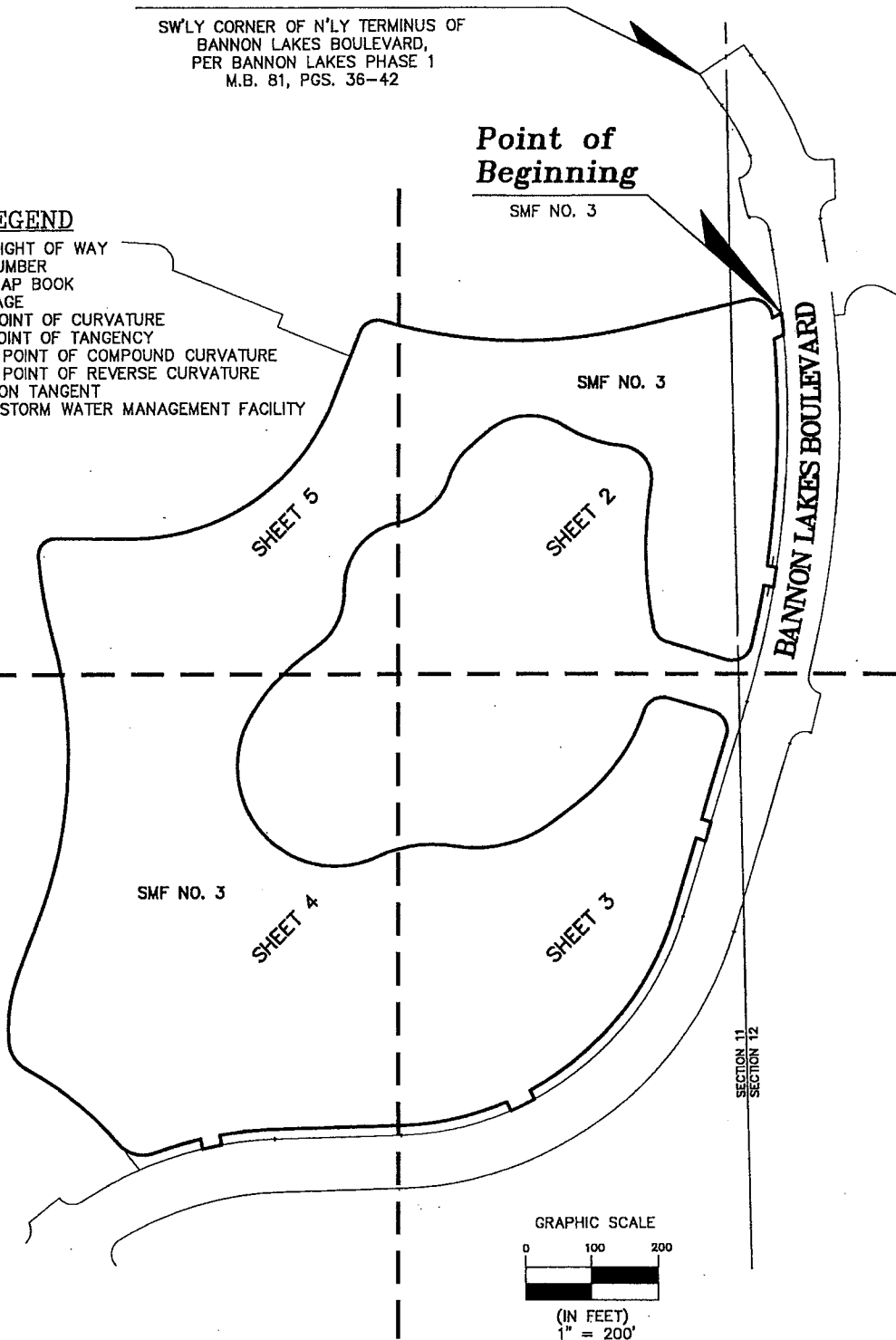


**Point of Beginning**

SMF NO. 3

### LEGEND

- R/W = RIGHT OF WAY
- NO. = NUMBER
- M.B. = MAP 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
- SWMF = STORM WATER MANAGEMENT FACILITY



DRAINAGE EASEMENT SWMF NO. 3  
SHEET 1 OF 8

JOB NO. 2016-439  
DRAFTER SPB  
DATE 8/23/2016  
SCALE 1"=200'  
CHECKED BY: \_\_\_\_\_

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

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

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
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3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
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# MAP SHOWING

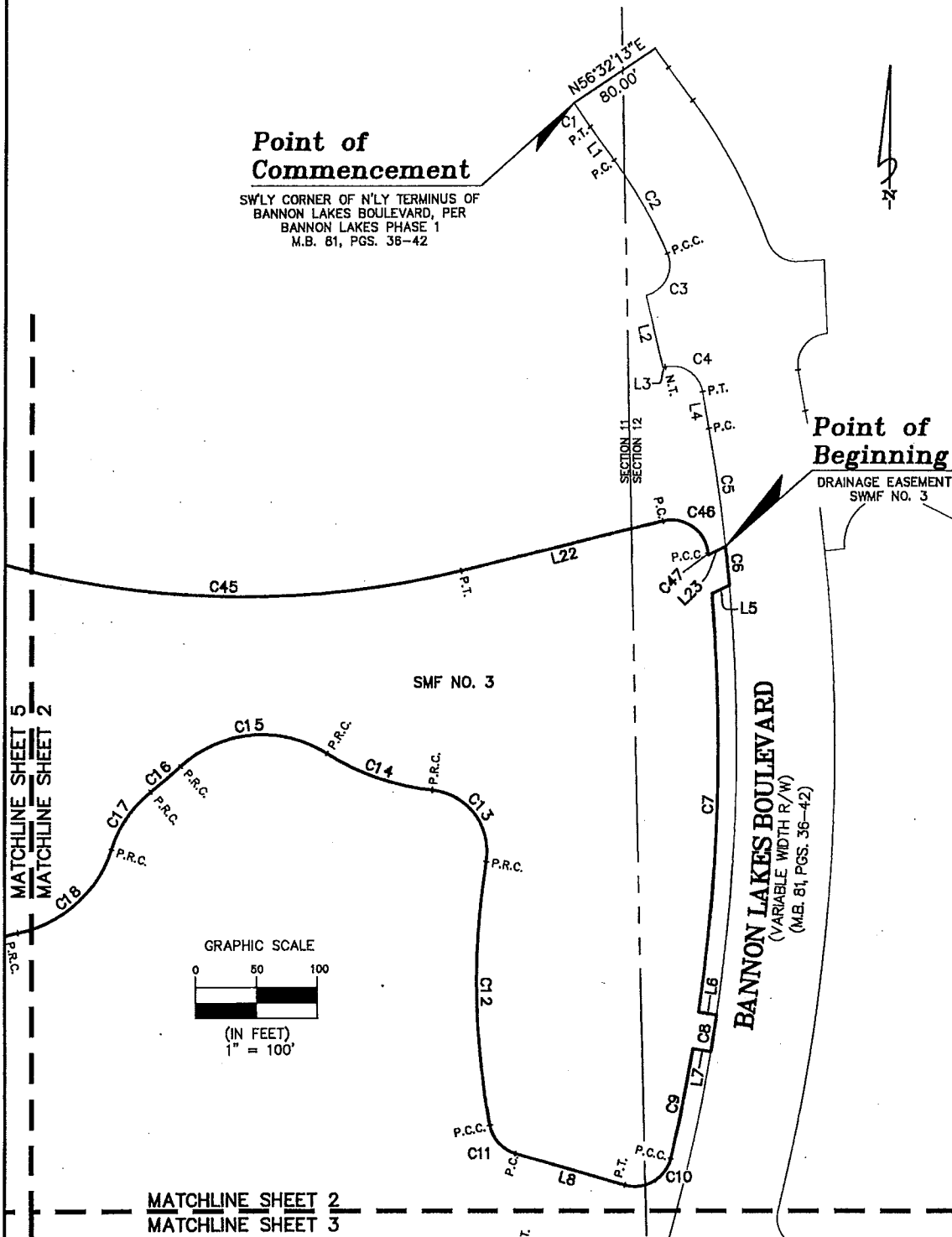
A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

## Point of Commencement

SW'LY CORNER OF N'LY TERMINUS OF  
BANNON LAKES BOULEVARD, PER  
BANNON LAKES PHASE 1  
M.B. 81, PGS. 36-42

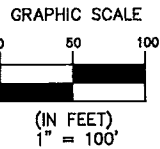
## Point of Beginning

DRAINAGE EASEMENT  
SWMF NO. 3



SMF NO. 3

**BANNON LAKES BOULEVARD**  
(VARIABLE WIDTH R/W)  
(M.B. 81, PGS. 36-42)



DRAINAGE EASEMENT SWMF NO. 3  
SHEET 2 OF 8

JOB NO. 2016-439  
DRAFTER SPB  
DATE 8/23/2016  
SCALE 1"=100'  
CHECKED BY:

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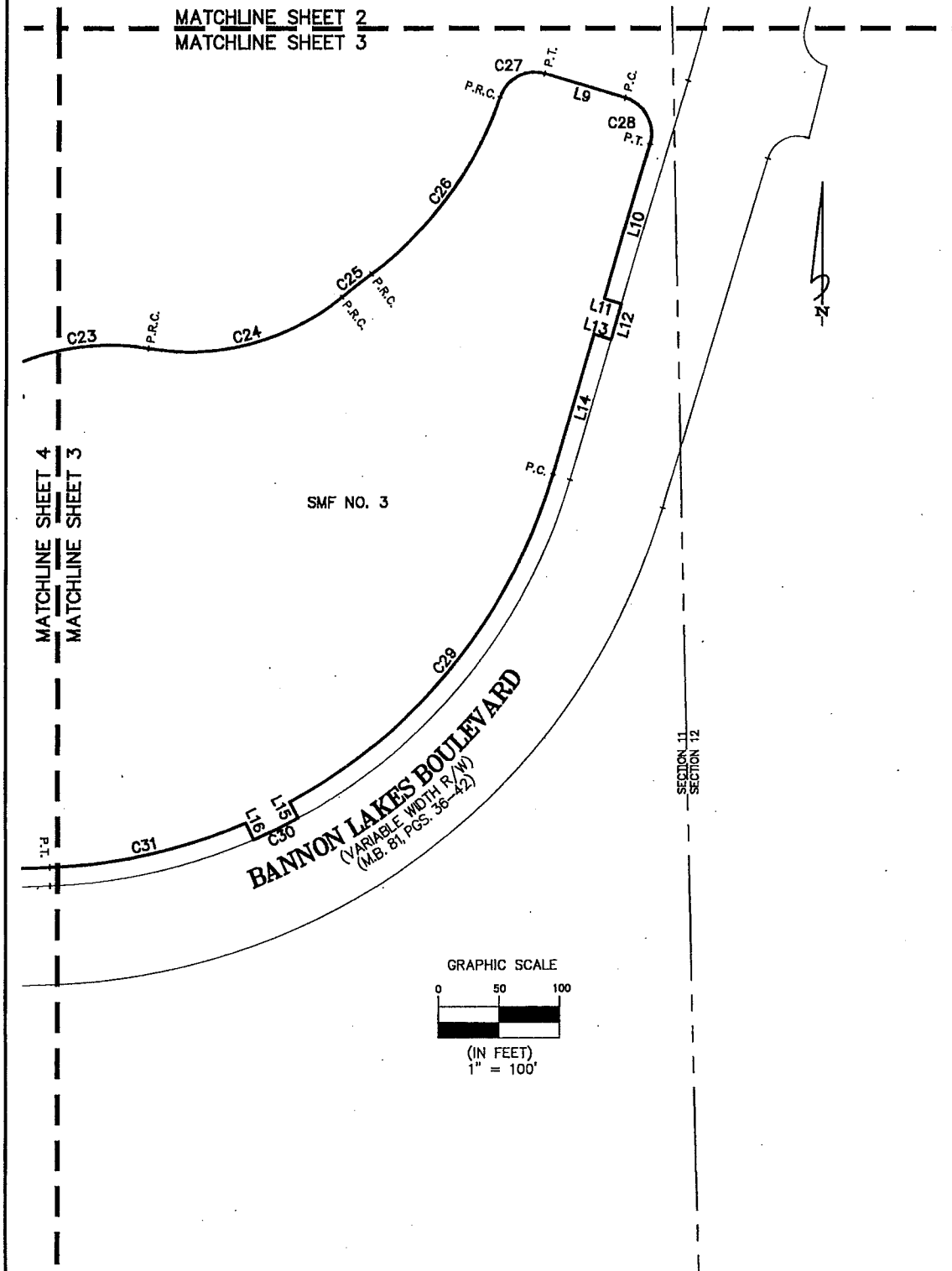
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# MAP SHOWING

A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



DRAINAGE EASEMENT SWMF NO. 3  
SHEET 3 OF 8

JOB NO. 2016-439  
 DRAFTER SPB  
 DATE 8/23/2016  
 SCALE 1"=100'  
 CHECKED BY:

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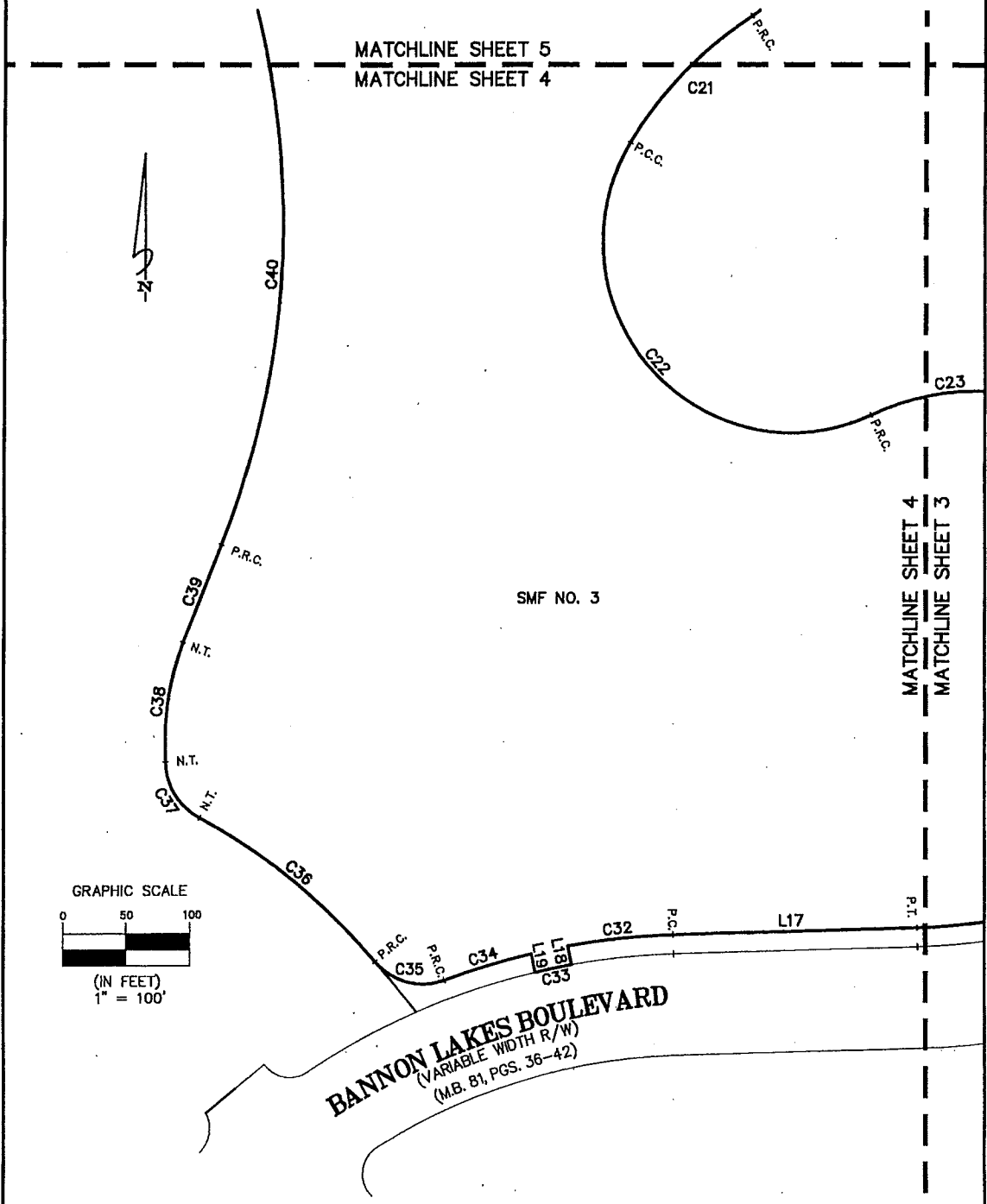
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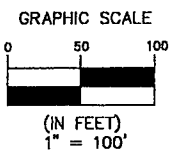
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# MAP SHOWING

A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



SMF NO. 3



DRAINAGE EASEMENT SWMF NO. 3  
SHEET 4 OF 8

JOB NO. 2016-439  
DRAFTER SPB  
DATE 8/23/2016  
SCALE 1"=100'

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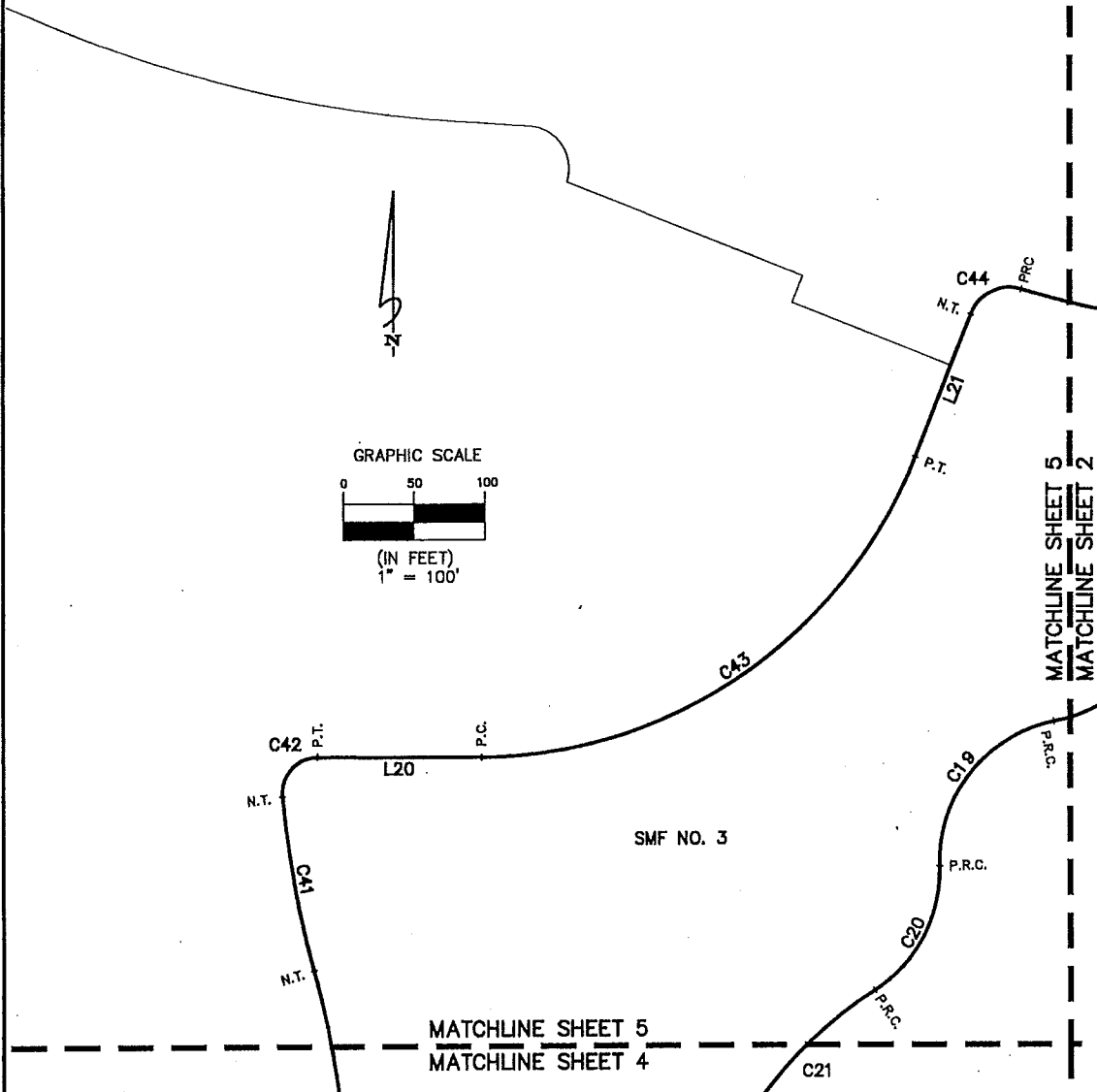
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# MAP SHOWING

A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S36°55'29"E	33.23'
L2	S13°35'04"E	60.00'
L3	N76°24'56"E	1.88'
L4	S10°11'35"E	29.96'
L5	S64°34'13"W	16.00'
L6	S80°52'23"E	15.00'
L7	N80°52'23"W	15.00'
L8	N73°50'34"W	93.86'
L9	S73°50'34"E	69.94'
L10	S16°38'28"W	130.33'
L11	S73°21'32"E	15.00'
L12	S16°38'28"W	30.00'

LINE TABLE		
LINE	BEARING	LENGTH
L13	N73°21'32"W	15.00'
L14	S16°38'28"W	118.41'
L15	S28°09'13"E	15.00'
L16	N25°33'06"W	15.01'
L17	S88°20'09"W	193.27'
L18	S11°32'36"E	15.01'
L19	N11°32'36"W	15.01'
L20	S89°50'32"E	116.26'
L21	N21°32'29"E	106.67'
L22	N76°24'56"E	170.88'
L23	N64°34'13"E	15.87'

DRAINAGE EASEMENT SWMF NO. 3  
SHEET 5 OF 8

JOB NO. 2016-439  
DRAFTER SPB  
DATE 8/23/2016  
SCALE 1"=100'

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# MAP SHOWING

A PORTION OF SECTION 11 AND A PORTION OF SECTION 12,  
TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
C1	23.56'	390.00'	3°27'42"	S35°11'38"E	23.56'
C2	87.28'	360.00'	13°53'27"	S29°58'46"E	87.06'
C3	43.39'	25.00'	99°26'58"	S26°41'27"W	38.15'
C4	40.74'	25.00'	93°23'29"	S56°53'00"E	36.38'
C5	96.13'	1460.00'	3°46'21"	S08°18'25"E	96.11'
C6	31.85'	1460.00'	1°15'00"	S05°47'44"E	31.85'
C7	340.05'	1445.00'	13°29'00"	S01°47'26"W	339.26'
C8	30.00'	1460.00'	1°10'38"	S09°07'37"W	30.00'
C9	90.69'	1445.00'	3°35'45"	S11°31'11"W	90.67'
C10	48.61'	30.00'	92°50'23"	S59°44'15"W	43.46'
C11	32.88'	30.00'	62°47'25"	N42°26'51"W	31.26'
C12	214.54'	600.00'	20°29'15"	N00°48'32"W	213.40'
C13	81.74'	50.00'	93°39'46"	N37°23'48"W	72.93'
C14	92.29'	200.00'	26°26'23"	N71°00'29"W	91.47'
C15	129.50'	100.00'	74°12'01"	S85°06'41"W	120.64'
C16	31.71'	580.00'	3°07'56"	S49°34'38"W	31.70'
C17	57.56'	100.00'	32°58'49"	S34°39'12"W	56.77'
C18	107.10'	100.00'	61°21'56"	S48°50'45"W	102.06'
C19	141.82'	100.00'	81°15'21"	S38°54'03"W	130.23'
C20	102.69'	100.00'	58°50'03"	S27°41'24"W	98.23'
C21	139.53'	307.38'	26°00'31"	S44°06'10"W	138.33'
C22	382.56'	150.00'	146°07'38"	S41°57'55"E	286.99'
C23	120.37'	200.00'	34°29'04"	N82°12'48"E	118.57'
C24	168.46'	200.00'	48°15'36"	N75°19'33"E	163.52'
C25	30.60'	615.20'	2°51'00"	N52°37'15"E	30.60'
C26	180.07'	293.13'	35°11'53"	N36°26'49"E	177.25'
C27	45.72'	30.00'	87°18'34"	N62°30'09"E	41.42'
C28	47.38'	30.00'	90°29'02"	S28°36'03"E	42.61'
C29	351.10'	445.00'	45°12'19"	S39°14'38"W	342.06'
C30	40.34'	460.00'	5°01'29"	S64°21'31"W	40.33'
C31	166.08'	445.00'	21°22'59"	S77°38'40"W	165.11'
C32	84.14'	575.00'	8°23'03"	S84°08'38"W	84.07'
C33	30.00'	560.00'	3°04'11"	S78°27'24"W	30.00'
C34	72.73'	575.00'	7°14'51"	S73°20'17"W	72.69'
C35	60.92'	50.00'	69°48'28"	N75°22'55"W	57.22'
C36	181.42'	490.53'	21°11'28"	N51°04'25"W	180.39'
C37	53.93'	50.00'	61°47'38"	N31°00'34"W	51.35'
C38	96.04'	235.61'	23°21'20"	N08°00'01"E	95.38'
C39	82.35'	5817.31'	0°48'40"	N21°27'39"E	82.35'
C40	438.10'	675.37'	37°10'00"	N03°16'59"E	430.46'
C41	124.14'	701.17'	10°08'38"	N10°19'38"W	123.98'
C42	41.85'	25.00'	95°54'45"	N42°12'05"E	37.13'
C43	395.20'	330.00'	68°36'59"	N55°50'58"E	372.00'
C44	44.04'	29.33'	86°01'02"	N64°02'37"E	40.02'
C45	391.18'	755.22'	29°40'38"	S88°41'38"E	386.82'
C46	50.95'	30.00'	97°18'28"	S54°55'50"E	45.04'
C47	1.54'	1445.00'	0°03'40"	S06°14'47"E	1.54'

## GENERAL NOTES

1. BEARINGS SHOWN HEREON ARE BASED ON THE N'LY TERMINUS OF BANNON LAKES BOULEVARD, AS N 56°32'13" 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.

DRAINAGE EASEMENT SWMF NO. 3  
SHEET 6 OF 8

JOB NO. 2016-439  
 DRAFTER: SPB  
 DATE 8/23/2016  
 SCALE 1"=100'  
 CHECKED BY:

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

# MAP SHOWING

**DRAINAGE EASEMENT SWMF NO. 3**

A PORTION OF SECTIONS 11 AND 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**COMMENCE** AT THE SOUTHWESTERLY CORNER OF THE NORTHERLY TERMINUS OF BANNON LAKES BOULEVARD, 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, AND THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, SOUTHWESTERLY, SOUTHERLY, AND EASTERLY, ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID BANNON LAKES BOULEVARD, RUN THE FOLLOWING TEN (10) COURSES AND DISTANCES: **COURSE NO. 1;** SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 390.00 FEET, AN ARC DISTANCE OF 23.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 35°11'38" EAST, 23.56 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 2;** SOUTH 36°55'29" EAST, 33.23 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHEASTERLY; **COURSE NO. 3;** SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 360.00 FEET, AN ARC DISTANCE OF 87.28 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 29°58'46" EAST, 87.08 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; **COURSE NO. 4;** SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 43.39 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 26°41'27" WEST, 38.15 FEET; **COURSE NO. 5;** SOUTH 13°35'04" EAST, 60.00 FEET; **COURSE NO. 6;** NORTH 76°24'56" EAST, 1.88 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; **COURSE NO. 7;** SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 40.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 56°53'00" EAST, 36.38 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; **COURSE NO. 8;** SOUTH 10°11'35" EAST, 29.96 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHERLY; **COURSE NO. 9;** SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 96.13 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 08°18'25" EAST, 96.11 FEET TO THE POINT OF BEGINNING; **COURSE NO. 10;** CONTINUE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 31.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 05°47'44" EAST, 31.85 FEET; THENCE SOUTH 64°34'13" WEST, 16.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 340.05 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 01°47'26" WEST, 339.26 FEET; THENCE SOUTH 80°52'23" EAST, 15.00 FEET, TO SAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD AND THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1460.00 FEET, AN ARC DISTANCE OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 09°07'37" WEST, 30.00 FEET; THENCE NORTH 80°52'23" WEST, 15.00 FEET, TO THE ARC OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 90.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 11°31'11" WEST, 90.67 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 48.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 59°44'15" WEST, 43.46 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 73°50'34" WEST, 93.86 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 32.88 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°26'51" WEST, 31.26 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 600.00 FEET, AN ARC DISTANCE OF 214.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 00°48'32" WEST, 213.40 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 81.74 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 37°23'48" WEST, 72.93 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 92.29 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 71°00'29" WEST, 91.47 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 129.50 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°06'41" WEST, 120.64 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 580.00 FEET, AN ARC DISTANCE OF 31.71 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 49°34'38" WEST, 31.70 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 57.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 34°39'12" WEST, 56.77 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 107.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 48°50'45" WEST, 102.06 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 141.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 38°54'03" WEST, 130.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 102.69 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 27°41'24" WEST, 98.23 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 307.38 FEET, AN ARC DISTANCE OF 139.53 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 44°06'10" WEST, 138.33 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 150.00 FEET, AN ARC DISTANCE OF 382.56 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 41°57'55" EAST, 286.99 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 120.37 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 82°12'48" EAST, 118.57 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY;

DRAINAGE EASEMENT SWMF NO. 3  
SHEET 7 OF 8

JOB NO. 2016-439  
 DRAFTER SPB  
 DATE 8/23/2016  
 SCALE 1"=100'  
 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.

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).



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

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

# MAP SHOWING

THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 200.00 FEET, AN ARC DISTANCE OF 168.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°19'33" EAST, 163.52 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 615.20 FEET, AN ARC DISTANCE OF 30.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 52°37'15" EAST, 30.60 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 293.13 FEET, AN ARC DISTANCE OF 180.07 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 36°26'49" EAST, 177.25 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 30.00 FEET, AN ARC DISTANCE OF 45.72 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 62°30'09" EAST, 41.42 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 73°50'34" EAST, 69.94 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 30.00 FEET, AN ARC DISTANCE OF 47.38 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 28°36'03" EAST, 42.61 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 16°38'28" WEST, 130.33 FEET; THENCE SOUTH 73°21'32" EAST, 15.00 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD; THENCE SOUTH 16°38'28" WEST, ALONG LAST SAID LINE, 30.00 FEET; THENCE NORTH 73°21'32" WEST, 15.00 FEET; THENCE SOUTH 16°38'28" WEST, 118.41 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 351.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 39°14'38" WEST, 342.06 FEET; THENCE SOUTH 28°09'13" EAST, 15.00 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING SOUTHWESTERLY; THENCE SOUTHWESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 40.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 64°21'31" WEST, 40.33 FEET; THENCE NORTH 25°33'06" WEST, 15.01 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 445.00 FEET, AN ARC DISTANCE OF 166.08 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 77°38'40" WEST, 165.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 88°20'09" WEST, 193.27 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 575.00 FEET, AN ARC DISTANCE OF 84.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 84°08'38" WEST, 84.07 FEET; THENCE SOUTH 11°32'36" EAST, 15.01 FEET, TO THE AFORESAID WESTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD, AND TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG LAST SAID LINE, AND ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 560.00 FEET, AN ARC DISTANCE OF 30.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 78°27'24" WEST, 30.00 FEET; THENCE NORTH 11°32'36" WEST, 15.01 FEET, TO THE ARC OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 575.00 FEET, AN ARC DISTANCE OF 72.73 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 73°20'17" WEST, 72.69 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 60.92 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 75°22'55" WEST, 57.22 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 490.53 FEET, AN ARC DISTANCE OF 181.42 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 51°04'25" WEST, 180.39 FEET, TO THE ARC OF A CURVE LEADING NORTHWESTERLY; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 53.93 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 31°00'34" WEST, 51.35 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 235.61 FEET, AN ARC DISTANCE OF 96.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 08°00'01" EAST, 95.38 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 5817.31 FEET, AN ARC DISTANCE OF 82.35 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 21°27'39" EAST, 82.35 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 675.37 FEET, AN ARC DISTANCE OF 438.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 03°16'59" EAST, 430.46 FEET, TO THE ARC OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 701.17 FEET, AN ARC DISTANCE OF 124.14 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 10°19'38" WEST, 123.98 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 41.85 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 42°12'05" EAST, 37.13 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 89°50'32" EAST, 116.26 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 330.00 FEET, AN ARC DISTANCE OF 395.20 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 55°50'58" EAST, 372.00 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 21°32'29" EAST, 106.67 FEET, TO THE ARC OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 29.33 FEET, AN ARC DISTANCE OF 44.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°02'37" EAST, 40.02 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING EASTERLY; THENCE EASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 755.22 FEET, AN ARC DISTANCE OF 391.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 88°41'38" EAST, 386.82 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH 76°24'56" EAST, 170.88 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 30.00 FEET, AN ARC DISTANCE OF 50.95 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°55'50" EAST, 45.04 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHERLY; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 1445.00 FEET, AN ARC DISTANCE OF 1.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 06°14'47" EAST, 1.54 FEET; THENCE NORTH 64°34'13" EAST, 15.87 FEET, TO THE POINT OF BEGINNING.

CONTAINING 17.93 ACRES, MORE OR LESS.

DRAINAGE EASEMENT SWMF NO. 3  
SHEET 8 OF 8

JOB NO. 2016-439  
 DRAFTER SPB  
 DATE 8/23/2016  
 SCALE 1"=100'

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

Recording: \_\_\_\_\_  
Doc. stamps: \_\_\_\_\_  
Int. tax: \_\_\_\_\_  
TOTAL: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY AND,  
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire  
Florida Bar No.: 350591  
CARLTON FIELDS  
4221 West Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607-5736  
(813) 223-7000  
(813) 229-4133 (Facsimile)  
jgiles@carltonfields.com

**DECLARATION OF DRAINAGE EASEMENT**

**Drainage Easement No. 1  
(Clary File: 2016-437)**

**THIS DECLARATION OF DRAINAGE EASEMENT** (this "Declaration") is given as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, (the "Effective Date") 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, ("Declarant") to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, ("St. Johns County") in reference to the following facts:

(A) Declarant is the owner of the real property in St. Johns County, Florida, more particularly described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Easement Property").

(B) Declarant desires to declare, establish, grant, convey, and reserve to and for St. Johns County, and St. Johns County's successors and assigns, easements for the construction, operation, and maintenance of drainage facilities, and for ingress, egress, and access upon, over, and across the Easement Property for such purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Declaration, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

1. **Recitals.** The statements contained in the recitals of fact set forth above (the "Recitals") are true and correct and the Recitals are, by this reference, made a part of this Declaration.

2. **Exhibits.** The exhibits attached to this Declaration are, by this reference, made a part of this Declaration.

3. **Definitions and Abbreviation.** The following terms are used in this Declaration as defined in this Section 3:

(a) The terms defined in the preamble of this Declaration are used in this Declaration as defined therein.

(b) The terms defined in the Recitals are used in this Declaration as defined therein.

4. **Declaration of Easements for Drainage and for Ingress, Egress, and Access.** Declarant hereby declares, establishes, grants, conveys, and reserves to and for the benefit of St. Johns County, and St. Johns County's successors and assigns, non-exclusive easements upon, over, and across the Easement Property for the purposes of: (a) the construction, operation, and maintenance of drainage facilities; (b) for pedestrian and vehicular ingress, egress, and access for purposes of such construction, operation, and maintenance; and (c) other purposes incidental to the foregoing, but for no other purposes whatsoever (collectively, the "Drainage Easement"); provided, however, that St. Johns County does not have the obligation to maintain the Drainage Easement. Notwithstanding the foregoing, Declarant shall have the right to reconfigure and/or relocate the drainage facilities, the Drainage Easement, the Easement Property, and any other drainage improvements constructed on the Easement Property or within the Drainage Easement, and further relocate and/or modify all or any portion of the stormwater drainage system on the Easement Property (collectively, the "Reconfiguration"); provided, however, that neither the existing capacity nor the stormwater drainage flowing through the drainage improvements shall be reduced, impaired, obstructed, restricted, or otherwise diminished thereby. Declarant also shall have the right to substitute for the foregoing Drainage Easement platted drainage easements; provided, however, that any such platted drainage easements shall be subject to the same rights and obligations as are set forth above. Any Reconfiguration shall be performed in accordance with any and all required St. Johns River Water Management District ("SJRWMD") or other permits.

5. **St. Johns County's Covenants.** St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees, to the extent allowed by Florida law, to indemnify Declarant and hold Declarant harmless from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from St. Johns County's use of the Easement Property. The foregoing obligation to indemnify Declarant and hold Declarant harmless shall survive any termination of this Declaration. St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees to join Declarant in any amendment of this Declaration required to effect a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

6. **Platting and Dedication.** At such time as the Easement Property is platted by Declarant or Declarant's successors and assigns and the dedication thereof to St. Johns County, Florida, for the construction, operation, and maintenance of drainage facilities, is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate. Subject to the foregoing provision, the easements hereby granted shall be perpetual.

7. **Priority Over Liens.** The easements and other rights granted St. Johns County under this Declaration have priority over and are superior to any mortgages or other liens (excluding the lien for ad valorem real property taxes) that may encumber the Easement Property or any part thereof, and in no event shall the foreclosure of any mortgage or other lien encumbering all or any part of the Easement Property or any conveyance in lieu of foreclosure of any such mortgage or other lien terminate any easements and other rights granted St. Johns County under this Declaration. Declarant represents and warrants to St. Johns County that no mortgage or other lien (excluding the lien for ad valorem real property taxes not yet due and payable) encumbers the Easement Property or any part thereof, and Declarant shall not grant or permit the granting of any mortgage or other lien on the Easement Property or any part thereof prior to the recordation of this Declaration in the public records of St. Johns County, Florida.

8. **Running of Benefits and Burdens.** The provisions of this Declaration and all easements established hereby shall constitute covenants running with, and shall be appurtenant to, the land affected. All provisions of this Declaration and all easements established hereby shall inure to the benefit of and be binding upon any party which has, or obtains, an interest in the benefited or burdened land. References herein to "Declarant" and "St. Johns County" shall refer to Declarant or St. Johns County and their respective successors and assigns, as the case may be. The interests created hereunder shall not merge and this Declaration shall continue in full force and effect notwithstanding the unity of fee simple title of the Dominant Parcels and the Easement Property.

9. **Not a Public Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public, it being the intention of the parties that this Declaration and the grant and reservation set forth herein shall be strictly limited to and for the purposes herein expressed.

10. **Severability.** If any clause, sentence, or other portion of the terms, conditions, covenants, and restrictions of this Declaration become illegal, null, or void for any reason or are held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

11. **Enforcement.** In the event of any violation or threatened violation of the provisions of this Declaration, the aggrieved party shall have the right to seek to enjoin such violation or threatened violation in a court of competent jurisdiction, in addition to any other remedies available at law or in equity, and the prevailing party in any action or proceeding shall recover from the other party any attorneys' fees and costs incurred in such action or proceeding, including, without limitation, attorneys' fees and costs in any trial, appellate, bankruptcy, and post-judgment proceedings.

12. **Entire Agreement; Amendment.** This Declaration contains all of the agreements and understandings of the parties with respect to the subject matter hereof. This Declaration may not be modified or amended in any respect whatsoever, or rescinded, in whole or in part, except with the consent of the Declarant and St. Johns County and then only by a written instrument duly executed and acknowledged by Declarant and St. Johns County duly recorded in the public records of St. Johns County, Florida. Any owner of all or any portion of the Easement Property other than Declarant hereby is put on notice that this instrument may be modified or amended, for the purposes of complying with the requirements of any development order applicable to the Easement Property, or subordinated, released, or rescinded without the necessity of obtaining its consent. In addition to any other rights reserved herein, there is reserved to Declarant the right to amend this Declaration without the joinder and consent of any owner of all or any portion of the Easement Property (other than Declarant) or any other party for the purpose of:

(a) correcting scrivener's errors; and/or

(b) complying with the laws, ordinances, rules, and regulations of the United States, the State of Florida, St. Johns County, and any other governmental authority having jurisdiction over the Easement Property; and/or

(c) reflecting a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

13. **Governing Law.** This Declaration will be governed by and construed in accordance with the laws of the State of Florida.

(Signatures appear on following pages.)

IN WITNESS WHEREOF, the Parties have executed this Declaration, and shall be deemed to have executed the same, as of the day and year first above written.

WITNESSES:

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

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

DECLARANT:

**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]  
Print Name: Anthony Seijas  
Its: Vice President

State of Florida  
County of Miami-Dade

The foregoing instrument was acknowledged before me this 24<sup>th</sup> day of October, 2016, by Anthony Seijas, as V.P. 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]  
Notary Public

Resolution No. 2017 - \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefitted party under the foregoing Declaration and the easements created thereby (collectively, the "Easements").

The Declaration and the Easements have been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_  
JAMES K. JOHNS,  
Chair

**ATTEST:**  
HUNTER S. CONRAD, CLERK

By: \_\_\_\_\_  
\_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**  
Easement Property

DRAINAGE EASEMENT NO. 1

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

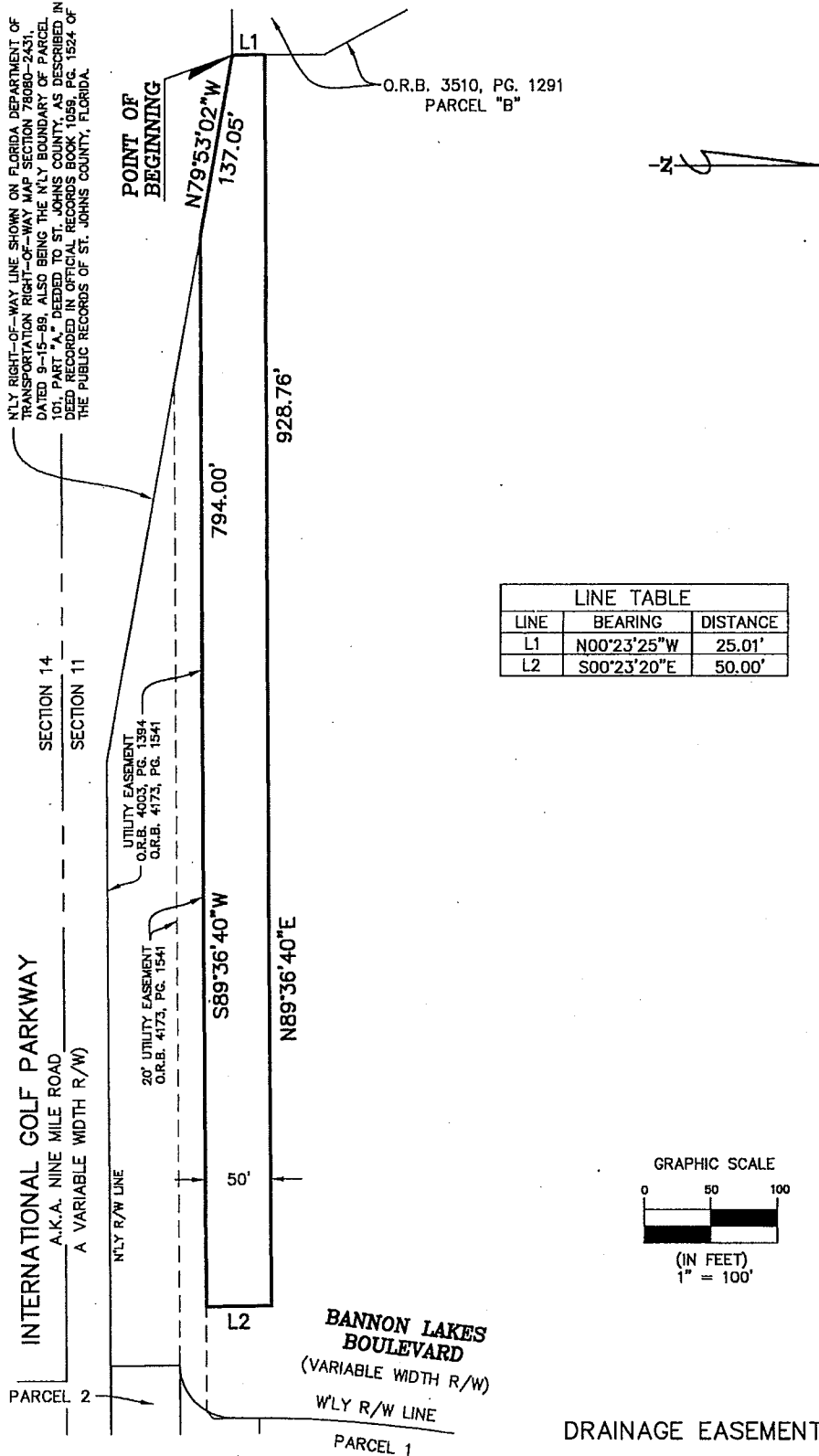
BEGIN AT THE INTERSECTION OF THE NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY (ALSO KNOWN AS NINE MILE ROAD, A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP, SECTION 78080-2431, DATED 9-15-89), AND THE EASTERLY LINE OF THOSE LANDS DESIGNATED PARCEL "B", AS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3150, PAGE 1291, OF THE PUBLIC RECORDS OF SAID ST JOHNS COUNTY; THENCE NORTH 00°23'25" WEST, ALONG SAID EASTERLY LINE, 25.01 FEET; THENCE NORTH 89°36'40" EAST, 928.76 FEET; THENCE SOUTH 00°23'20" EAST, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 1541, SAID PUBLIC RECORDS; THENCE SOUTH 89°36'40" WEST, ALONG LAST SAID LINE, 794.00 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 79°53'02" WEST, ALONG LAST SAID LINE, 137.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES, MORE OR LESS.

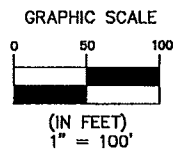
# MAP SHOWING

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

NLY RIGHT-OF-WAY LINE SHOWN ON FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 78080-2431, DATED 9-15-89, ALSO BEING THE NLY BOUNDARY OF PARCEL 101, PART "A," DEEDED TO ST. JOHNS COUNTY, AS DESCRIBED IN DEED RECORDED IN OFFICIAL RECORDS BOOK 1089, PG. 1524 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°23'25\"W	25.01'
L2	S00°23'20\"E	50.00'



DRAINAGE EASEMENT NO. 1  
SHEET 1 OF 2

JOB NO. 2016-437  
DRAFTER GCC  
DATE 08/13/2016  
SCALE 1"=100'  
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.

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).

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

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

# MAP SHOWING

## DRAINAGE 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 NORTH 00°23'25" WEST, ALONG SAID EASTERLY LINE, 25.01 FEET; THENCE NORTH 89°36'40" EAST, 928.76 FEET; THENCE SOUTH 00°23'20" EAST, 50.00 FEET, TO THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4173, PAGE 1541, SAID PUBLIC RECORDS; THENCE SOUTH 89°36'40" WEST, ALONG LAST SAID LINE, 794.00 FEET, TO THE AFORESAID NORTHERLY RIGHT OF WAY LINE OF INTERNATIONAL GOLF PARKWAY; THENCE NORTH 79°53'02" WEST, ALONG LAST SAID LINE, 137.05 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.03 ACRES, MORE OR LESS.

## 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

DRAINAGE EASEMENT NO. 1

SHEET 2 OF 2

JOB NO. 2016-437

DRAFTER GCC

DATE 08/13/2016

SCALE 1"=100'

CHECKED BY:

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



Recording: \_\_\_\_\_  
Doc. stamps: \_\_\_\_\_  
Int. tax: \_\_\_\_\_  
TOTAL: \_\_\_\_\_

THIS INSTRUMENT WAS PREPARED BY AND,  
AFTER RECORDING, RETURN TO:

Joel B. Giles, Esquire  
Florida Bar No.: 350591  
CARLTON FIELDS  
4221 West Boy Scout Boulevard, Suite 1000  
Tampa, Florida 33607-5736  
(813) 223-7000  
(813) 229-4133 (Facsimile)  
jgiles@carltonfields.com

**DECLARATION OF DRAINAGE EASEMENT**

**Permanent Drainage Easement  
(Clary File: 2016-440-5)**

**THIS DECLARATION OF DRAINAGE EASEMENT** (this "Declaration") is given as of the \_\_\_\_\_ day of \_\_\_\_\_, 2017, (the "Effective Date") 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, ("Declarant") to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, ("St. Johns County") in reference to the following facts:

(A) Declarant is the owner of the real property in St. Johns County, Florida, more particularly described in Exhibit "A," which is attached hereto and, by this reference, made a part hereof, (the "Easement Property").

(B) Declarant desires to declare, establish, grant, convey, and reserve to and for St. Johns County, and St. Johns County's successors and assigns, easements for the construction, operation, and maintenance of drainage facilities, and for ingress, egress, and access upon, over, and across the Easement Property for such purposes.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained in this Declaration, Ten and No/100ths Dollars (\$10.00), and other good and valuable consideration, the receipt and legal sufficiency of which are hereby acknowledged by the parties hereto, the parties hereto hereby covenant and agree as follows:

1. **Recitals.** The statements contained in the recitals of fact set forth above (the “Recitals”) are true and correct and the Recitals are, by this reference, made a part of this Declaration.

2. **Exhibits.** The exhibits attached to this Declaration are, by this reference, made a part of this Declaration.

3. **Definitions and Abbreviation.** The following terms are used in this Declaration as defined in this Section 3:

(a) The terms defined in the preamble of this Declaration are used in this Declaration as defined therein.

(b) The terms defined in the Recitals are used in this Declaration as defined therein.

4. **Declaration of Easements for Drainage and for Ingress, Egress, and Access.** Declarant hereby declares, establishes, grants, conveys, and reserves to and for the benefit of St. Johns County, and St. Johns County’s successors and assigns, non-exclusive easements upon, over, and across the Easement Property for the purposes of: (a) the construction, operation, and maintenance of drainage facilities; (b) for pedestrian and vehicular ingress, egress, and access for purposes of such construction, operation, and maintenance; and (c) other purposes incidental to the foregoing, but for no other purposes whatsoever (collectively, the “Drainage Easement”); provided, however, that St. Johns County does not have the obligation to maintain the Drainage Easement. Notwithstanding the foregoing, Declarant shall have the right to reconfigure and/or relocate the drainage facilities, the Drainage Easement, the Easement Property, and any other drainage improvements constructed on the Easement Property or within the Drainage Easement, and further relocate and/or modify all or any portion of the stormwater drainage system on the Easement Property (collectively, the “Reconfiguration”); provided, however, that neither the existing capacity nor the stormwater drainage flowing through the drainage improvements shall be reduced, impaired, obstructed, restricted, or otherwise diminished thereby. Declarant also shall have the right to substitute for the foregoing Drainage Easement platted drainage easements; provided, however, that any such platted drainage easements shall be subject to the same rights and obligations as are set forth above. Any Reconfiguration shall be performed in accordance with any and all required St. Johns River Water Management District (“SJRWMD”) or other permits.

5. **St. Johns County’s Covenants.** St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees, to the extent allowed by Florida law, to indemnify Declarant and hold Declarant harmless from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from St. Johns County’s use of the Easement Property. The foregoing obligation to indemnify Declarant and hold Declarant harmless shall survive any termination of this Declaration. St. Johns County, by the acceptance of this Agreement and use of the easements hereby granted, covenants and agrees to join Declarant in any amendment of this Declaration required to effect a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

6. **Platting and Dedication.** At such time as the Easement Property is platted by Declarant or Declarant's successors and assigns and the dedication thereof to St. Johns County, Florida, for the construction, operation, and maintenance of drainage facilities, is accepted by St. Johns County, the easements hereby granted upon, over, and across the Easement Property shall terminate. Subject to the foregoing provision, the easements hereby granted shall be perpetual.

7. **Priority Over Liens.** The easements and other rights granted St. Johns County under this Declaration have priority over and are superior to any mortgages or other liens (excluding the lien for ad valorem real property taxes) that may encumber the Easement Property or any part thereof, and in no event shall the foreclosure of any mortgage or other lien encumbering all or any part of the Easement Property or any conveyance in lieu of foreclosure of any such mortgage or other lien terminate any easements and other rights granted St. Johns County under this Declaration. Declarant represents and warrants to St. Johns County that no mortgage or other lien (excluding the lien for ad valorem real property taxes not yet due and payable) encumbers the Easement Property or any part thereof, and Declarant shall not grant or permit the granting of any mortgage or other lien on the Easement Property or any part thereof prior to the recordation of this Declaration in the public records of St. Johns County, Florida.

8. **Running of Benefits and Burdens.** The provisions of this Declaration and all easements established hereby shall constitute covenants running with, and shall be appurtenant to, the land affected. All provisions of this Declaration and all easements established hereby shall inure to the benefit of and be binding upon any party which has, or obtains, an interest in the benefited or burdened land. References herein to "Declarant" and "St. Johns County" shall refer to Declarant or St. Johns County and their respective successors and assigns, as the case may be. The interests created hereunder shall not merge and this Declaration shall continue in full force and effect notwithstanding the unity of fee simple title of the Dominant Parcels and the Easement Property.

9. **Not a Public Dedication.** Nothing contained in this Declaration shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public, it being the intention of the parties that this Declaration and the grant and reservation set forth herein shall be strictly limited to and for the purposes herein expressed.

10. **Severability.** If any clause, sentence, or other portion of the terms, conditions, covenants, and restrictions of this Declaration become illegal, null, or void for any reason or are held by any court of competent jurisdiction to be so, the remaining portions hereof shall remain in full force and effect.

11. **Enforcement.** In the event of any violation or threatened violation of the provisions of this Declaration, the aggrieved party shall have the right to seek to enjoin such violation or threatened violation in a court of competent jurisdiction, in addition to any other remedies available at law or in equity, and the prevailing party in any action or proceeding shall recover from the other party any attorneys' fees and costs incurred in such action or proceeding, including, without limitation, attorneys' fees and costs in any trial, appellate, bankruptcy, and post-judgment proceedings.

12. **Entire Agreement; Amendment.** This Declaration contains all of the agreements and understandings of the parties with respect to the subject matter hereof. This Declaration may not be modified or amended in any respect whatsoever, or rescinded, in whole or in part, except with the consent of the Declarant and St. Johns County and then only by a written instrument duly executed and acknowledged by Declarant and St. Johns County duly recorded in the public records of St. Johns County, Florida. Any owner of all or any portion of the Easement Property other than Declarant hereby is put on notice that this instrument may be modified or amended, for the purposes of complying with the requirements of any development order applicable to the Easement Property, or subordinated, released, or rescinded without the necessity of obtaining its consent. In addition to any other rights reserved herein, there is reserved to Declarant the right to amend this Declaration without the joinder and consent of any owner of all or any portion of the Easement Property (other than Declarant) or any other party for the purpose of:

(a) correcting scrivener's errors; and/or

(b) complying with the laws, ordinances, rules, and regulations of the United States, the State of Florida, St. Johns County, and any other governmental authority having jurisdiction over the Easement Property; and/or

(c) reflecting a Reconfiguration performed in accordance with any and all required SJRWMD or other permits.

13. **Governing Law.** This Declaration will be governed by and construed in accordance with the laws of the State of Florida.

(Signatures appear on following pages.)

IN WITNESS WHEREOF, the Parties have executed this Declaration, and shall be deemed to have executed the same, as of the day and year first above written.

WITNESSES:

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

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

DECLARANT:

**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.: FF 206714  
EXPIRATION DATE: July 5, 2019

(SEAL)

Resolution No. 2017 - \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

**ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefitted party under the foregoing Declaration and the easements created thereby (collectively, the "Easements").

The Declaration and the Easements have been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

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

By: \_\_\_\_\_  
JAMES K. JOHNS,  
Chair

**ATTEST:**  
HUNTER S. CONRAD, CLERK

By: \_\_\_\_\_  
\_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**  
Easement Property

PERMANENT DRAINAGE EASEMENT

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

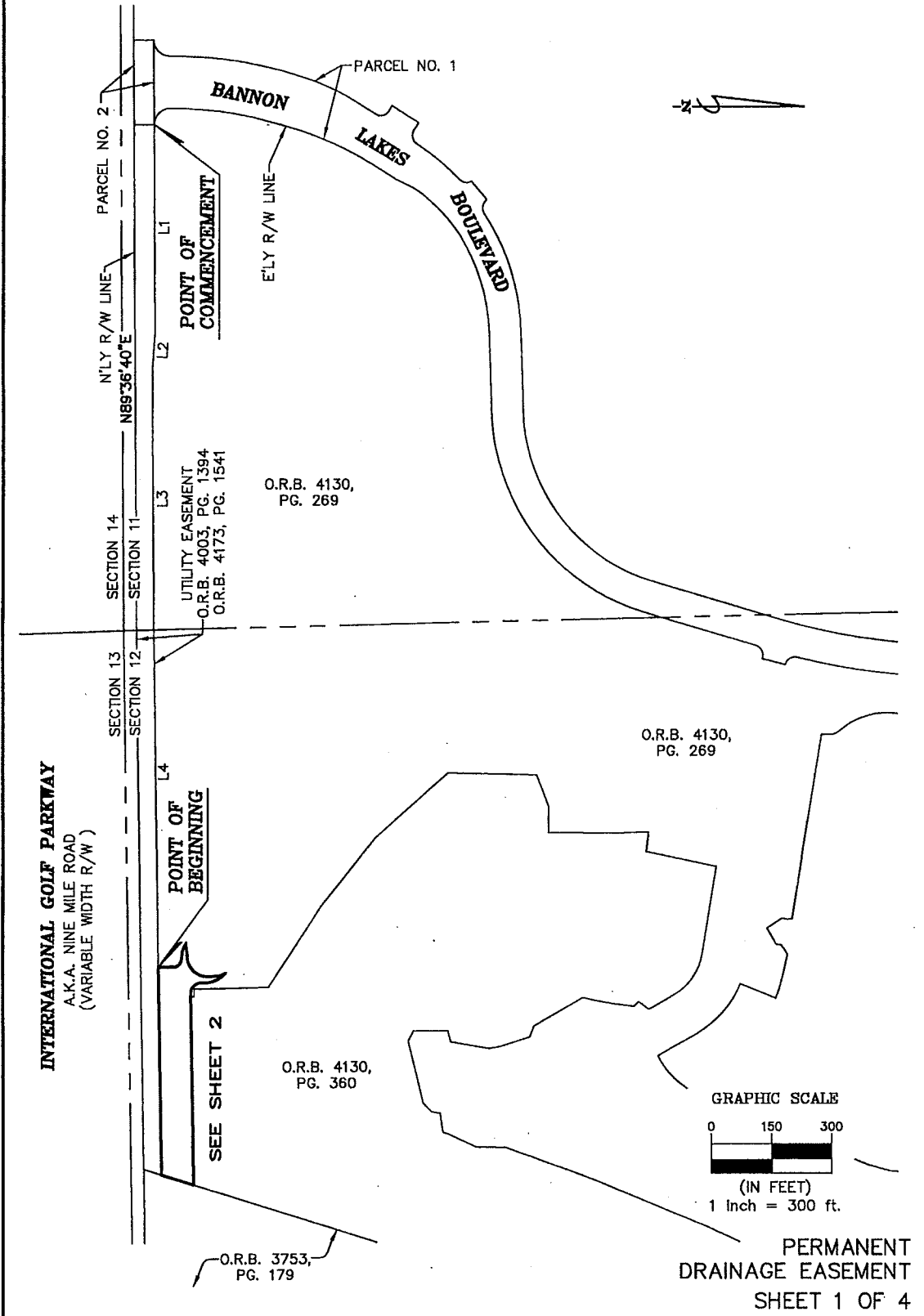
COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY CORNER OF BANNON LAKES BOULEVARD PARCEL NO. 1 (A VARIABLE WIDTH RIGHT OF WAY, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1, AS RECORDED IN MAP BOOK 81, PAGES 36 THROUGH 42, INCLUSIVE, OF THE PUBLIC RECORDS OF SAID ST. JOHNS COUNTY, WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4003, PAGE 1394, SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG LAST SAID NORTHERLY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH 89°36'40" EAST, 512.53 FEET; COURSE NO. 2: SOUTH 85°40'55" EAST, 93.26 FEET; COURSE NO. 3: NORTH 89°35'51" EAST, 649.57 FEET; COURSE NO. 4: NORTH 89°11'58" EAST, 838.57 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, 38.13 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 20.00 FEET, AN ARC DISTANCE OF 31.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°01'00" WEST, 28.29 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 68.78 FEET, AN ARC DISTANCE OF 41.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°50'43" WEST, 40.65 FEET; THENCE NORTH 85°47'19" EAST, 35.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.22 FEET, AN ARC DISTANCE OF 79.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°16'03" EAST, 71.83 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 351.17 FEET, AN ARC DISTANCE OF 16.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'01" WEST, 16.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 26.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°53'38" WEST, 26.35 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 68.91 FEET, AN ARC DISTANCE OF 65.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°45'00" EAST, 62.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°23'38" EAST, 23.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°12'04" EAST, 2.36 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.48 FEET, AN ARC DISTANCE OF 1.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°40'59" EAST, 1.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY,

ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 6.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°55'12" EAST, 6.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°36'39" EAST, 15.76 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4130, PAGE 360, SAID PUBLIC RECORDS; THENCE NORTH 89°11'58" EAST, ALONG LAST SAID LINE, 473.92 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3753, PAGE 179, SAID PUBLIC RECORDS; THENCE SOUTH 17°38'33" WEST, ALONG LAST SAID LINE, 84.86 FEET, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4003, PAGE 1394; THENCE SOUTH 89°11'58" WEST, ALONG LAST SAID LINE, 521.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS

# MAP SHOWING

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA



PERMANENT  
DRAINAGE EASEMENT  
SHEET 1 OF 4

JOB NO. 2016-440-2  
 DRAFTER GCC  
 DATE 09/20/2016  
 SCALE 1"=300'  
 CHECKED BY:

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

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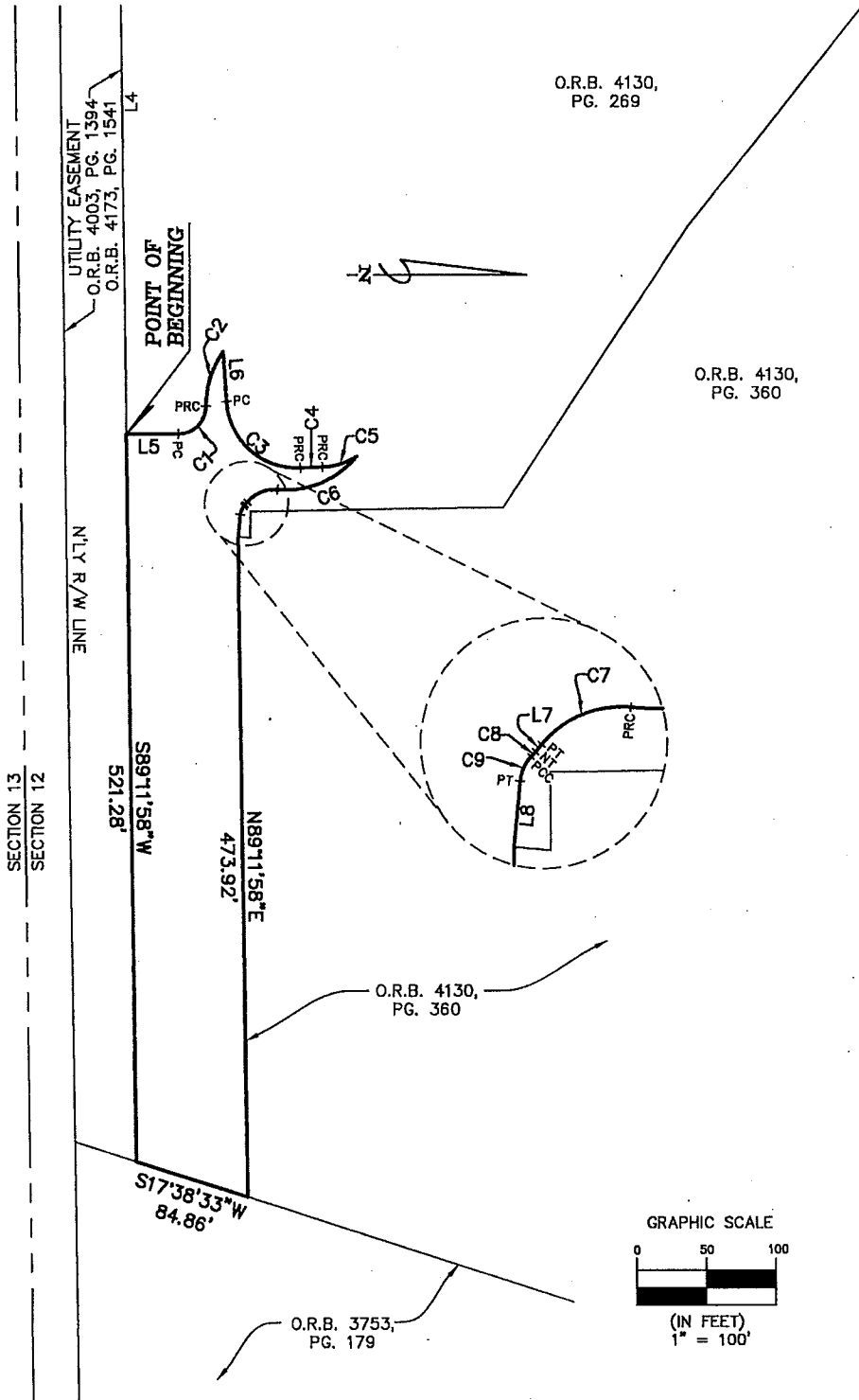
GREGORY B. CLARY, P.S.M. CERT. NO. 3377

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

# MAP SHOWING

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

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

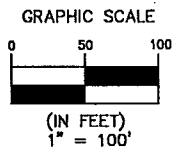


O.R.B. 4130,  
PG. 269

O.R.B. 4130,  
PG. 360

O.R.B. 4130,  
PG. 360

O.R.B. 3753,  
PG. 179



PERMANENT  
DRAINAGE EASEMENT  
SHEET 2 OF 4

JOB NO. 2016-440-2  
DRAFTER GCC  
DATE 09/20/2016  
SCALE 1"=100'  
CHECKED BY:

THIS MAP OR SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS SET FORTH BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES, IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES, UNLESS OTHERWISE SHOWN AND STATED HEREON.  
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GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 280-2703  
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# MAP SHOWING

## PERMANENT DRAINAGE EASEMENT

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE SOUTHEASTERLY 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, WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4003, PAGE 1394, SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG LAST SAID NORTHERLY LINE, RUN THE FOLLOING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; NORTH 89°36'40" EAST, 512.53 FEET; COURSE NO. 2; SOUTH 85°40'55" EAST, 93.26 FEET; COURSE NO. 3; NORTH 89°35'51" EAST, 649.57 FEET; COURSE NO. 4; NORTH 89°11'58" EAST, 838.57 FEET, TO THE POINT OF BEGINNING; THENCE NORTH 00°00'00" WEST, 38.13 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 20.00 FEET, AN ARC DISTANCE OF 31.43 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 45°01'00" WEST, 28.29 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 68.78 FEET, AN ARC DISTANCE OF 41.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°50'43" WEST, 40.65 FEET; THENCE NORTH 85°47'19" EAST, 35.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.22 FEET, AN ARC DISTANCE OF 79.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°16'03" EAST, 71.83 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 351.17 FEET, AN ARC DISTANCE OF 16.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'01" WEST, 16.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; THENCE NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 26.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°53'38" WEST, 26.35 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 68.91 FEET, AN ARC DISTANCE OF 65.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°45'00" EAST, 62.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°23'38" EAST, 23.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°12'04" EAST, 2.36 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.48 FEET, AN ARC DISTANCE OF 1.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°40'59" EAST, 1.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 6.52 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 65°55'12" EAST, 6.41 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 84°36'39" EAST, 15.76 FEET, TO THE SOUTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4130, PAGE 360, SAID PUBLIC RECORDS; THENCE NORTH 89°11'58" EAST, ALONG LAST SAID LINE, 473.92 FEET, TO THE WESTERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 3753, PAGE 179, SAID PUBLIC RECORDS; THENCE SOUTH 17°38'33" WEST, ALONG LAST SAID LINE, 84.86 FEET, TO THE AFORESAID NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4003, PAGE 1394; THENCE SOUTH 89°11'58" WEST, ALONG LAST SAID LINE, 521.28 FEET, TO THE POINT OF BEGINNING.

CONTAINING 1.04 ACRES, MORE OR LESS

PERMANENT  
DRAINAGE EASEMENT  
SHEET 3 OF 4

JOB NO. 2016-440-2

DRAFTER GCC

DATE 09/20/2016

SCALE 1"=100'

CHECKED BY:

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

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



# MAP SHOWING

A PORTION OF SECTION 12, TOWNSHIP 6 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'40"E	512.53'
L2	S85°40'55"E	93.26'
L3	N89°35'51"E	649.57'
L4	N89°11'58"E	838.57'
L5	N00°00'00"W	38.13'
L6	N85°47'19"E	35.68'
L7	S50°12'04"E	2.36'
L8	S84°36'39"E	15.76'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	20.00'	31.43'	90°01'59"	N45°01'00"W	28.29'
C2	68.78'	41.27'	34°22'33"	S72°50'43"E	40.65'
C3	51.22'	79.60'	89°02'32"	N41°16'03"E	71.83'
C4	351.17'	16.18'	2°38'24"	N01°56'01"W	16.18'
C5	50.00'	26.67'	30°33'37"	N15°53'38"W	26.35'
C6	68.91'	65.34'	54°19'36"	S21°45'00"E	62.92'
C7	25.00'	24.27'	55°36'51"	S22°23'38"E	23.32'
C8	84.48'	1.61'	1°05'32"	S46°40'59"E	1.61'
C9	10.00'	6.52'	37°22'55"	S65°55'12"E	6.41'

## 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.
- 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  
 NT = POINT OF NON TANGENCY

PERMANENT  
 DRAINAGE EASEMENT  
 SHEET 4 OF 4

JOB NO. 2016-440-2  
 DRAFTER GCC  
 DATE 09/20/2016  
 SCALE 1"=100'

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CHECKED BY:

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



This instrument was prepared by  
and should be returned to:  
David L. Evans, Jr., Esq.  
BAKER & HOSTETLER LLP  
SunTrust Center, Suite 2300  
200 South Orange Avenue  
Orlando, Florida 32801  
(407) 649-4000

### GRANT OF NON-EXCLUSIVE DRAINAGE EASEMENT

**THIS INDENTURE**, made this 22 day of MARCH, 2017, between **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, successor by conversion to Pulte Home Corporation, a Michigan corporation, whose address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811 (hereinafter called "Grantor"), and **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine, Florida 32084 (hereinafter called "Grantee").

**WITNESSETH:** That Grantor, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants and conveys to Grantee, its successors and assigns, a non-exclusive ingress and egress easement with the non-exclusive right, privilege, and authority to said Grantee, its successors and assigns, to drain surface waters either above or below the surface of the ground, together with the non-exclusive right to install and maintain (but not the obligation to maintain) drainage structures, on, along, over, through, across, or under the following described land situate in St. Johns County, Florida to wit:

The property described on attached **EXHIBIT "A"** and incorporated by reference and made a part hereof (the "Easement Property").

Grantee, by the acceptance of this Indenture and use of the easement granted herein, agrees to indemnify to the extent allowed by Florida law and hold harmless Grantor, and its successors and assigns, from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from Grantor's use of the easement herein granted.

Nothing contained in this Indenture shall be deemed to be a gift or dedication of any portion of the Easement Property to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Indenture is for the exclusive benefit of Grantor and Grantee and their successors and assigns, and that nothing in this Indenture, express or implied, shall confer upon any person, other than Grantor and Grantee, and their successors and assigns, any rights or remedies under or by reason of this Indenture.

The easement and rights assigned herein are not exclusive to Grantee and its successors and assigns. Grantee acknowledges that other non-exclusive drainage easements have or may be

granted to others for in the Easement Property for purposes similar to those set forth herein. Grantor is and shall be permitted to continue its use of said lands and to grant others the non-exclusive right to use such lands for purposes not inconsistent with the easement and rights granted to Grantee and its successors and assigns hereunder.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

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

Signed, sealed and delivered in the presence of:

"Grantor"

PULTE HOME COMPANY, LLC, a Michigan limited liability company, successor by conversion to Pulte Home Corporation, a Michigan corporation

Joy Agliata  
Signature of Witness  
Print Name: Joy Agliata

By: [Signature]  
Print Name: JUSTIN DUDLEY  
As Its: Director of LAND

Catherine Peterson  
Signature of Witness  
Print Name Catherine Peterson

State of Florida )  
 )ss.  
County of ST JOHN'S )

The foregoing instrument was acknowledged before me this 22 day of MARCH, 2017, by JUSTIN DUDLEY, as Director of LAND of PULTE HOME COMPANY, LLC, a Michigan limited liability company, successor by conversion to Pulte Home Corporation, a Michigan corporation, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

Stacy Perez  
(Notary Signature)  
  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefited party under the foregoing Grant of Non-Exclusive Drainage Easement.

The Grant of Non-Exclusive Drainage Easement has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COUNTY COMMISSIONERS  
OF ST. JOHNS COUNTY, FLORIDA

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

Print Name: \_\_\_\_\_

As Its: \_\_\_\_\_

ATTEST:

HUNTER S. CONRAD, CLERK

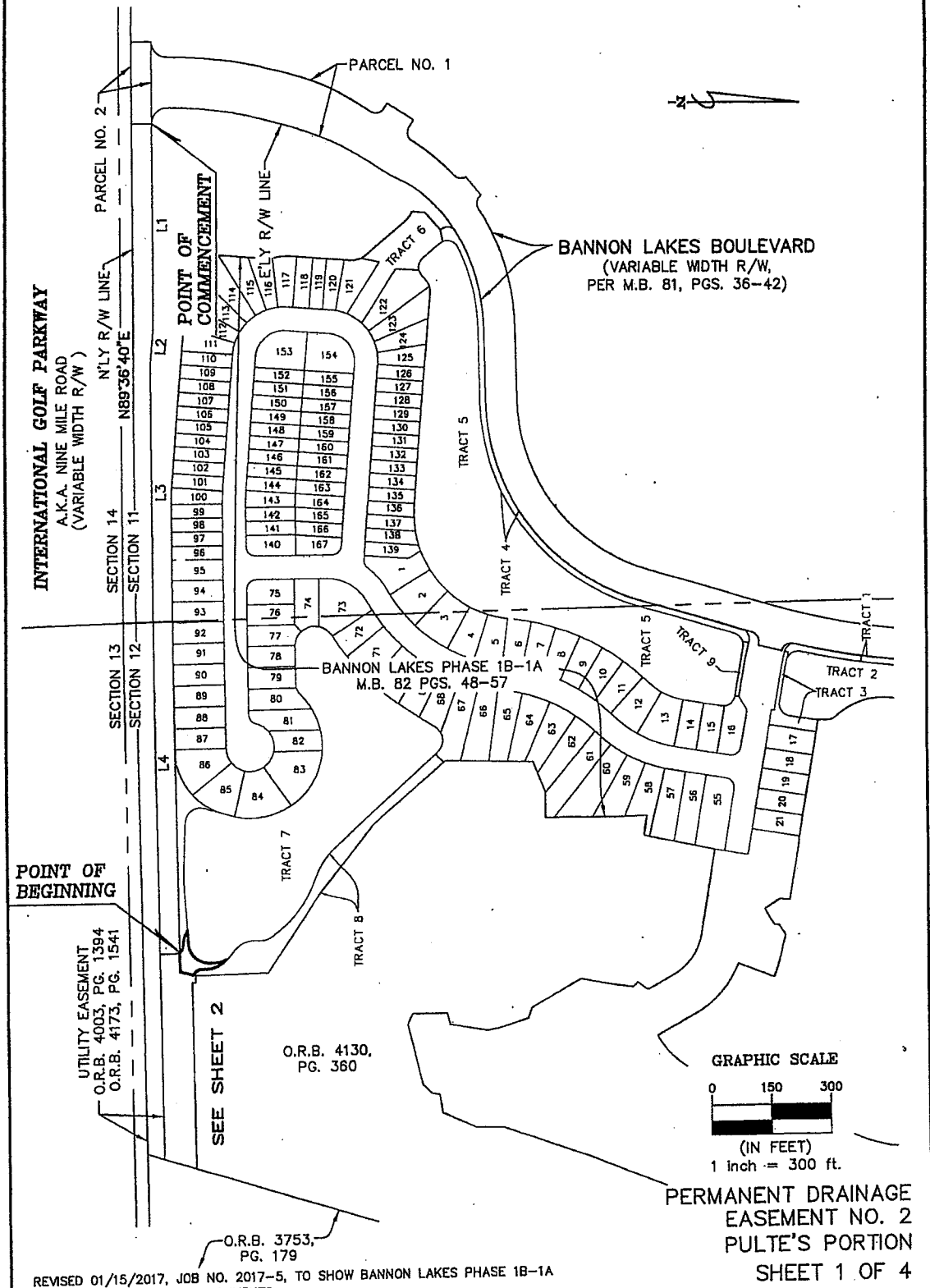
By: \_\_\_\_\_

\_\_\_\_\_  
Deputy Clerk

**EXHIBIT "A"**

# MAP SHOWING

A PORTION OF TRACT 8, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1B-1A, AS RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



REVISED 01/15/2017, JOB NO. 2017-5, TO SHOW BANNON LAKES PHASE 1B-1A  
 REVISED 11/15/2016, PER COMMENTS

JOB NO. 2016-440-4  
 DRAFTER GCC  
 DATE 11-3-16  
 SCALE 1"=300'  
 CHECKED BY: *[Signature]*

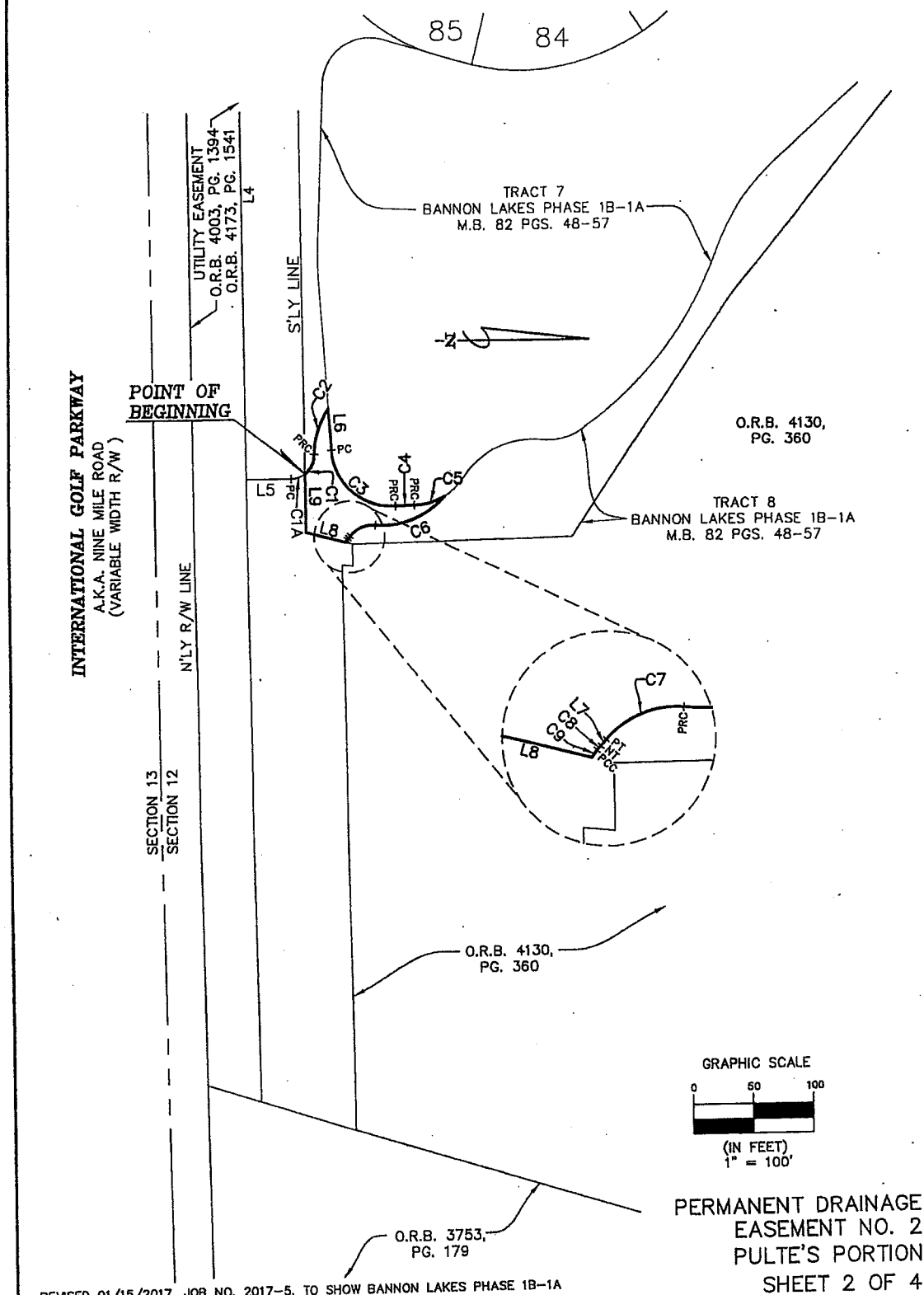
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*[Signature]*  
 GREGORY B. CLARY, P.S.M. CERT. NO. 3377

**Clary & Associates**  
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 LS NO. 3731  
 3830 CROWN POINT ROAD  
 JACKSONVILLE, FLORIDA 32257  
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# MAP SHOWING

A PORTION OF TRACT 8, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1B-1A, AS RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA



REVISED 01/15/2017, JOB NO. 2017-5, TO SHOW BANNON LAKES PHASE 1B-1A  
 REVISED 11/15/2016, PER COMMENTS

JOB NO. 2016-440-4  
 DRAFTER GCC  
 DATE 11-3-16  
 SCALE 1"=100'

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PERMANENT DRAINAGE  
 EASEMENT NO. 2  
 PULTE'S PORTION  
 SHEET 2 OF 4

# MAP SHOWING

## PERMANENT DRAINAGE EASEMENT NO. 2 - PULTE'S PORTION

A PORTION OF TRACT 8, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1B-1A, AS RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE INTERSECTION OF THE EASTERLY RIGHT OF WAY LINE OF BANNON LAKES BOULEVARD (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), WITH THE NORTHERLY LINE OF THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4003, PAGE 1394, SAID PUBLIC RECORDS; THENCE EASTERLY, ALONG LAST SAID NORTHERLY LINE, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; NORTH 89°36'40" EAST, 512.53 FEET; COURSE NO. 2; SOUTH 85°37'59" EAST, 90.46 FEET; COURSE NO. 3; NORTH 89°36'40" EAST, 652.37 FEET; COURSE NO. 4; NORTH 89°11'58" EAST, 838.57 FEET; THENCE NORTH 00°00'00" EAST, 38.13 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 20.00 FEET, AN ARC DISTANCE OF 12.65 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 18°07'14" WEST, 12.44 FEET, TO A POINT ON THE ARC OF SAID CURVE AND TO A POINT ON THE SOUTHERLY LINE OF TRACT 8, AS SHOWN ON SAID PLAT OF BANNON LAKES PHASE 1B-1A, THE POINT OF BEGINNING; THENCE NORTHWESTERLY, CONTINUING ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 20.00 FEET, AN ARC DISTANCE OF 18.78 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 63°08'14" WEST, 18.09 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING WESTERLY; THENCE WESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 68.78 FEET, AN ARC DISTANCE OF 41.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 72°50'43" WEST, 40.65 FEET, TO THE NORTHERLY LINE OF SAID TRACT 8; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE NORTHERLY AND WESTERLY LINE OF SAID TRACT 8, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1; NORTH 85°47'19" EAST, 35.68 FEET, TO THE POINT OF CURVATURE OF A CURVE LEADING NORTHEASTERLY; COURSE NO. 2; NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 51.22 FEET, AN ARC DISTANCE OF 79.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 41°16'03" EAST, 71.83 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 3; NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 351.17 FEET, AN ARC DISTANCE OF 16.18 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 01°56'01" WEST, 16.18 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING NORTHERLY; COURSE NO. 4; NORTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 50.00 FEET, AN ARC DISTANCE OF 26.67 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 15°53'38" WEST, 26.35 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 68.91 FEET, AN ARC DISTANCE OF 65.34 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 21°45'00" EAST, 62.92 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 24.27 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 22°23'38" EAST, 23.32 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 50°12'04" EAST, 2.36 FEET, TO THE ARC OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 84.48 FEET, AN ARC DISTANCE OF 1.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 46°40'59" EAST, 1.61 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE LEADING SOUTHEASTERLY; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE, CONCAVE NORTHEASTERLY, HAVING A RADIUS OF 10.00 FEET, AN ARC DISTANCE OF 2.60 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 54°40'27" EAST, 2.59 FEET, TO THE WESTERLY LINE OF SAID TRACT 8; THENCE SOUTH 14°23'33" WEST, CONTINUING ALONG LAST SAID LINE, 34.58 FEET, TO THE SOUTHERLY LINE OF SAID TRACT 8; THENCE SOUTH 89°11'58" WEST, ALONG LAST SAID LINE, 48.92 FEET, TO THE POINT OF BEGINNING.

CONTAINING 3,805 SQUARE FEET, MORE OR LESS

PERMANENT DRAINAGE  
EASEMENT NO. 2  
PULTE'S PORTION  
SHEET 3 OF 4

REVISED 01/15/2017, JOB NO. 2017-5, TO SHOW BANNON LAKES PHASE 1B-1A  
REVISED 11/15/2016, PER COMMENTS

JOB NO. 2016-440-4  
DRAFTER GCC  
DATE 11-3-16  
SCALE 1"=100'  
CHECKED BY: *JPS*

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

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

 **Clary & Associates**  
PROFESSIONAL SURVEYORS & MAPPERS  
LB NO. 3731  
3830 CROWN POINT ROAD  
JACKSONVILLE, FLORIDA 32257  
(904) 260-2703  
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# MAP SHOWING

A PORTION OF TRACT 8, AS SHOWN ON THE PLAT OF BANNON LAKES PHASE 1B-1A, AS RECORDED IN MAP BOOK 82, PAGES 48 THROUGH 57, INCLUSIVE OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°36'40"E	512.53'
L2	S85°37'59"E	90.46'
L3	N89°36'40"E	652.37'
L4	N89°11'58"E	838.57'
L5	N00°00'00"E	38.13'
L6	N85°47'19"E	35.68'
L7	S50°12'04"E	2.36'
L8	S14°23'33"W	34.58'
L9	S89°11'58"W	48.92'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1A	20.00'	12.65'	36°14'28"	N18°07'14"W	12.44'
C1	20.00'	18.78'	53°47'31"	N63°08'14"W	18.09'
C2	68.78'	41.27'	34°22'33"	N72°50'43"W	40.65'
C3	51.22'	79.60'	89°02'32"	N41°16'03"E	71.83'
C4	351.17'	16.18'	2°38'24"	N01°56'01"W	16.18'
C5	50.00'	26.67'	30°33'37"	N15°53'38"W	26.35'
C6	68.91'	65.34'	54°19'36"	S21°45'00"E	62.92'
C7	25.00'	24.27'	55°36'51"	S22°23'38"E	23.32'
C8	84.48'	1.61'	1°05'32"	S46°40'59"E	1.61'
C9	10.00'	2.60'	14°53'24"	S54°40'27"E	2.59'

## 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.
- 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.
- THE PROPERTY SHOWN AND DESCRIBED HEREON DOES NOT ENCROACH INTO THOSE LANDS DESCRIBED AND RECORDED IN OFFICIAL RECORDS BOOK 4130, PAGE 360 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

## 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(S). = PAGE(S)  
 PC = POINT OF CURVATURE  
 PCC = POINT OF COMPOUND CURVATURE  
 PRC = POINT OF REVERSE CURVATURE  
 PT = POINT OF TANGENCY  
 NT = POINT OF NON TANGENCY  
 M.B. = MAP BOOK

PERMANENT DRAINAGE  
 EASEMENT NO. 2  
 PULTE'S PORTION  
 SHEET 4 OF 4

REVISED 01/15/2017, JOB NO. 2017-5, TO SHOW BANNON LAKES PHASE 1B-1A  
 REVISED 11/15/2016, PER COMMENTS

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DRAFTER GCC


DATE 11-3-16

SCALE 1"=100'

CHECKED BY: JS

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 WWW.CLARYASSOC.COM

This instrument was prepared by  
and should be returned to:

David L. Evans, Jr., Esq.  
BAKER & HOSTETLER LLP  
SunTrust Center, Suite 2300  
200 South Orange Avenue  
Orlando, Florida 32801  
(407) 649-4000

**NON-EXCLUSIVE ASSIGNMENT OF EASEMENTS**

THIS NON-EXCLUSIVE ASSIGNMENT OF EASEMENTS (this "Assignment") is made and given this 22 day of March, 2017, by **PULTE HOME COMPANY, LLC**, a Michigan limited liability company, successor by conversion to Pulte Home Corporation, a Michigan corporation ("Assignor"), whose post office address is 4901 Vineland Road, Suite 500, Orlando, Florida 32811, to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida ("Assignee"), whose address is 500 San Sebastian View, St. Augustine, Florida 32084.

**WITNESSETH:**

That for and in consideration of the sum of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration in hand paid by Assignee, the receipt and sufficiency of which are acknowledged, Assignor hereby non-exclusively transfers and assigns to Assignee the easements and rights described on Exhibit "A", attached hereto and incorporated herein by reference. This Non-Exclusive Assignment of Easements shall be for the use and benefit of Assignee and its successors and assigns.

The easement rights assigned herein are not exclusive to Assignee and Assignor is and shall be permitted to continue its use of said easement and to grant others the non-exclusive right to use such easements.

Assignee, by the acceptance of this Assignment and use of the easements herein assigned, agrees to indemnify to the extent allowed by Florida law and hold harmless Assignor, and its successors and assigns, from and against any and all claims, demands, liabilities, losses, costs, or expenses arising from personal injuries or property damage resulting from Assignee's use of the easements herein assigned.

Nothing contained in this Assignment shall be deemed to be a gift or dedication of any portion of the easement rights assigned herein to the general public or for any public use or purpose whatsoever, it being the intention of the parties hereto that this Assignment is for the exclusive benefit of Grantor and Grantee and their successors and assigns, and that nothing in this Assignment, express or implied, shall confer upon any person, other than Grantor and Grantee, and their successors and assigns, any rights or remedies under or by reason of this Assignment.

[Remainder of Page Intentionally Left Blank; Signature Page to Follow.]

IN WITNESS WHEREOF, the said Assignor has executed these presents the day and year first above written.

Signed, sealed and delivered  
in the presence of:

“Assignor”

**PULTE HOME COMPANY, LLC,**  
a Michigan limited liability company,  
successor by conversion to Pulte Home  
Corporation, a Michigan corporation

[Signature]  
Signature of Witness  
Print Name: Joy Agliata

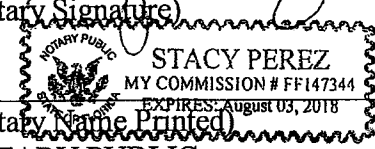
By: [Signature]  
Print Name: JUSTIN DUDLEY  
As Its: Director of LAND

[Signature]  
Signature of Witness  
Print Name Catherine Peterson

State of Florida )  
)ss.  
County of St Johns )

The foregoing instrument was acknowledged before me this 22 day of MARCH, 2017, by JUSTIN DUDLEY, as Director of LAND of PULTE HOME COMPANY, LLC, a Michigan limited liability company, successor by conversion to Pulte Home Corporation, a Michigan corporation, on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

(NOTARY SEAL)

[Signature]  
(Notary Signature)  
  
(Notary Name Printed)  
NOTARY PUBLIC  
Commission No. \_\_\_\_\_

Resolution No. \_\_\_\_\_

**CERTIFICATE OF APPROVAL AND ACCEPTANCE**

ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, with its principal place of business at (and the mailing address of which is) 500 San Sebastian View, St. Augustine, Florida 32084, is the benefited party under the foregoing Assignment.

The Assignment has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida, on this \_\_\_\_\_ day of \_\_\_\_\_, 2017.

BOARD OF COUNTY COMMISSIONERS OF ST.  
JOHNS COUNTY, FLORIDA

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

Print Name: \_\_\_\_\_

As Its: \_\_\_\_\_

ATTEST:

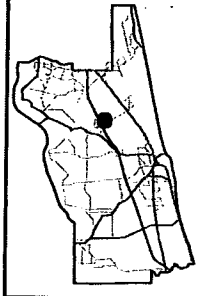
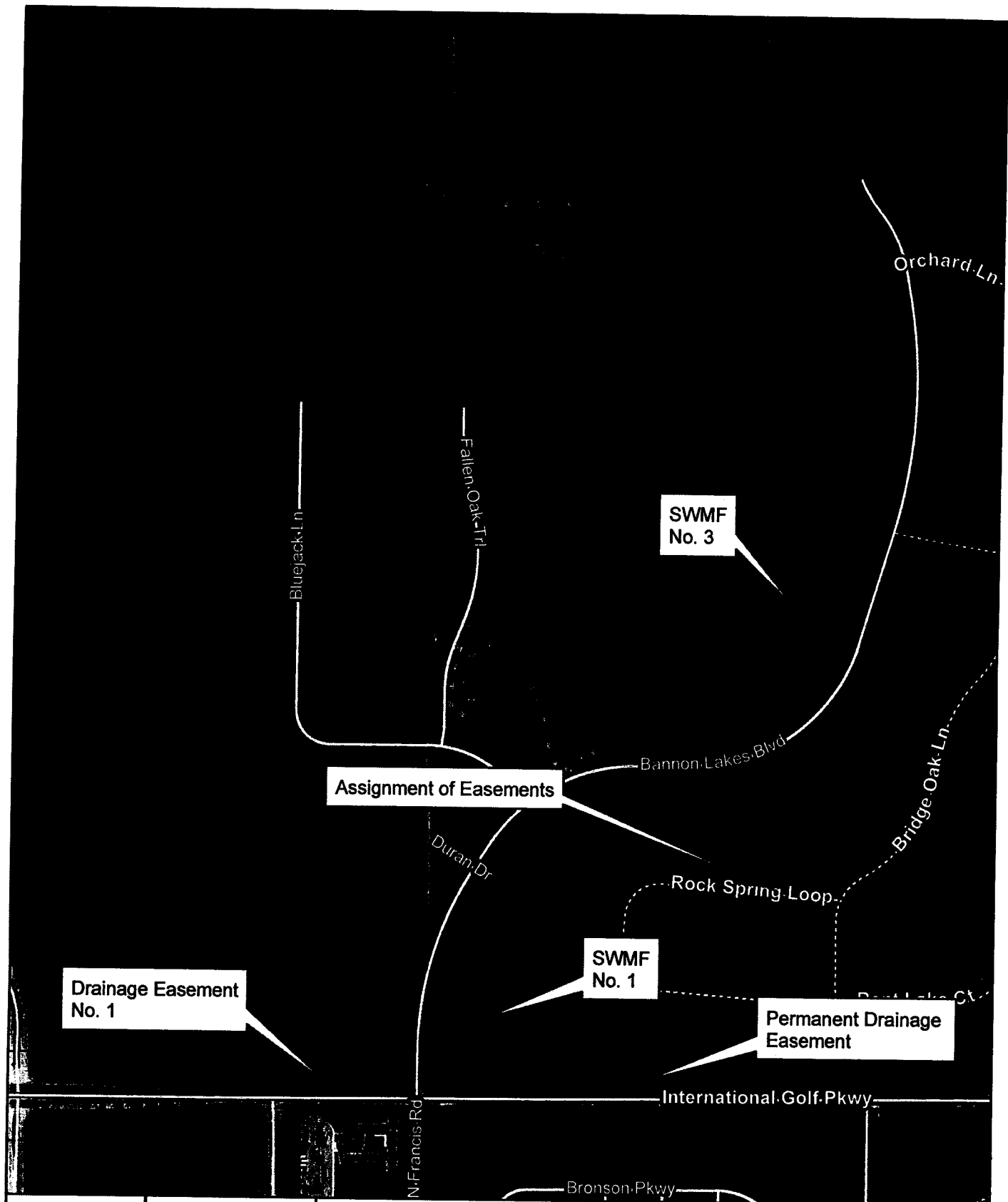
HUNTER S. CONRAD, CLERK

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

Deputy Clerk

**EXHIBIT "A"**

1. A non-exclusive and perpetual right and easement for drainage in the 40' D.E. (Drainage Easement), the centerline of which is the common boundary between Lot 2 and Lot 3, as described in that certain plat entitled Bannon Lakes Phase 1B-1A recorded in Map Book 82 at Pages 48-57 of the Public Records of St. Johns County, Florida (the "Plat").
2. A non-exclusive and perpetual right and easement for drainage in the 40' D.E. (Drainage Easement), the centerline of which is the common boundary between Lot 70 and Lot 71, as described in the Plat.
3. A non-exclusive and perpetual right and easement for drainage in the 50' Drainage Easement, within Tract 6, as described in the Plat.
4. A non-exclusive and perpetual right and easement for drainage in Tract 2 (Stormwater Management Facility & Drainage Easement), as described in the Plat.
5. A non-exclusive and perpetual right and easement for drainage in Tract 5 (Stormwater Management Facility & Drainage Easement), as described in the Plat.
6. A non-exclusive and perpetual right and easement for drainage in Tract 7 (Stormwater Management Facility & Drainage Easement), as described in the Plat.
7. A non-exclusive and perpetual right and easement for access and maintenance in the 8' Maintenance and Access Easement along the rear of Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, and 139, as described in the Plat.
8. A non-exclusive and perpetual right and easement for access and maintenance in the 8' Maintenance and Access Easement along the rear of Lots 67, 68, 69, 70, 71, 72, 73, 74, 77, 78, 79, 80, 81, 82, 83, 84 and 85, as described in the Plat.
9. A non-exclusive and perpetual right and easement for access in the 15' Unobstructed Access Easement, the centerline of which is the common boundary between Lot 83 and Lot 84, as described in the Plat.



  
 2013 Aerial Imagery  
 May 25, 2017

Declaration of Joint Use Pond  
 Easements and Drainage Easements  
  
*Bannon Lakes*

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

