

RESOLUTION NO. 2018- 367

**A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES, BILL OF SALE AND SCHEDULE OF VALUES CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PALENCIA NORTH PHASE III A-3 LOCATED OFF US 1 N.**

**RECITALS**

**WHEREAS**, Lennar Homes, LLC, a limited liability company, has executed and presented to the County an Easement for Utilities attached hereto as Exhibit "A" incorporated by reference and made a part hereof, associated with the water and sewer systems to serve Palencia North Phase III A-3 located off US 1 N; and

**WHEREAS**, Sweetwater Creek Community Development District, has executed and presented to the County a Bill of Sale and Schedule of Values attached hereto as Exhibit "B" incorporated by reference and made a part hereof, conveying all personal property associated with the water and sewer systems to serve Palencia North Phase III A-3 located off US 1 N; and

**WHEREAS**, Florida Roads Contracting LLC, has executed and presented to the County a Final Release of Lien and a Warranty for work performed at Palencia North Phase III A-3, attached hereto as Exhibits "C" and "D", incorporated by reference and made a part hereof; and

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

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

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


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

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

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

PASSED AND ADOPTED this 6 day of November, 2018.

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

By:   
Henry Dean, Chair

ATTEST: Hunter S. Conrad, Clerk

  
Deputy Clerk

RENDITION DATE 11/8/18

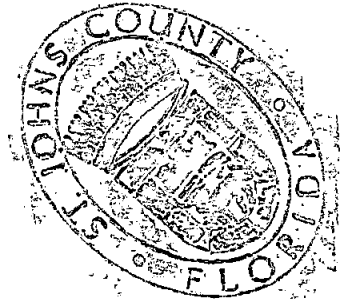


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by Lennar Homes LLC, with an address of 9440 Philips Highway, Suite 7, Jacksonville, FL 32256, hereinafter called "Grantor" to **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State of Florida, whose address is 500 San Sebastian View, St. Augustine FL 32084, hereinafter called "Grantee".

WITNESSETH:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signed, sealed and delivered  
In the presence of:

Cynthia Arnold  
Witness

Cynthia Arnold  
Print Name

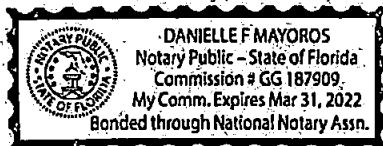
Christy King  
Witness

Christy King  
Print Name

By: [Signature]  
Scott Keiling  
Its: Vice President

State of Florida  
County of Duval

The foregoing instrument was acknowledged before me this 27<sup>th</sup> day of July, 2018, by Scott Keiling who is personally known to me or has produced \_\_\_\_\_ as identification.



[Signature]  
Notary Public

EXHIBIT "A"

EASEMENT AREA

Being those private rights of ways depicted as GLORIETA DRIVE and BRASILLA AVENUE as recorded per the attached Plat being Map Book 91, Page 63 through 80, recorded in the Public Records of St. Johns County, Florida.

# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonard Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonard Grant, Section 61, said Township 5 South, Range 29 East.

MAP BOOK 91 PAGE 63  
 SHEET 1 OF 18 SHEETS

### CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of PALENCIA NORTH PHASE III A-3, has been examined, approved by the County Growth Management Department for St. Johns County, Florida on this 10th day of July, A.D., 2018.

*James Kail*  
 Director of the Growth Management Department

### CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

This is to certify that this plat of PALENCIA NORTH PHASE III A-3, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 10th day of July, A.D., 2018.

*Paul M. Walden*  
 Vice-Chairman, Board of County Commissioners

### CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of PALENCIA NORTH PHASE III A-3, has been reviewed and approved by the Office of the St. Johns County Attorney on this 16th day of July, A.D., 2018.

*John J. ...*  
 Office of the County Attorney

### CERTIFICATE OF CLERK

This is to certify that this plat has been examined and approved and that it complies in form with the requirements of Chapter 177, Florida Statutes, and is recorded in Map Book 91, Pages 63-64, of the Public Records of St. Johns County, Florida on this 12th day of July, A.D., 2018.

*Hudson ...*  
 Clerk of the Circuit Court

### CERTIFICATE OF PLAT REVIEW

This is to certify that this plat has been reviewed for conformity to Florida Statutes Chapter 177, Part 1, Platting, by the Office of the County Surveyor for St. Johns County, Florida on this 10th day of July, A.D., 2018.

*Geil ...*  
 Deft Clerk, P.E., County Surveyor  
 Professional Surveyor and Mapper  
 License Number LS 4564

### SURVEYOR'S CERTIFICATE

This is to certify that this plat is a true and correct representation of the lands surveyed, platted and described in the caption that the plat was prepared under the undersigned's responsible direction and supervision; that the survey data complies with all of the requirements of Florida Statute 177, Part 1, Platting; that the Permanent Reference Monuments (PRM) have been set; Permanent Control Points (PCP) and the lot corners will be monumented in accordance with Chapter 177.001, Florida Statutes and Chapter 5J-17, Florida Administrative Code.

*John ...*  
 Registered Professional Land Surveyor  
 License Number LS 4469



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION (LS 6991)  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1501 CENTURY ROAD SUITE 106  
 GREEN COVE STRINGS, FL 32041  
 (904) 234-2224 FAX (904) 234-2218

### ADDITION AND DEDICATION

This is to certify that Lessor Homes, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown herein which shall hereinafter be known as PALENCIA NORTH PHASE III A-3, and the Owner has caused the same to be surveyed and subdivided and that this plat, made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The roads designated as GLORETA DRIVE and BRASILEA AVENUE shall remain privately owned and the sole and exclusive property of the Owners, its successors and assigns; provided however, the Owner reserves the right to convey title to said roads to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Tracts A and B (Drainage & Access); Tract C (Access); Tracts D, C, F, G, H, and I (Conservation Areas); Tract J (Conservation/Stormwater); Tracts K (Stormwater Management Facility); Tracts M, N, O, P, Q, R, T, U, V, W, X, Y, Z, AA, BB, CC, DD, EE, GG, HH, I, JJ, KK, LL, MM, NN, OO, PP, QQ, RR (Open Space); Tract S (Drainage); and Tracts TT, UU, VV, WW, XX and YY (Naturally Occurring Open Space) shall remain privately owned and the sole and exclusive property of the Owners, its successors and assigns; provided however, the Owner reserves the right to convey title to said tracts to an entity, including without limitation, a property owners' association, a municipal services taxing unit, community development district, or other such entity as will assume all obligation of maintenance and operation thereof under the plat.

Owner hereby reserves unto itself the right of ingress and egress over all property and easements for the purpose of constructing and maintaining thereon, drainage facilities, stormwater management facilities and utilities and further reserves the right to grant others the non-exclusive right of ingress and egress over said property and easements.

The Owner, its successors and assigns, hereby grants to the present and future owners of the lots and tracts shown on this plat and its successors and assigns, guests, invitees, domestic help, delivery, pick-up and fire protection service providers, police and other authorities of the law, United States postal carriers, representatives of the utilities, telecommunications and cable service companies authorized by said carriers in writing to serve the land shown herein, holders of mortgages hereon or such other persons as may be designated, the non-exclusive and perpetual right of ingress and egress over and across the private roadways shown on this plat. The Owner, its successors and assigns, reserve and shall have the unrestricted and absolute right to convey title to any portion of the plat or to participate in a subdivision of any portion of any part of the lands shown herein, unless such property has been dedicated or conveyed to a unit of government, in which case it shall be governed in accordance with applicable local, state or federal law.

The Owner hereby irrevocably and without reservation dedicates to St. Johns County, a political subdivision, its successors and assigns, easements over, upon and under all road rights-of-way designated herein, and those easements designated as "UTILITY EASEMENTS", for its non-exclusive use in conjunction with the installation, maintenance and use of the utilities of St. Johns County, a political subdivision, together with the right of St. Johns County, a political subdivision, its successors and assigns, of ingress and egress to and over said road rights-of-way designated herein.

All easements shown on this plat, other than those specifically dedicated herein, are and shall remain privately owned and the sole and exclusive property of the undersigned Owner, its successors and assigns. If any of said easements, the undersigned Owner retains the obligation for the installation, maintenance and use of the utilities of St. Johns County, a political subdivision, however, the undersigned Owner reserves the right to assign the obligation for maintenance of said easements to a property owners' association, a municipal services taxing unit, community development district or other such entity and will assume all obligation of maintenance and operation thereof under the plat.

The Owner does hereby reserve to itself, its successors and assigns, an easement for ingress and egress over any easements shown on this plat. In addition, any utility easements shown herein shall also be easements for the construction, installation, maintenance and operation of cable television services in the manner and subject to the provisions of Section 177.001(2) of the Florida Statutes; provided however, no such construction, installation, maintenance and operation of cable television services shall interfere with the facilities and services of electric, telephone, gas or other public utility. However, only cable television service providers specifically authorized by the undersigned Owner, its successors and assigns to serve the lands shown on this plat, shall have the benefit of said cable television service easements.

Those easements designated as "FPL Easements" are hereby irrevocably dedicated to Florida Power & Light Company, its successors and assigns, for its non-exclusive use in conjunction with its underground electrical system. Additional utility easements may be granted to Florida Power & Light Company over additional portions of this plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical services.

Owner hereby reserves and shall have the sole and absolute right, at any time, with the consent of the governing body of any municipality or other government body public then having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining unreservedly owned by it.

In witness whereof, the Owner has caused this plat and dedication to be executed by its duly elected officers acting by and with the authority of the Board of Directors.

OWNER: Lessor Homes, LLC  
 a Florida limited liability company  
 Scott Kellum  
 Vice President

*Christie Arnold*  
 Christy King  
 Notary Public

STATE OF FLORIDA, COUNTY OF DUVAL  
 The foregoing instrument was acknowledged before me this 10th day of July, A.D., 2018, by Scott Kellum, Vice President, Lessor Homes, LLC, on behalf of Owner, he being personally known to the undersigned and did not take an oath or produce identification.

My Commission Expires 3/31/2022  
 Commission Number: 66-181909  
 Name: *Danielle Maynard*

### CAPTION

A Parcel of land being part of Southland Farms, according to Map Book 2, pages 66 and 67, of the Public Records of St. Johns County, Florida, being more specifically part of Lots 1 and 2, part of Southland Boulevard (a 100' right-of-way per said plat) and part of that certain un-surveyed area of the Northeast quadrant of the intersection of Holly Avenue (uncertain width) with said Southland Boulevard, all according to said plat, TOGETHER WITH part of the Roque Leonard Grant, Section 61, Township 5 South, Range 29 East, of said County, said Parcel being a portion of "D1 PARCEL 4" as described in Official Records Book 3822, page 622, of said Public Records, a certain Parcel being more particularly described as follows:

BEGIN at or near Southern corner of Lot 247, Palencia North Phase III A-4, according to Map Book 87, pages 56 through 63, of said Public Records; thence along the Southeastern boundary of said Palencia North Phase III A-4, run the following 6 courses: 1) N58°34'15"E, 130.00 feet; 2) S31°29'45"E, 17.65 feet; 3) N05°34'15"E, 202.45 feet; 4) N50°29'11"E, 281.71 feet; 5) N60°24'45"E, 81.03 feet; 6) S74°00'00"E, 141.58 feet to the Western boundary of Palencia North Phase III A-4; according to Map Book 71, pages 82 through 87, of said Public Records; thence along said boundary, S100°00'00"E, 579.71 feet to the most Western corner of Tract "D", Palencia North Phase III A-1, according to Map Book 79, pages 38 through 47, of said Public Records; thence along the Western boundary of said Palencia North Phase III A-1, run the following 3 courses: 1) S27°42'21"E, 562.72 feet; 2) S54°17'40"E, 341.34 feet; 3) S10°35'01"E, 470.00 feet to the most Western corner of Tract "A", Palencia North Phase III A-2, according to Map Book 88, pages 47 through 51, of said Public Records; thence along the Western boundary of said Palencia North Phase III A-2 run the following 6 courses: 1) S40°00'00"E, 278.16 feet; 2) S05°28'17"W, 175.21 feet; 3) S35°07'09"E, 345.28 feet; 4) S10°12'59"E, 103.57 feet; 5) S21°21'01"E, 125.43 feet; 6) S00°02'39"W, 228.69 feet to the Southwest corner of said Palencia North Phase III A-2, said corner being on the Southern line of said "D1 PARCEL 4"; thence along said line, run the following 2 courses: 1) N05°34'15"E, 793.00 feet to an angle point in said line; 2) N82°56'53"W, 1,023.44 feet; thence departing said line, N10°30'35"E, 1,624.61 feet; thence N21°05'14"E, 622.81 feet to the Southeastern corner of Tract "E", said Palencia North Phase III A-4; thence along the Southeastern boundary of said Tract "E", run the following 6 courses: 1) N77°44'35"E, 144.04 feet; 2) N27°45'37"W, 21.79 feet; 3) N78°03'53"E, 52.94 feet to the point of curvature of a curve concave to the Northwest and having a radius of 55.00 feet; 4) Northwestward along the arc of said curve, subtended by a chord bearing and distance of N23°23'35"E, 82.39 feet, on the distance of 93.12 feet to the point of compound curvature of a curve concave to the Southwest and having a radius of 340.00 feet; 5) Northwestward along the arc of said curve, subtended by a chord bearing and distance of N25°11'47"W, 73.91 feet, on a distance of 74.00 feet to the point of tangency; 6) N11°25'45"W, 103.35 feet to the POINT OF BEGINNING of the Parcel herein described.

Containing 62.73 acres, more or less.  
 Said lands situated, lying and being in St. Johns County, Florida.

### VICINITY MAP (not to scale)





# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonard Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonard Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 65

SHEET 3 OF 18 SHEETS

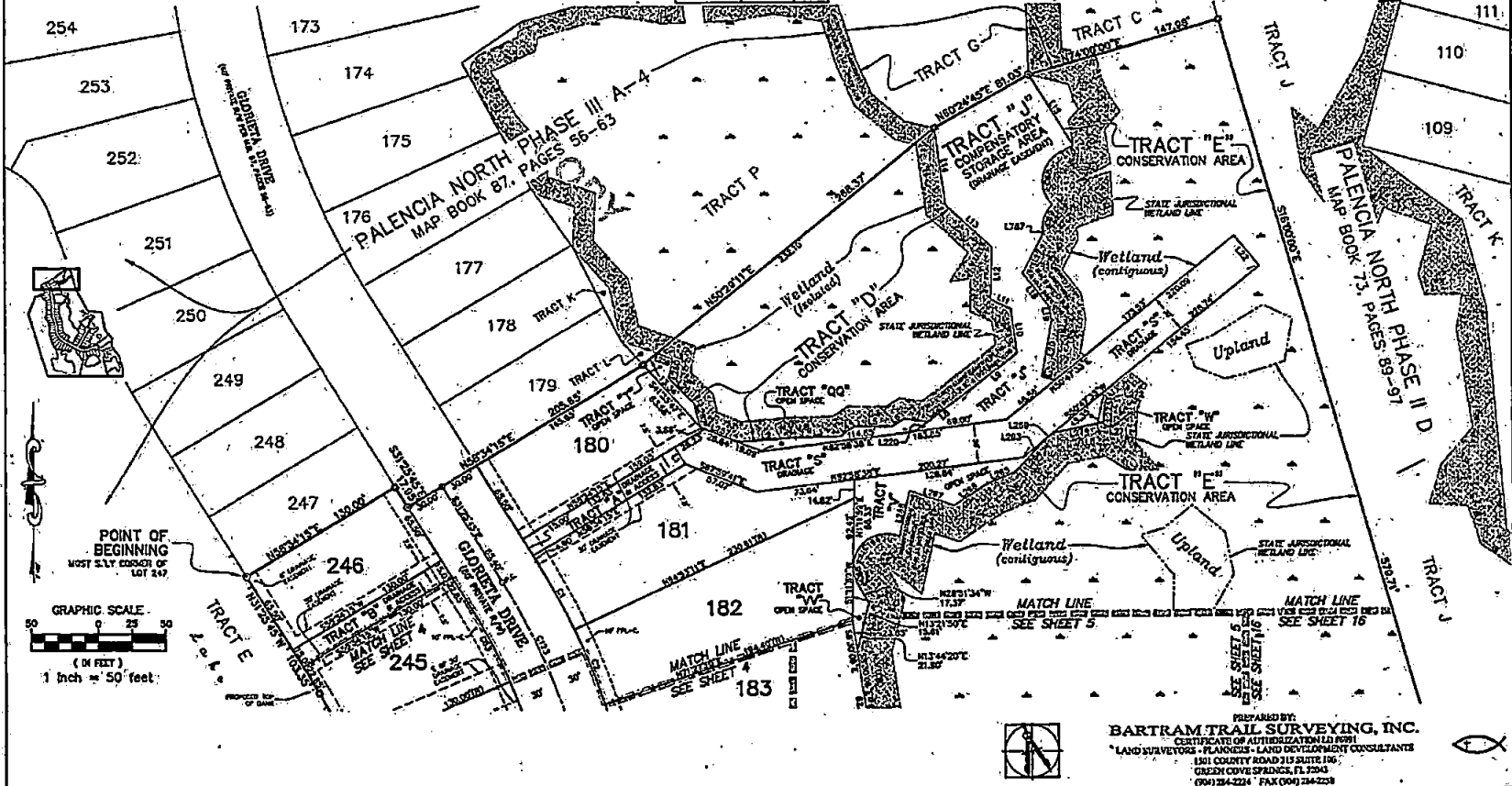
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	CHORD A
C1	130.00	28.42	N81°14'17"W	28.29	87.924'
C2	130.00	63.74	N81°14'30"W	63.71	174.902'
C3	170.00	68.82	N87°14'50"W	68.05	189.228'
C4	250.00	11.14	S72°49'25"E	11.91	30.9622'
C5	250.00	46.48	S73°37'37"E	48.02	129.7022'
C6	250.00	22.89	S73°37'37"W	23.33	57.9700'
C7	200.00	22.81	N45°25'02"W	22.87	55.3727'
C8	22.00	43.71	S73°02'47"W	43.58	111.3807'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N81°22'45"W	15.00
L2	S85°54'00"W	42.88
L3	S85°57'30"W	33.49
L4	S54°00'00"W	12.82
L5	N82°06'32"W	24.11
L6	S37°12'25"W	10.89
L7	N81°50'15"W	17.78
L8	N82°40'02"E	50.78
L9	N82°43'01"E	49.30
L10	N73°37'48"W	34.40
L11	N83°47'28"W	16.73
L12	N122°17'E	40.27
L13	N45°33'27"W	47.03
L14	N75°59'08"W	22.17

LINE TABLE		
LINE	DIRECTION	LENGTH
L15	S17°02'02"E	63.26
L16	S21°00'00"W	10.33
L17	S85°30'00"W	33.78
L18	S37°00'00"E	22.84
L19	S27°00'00"E	10.76
L20	S27°00'00"E	42.82
L21	S27°00'00"E	10.18
L22	S28°12'27"E	20.03
L23	N82°40'02"E	12.13
L24	N82°40'02"E	20.94
L25	S27°00'00"E	30.30

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	N81°22'45"W	12.40
L27	N10°12'02"E	14.68
L28	N45°14'00"W	28.78
L29	N11°00'00"W	18.54
L30	N30°17'17"E	70.68
L31	N41°00'00"E	31.53
L32	N42°01'17"E	32.80
L33	N31°14'00"E	23.71
L34	S27°00'00"E	23.23
L35	S17°02'02"E	23.38
L36	S47°25'00"E	18.83
L37	N75°00'00"E	27.26
L38	S25°00'00"E	1.81

LINE TABLE		
LINE	DIRECTION	LENGTH
L39	S47°25'00"E	18.83
L40	N75°00'00"E	27.26
L41	S25°00'00"E	1.81



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LD 8091  
 LAND SURVEYORS - FLORIDA - LAND DEVELOPMENT CONSULTANTS  
 1811 COUNTY ROAD 115 SUITE 106  
 GREEN COVE SPAINDS, FL 32043  
 (904) 284-2224 FAX (904) 284-2238

# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60; Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	530.00	58.42	N07°41'37"W	56.39	87°07'54"
C2	530.00	60.74	N23°44'57"W	60.71	87°07'54"
C3	530.00	62.78	N31°51'37"W	62.71	87°07'54"
C4	530.00	65.82	N42°44'57"W	65.84	87°07'54"
C5	530.00	69.87	N57°15'47"W	69.88	87°07'54"
C6	530.00	74.08	N74°07'17"W	74.04	87°07'54"
C7	530.00	79.57	N93°17'47"W	79.51	87°07'54"
C8	530.00	85.37	N114°07'17"W	85.37	87°07'54"
C9	530.00	91.50	N137°17'47"W	91.57	87°07'54"
C10	530.00	98.00	N162°44'57"W	98.00	87°07'54"
C11	530.00	104.87	N190°17'47"W	104.87	87°07'54"
C12	530.00	112.14	N219°44'57"W	112.14	87°07'54"
C13	530.00	119.84	N250°17'47"W	119.84	87°07'54"
C14	530.00	127.99	N281°44'57"W	127.99	87°07'54"
C15	530.00	136.61	N314°17'47"W	136.61	87°07'54"
C16	530.00	145.74	N347°44'57"W	145.74	87°07'54"
C17	530.00	155.40	N382°17'47"W	155.40	87°07'54"
C18	530.00	165.61	N417°44'57"W	165.61	87°07'54"
C19	530.00	176.38	N454°17'47"W	176.38	87°07'54"
C20	530.00	187.74	N491°44'57"W	187.74	87°07'54"
C21	530.00	199.70	N530°17'47"W	199.70	87°07'54"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C22	470.00	92.61	N17°36'37"W	82.61	111°49'37"
C23	470.00	95.82	N27°26'37"W	85.82	111°49'37"
C24	470.00	99.12	N37°16'37"W	89.12	111°49'37"
C25	470.00	102.51	N47°06'37"W	92.51	111°49'37"
C26	470.00	106.00	N56°56'37"W	96.00	111°49'37"
C27	470.00	109.59	N66°46'37"W	99.59	111°49'37"
C28	470.00	113.28	N76°36'37"W	103.28	111°49'37"
C29	470.00	117.07	N86°26'37"W	107.07	111°49'37"
C30	470.00	120.96	N96°16'37"W	110.96	111°49'37"
C31	470.00	124.95	N106°06'37"W	114.95	111°49'37"
C32	470.00	129.04	N115°56'37"W	119.04	111°49'37"
C33	470.00	133.23	N125°46'37"W	123.23	111°49'37"
C34	470.00	137.52	N135°36'37"W	127.52	111°49'37"
C35	470.00	141.91	N145°26'37"W	131.91	111°49'37"
C36	470.00	146.40	N155°16'37"W	136.40	111°49'37"
C37	470.00	150.99	N165°06'37"W	140.99	111°49'37"
C38	470.00	155.68	N174°56'37"W	145.68	111°49'37"
C39	470.00	160.47	N184°46'37"W	150.47	111°49'37"
C40	470.00	165.36	N194°36'37"W	155.36	111°49'37"
C41	470.00	170.35	N204°26'37"W	160.35	111°49'37"
C42	470.00	175.44	N214°16'37"W	165.44	111°49'37"
C43	470.00	180.63	N224°06'37"W	170.63	111°49'37"
C44	470.00	185.92	N233°56'37"W	175.92	111°49'37"
C45	470.00	191.31	N243°46'37"W	181.31	111°49'37"
C46	470.00	196.80	N253°36'37"W	186.80	111°49'37"
C47	470.00	202.39	N263°26'37"W	192.39	111°49'37"
C48	470.00	208.08	N273°16'37"W	198.08	111°49'37"
C49	470.00	213.87	N283°06'37"W	203.87	111°49'37"
C50	470.00	219.76	N292°56'37"W	209.76	111°49'37"
C51	470.00	225.75	N302°46'37"W	215.75	111°49'37"
C52	470.00	231.84	N312°36'37"W	221.84	111°49'37"
C53	470.00	237.93	N322°26'37"W	227.93	111°49'37"
C54	470.00	244.12	N332°16'37"W	234.12	111°49'37"
C55	470.00	250.41	N342°06'37"W	240.41	111°49'37"
C56	470.00	256.80	N351°56'37"W	246.80	111°49'37"
C57	470.00	263.29	N361°46'37"W	253.29	111°49'37"
C58	470.00	269.88	N371°36'37"W	259.88	111°49'37"
C59	470.00	276.57	N381°26'37"W	266.57	111°49'37"
C60	470.00	283.36	N391°16'37"W	273.36	111°49'37"
C61	470.00	290.25	N401°06'37"W	280.25	111°49'37"
C62	470.00	297.24	N410°56'37"W	287.24	111°49'37"
C63	470.00	304.33	N420°46'37"W	294.33	111°49'37"
C64	470.00	311.52	N430°36'37"W	301.52	111°49'37"
C65	470.00	318.81	N440°26'37"W	308.81	111°49'37"
C66	470.00	326.20	N450°16'37"W	316.20	111°49'37"
C67	470.00	333.69	N460°06'37"W	323.69	111°49'37"
C68	470.00	341.28	N469°56'37"W	331.28	111°49'37"
C69	470.00	348.97	N479°46'37"W	338.97	111°49'37"
C70	470.00	356.76	N489°36'37"W	346.76	111°49'37"
C71	470.00	364.65	N499°26'37"W	354.65	111°49'37"
C72	470.00	372.64	N509°16'37"W	362.64	111°49'37"
C73	470.00	380.73	N519°06'37"W	370.73	111°49'37"
C74	470.00	388.92	N528°56'37"W	378.92	111°49'37"
C75	470.00	397.21	N538°46'37"W	387.21	111°49'37"
C76	470.00	405.60	N548°36'37"W	395.60	111°49'37"
C77	470.00	414.09	N558°26'37"W	404.09	111°49'37"
C78	470.00	422.68	N568°16'37"W	412.68	111°49'37"
C79	470.00	431.37	N578°06'37"W	421.37	111°49'37"
C80	470.00	440.16	N587°56'37"W	430.16	111°49'37"
C81	470.00	449.05	N597°46'37"W	439.05	111°49'37"
C82	470.00	458.04	N607°36'37"W	448.04	111°49'37"
C83	470.00	467.13	N617°26'37"W	457.13	111°49'37"
C84	470.00	476.32	N627°16'37"W	466.32	111°49'37"
C85	470.00	485.61	N637°06'37"W	475.61	111°49'37"
C86	470.00	495.00	N646°56'37"W	485.00	111°49'37"
C87	470.00	504.49	N656°46'37"W	494.49	111°49'37"
C88	470.00	514.08	N666°36'37"W	504.08	111°49'37"
C89	470.00	523.77	N676°26'37"W	513.77	111°49'37"
C90	470.00	533.56	N686°16'37"W	523.56	111°49'37"
C91	470.00	543.45	N696°06'37"W	533.45	111°49'37"
C92	470.00	553.44	N705°56'37"W	543.44	111°49'37"
C93	470.00	563.53	N715°46'37"W	553.53	111°49'37"
C94	470.00	573.72	N725°36'37"W	563.72	111°49'37"
C95	470.00	584.01	N735°26'37"W	574.01	111°49'37"
C96	470.00	594.40	N745°16'37"W	584.40	111°49'37"
C97	470.00	604.89	N755°06'37"W	594.89	111°49'37"
C98	470.00	615.48	N764°56'37"W	605.48	111°49'37"
C99	470.00	626.17	N774°46'37"W	616.17	111°49'37"
C100	470.00	636.96	N784°36'37"W	626.96	111°49'37"
C101	470.00	647.85	N794°26'37"W	637.85	111°49'37"
C102	470.00	658.84	N804°16'37"W	648.84	111°49'37"
C103	470.00	669.93	N814°06'37"W	659.93	111°49'37"
C104	470.00	681.12	N823°56'37"W	671.12	111°49'37"
C105	470.00	692.41	N833°46'37"W	682.41	111°49'37"
C106	470.00	703.80	N843°36'37"W	693.80	111°49'37"
C107	470.00	715.29	N853°26'37"W	705.29	111°49'37"
C108	470.00	726.88	N863°16'37"W	716.88	111°49'37"
C109	470.00	738.57	N873°06'37"W	728.57	111°49'37"
C110	470.00	750.36	N882°56'37"W	740.36	111°49'37"
C111	470.00	762.25	N892°46'37"W	752.25	111°49'37"
C112	470.00	774.24	N902°36'37"W	764.24	111°49'37"
C113	470.00	786.33	N912°26'37"W	776.33	111°49'37"
C114	470.00	798.52	N922°16'37"W	788.52	111°49'37"
C115	470.00	810.81	N932°06'37"W	800.81	111°49'37"
C116	470.00	823.20	N941°56'37"W	813.20	111°49'37"
C117	470.00	835.69	N951°46'37"W	825.69	111°49'37"
C118	470.00	848.28	N961°36'37"W	838.28	111°49'37"
C119	470.00	860.97	N971°26'37"W	850.97	111°49'37"
C120	470.00	873.76	N981°16'37"W	863.76	111°49'37"
C121	470.00	886.65	N991°06'37"W	876.65	111°49'37"
C122	470.00	899.64	N000°56'37"W	889.64	111°49'37"
C123	470.00	912.73	N000°46'37"W	902.73	111°49'37"
C124	470.00	925.92	N000°36'37"W	915.92	111°49'37"
C125	470.00	939.21	N000°26'37"W	929.21	111°49'37"
C126	470.00	952.60	N000°16'37"W	942.60	111°49'37"
C127	470.00	966.09	N000°06'37"W	956.09	111°49'37"
C128	470.00	979.68	N000°00'37"W	969.68	111°49'37"
C129	470.00	993.37	N000°00'37"W	983.37	111°49'37"
C130	470.00	1007.16	N000°00'37"W	997.16	111°49'37"
C131	470.00	1021.05	N000°00'37"W	1011.05	111°49'37"
C132	470.00	1035.04	N000°00'37"W	1025.04	111°49'37"
C133	470.00	1049.13	N000°00'37"W	1039.13	111°49'37"
C134	470.00	1063.32	N000°00'37"W	1053.32	111°49'37"
C135	470.00	1077.61	N000°00'37"W	1067.61	111°49'37"
C136	470.00	1092.00	N000°00'37"W	1082.00	111°49'37"
C137	470.00	1106.49	N000°00'37"W	1096.49	111°49'37"
C138	470.00	1121.08	N000°00'37"W	1111.08	111°49'37"
C139	470.00	1135.77	N000°00'37"W	1125.77	111°49'37"
C140	470.00	1150.56	N000°00'37"W	1140.56	111°49'37"
C141	470.00	1165.45	N000°00'37"W	1155.45	111°49'37"
C142	470.00	1180.44	N000°00'37"W	1170.44	111°49'37"
C143	470.00	1195.53	N000°00'37"W	1185.53	111°49'37"
C144	470.00	1210.72	N000°00'37"W	1200.72	111°49'37"
C145	470.00	1226.01	N000°00'37"W	1216.01	111°49'37"
C146	470.00	1241.40	N000°00'37"W	1231.40	111°49'37"
C147	470.00	1256.89	N000°00'37"W	1246.89	111°49'37"
C148	470.00	1272.48	N000°00'37"W	1262.48	111°49'37"
C149	470.00	1288.17	N000°00'37"W	1278.17	111°49'37"
C150	470.00	1303.96	N000°00'37"W	1293.96	111°49'37"
C151	470.00	1319.85	N000°00'37"W	1309.85	111°49'37"
C152	470.00	1335.84	N000°00'37"W	1325.84	111°49'37"
C153	470.00	1351.93	N000°00'37"W	1341.93	111°49'37"
C154	470.00	1368.12	N000°00'37"W	1358.12	111°49'37"
C155	470.00	1384.41	N000°00'37"W	1374.41	111°49'37"
C156	470.00	1400.80	N000°00'37"W	1390.80	111°49'37"
C157	470.00	1417.29	N000°00'37"W	1407.29	111°49'37"
C158	470.00	1433.88	N000°00'37"W	1423.88	111°49'37"
C159	470.00	1450.57	N000°00'37"W	1440.57	111°49

# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK **91** PAGE **68**

SHEET **6** OF **18** SHEETS

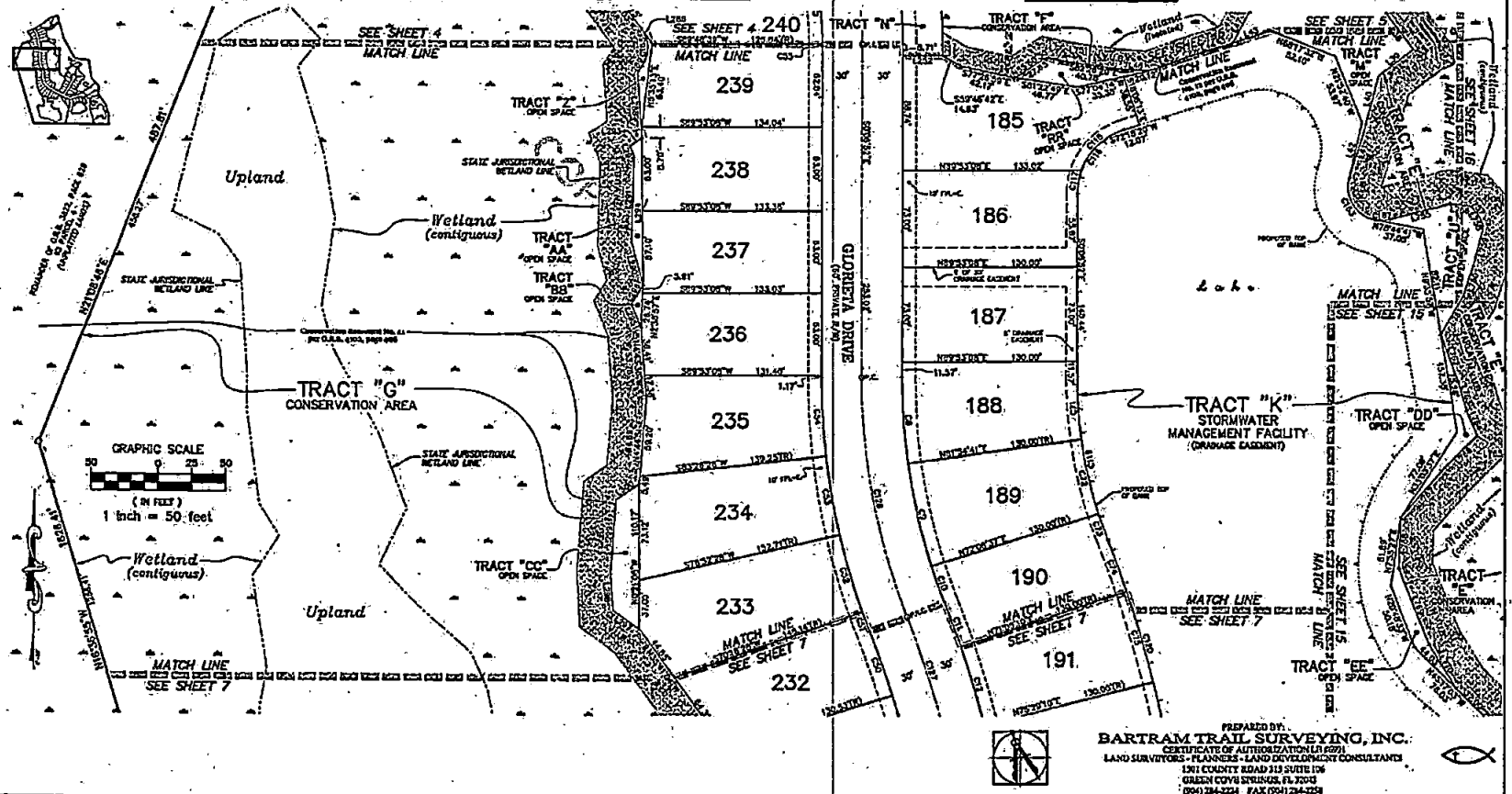
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C0	470.00	83.41	S47°00'W	83.38	75°07'27"
C1	470.00	83.12	S17°34'21"E	86.03	84°03'17"
C2	470.00	33.01	S17°32'21"E	23.01	23°17'17"
C3	820.00	33.73	N20°04'42"W	33.73	23°14'57"
C4	820.00	41.50	N64°12'07"W	41.48	42°07'07"
C5	730.00	31.13	N17°24'24"W	31.12	25°42'31"
C6	430.00	15.73	S27°22'33"E	15.73	14°40'31"
C7	430.00	31.13	N17°24'24"W	31.11	25°42'07"
C8	430.00	60.31	S73°02'21"E	60.31	65°40'07"
C9	430.00	35.81	S73°01'21"E	35.88	87°46'43"
C10	220.00	0.29	N00°00'00"W	0.29	00°00'00"
C11	340.00	47.32	S40°08'16"E	47.28	75°42'37"
C12	340.00	57.90	S12°02'21"E	57.83	84°03'17"
C13	340.00	23.09	S18°12'21"E	23.08	23°17'17"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C14	840.00	41.49	N20°04'42"W	41.48	23°14'57"
C15	840.00	71.27	N16°12'07"W	71.23	42°07'07"
C16	50.00	0.22	S16°04'42"W	0.22	75°07'27"
C17	50.00	17.48	S73°04'42"W	17.29	20°17'17"
C18	50.00	43.72	S40°08'16"W	44.14	87°23'07"
C19	340.00	128.27	S10°45'12"E	123.34	21°04'17"
C20	840.00	328.18	N10°02'11"W	328.30	20°28'46"
C21	340.00	183.43	S10°45'12"E	164.82	21°04'17"
C22	780.00	220.42	N10°02'11"W	220.41	20°28'46"
C23	23.00	41.78	S30°02'02"E	27.80	65°41'11"
C24	23.00	23.54	N73°04'42"W	23.40	87°46'43"
C25	23.00	11.23	N23°14'07"E	11.18	23°17'17"

LINE TABLE		
LINE	DIRECTION	LENGTH
L26	S27°17'07"E	13.77
L27	N27°14'17"W	34.22
L28	N27°15'12"E	32.89
L29	S21°12'37"W	6.53
L30	N14°22'04"E	37.20
L31	N17°02'30"E	41.92
L32	S27°14'42"E	44.28
L33	S71°23'23"W	38.84
L34	N72°48'12"E	38.09
L35	N70°03'37"E	29.78
L36	S26°23'37"E	21.34
L37	N25°04'48"E	27.18
L38	S20°33'21"E	6.71
L39	S40°18'16"E	26.84

LINE TABLE		
LINE	DIRECTION	LENGTH
L40	S55°07'17"W	33.76
L41	S77°22'21"E	13.81
L42	S75°28'18"W	47.00
L43	N23°27'02"W	13.87
L44	N23°27'02"W	6.05
L45	N20°23'37"E	11.10
L46	N23°17'23"E	18.20
L47	S31°08'32"W	16.71
L48	N23°28'19"E	24.76
L49	S74°31'02"E	24.31
L50	N18°28'16"E	34.22
L51	S40°18'16"E	26.84

LINE TABLE		
LINE	DIRECTION	LENGTH
L52	N10°02'11"W	37.80
L53	N10°02'11"W	23.28
L54	N10°02'11"W	20.00
L55	N10°02'11"W	1.43
L56	N10°02'11"W	33.68
L57	N10°02'11"W	10.10
L58	N10°02'11"W	10.10
L59	N10°02'11"W	38.47
L60	N10°02'11"W	42.12
L61	N10°02'11"W	28.84



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LR 8271  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1201 COUNTY ROAD 313 SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2228









# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C11	23.00	41.87	S70°23'E	32.21	86°17"
C12	220.80	184.20	S22°23'E	182.59	47°46"
C13	82.00	182.44	S23°42'W	112.39	168°23"
C14	25.00	3.82	S38°42'W	3.02	87°52"
C15	85.00	28.36	N70°23'W	27.67	87°45"
C16	280.00	25.43	S72°31'E	23.50	71°42"
C17	280.00	68.20	S5°43'E	66.13	173°28"
C18	280.00	68.11	S78°55'E	67.24	107°44"
C19	280.00	47.83	S23°22'E	47.29	87°35"
C20	280.00	47.83	S57°10'W	47.41	47°40"
C21	280.00	47.83	S22°10'W	47.78	113°18"
C22	280.00	23.80	S23°22'E	23.25	47°00"
C23	280.00	23.80	S23°22'E	23.25	47°00"
C24	280.00	23.80	S23°22'E	23.25	47°00"
C25	280.00	23.80	S23°22'E	23.25	47°00"
C26	280.00	23.80	S23°22'E	23.25	47°00"
C27	280.00	23.80	S23°22'E	23.25	47°00"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C138	82.00	73.50	N73°04'W	70.89	89°40"
C139	82.00	54.38	N31°17'E	52.65	201°30"
C140	82.00	83.12	S78°21'E	84.81	86°13"
C141	82.00	8.88	N53°32'E	8.00	81°42"
C142	82.00	11.27	N43°32'E	11.25	102°44"
C143	82.00	10.22	N23°32'E	10.21	92°28"
C144	2223.00	184.28	S23°22'E	184.13	47°41"
C145	280.00	173.78	S23°22'E	173.78	231°32"
C150	2803.00	110.82	S23°22'E	110.86	47°00"
C151	2800.00	174.48	S23°22'E	174.41	231°32"
C152	2800.00	83.02	S23°22'E	83.02	231°32"
C154	178.00	83.28	S75°42'E	35.11	182°32"
C155	150.00	48.80	S75°42'E	48.63	182°32"

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L66	N45°10'W	2.81	L67	S73°18'E	86.28
L68	S23°22'W	23.80	L69	S23°22'E	23.18
L70	S23°22'W	24.71	L71	S47°10'W	11.82
L72	N45°10'W	23.82	L73	S23°22'W	23.20
L74	S23°22'W	23.23	L75	S47°10'W	18.42
L76	S23°22'W	23.27	L77	N45°10'W	11.28
L78	S23°22'W	23.24	L79	S23°22'E	23.28
L80	S23°22'W	23.24	L81	N72°34'E	24.63
L82	S23°22'W	23.24	L83	S23°22'W	23.28
L84	S23°22'W	23.24	L85	S23°22'W	23.28
L86	S23°22'W	23.24	L87	S23°22'W	23.28
L88	S23°22'W	23.24	L89	S23°22'W	23.28
L90	S23°22'W	23.24	L91	S23°22'W	23.28
L92	S23°22'W	23.24	L93	S23°22'W	23.28
L94	S23°22'W	23.24	L95	S23°22'W	23.28
L96	S23°22'W	23.24	L97	S23°22'W	23.28
L98	S23°22'W	23.24	L99	S23°22'W	23.28
L100	S23°22'W	23.24	L101	S23°22'W	23.28

LINE TABLE		
LINE	DIRECTION	LENGTH
L102	S23°22'W	23.28
L103	S23°22'W	23.28
L104	S23°22'W	23.28
L105	S23°22'W	23.28
L106	S23°22'W	23.28
L107	S23°22'W	23.28
L108	S23°22'W	23.28
L109	S23°22'W	23.28
L110	S23°22'W	23.28
L111	S23°22'W	23.28
L112	S23°22'W	23.28
L113	S23°22'W	23.28
L114	S23°22'W	23.28
L115	S23°22'W	23.28
L116	S23°22'W	23.28
L117	S23°22'W	23.28
L118	S23°22'W	23.28
L119	S23°22'W	23.28
L120	S23°22'W	23.28
L121	S23°22'W	23.28
L122	S23°22'W	23.28
L123	S23°22'W	23.28
L124	S23°22'W	23.28
L125	S23°22'W	23.28
L126	S23°22'W	23.28
L127	S23°22'W	23.28
L128	S23°22'W	23.28
L129	S23°22'W	23.28
L130	S23°22'W	23.28
L131	S23°22'W	23.28
L132	S23°22'W	23.28
L133	S23°22'W	23.28
L134	S23°22'W	23.28
L135	S23°22'W	23.28
L136	S23°22'W	23.28
L137	S23°22'W	23.28
L138	S23°22'W	23.28
L139	S23°22'W	23.28
L140	S23°22'W	23.28
L141	S23°22'W	23.28
L142	S23°22'W	23.28
L143	S23°22'W	23.28
L144	S23°22'W	23.28
L145	S23°22'W	23.28
L146	S23°22'W	23.28
L147	S23°22'W	23.28
L148	S23°22'W	23.28
L149	S23°22'W	23.28
L150	S23°22'W	23.28
L151	S23°22'W	23.28
L152	S23°22'W	23.28
L153	S23°22'W	23.28
L154	S23°22'W	23.28
L155	S23°22'W	23.28
L156	S23°22'W	23.28
L157	S23°22'W	23.28
L158	S23°22'W	23.28
L159	S23°22'W	23.28
L160	S23°22'W	23.28
L161	S23°22'W	23.28
L162	S23°22'W	23.28
L163	S23°22'W	23.28
L164	S23°22'W	23.28
L165	S23°22'W	23.28
L166	S23°22'W	23.28
L167	S23°22'W	23.28
L168	S23°22'W	23.28
L169	S23°22'W	23.28
L170	S23°22'W	23.28
L171	S23°22'W	23.28
L172	S23°22'W	23.28
L173	S23°22'W	23.28
L174	S23°22'W	23.28
L175	S23°22'W	23.28
L176	S23°22'W	23.28
L177	S23°22'W	23.28
L178	S23°22'W	23.28
L179	S23°22'W	23.28
L180	S23°22'W	23.28
L181	S23°22'W	23.28
L182	S23°22'W	23.28
L183	S23°22'W	23.28
L184	S23°22'W	23.28
L185	S23°22'W	23.28
L186	S23°22'W	23.28
L187	S23°22'W	23.28
L188	S23°22'W	23.28
L189	S23°22'W	23.28
L190	S23°22'W	23.28
L191	S23°22'W	23.28
L192	S23°22'W	23.28
L193	S23°22'W	23.28
L194	S23°22'W	23.28
L195	S23°22'W	23.28
L196	S23°22'W	23.28
L197	S23°22'W	23.28
L198	S23°22'W	23.28
L199	S23°22'W	23.28
L200	S23°22'W	23.28
L201	S23°22'W	23.28
L202	S23°22'W	23.28
L203	S23°22'W	23.28
L204	S23°22'W	23.28
L205	S23°22'W	23.28
L206	S23°22'W	23.28
L207	S23°22'W	23.28
L208	S23°22'W	23.28
L209	S23°22'W	23.28
L210	S23°22'W	23.28
L211	S23°22'W	23.28
L212	S23°22'W	23.28
L213	S23°22'W	23.28
L214	S23°22'W	23.28
L215	S23°22'W	23.28
L216	S23°22'W	23.28
L217	S23°22'W	23.28
L218	S23°22'W	23.28
L219	S23°22'W	23.28
L220	S23°22'W	23.28
L221	S23°22'W	23.28
L222	S23°22'W	23.28
L223	S23°22'W	23.28
L224	S23°22'W	23.28
L225	S23°22'W	23.28
L226	S23°22'W	23.28
L227	S23°22'W	23.28
L228	S23°22'W	23.28
L229	S23°22'W	23.28
L230	S23°22'W	23.28
L231	S23°22'W	23.28
L232	S23°22'W	23.28
L233	S23°22'W	23.28
L234	S23°22'W	23.28
L235	S23°22'W	23.28
L236	S23°22'W	23.28
L237	S23°22'W	23.28
L238	S23°22'W	23.28
L239	S23°22'W	23.28
L240	S23°22'W	23.28
L241	S23°22'W	23.28
L242	S23°22'W	23.28
L243	S23°22'W	23.28
L244	S23°22'W	23.28
L245	S23°22'W	23.28
L246	S23°22'W	23.28
L247	S23°22'W	23.28
L248	S23°22'W	23.28
L249	S23°22'W	23.28
L250	S23°22'W	23.28
L251	S23°22'W	23.28
L252	S23°22'W	23.28
L253	S23°22'W	23.28
L254	S23°22'W	23.28
L255	S23°22'W	23.28
L256	S23°22'W	23.28
L257	S23°22'W	23.28
L258	S23°22'W	23.28
L259	S23°22'W	23.28
L260	S23°22'W	23.28
L261	S23°22'W	23.28
L262	S23°22'W	23.28
L263	S23°22'W	23.28
L264	S23°22'W	23.28
L265	S23°22'W	23.28
L266	S23°22'W	23.28
L267	S23°22'W	23.28
L268	S23°22'W	23.28
L269	S23°22'W	23.28
L270	S23°22'W	23.28
L271	S23°22'W	23.28
L272	S23°22'W	23.28
L273	S23°22'W	23.28
L274	S23°22'W	23.28
L275	S23°22'W	23.28
L276	S23°22'W	23.28
L277	S23°22'W	23.28
L278	S23°22'W	23.28
L279	S23°22'W	23.28
L280	S23°22'W	23.28
L281	S23°22'W	23.28
L282	S23°22'W	23.28
L283	S23°22'W	23.28
L284	S23°22'W	23.28
L285	S23°22'W	23.28
L286	S23°22'W	23.28
L287	S23°22'W	23.28
L288	S23°22'W	23.28
L289	S23°22'W	23.28
L290	S23°22'W	23.28
L291	S23°22'W	23.28
L292	S23°22'W	23.28
L293	S23°22'W	23.28
L294	S23°22'W	23.28
L295	S23°22'W	23.28
L296	S23°22'W	23.28
L297	S23°22'W	23.28
L298	S23°22'W	23.28
L299	S23°22'W	23.28
L300	S23°22'W	23.28
L301	S23°22'W	23.28
L302	S23°22'W	23.28
L303	S23°22'W	23.28
L304	S23°22'W	23.28
L305	S23°22'W	23.28
L306	S23°22'W	23.28
L307	S23°22'W	23.28
L308	S23°22'W	23.28
L309	S23°22'W	23.28
L310	S23°22'W	23.28
L311	S23°22'W	23.28
L312	S23°22'W	23.28
L313	S23°22'W	23.28
L314	S23°22'W	23.28
L315	S23°22'W	23.28
L316	S23°22'W	23.28
L317	S23°22'W	23.28
L318	S23°22'W	23.28
L319	S23°22'W	23.28
L320	S23°22'W	23.28
L321	S23°22'W	23.28
L322	S23°22'W	23.28
L323	S23°22'W	23.28
L324	S23°22'W	23.28
L325	S23°22'W	23.28
L326	S23°22'W	23.28
L327	S23°22'W	23.28
L328	S23°22'W	23.28
L329	S23°22'W	23.28
L330	S23°22'W	23.28
L331	S23°22'W	23.28
L332	S23°22'W	23.28
L333	S23°22'W	23.28
L334	S23°22'W	23.28
L335	S23°22'W	23.28
L336	S23°22'W	23.28
L337	S23°22'W	23.28
L338	S23°22'W	23.28
L339	S23°22'W	23.28
L340	S23°22'W	23.28
L341	S23°22'W	23.28
L342	S23°22'W	23.28
L343	S23°22'W	23.28
L344	S23	

# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 74

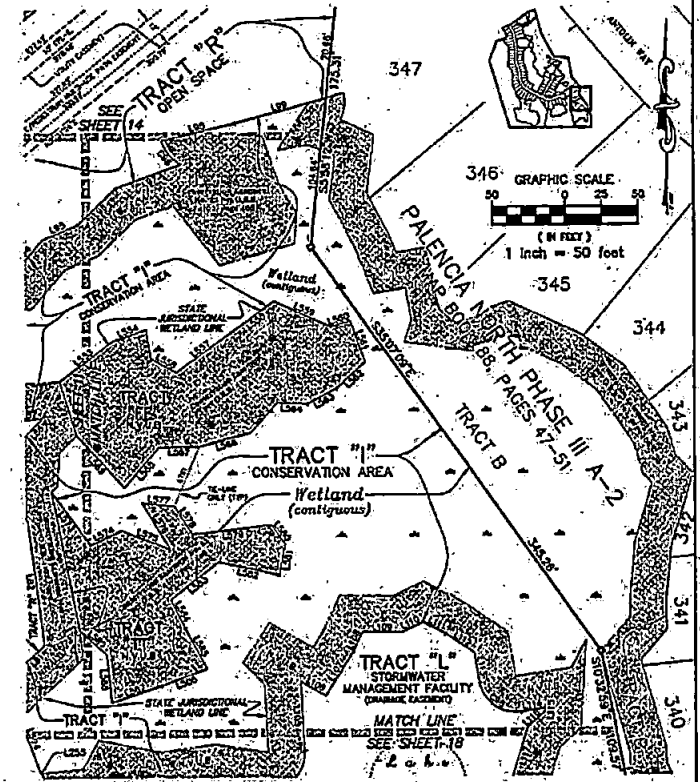
SHEET 12 OF 18 SHEETS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C98	23.00	21.29	S32°27'00"E	21.29	50°00'31"
C99	23.00	28.44	S17°27'00"E	24.77	83°08'17"

LINE TABLE		
LINE	DIRECTION	LENGTH
L91	S44°22'24"W	23.08
L92	S73°25'24"E	26.88
L93	S33°27'00"W	23.00
L94	S49°27'24"W	34.42
L95	N05°24'48"E	17.78
L96	S40°11'24"W	29.24
L97	S47°27'00"W	26.20
L98	S45°28'00"W	35.87
L99	S27°24'18"W	47.88
L100	S74°27'00"W	34.28
L101	S24°28'24"W	83.27
L102	N10°27'24"E	47.22
L103	S00°28'00"E	23.71
L104	N12°27'24"E	23.82
L105	N22°28'24"E	13.47
L106	S22°27'24"E	24.99
L107	N44°27'24"E	18.18
L108	S28°27'24"E	17.28
L109	S27°24'48"E	23.78
L110	S73°25'24"E	21.48
L111	N03°24'48"E	17.21
L112	S73°25'24"E	21.2
L113	S48°27'00"W	18.33
L114	S10°28'24"W	38.02
L115	S77°27'00"E	1.2
L116	N02°28'24"E	48.57
L117	N10°27'24"E	23.20
L118	S73°25'24"E	21.24
L119	S02°27'00"E	23.27
L120	N02°27'24"E	48.25
L121	N03°27'24"E	38.75
L122	S22°27'24"E	42.87
L123	N22°27'24"E	14.06
L124	S12°27'24"E	31.23
L125	S47°27'00"W	27.18
L126	S03°27'00"W	22.78
L127	N07°27'00"W	21.02
L128	S49°27'00"W	27.62

COPY

LINE TABLE		
LINE	DIRECTION	LENGTH
L129	S74°27'00"W	26.43
L130	S28°27'00"W	27.23
L131	S32°27'00"W	26.87
L132	N47°27'24"E	43.28
L133	N40°27'00"E	23.27
L134	N02°27'24"E	25.58
L135	N02°27'00"E	32.23
L136	S23°28'24"E	21.81
L137	S14°27'00"E	23.28
L138	N02°27'24"E	24.20
L139	S21°27'24"E	18.22
L140	S10°27'00"E	22.22
L141	N17°27'00"W	42.77
L142	S10°27'00"W	41.81
L143	S27°27'00"E	21.82
L144	S10°27'00"E	21.83
L145	S47°27'00"W	22.68
L146	S20°27'00"W	26.41
L147	N47°27'00"W	24.08
L148	N47°27'00"W	23.28
L149	S10°27'00"E	48.81
L150	N10°27'00"W	38.01
L151	N10°27'00"W	27.22
L152	N10°27'00"W	21.83
L153	N22°27'00"W	26.43
L154	N10°27'00"W	28.28
L155	N22°27'00"E	44.27



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATES OF AUTHORIZATION (C.O.A.)  
 LAND SURVEYORS - FLORIDA - LAND DEVELOPMENT CONSULTANTS  
 184 COUNTY ROAD 515 SUITE 106  
 GULF COVE SPRINGS, FL 32060  
 (904) 284-2224 FAX (904) 284-2224



# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 76

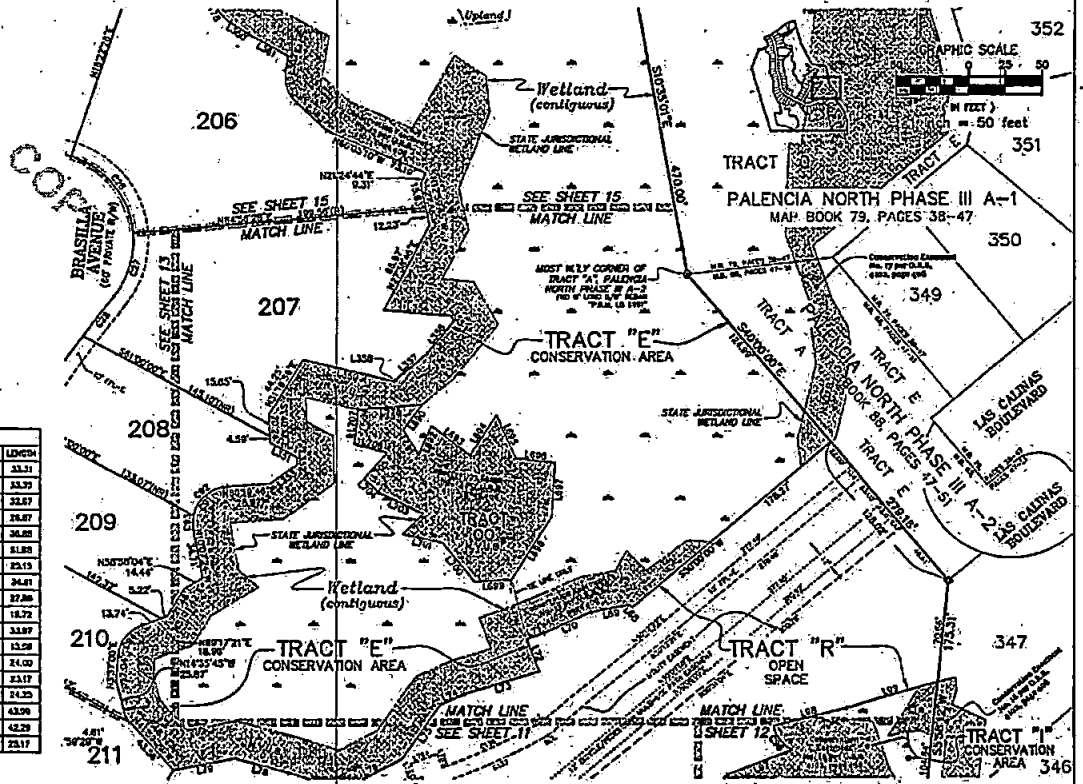
SHEET 14 OF 18 SHEETS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C26	82.00	72.03	S32°23'12"W	66.05	68°24'02"
C27	82.00	47.01	N02°24'44"E	43.86	43°28'22"
C28	870.00	34.42	S32°22'04"W	34.41	2°01'52"
C29	25.00	-42.09	S32°08'11"W	37.29	98°27'50"
C30	25.00	32.77	S46°02'23"W	33.47	77°02'18"
C31	25.00	8.31	S22°32'03"W	8.28	21°27'34"
C34	25.00	23.83	S32°27'07"W	27.11	63°02'20"
C36	25.00	21.89	S32°27'07"W	21.20	30°08'31"
C38	490.00	73.71	N02°23'37"E	72.64	8°04'51"
C37	490.00	73.22	N02°23'02"E	72.15	8°17'45"
C70	25.00	24.28	S28°21'49"E	23.41	22°30'29"

LINE TABLE		
LINE	DIRECTION	LENGTH
L62	S42°18'37"W	2.81
L63	S78°27'46"W	26.49
L70	S02°57'12"W	34.71
L71	S89°42'27"W	12.82
L72	S07°31'21"E	24.32
L73	S72°42'52"W	63.37
L74	S02°57'12"W	17.84
L75	S32°26'42"W	44.83
L76	S02°02'07"W	45.30
L78	S75°07'27"W	37.82
L79	S78°11'17"W	42.33
L87	S02°41'51"W	47.88
L88	S78°27'46"W	31.20
L89	S24°12'25"W	65.27
L91	N06°57'36"W	21.25
L92	N10°42'27"W	4.48
L93	N54°34'18"E	22.78
L94	N02°04'54"W	45.78
L95	S21°18'07"W	4.34
L100	S48°47'21"E	23.88
L101	N02°17'07"E	23.20
L102	N02°34'44"E	1.48
L103	S78°27'46"E	63.06
L104	S12°22'27"W	15.12
L105	S07°31'27"W	30.71
L106	N72°22'12"E	10.18
L107	S48°17'07"W	28.81

LINE TABLE		
LINE	DIRECTION	LENGTH
L96	S30°17'07"W	27.60
L97	S30°17'07"W	22.43
L98	S32°27'07"E	20.27
L99	N02°17'07"E	22.63

LINE TABLE		
LINE	DIRECTION	LENGTH
L80	S21°18'07"E	33.31
L81	N02°34'44"E	33.93
L82	S21°18'07"E	33.67
L83	S21°18'07"E	28.87
L84	S21°18'07"E	36.05
L85	S12°22'27"W	31.83
L86	S02°34'44"E	23.13
L87	S32°27'07"E	24.41
L88	N02°17'07"E	22.86
L89	N02°17'07"E	18.72
L90	N02°17'07"E	33.87
L91	N02°17'07"E	12.28
L92	N02°17'07"E	24.00
L93	N02°17'07"E	23.17
L94	N02°17'07"E	24.25
L95	N02°17'07"E	43.06
L96	N02°17'07"E	42.28
L97	S48°17'07"E	23.17



PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LB 8091  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1801 COUNTY ROAD 115 SUITE 105  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2238

# PALENCIA NORTH PHASE III A-3

Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East.

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	BELLA
C59	65.00	87.01	S75°26'14"W	80.00	8074.47
C70	65.00	72.03	S75°26'14"W	64.00	6534.00
C78	65.00	72.03	N30°27'32"E	64.00	6534.00
C83	15.00	10.86	N57°21'28"E	10.83	4737.00
C79	25.00	25.80	S27°22'48"E	24.78	5221.00
C77	25.00	24.38	S18°31'49"E	23.41	5220.21
C80	15.00	18.73	N30°27'18"E	18.34	7271.18

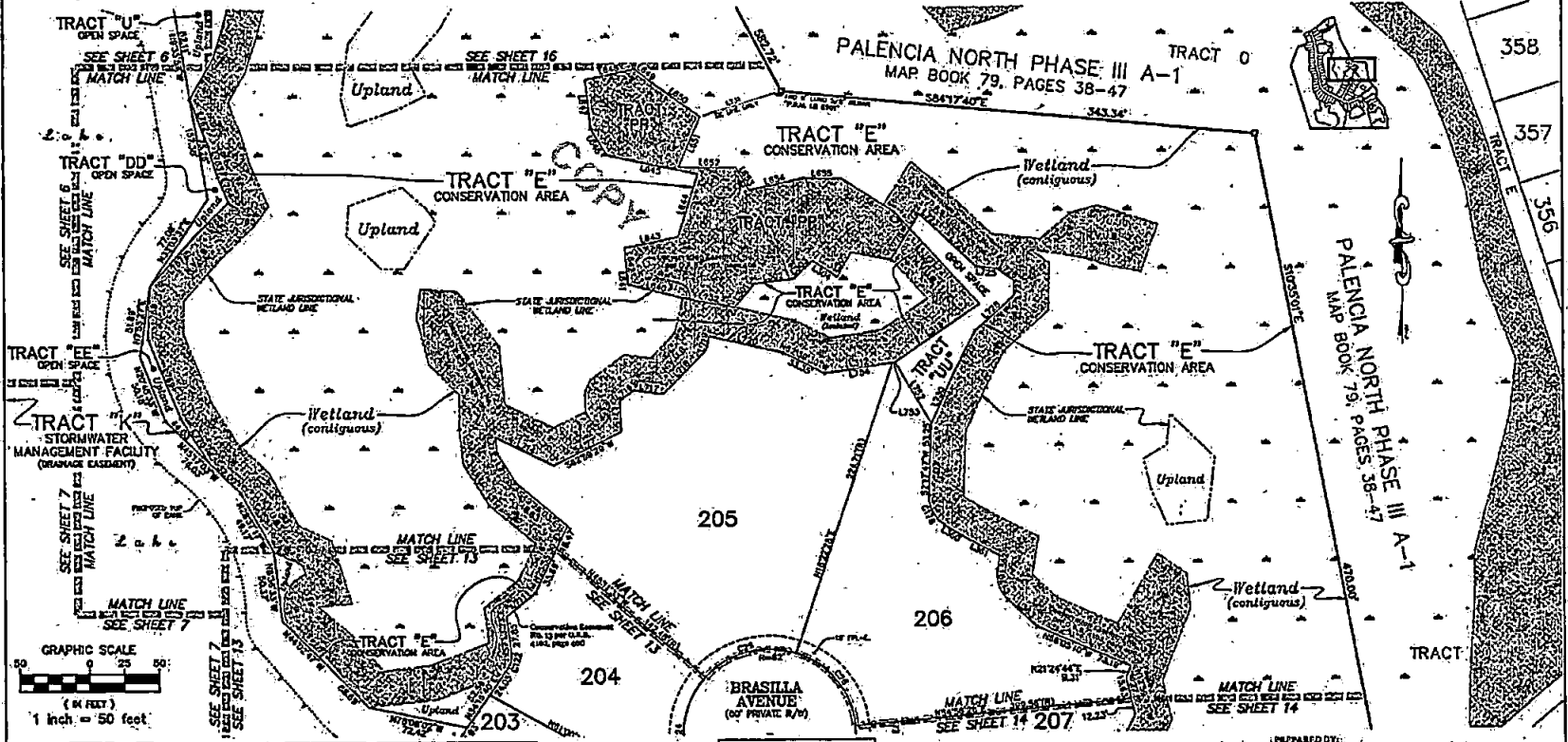
LINE TABLE		
LINE	DIRECTION	LENGTH
L301	N07°27'32"E	23.32
L302	N07°08'22"E	28.29
L303	N48°17'11"E	16.07
L304	S38°07'05"E	25.50
L305	N29°44'20"E	20.20
L306	S79°20'32"E	28.48
L312	S21°02'42"W	36.10
L313	S20°21'11"W	74.30
L307	N07°02'22"W	10.12
L308	N12°27'36"W	26.71
L302	N27°22'22"E	10.18
L303	N48°17'11"E	28.91
L340	N71°32'14"W	41.28

LINE TABLE		
LINE	DIRECTION	LENGTH
L841	N07°27'32"W	4.90
L842	N43°27'13"W	21.79
L843	N78°17'02"E	39.87
L844	N07°10'07"E	46.41
L845	N07°10'07"E	81.24
L846	N00°42'22"W	22.24
L847	N07°27'32"W	26.89
L848	N07°02'22"W	15.83
L850	S33°21'30"E	42.92
L851	S22°48'31"W	40.37
L852	S18°29'20"E	47.45
L853	S20°24'44"E	18.09
L854	N79°23'54"E	28.87

LINE TABLE		
LINE	DIRECTION	LENGTH
L855	S20°24'44"E	27.23
L858	S24°49'32"E	43.44

LINE TABLE		
LINE	DIRECTION	LENGTH
L794	S17°21'37"W	24.21
L795	N00°24'44"E	34.23
L796	N00°14'14"E	33.80
L797	N07°27'32"E	25.09
L798	N07°10'07"E	47.10
L799	S22°22'22"E	23.21
L790	S22°22'22"E	12.48
L791	N02°00'00"W	21.78
L792	S44°44'44"W	44.30
L793	S17°42'22"W	24.70
L794	N07°10'07"E	74.97
L795	S17°21'37"W	12.74

LINE TABLE		
LINE	DIRECTION	LENGTH
L796	N07°27'32"E	14.28
L797	N07°10'07"E	26.10
L798	N07°10'07"E	28.87
L799	N07°10'07"E	63.13
L790	N07°10'07"E	28.04
L791	S11°22'30"W	28.14
L792	S44°49'32"E	18.20



LINE TABLE		
LINE	DIRECTION	LENGTH
L794	N07°10'07"W	18.54
L795	N15°23'07"W	28.80
L796	N31°19'26"W	13.62

LINE TABLE		
LINE	DIRECTION	LENGTH
L726	N34°22'07"W	14.80
L727	N09°44'07"E	11.87
L728	N47°14'17"E	38.13

LINE TABLE		
LINE	DIRECTION	LENGTH
L729	N07°03'54"E	34.54
L730	N10°02'15"E	40.38
L731	N07°10'07"E	61.83

LINE TABLE		
LINE	DIRECTION	LENGTH
L732	N07°26'22"W	27.85

LINE TABLE		
LINE	DIRECTION	LENGTH
L733	S21°10'42"W	1.50
L734	S21°10'42"W	41.52

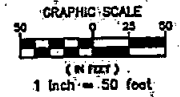
PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LB 6071  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1501 COUNTY ROAD 918 SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 • FAX (904) 284-2228

# PALENCIA NORTH PHASE III A-3

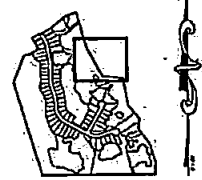
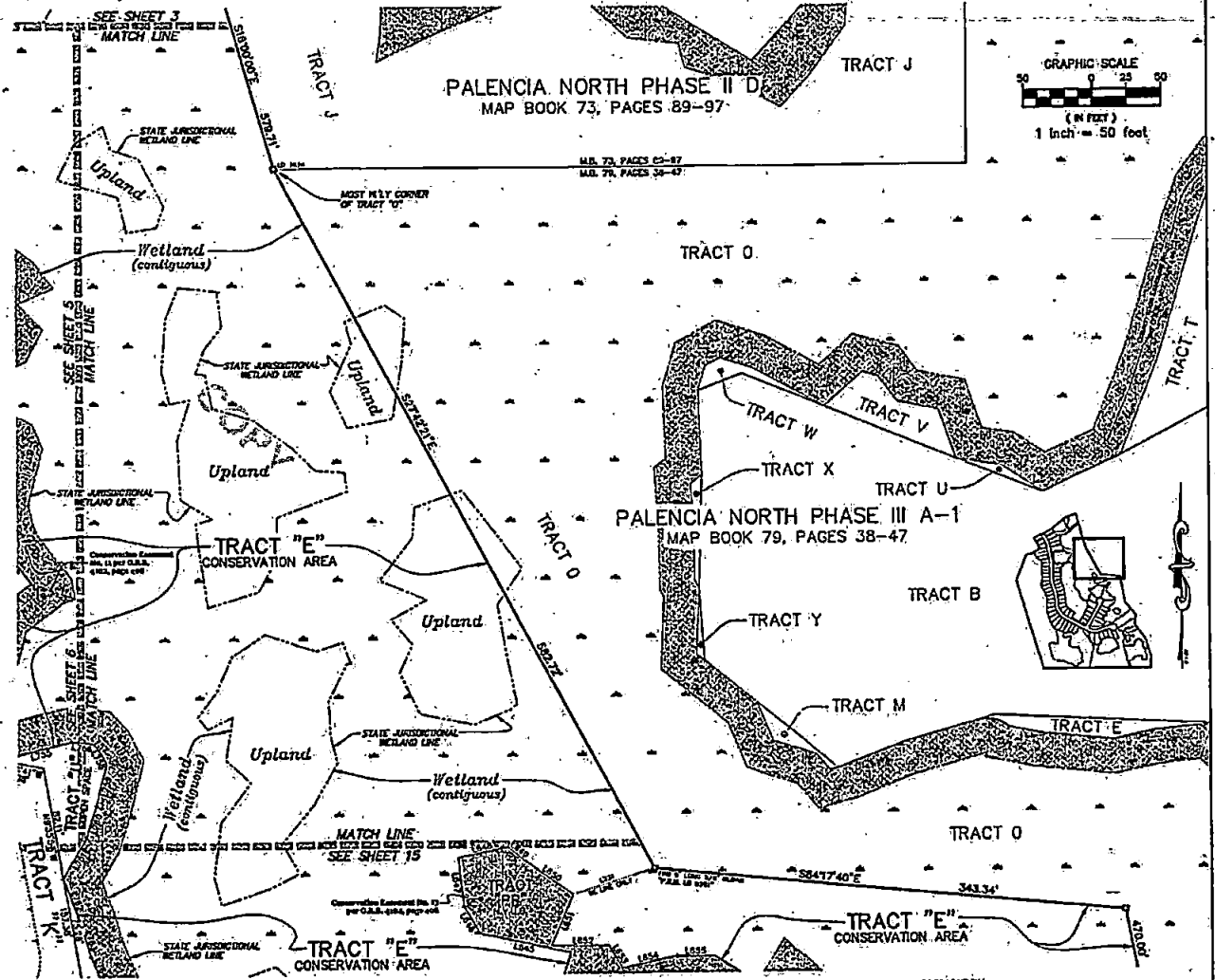
Being a Replat of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 78

SHEET 16 OF 18 SHEETS



LINE	DIRECTION	LENGTH
L843	S77°12'27"W	67.24
L846	S38°14'22"W	23.24
L847	S87°27'10"W	26.80
L848	S78°02'56"E	38.84
L849	S26°04'13"E	15.83
L850	S32°22'38"E	42.82
L851	S27°48'23"W	45.57
L852	S88°28'27"E	44.45
L853	S28°34'47"E	18.04
L854	S77°43'34"E	23.87
L855	S88°38'37"E	27.22
L731	N12°11'08"E	61.62
L736	S82°38'07"W	15.37
L757	S42°04'47"W	6.03
L758	N32°06'27"W	11.82
L759	N13°37'14"E	21.48
L760	S17°21'37"E	24.31
L761	N28°26'17"E	24.22



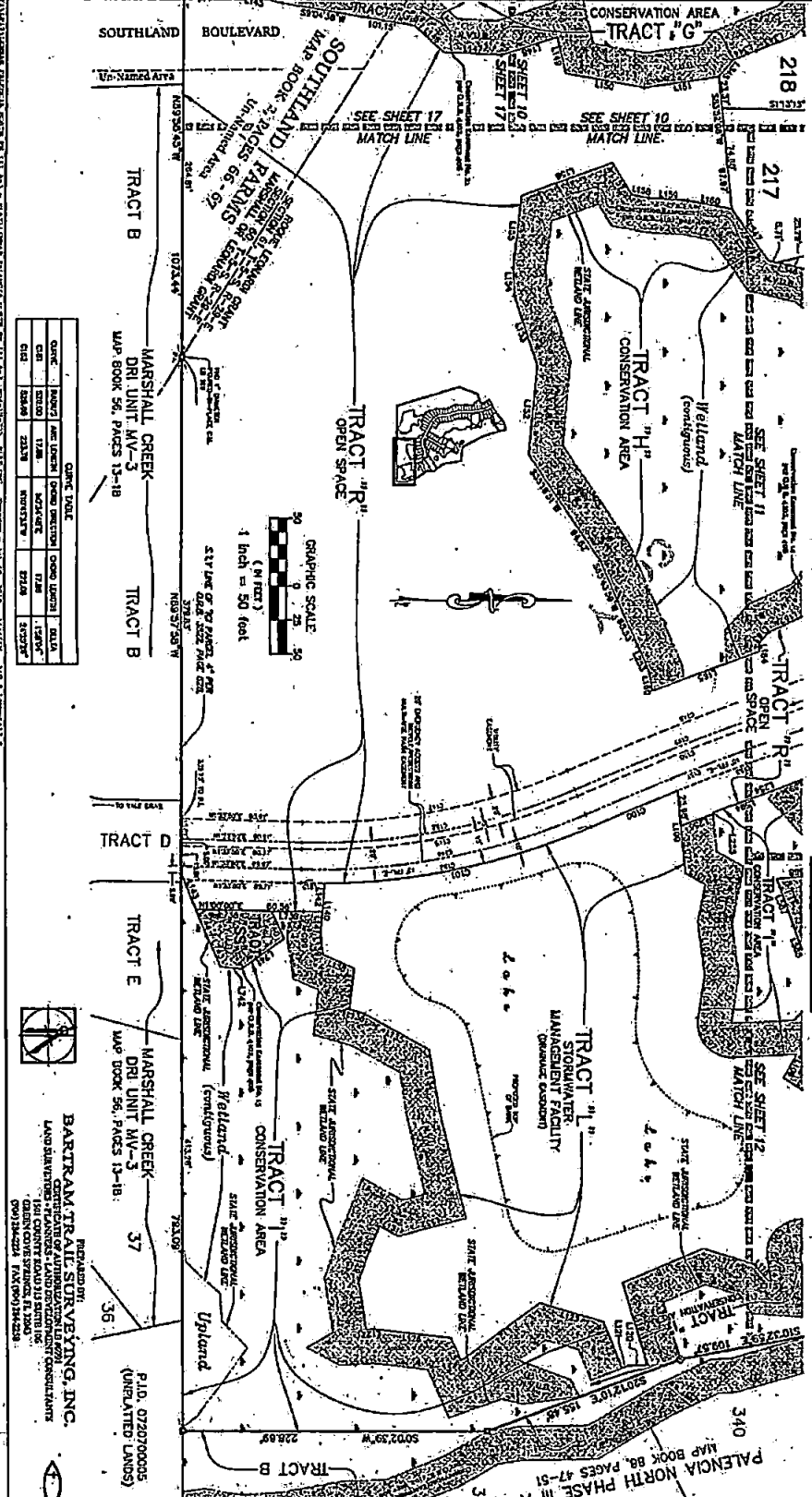
PREPARED BY:  
**BARTRAM TRAIL SURVEYING, INC.**  
 CERTIFICATE OF AUTHORIZATION LN 6870  
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS  
 1581 COUNTY ROAD 313 SUITE 106  
 GREEN COVE SPRINGS, FL 32043  
 (904) 284-2224 FAX (904) 284-2228



Being a Part of part of Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonard Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County, together with a part of the Roque Leonard Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 80  
SHEET 18 OF 18 SHEETS

LINE NO.	LINE TYPE	LINE DESCRIPTION	LINE LENGTH
101	BOUNDARY	SECTION 60	1.234
102	BOUNDARY	SECTION 61	1.156
103	BOUNDARY	SECTION 62	1.089
104	BOUNDARY	SECTION 63	1.012
105	BOUNDARY	SECTION 64	0.945
106	BOUNDARY	SECTION 65	0.878
107	BOUNDARY	SECTION 66	0.811
108	BOUNDARY	SECTION 67	0.744
109	BOUNDARY	SECTION 68	0.677
110	BOUNDARY	SECTION 69	0.610
111	BOUNDARY	SECTION 70	0.543
112	BOUNDARY	SECTION 71	0.476
113	BOUNDARY	SECTION 72	0.409
114	BOUNDARY	SECTION 73	0.342
115	BOUNDARY	SECTION 74	0.275
116	BOUNDARY	SECTION 75	0.208
117	BOUNDARY	SECTION 76	0.141
118	BOUNDARY	SECTION 77	0.074
119	BOUNDARY	SECTION 78	0.007
120	BOUNDARY	SECTION 79	0.000
121	BOUNDARY	SECTION 80	0.000
122	BOUNDARY	SECTION 81	0.000
123	BOUNDARY	SECTION 82	0.000
124	BOUNDARY	SECTION 83	0.000
125	BOUNDARY	SECTION 84	0.000
126	BOUNDARY	SECTION 85	0.000
127	BOUNDARY	SECTION 86	0.000
128	BOUNDARY	SECTION 87	0.000
129	BOUNDARY	SECTION 88	0.000
130	BOUNDARY	SECTION 89	0.000
131	BOUNDARY	SECTION 90	0.000
132	BOUNDARY	SECTION 91	0.000
133	BOUNDARY	SECTION 92	0.000
134	BOUNDARY	SECTION 93	0.000
135	BOUNDARY	SECTION 94	0.000
136	BOUNDARY	SECTION 95	0.000
137	BOUNDARY	SECTION 96	0.000
138	BOUNDARY	SECTION 97	0.000
139	BOUNDARY	SECTION 98	0.000
140	BOUNDARY	SECTION 99	0.000
141	BOUNDARY	SECTION 100	0.000



LINE NO.	LINE TYPE	LINE DESCRIPTION	LINE LENGTH
101	BOUNDARY	SECTION 60	1.234
102	BOUNDARY	SECTION 61	1.156
103	BOUNDARY	SECTION 62	1.089
104	BOUNDARY	SECTION 63	1.012
105	BOUNDARY	SECTION 64	0.945
106	BOUNDARY	SECTION 65	0.878
107	BOUNDARY	SECTION 66	0.811
108	BOUNDARY	SECTION 67	0.744
109	BOUNDARY	SECTION 68	0.677
110	BOUNDARY	SECTION 69	0.610
111	BOUNDARY	SECTION 70	0.543
112	BOUNDARY	SECTION 71	0.476
113	BOUNDARY	SECTION 72	0.409
114	BOUNDARY	SECTION 73	0.342
115	BOUNDARY	SECTION 74	0.275
116	BOUNDARY	SECTION 75	0.208
117	BOUNDARY	SECTION 76	0.141
118	BOUNDARY	SECTION 77	0.074
119	BOUNDARY	SECTION 78	0.007
120	BOUNDARY	SECTION 79	0.000
121	BOUNDARY	SECTION 80	0.000
122	BOUNDARY	SECTION 81	0.000
123	BOUNDARY	SECTION 82	0.000
124	BOUNDARY	SECTION 83	0.000
125	BOUNDARY	SECTION 84	0.000
126	BOUNDARY	SECTION 85	0.000
127	BOUNDARY	SECTION 86	0.000
128	BOUNDARY	SECTION 87	0.000
129	BOUNDARY	SECTION 88	0.000
130	BOUNDARY	SECTION 89	0.000
131	BOUNDARY	SECTION 90	0.000
132	BOUNDARY	SECTION 91	0.000
133	BOUNDARY	SECTION 92	0.000
134	BOUNDARY	SECTION 93	0.000
135	BOUNDARY	SECTION 94	0.000
136	BOUNDARY	SECTION 95	0.000
137	BOUNDARY	SECTION 96	0.000
138	BOUNDARY	SECTION 97	0.000
139	BOUNDARY	SECTION 98	0.000
140	BOUNDARY	SECTION 99	0.000
141	BOUNDARY	SECTION 100	0.000

BARTRAM TRAIL SURVEYING, INC.  
CERTIFICATE OF AUTHORIZATION TO SURVEY  
LAND SURVEYORS IN FLORIDA  
NO. 12345  
ISSUED 12/31/2010  
EXPIRES 12/31/2015  
GLEN COVE SPRINGS, FL 32043  
(904) 344-2221 FAX (904) 344-2222



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

**Palencia North Phase III A-3**

Sweetwater Creek Community Development District, (the "Owner") for and in consideration of the sum of Ten and No/100 Dollars (\$10) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby grants, bargains, sells, transfers and delivers to **ST. JOHNS. COUNTY, FLORIDA**, a political subdivision of the State of Florida, the following personal property:

See "Exhibit A" - Construction Schedule of Values

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

**IN WITNESS WHEREOF**, the Owner has caused this instrument to be duly executed and delivered by its duly authorized office on this 30<sup>th</sup> of May 2018

**WITNESS:**

Cynthia Arnold

Witness Signature

Cynthia Arnold

Print Witness Name

**OWNER:**

Zenz Rogers

Owner's Signature

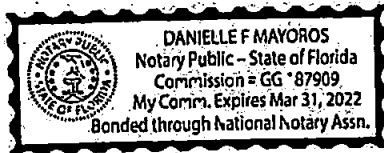
Zenz Rogers

Print Owner's Name

State of Florida

County of Duval

The foregoing instrument was acknowledged before me this 30<sup>th</sup> day of May, 2018, by Zenz Rogers who is personally known to me or has produced \_\_\_\_\_ as identification.



D. Mayoros  
Notary Public

EXHIBIT "A" TO BILL OF SALE



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

**Project Name:** Palencia Phase 3A-3  
**Contractor:** Florida Roads Contracting LLC  
**Developer:** Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC 4-6'	LF	158.00	\$ 36.81	\$ 5,815.29
8" DR 26 PVC 6-8'	LF	1,402.00	\$ 37.14	\$ 52,064.13
8" DR 26 PVC 8-10'	LF	1,323.00	\$ 39.71	\$ 52,530.53
8" DR 26 PVC 10-12'	LF	270.00	\$ 49.36	\$ 13,327.22
<b>Laterals (Size and Type)</b>				
6" DR 26	EA	62.00	\$ 677.07	\$ 41,978.34
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A 4-6 foot deep	EA	4.00	\$ 4,959.94	\$ 19,839.77
Type A 6-8 foot deep	EA	4.00	\$ 5,405.67	\$ 21,622.67
Type A 8-10 foot deep	EA	6.00	\$ 5,482.82	\$ 32,896.92
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
			\$ -	\$ -
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 240,074.87</b>



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

**Project Name:** Palencia Phase 3A-3  
**Contractor:** Florida Roads Contracting LLC  
**Developer:** Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC	LF	3,800.00	\$ 28.60	\$ 108,662.43
4" DR 18 PVC	LF	460.00	\$ 16.78	\$ 7,716.67
2" Poly	LF	200.00	\$ 14.55	\$ 2,909.08
8" DIP	LF	20.00	\$ 36.75	\$ 734.91
10" HDPE DR11	LF	160.00	\$ 48.65	\$ 7,784.00
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	6.00	\$ 1,257.82	\$ 7,546.92
4" Gate Valve	Ea	1.00	\$ 801.61	\$ 801.61
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	5.00	\$ 3,593.80	\$ 17,969.00
2" Flushing Hydrant	Ea	1.00	\$ 970.14	\$ 970.14
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Long Double	Ea	16.00	\$ 824.25	\$ 13,188.00
1" Poly Short Double	Ea	9.00	\$ 701.36	\$ 6,312.24
1" Poly Long Single	Ea	7.00	\$ 664.88	\$ 4,654.16
1" Poly Short Single	Ea	8.00	\$ 572.18	\$ 4,577.44
<b>Total Water System Cost</b>				<b>\$ 183,826.59</b>

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum 423,901.46 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 4/18/18 to Lennar Homes Jacksonville to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR PALENCIA PHASE 3A-3”

The waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

**IN WITNESS WHEREOF**, the Lienor has caused this instrument to be duly executed and delivered by its duly authorized office on this 18th of April, 2018.

**WITNESS:**

John Peiffer  
Witness Signature

John Peiffer  
Print Witness Name

**OWNER:**

Matthew Dupuis  
Lienor's Signature

Matthew Dupuis  
Print Lienor's Name

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 17 day of SEPTEMBER, 2018, by MATTHEW DUPUIS who is personally known to me or has produced \_\_\_\_\_ as identification.

Genon Erdel  
Notary Public

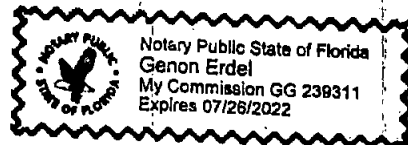


EXHIBIT "A" TO FINAL RELEASE OF LIEN



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

Project Name: Palencia Phase 3A-3  
 Contractor: Florida Roads Contracting LLC  
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Force Mains (Size, Type &amp; Pipe Class)</b>				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
<b>Sewer Valves (Size and Type)</b>				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Gravity Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 26 PVC 4-6'	LF	158.00	\$ 36.81	\$ 5,815.29
8" DR 26 PVC 6-8'	LF	1,402.00	\$ 37.14	\$ 52,064.13
8" DR 26 PVC 8-10'	LF	1,323.00	\$ 39.71	\$ 52,530.53
8" DR 26 PVC 10-12'	LF	270.00	\$ 49.36	\$ 13,327.22
<b>Laterals (Size and Type)</b>				
6" DR 26	EA	62.00	\$ 677.07	\$ 41,978.34
	EA		\$ -	\$ -
	EA		\$ -	\$ -
	EA		\$ -	\$ -
<b>Manholes (Size and Type)</b>				
Type A 4-6 foot deep	EA	4.00	\$ 4,959.94	\$ 19,839.77
Type A 6-8 foot deep	EA	4.00	\$ 5,405.67	\$ 21,622.67
Type A 8-10 foot deep	EA	6.00	\$ 5,482.82	\$ 32,896.92
			\$ -	\$ -
			\$ -	\$ -
			\$ -	\$ -
<b>Lift Station</b>				
Mechanical Equipment	Lump Sum		\$ -	\$ -
Process Piping	Lump Sum		\$ -	\$ -
Process Structure	Lump Sum		\$ -	\$ -
Process Electrical Equipment	Lump Sum		\$ -	\$ -
Other Improvements	Lump Sum		\$ -	\$ -
<b>Total Sewer System Cost</b>				<b>\$ 240,074.87</b>



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

Project Name: Palencia Phase 3A-3  
 Contractor: Florida Roads Contracting LLC  
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
<b>Water Mains (Size, Type &amp; Pipe Class)</b>				
8" DR 18 PVC	LF	3,800.00	\$ 28.60	\$ 108,662.43
4" DR 18 PVC	LF	460.00	\$ 16.78	\$ 7,716.67
2" Poly	LF	200.00	\$ 14.55	\$ 2,909.08
8" DIP	LF	20.00	\$ 36.75	\$ 734.91
10" HDPE DR11	LF	160.00	\$ 48.65	\$ 7,784.00
<b>Water Valves (Size and Type)</b>				
8" Gate Valve	Ea	6.00	\$ 1,257.82	\$ 7,546.92
4" Gate Valve	Ea	1.00	\$ 801.61	\$ 801.61
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
<b>Hydrants Assembly (Size and Type)</b>				
Fire Hydrant	Ea	5.00	\$ 3,593.80	\$ 17,969.00
2" Flushing Hydrant	Ea	1.00	\$ 970.14	\$ 970.14
			\$ -	\$ -
<b>Sevices (Size and Type)</b>				
1" Poly Long Double	Ea	16.00	\$ 824.25	\$ 13,188.00
1" Poly Short Double	Ea	9.00	\$ 701.36	\$ 6,312.24
1" Poly Long Single	Ea	7.00	\$ 664.88	\$ 4,654.16
1" Poly Short Single	Ea	8.00	\$ 572.18	\$ 4,577.44
<b>Total Water System Cost</b>				<b>\$ 183,826.59</b>



**WARRANTY**  
**UTILITY IMPROVEMENTS**

Date: 4/18/18

Project Title: Palencia Phase 3A-3  
St. Johns County, Florida

FROM: Florida Roads Contracting LLC  
10439 Alta Drive  
Jacksonville, Fl 32226

TO: St. Johns County Utility Department  
Post Office Box 3006  
St. Augustine, Florida 32085

The undersigned warrants all its work performed in connection with the above project to be free from all defects in material and workmanship for a period of (1) year from the date of acceptance of the project by St. Johns County and agrees to remedy all defects arising with that period at its expense.

The term defects shall not be construed as embracing damage arising from misuse, negligence, Acts of God, normal wear and tear or failure to follow operating instructions.

Contractor:

Contractor's Signature

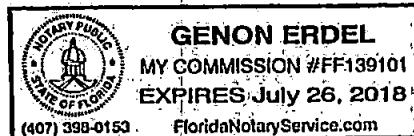
Matthew Dupuis

Print Contractor's Name

State of FLORIDA  
County of DUVAL

The foregoing instrument was acknowledged before me this 18<sup>th</sup> day of APRIL, 2018, by MATT DUPUIS who is personally known to me or has produced \_\_\_\_\_ as identification.

Notary Public





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

Utility Department

---

**INTEROFFICE MEMORANDUM**

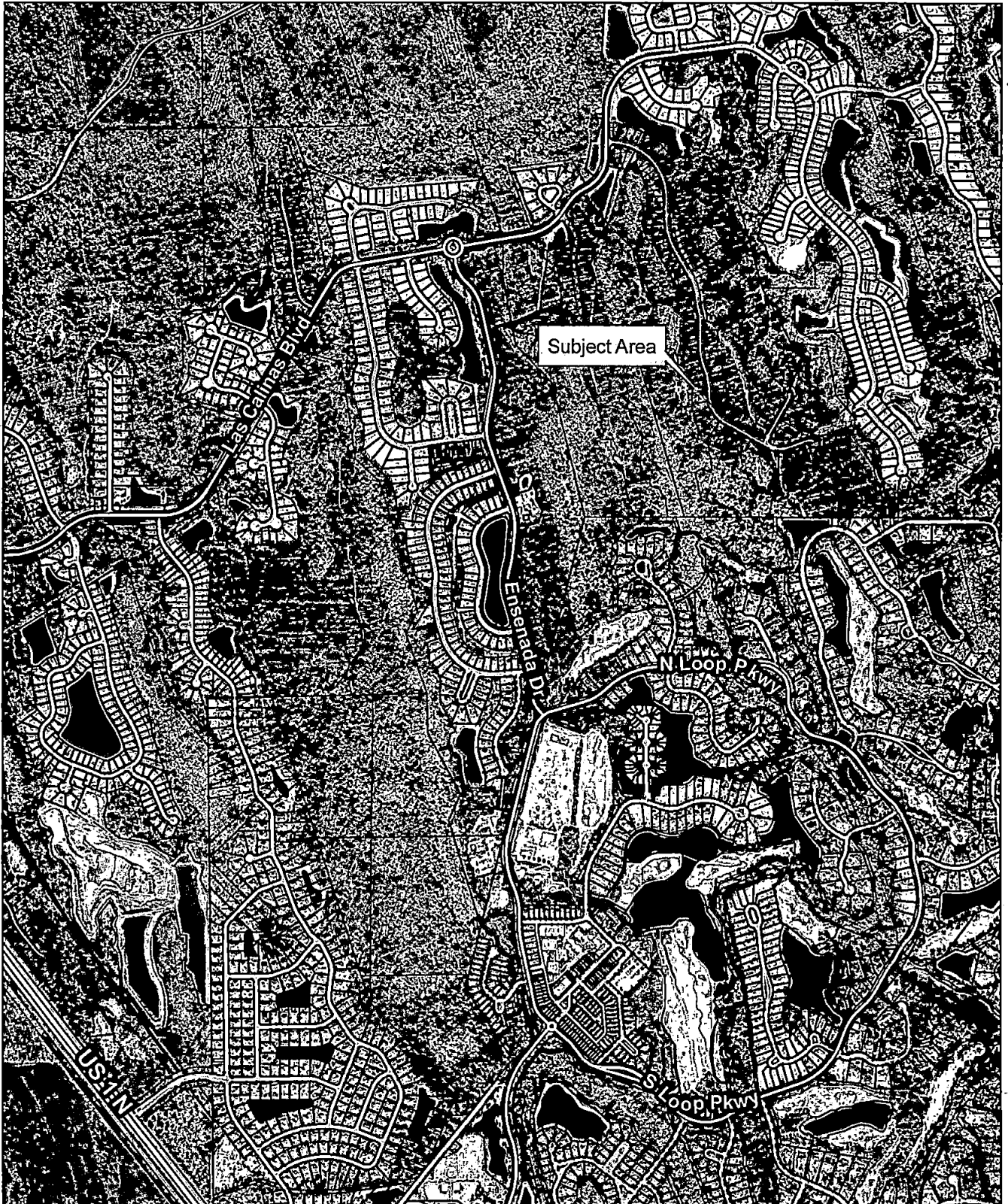
---


**TO:** Debbie Taylor, Real Estate Manager  
**FROM:** Melissa Caraway, Utility Review Coordinator  
**SUBJECT:** Palencia North Phase III A-3  
**DATE:** September 5, 2018

Please present the Easement, Bill of Sale, Schedule of Values, Release of Lien, and Warranty to the Board of County Commissioners (BCC) for final approval and acceptance of Palencia North Phase III A-3.

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

Your support and cooperation as always are greatly appreciated.



  
2016 Aerial Imagery  
0 610 1,220  
Feet  
September 25, 2018

Easement, Bill of Sale,  
Warranty and Final  
Release of Lien

*Palencia North  
Phase III A-3*

Land Management  
Systems  
Real Estate  
Division  
(904) 209-0782

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.

