

RESOLUTION NO. 2018- 409

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FINAL RELEASE OF LIEN, WARRANTY, EASEMENT FOR UTILITIES AND A BILL OF SALE CONVEYING ALL PERSONAL PROPERTY ASSOCIATED WITH THE WATER AND SEWER SYSTEMS TO SERVE PALENCIA NORTH PHASE III A-5 LOCATED OFF US 1 NORTH.

RECITALS

WHEREAS, Lennar Homes LLC, a Florida limited liability company, has executed and presented to the County an Easement for Utilities associated with the water and sewer systems to serve Palencia North Phase III A-5 located off US 1 North, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, Sweetwater Creek Community Development District has executed a 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-5 located off US 1 North, attached hereto as Exhibit "B", incorporated by reference and made a part hereof; 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-5, 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 and 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 Circuit 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 4 day of December, 2018.

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

By: Paul M. Waldron
Paul M. Waldron, Chair

ATTEST: Hunter S. Conrad, Clerk

Pam Halteman
Deputy Clerk

RENDITION DATE 12/6/18

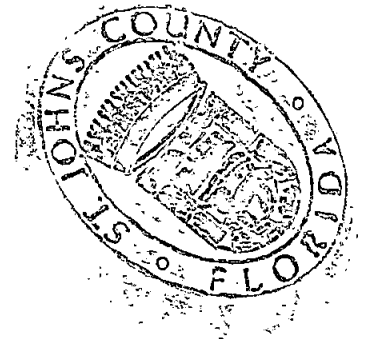


EXHIBIT "A" TO RESOLUTION

EASEMENT FOR UTILITIES

THIS EASEMENT executed and given this 27th day of July, 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

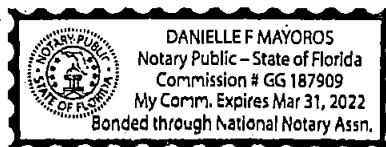
Christy King
Witness

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 27th 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 OLETA WAY as recorded per the attached Plat being Map Book 91, Page 85 through 97, recorded in the Public Records of St. Johns County, Florida.

PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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 95
SHEET 1 OF 13 SHEETS

CAPTION

A Parcel of land being part of Lots 2 and 3, Southland Farms, according to Map Book 2, pages 66 and 67, of the Public Records of St. Johns County, Florida, TOGETHER WITH part of the Roque Leonardi Grant, Section 61, Township 5 South, Range 29 East, of said County, said Parcel being a portion of "A" PARCEL "A" as described in Official Records Book 3522, page 628, of said Public Records, aforesaid Parcel being more particularly described as follows:

BEGIN at the Northeast corner of Tract "L", Palencia North Phase I, according to Map Book 67, pages 77 and 78 of said Public Records; thence along the Southerly line of Tract "L", said Palencia North Phase I, N60°15'00"E, 248.77 feet to the Northwest corner of Tract "N", Palencia North Phase II A, according to Map Book 65, pages 10 and 18, of said Public Records; thence along the Westerly line thereof, and then along the Westerly line of Tract "N", said Palencia North Phase II A, S22°00'00"E, 74.00 feet to the Southeast corner of said Tract "M", thence along the Southerly line of said Tract "M", and then along the Southerly line of Tract "A", said Palencia North Phase II A, S78°00'00"E, 178.75 feet; thence continue along said Southerly line of Tract "A", N65°00'00"E, 200.00 feet to most Easterly corner thereof, said corner being on a curve concave to the West and having a radius of 270.00 feet; thence Northerly along the Easterly line of said Tract "A", and on an arc of said curve, subtended by a chord bearing and distance of N14°30'30"W, 193.32 feet, on an arc distance of 197.71 feet to the Southeast right-of-way line of Los Galinos Boulevard (a variable right-of-way per said plat of Palencia North Phase II A; thence along said right-of-way line, run the following 5 courses: 1) N54°30'42"E, 60.00 feet to a point on a curve concave to the Southeast and having a radius of 330.00 feet; 2) Northerly along the arc of said curve, subtended by a chord bearing and distance of N58°20'05"W, 28.32 feet, on an arc distance of 29.33 feet to the point of reverse curvature of a curve concave to the East and having a radius of 250.00 feet; 3) Northerly along the arc of said curve, subtended by a chord bearing and distance of N22°47'00"W, 30.64 feet, on an arc distance of 32.98 feet to the point of tangency; 4) N35°00'00"E, 104.40 feet, to the point of curvature of a curve concave to the Southeast and having a radius of 310.00 feet; 5) Northerly along the arc of said curve, subtended by a chord bearing and distance of N47°17'37"E, 132.00 feet, on an arc distance of 133.08 feet to the most Westerly corner of Tract "P", said Palencia North Phase II A; thence along the Southerly line thereof, S40°00'00"E, 323.52 feet to most Southerly corner of said Tract "P", also being the most Westerly corner of Tract "O", Palencia North Phase II A-4, according to Map Book 67, pages 56 and 63, of said Public Records; thence along the Southerly line of said Tract "O", and then along the Southerly line of Tract "O", said Palencia North Phase II A-4, S44°44'56"E, 415.57 feet to the most Southerly corner of said Tract "O"; thence along the Westerly line of Tract "O", said Palencia North Phase II A-4, run the following 5 courses: 1) S18°30'08"E, 124.90 feet; 2) S17°43'58"E, 116.67 feet; 3) S19°00'13"E, 138.35 feet; 4) S17°5'43"E, 68.15 feet; 5) S34°32'42"E, 74.75 feet to the most Southerly corner thereof; thence departing said line, S21°08'46"W, 467.81 feet; thence S16°36'53"E, 1,828.41 feet the Southerly line of said "O" PARCEL "A"; thence along said line, N89°54'47"W, 850.68 feet to the Southerly line of said Tract "M", said Palencia North Phase II A-4, run the following 2 courses: 1) S14°00'08"W, 1,300.07 feet; 2) N44°00'00"W, 505.00 feet to an angle point in said line; thence continue along said line, and then along the Easterly line of said Tracts "K" and "L", Palencia North Phase I, N11°00'00"E, 650.00 feet to an angle point in said Easterly line of Tract "L"; thence continue along said line, N00°00'00"E, 312.71 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 67.13 gross acres, more or less.

LESS AND EXCEPTING THEREFROM:

A Parcel of land being part of the Roque Leonardi Grant, Section 61, Township 5 South, Range 29 East, St. Johns County, Florida, said Parcel being a portion of "A" PARCEL "A" as described in Official Records Book 3522, page 628, of said Public Records, aforesaid Parcel being more particularly described as follows:

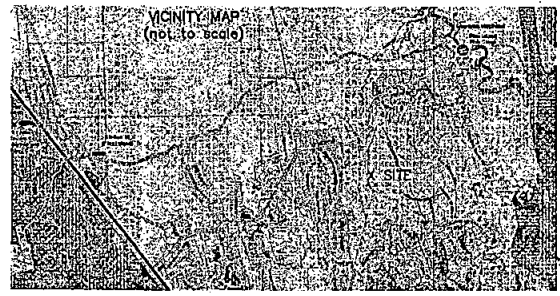
COMMENCE at the Northeast corner of Tract "L", Palencia North Phase I, according to Map Book 67, pages 77 and 78, of said Public Records; thence along the Southerly line of Tract "L", said Palencia North Phase I, N60°15'00"E, 135.90 feet to the Easterly line of that certain 20' easement for ingress and egress per Official Records Book 4410, page 1298, of said Public Records; thence along said line, S09°45'00"E, 100.00 feet to the Northerly line of lands conveyed in fee simple absolute per said Official Records Book 4410, page 1298, and the POINT OF BEGINNING of the Exception parcel described herein;

From the POINT OF BEGINNING thus described, along said Northerly line, N60°15'00"E, 40.00 feet to the Northwest corner of said lands; thence along the Easterly line thereof, S09°45'00"E, 100.00 feet to the Southeast corner thereof; thence along the Southerly line thereof, S00°15'00"W, 100.00 feet to the Southwest corner thereof; thence along the Westerly line thereof, N63°45'00"W, 100.00 feet to the Southeast corner thereof; thence along said Northerly line thereof, N00°15'00"E, 60.00 feet to the POINT OF BEGINNING of the Exception parcel herein described.

Containing 0.23 acres, more or less.

The aforesaid lands, less the Exception parcel, contain 66.90 net acres.

Said lands situated, lying and being in St. Johns County, Florida.



ADOPTION AND DEDICATION

This is to certify that Lennor Homes, LLC, a Florida limited liability company ("Owner"), is the lawful owner of the lands described in the caption shown hereon which shall hereinafter be known as PALENCIA NORTH PHASE III A-5, and the Owner has caused the same to be surveyed and subdivided and that same made in accordance with said survey, is hereby adopted as the true and correct plat of said lands.

The road designated as OLETA WAY 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 road 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, B, C, D, E, F and M (Conservation Area); Tract G (Stormwater Management Facility); Tracts H, I, J, K, O, P, and Q (Open Space); Tract L (Access); Tract L (Compensatory Storage Area) and Tracts R and S (Naturally Vegetative Upland Buffer) 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 other facilities 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 services providers, police and other service providers and other utilities of the lot, United States postal carriers, representatives of the utilities, telecommunication and cable service companies authorized by said owners in writing to serve the land shown hereon, holders of mortgages and other liens and 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 deny ingress to any person who may create or participate in a disturbance or nuisance on any part of the lands shown hereon, 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 hereon, 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 hereon.

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. The undersigned Owner retains the obligation for maintenance of all easements shown on this plat for drainage or landscape purposes; provided 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 all easements of 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 hereon 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 177.00(2)(b) 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 any electric, telephone, 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.

These easements designated as "PL 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 the plat as needed, the rights reserved hereby for the construction, installation, maintenance and operation of electrical service.

Owner hereby reserves and shall have the sole and absolute right, of any kind, with the consent of the governing body of any municipality or other government body, upon being having jurisdiction over the lands involved, to dedicate to the public all or any part of the lands or easements remaining privately 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.

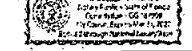
OWNER: Lennor Homes, LLC
a Florida limited liability company

BY: Scott Keating, Vice President
Christina Arnold, Christy King
Christina Arnold, Christy King
Print Name Print Name

STATE OF FLORIDA, COUNTY OF DUVAL
The foregoing instrument was acknowledged before me this 12 day of July, A.D. 2018, by Scott Keating, Vice President, Lennor 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
Notary Public, State of Florida at Large

Commission Number: 66187909
Name: Darville Mayans



CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

This is to certify that this plat of PALENCIA NORTH PHASE III A-5, has been examined and approved by the County Growth Management Department for St. Johns County, Florida on this 17th day of July, A.D. 2018.

James Knoch
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-5, has been approved and accepted by the Board of County Commissioners of St. Johns County, Florida on this 19th day of July, A.D. 2018.

Paul M. Waldron
Vice-Chairman, Board of County Commissioners

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

This is to certify that this plat of PALENCIA NORTH PHASE III A-5, has been examined and approved by the Office of the St. Johns County Attorney on this 16 day of July, A.D. 2018.

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, Page 95-97 of the Public Records of St. Johns County, Florida on this 17th day of July, A.D. 2018.

Hudson Conrad
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, Plotting, by the Office of the County Surveyor for St. Johns County, Florida on this 17th day of July, A.D. 2018.

Garth Miller
Garth Miller, P.S.M., 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, plotted 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, Plotting; that the Permanent Reference Monuments (PRM) have been set; Permanent Control Points (PCP) and the lot corners will be measured in accordance with Chapter 177.01, Florida Statutes and Chapter 64-17, Florida Administrative Code.
Certified this 10th day of July, A.D. 2018.

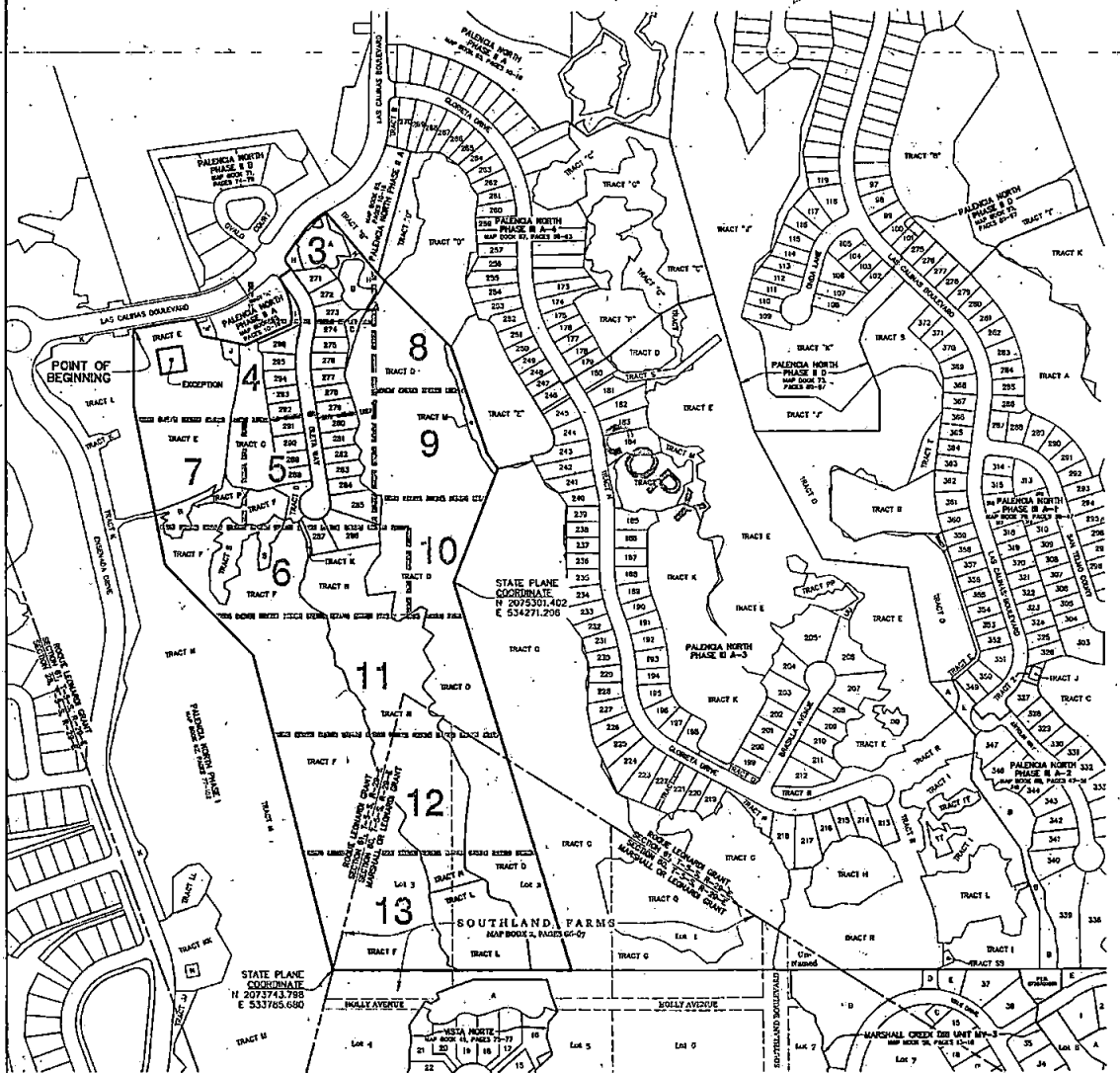
John J. Adams, P.L.S.
Professional Land Surveyor
License Number LS 4469



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
CERTIFICATE OF AUTHORIZATION LB 6991
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1801 COUNTY ROAD 313 SUITE 106
GREEN COVE SPRINGS, FL 32043
(904) 224-2224 FAX (904) 224-2258

PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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



GENERAL NOTES:

1. THE INTENDED USE OF STATE PLANE COORDINATES SHOWN HEREON IS FOR GIS BASE MAPPING PURPOSES ONLY. COORDINATES ARE BASED ON NAD 83 - FLORIDA EAST ZONE - U.S. FEET.
2. NOTICE: THIS PLAT, AS RECORDED IN ITS GRAPHIC FORM, IS THE OFFICIAL DEPICTION OF THE SUBDIVIDED LANDS DESCRIBED HEREON AND WILL, IN NO CIRCUMSTANCES BE SUPERSEDED IN AUTHORITY BY ANY OTHER GRAPHIC OR DIGITAL FORM OF THE PLAT, THERE MAY BE ADDITIONAL RESTRICTIONS THAT ARE NOT RECORDED ON THIS PLAT THAT MAY BE FOUND IN THE CURRENT PUBLIC RECORDS OF THIS COUNTY.
3. BEARINGS ARE BASED ON THE SOUTHWESTERLY LINE OF TRACT O, PALENCIA NORTH PHASE III A-5 AS BEING S44°44'50"E PER SAID PLAT.
4. "FPL-E" DENOTES FPL EASEMENT. FPL WILL ALLOW CERTAIN NON-PERMANENT IMPROVEMENTS WHICH DO NOT IMPAIR THE USE OF SAID EASEMENTS BY FPL. THE INSTALLATION OF FENCES, HEDGES, AND LANDSCAPING IS POSSIBLE BUT SUBJECT TO APPROVAL BY FPL AT THE EXPENSE OF EACH LOT OWNER FOR THE REMOVAL AND FOR REPLACEMENT OF SUCH ITEMS.
5. UPLANDS ADJACENT TO WETLANDS ARE TO REMAIN NATURAL, VEGETATIVE, AND UNDISTURBED.
6. STATE JURISDICTIONAL WETLAND LINES SHOWN HEREON ARE AS SUPPLIED BY ENGINEER.

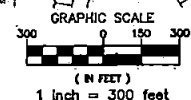
LEGEND

- ⊙ - DENOTES FPL MARK & BRASS DESK SET ("POP LB 8991")
- ⊠ - DENOTES 4" x 4" CONCRETE MONUMENT FOUND. (LB 3024)
- ⊡ - DENOTES 4" x 4" CONCRETE MONUMENT SET. ("PALM-LB 6907")
- ⊙ - DENOTES 3/8" REBAR SET. ("PALM-LB 6907")
- C.L.I. - DENOTES CENTERLINE INTERSECTION
- C.M. - DENOTES CONCRETE MONUMENT
- C.S.A. - COMPENSATORY STORAGE AREA
- F.P.D. - DENOTES FPL EASEMENT
- F.P.L. - DENOTES FPL EASEMENT
- M.S. - DENOTES MAP BOOK
- N.T.C. - DENOTES NOT TO SCALE
- (N) - DENOTES NON-RADIAL LINE
- N.T. - DENOTES NON-TANGENT
- N.V.U.L. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- O.M. - DENOTES OFFICIAL RECORDS BOOK
- P.C. - DENOTES POINT OF CURVATURE
- P.C.P. - DENOTES PERMANENT CONTROL POINT
- P.I. - DENOTES POINT OF INTERSECTION (ANGLE POINT)
- P.L. - DENOTES POINT ON LINE
- P.R.C. - DENOTES POINT OF REVERSE CURVATURE
- P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
- P.T. - DENOTES POINT OF TANGENCY
- (R) - DENOTES RADIAL LINE
- R.P. - DENOTES RADIAL POINT
- R.W. - DENOTES RIGHT OF WAY
- T-1-S - DENOTES TOWNSHIP 5 SOUTH
- T-29-E - DENOTES RANGE 29 EAST
- S.A.W.L. - DENOTES STATE JURISDICTIONAL WETLAND LINE
- T.M.F. - DENOTES TOWNSHIP MANAGEMENT FACILITY
- N.V.U.L. - DENOTES NATURALLY VEGETATIVE UPLAND BUFFER
- W.L. - DENOTES WETLAND
- Lot 2 - DENOTES REMAINDER OF LOTS & STREETS PER SAID PLAT OF SOUTHLAND FARMS

Easements Affecting Platted Lands Per Supplied Opinion of Title:

- (SURVEYOR'S COMMENTS CAPITALIZED AND IN PARENTHESIS)
1. Access and Utilities Easement from Interest Construction of Jax, Inc. to Marshall Creek Community Development District as set forth in instrument recorded in Book 2627, page 354, as affected by Partial Release of Access and Utilities Easement recorded in Official Records Book 2943, page 1716. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
 2. Grant of Easement and Construction of Access Road (Marsh Front Parcel Access) from Interest Construction of Jax, Inc. to Pine Island Property Acquisition Company, LLC, recorded January 19, 2006 in Official Records Book 2627, Page 372. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)
 3. Declaration of Covenants and Restrictions for Palencia North, which contains provisions for a private charge or assessments, recorded September 8, 2006 in Official Records Book 2772, Page 267, as affected by First Amendment to Anticipation and Supplemental Declaration of Covenants and Restrictions for Palencia North recorded September 30, 2011 in Official Records Book 3478, Page 609; Assignment of Developer's Rights recorded October 17, 2013 in Official Records Book 3503, Page 1485; Assignment of Developer's Rights recorded December 8, 2013 in Official Records Book 3822, Page 642; Second Amendment and Supplemental Declaration to Declaration of Covenants and Restrictions for Palencia North recorded November 2, 2016 in Official Records Book 4280, Page 553; and Third Amendment to Declaration of Covenants and Restrictions for Palencia North recorded March 15, 2017 in Official Records Book 4344, Page 507; and Fourth Supplemental Declaration recorded in Official Records Book 4491, Page 1926. (PLATTED LANDS ARE AFFECTED BY BLANKET EASEMENTS.)

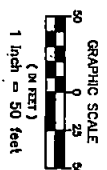
8 - DENOTES SHEET NUMBER



PREPARED BY:
BARTRAM TRATT SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB#6991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1581 COUNTY ROAD 313 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2258

PALENCIA NORTH PHASE III A-5
 Being a Replat of part of Lots 2 and 3, 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 87
 SHEET 3 OF 13 SHEETS

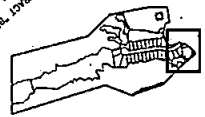
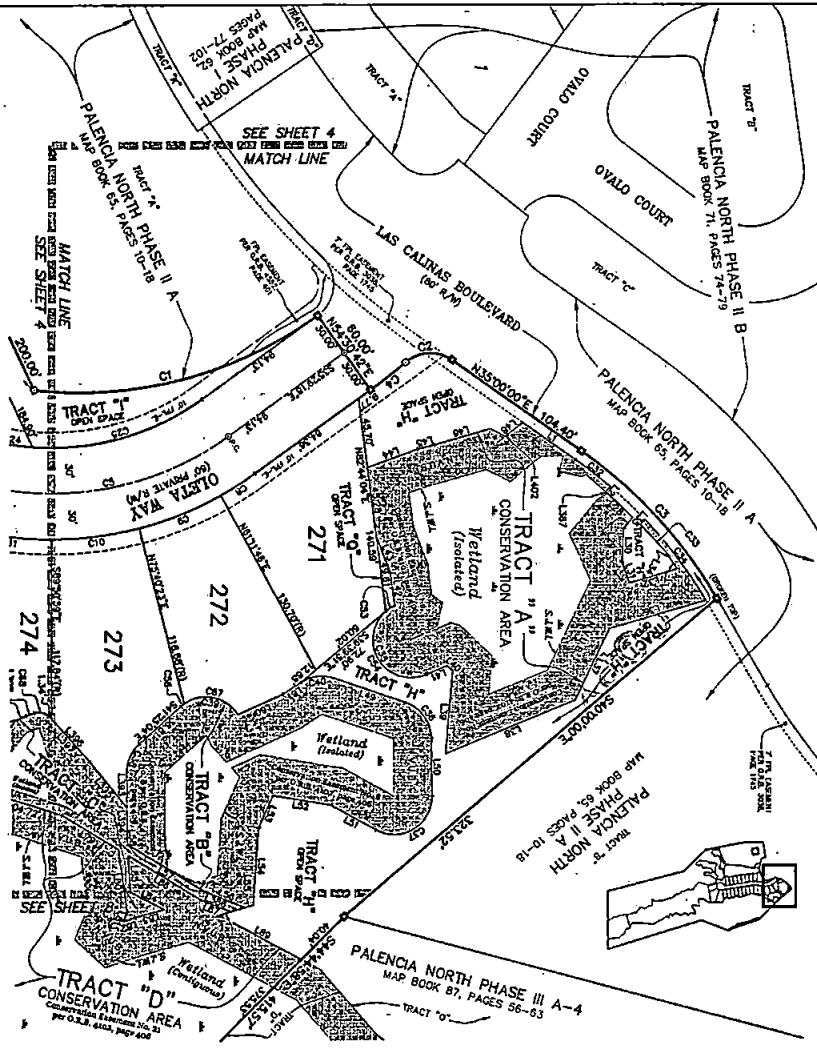


CURVE TABLE

CURVE	BEARS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DATA
C1	23.00	81.21	N172°42'W	14.32	41°12'
C2	23.00	32.80	N172°42'W	3.84	73°24'
C3	31.00	133.00	N47°13'42"E	133.00	2°22'42"
C4	30.00	33.33	N47°13'42"E	28.32	130°15'
C5	30.00	172.17	S107°46'W	164.00	49°18'
C6	23.00	81.21	N47°13'42"E	28.32	81°10'
C7	23.00	81.21	N47°13'42"E	28.32	142°12'
C8	10.00	11.88	N153°42'W	11.88	1°52'12"
C9	10.00	11.88	N153°42'W	11.88	170°07'
C10	23.00	28.32	S107°46'W	28.32	107°07'
C11	23.00	28.32	S107°46'W	28.32	172°21'
C12	23.00	28.32	S107°46'W	28.32	172°21'
C13	23.00	28.32	S107°46'W	28.32	172°21'
C14	23.00	28.32	S107°46'W	28.32	172°21'
C15	23.00	28.32	S107°46'W	28.32	172°21'
C16	23.00	28.32	S107°46'W	28.32	172°21'
C17	23.00	28.32	S107°46'W	28.32	172°21'
C18	23.00	28.32	S107°46'W	28.32	172°21'
C19	23.00	28.32	S107°46'W	28.32	172°21'
C20	23.00	28.32	S107°46'W	28.32	172°21'

CURVE TABLE

CURVE	BEARS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	DATA
C21	23.00	81.21	N172°42'W	14.32	41°12'
C22	23.00	32.80	N172°42'W	3.84	73°24'
C23	31.00	133.00	N47°13'42"E	133.00	2°22'42"
C24	30.00	33.33	N47°13'42"E	28.32	130°15'
C25	30.00	172.17	S107°46'W	164.00	49°18'
C26	23.00	81.21	N47°13'42"E	28.32	81°10'
C27	23.00	81.21	N47°13'42"E	28.32	142°12'
C28	10.00	11.88	N153°42'W	11.88	1°52'12"
C29	10.00	11.88	N153°42'W	11.88	170°07'
C30	23.00	28.32	S107°46'W	28.32	107°07'
C31	23.00	28.32	S107°46'W	28.32	172°21'
C32	23.00	28.32	S107°46'W	28.32	172°21'
C33	23.00	28.32	S107°46'W	28.32	172°21'
C34	23.00	28.32	S107°46'W	28.32	172°21'
C35	23.00	28.32	S107°46'W	28.32	172°21'
C36	23.00	28.32	S107°46'W	28.32	172°21'
C37	23.00	28.32	S107°46'W	28.32	172°21'
C38	23.00	28.32	S107°46'W	28.32	172°21'
C39	23.00	28.32	S107°46'W	28.32	172°21'
C40	23.00	28.32	S107°46'W	28.32	172°21'



LINE TABLE

LINE	DIRECTION	LENGTH
L1	N47°13'42"E	42.86
L2	N47°13'42"E	42.86
L3	N47°13'42"E	22.34

LINE TABLE

LINE	DIRECTION	LENGTH
L4	S107°46'W	8.48
L5	S107°46'W	8.48
L6	S107°46'W	8.48
L7	S107°46'W	8.48
L8	S107°46'W	8.48
L9	S107°46'W	8.48
L10	S107°46'W	8.48
L11	S107°46'W	8.48
L12	S107°46'W	8.48
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L14	S107°46'W	8.48
L15	S107°46'W	8.48
L16	S107°46'W	8.48
L17	S107°46'W	8.48
L18	S107°46'W	8.48
L19	S107°46'W	8.48
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L23	S107°46'W	8.48
L24	S107°46'W	8.48
L25	S107°46'W	8.48
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L42	S107°46'W	8.48
L43	S107°46'W	8.48
L44	S107°46'W	8.48
L45	S107°46'W	8.48
L46	S107°46'W	8.48
L47	S107°46'W	8.48
L48	S107°46'W	8.48
L49	S107°46'W	8.48
L50	S107°46'W	8.48
L51	S107°46'W	8.48
L52	S107°46'W	8.48
L53	S107°46'W	8.48
L54	S107°46'W	8.48
L55	S107°46'W	8.48
L56	S107°46'W	8.48
L57	S107°46'W	8.48
L58	S107°46'W	8.48
L59	S107°46'W	8.48
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L61	S107°46'W	8.48
L62	S107°46'W	8.48
L63	S107°46'W	8.48
L64	S107°46'W	8.48
L65	S107°46'W	8.48
L66	S107°46'W	8.48
L67	S107°46'W	8.48
L68	S107°46'W	8.48
L69	S107°46'W	8.48
L70	S107°46'W	8.48
L71	S107°46'W	8.48
L72	S107°46'W	8.48
L73	S107°46'W	8.48
L74	S107°46'W	8.48
L75	S107°46'W	8.48
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L89	S107°46'W	8.48
L90	S107°46'W	8.48
L91	S107°46'W	8.48
L92	S107°46'W	8.48
L93	S107°46'W	8.48
L94	S107°46'W	8.48
L95	S107°46'W	8.48
L96	S107°46'W	8.48
L97	S107°46'W	8.48
L98	S107°46'W	8.48
L99	S107°46'W	8.48
L100	S107°46'W	8.48

LINE TABLE

LINE	DIRECTION	LENGTH
L1	N47°13'42"E	42.86
L2	N47°13'42"E	42.86
L3	N47°13'42"E	22.34

LINE TABLE

LINE	DIRECTION	LENGTH
L4	S107°46'W	8.48
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L6	S107°46'W	8.48
L7	S107°46'W	8.48
L8	S107°46'W	8.48
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L57	S107°46'W	8.48
L58	S107°46'W	8.48
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L98	S107°46'W	8.48
L99	S107°46'W	8.48
L100	S107°46'W	8.48

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L6	S107°46'W	8.48
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L8	S107°46'W	8.48
L9	S107°46'W	8.48
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L11	S107°46'W	8.48
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L13	S107°46'W	8.48
L14	S107°46'W	8.48
L15	S107°46'W	8.48
L16	S107°46'W	8.48
L17	S107°46'W	8.48
L18	S107°46'W	8.48
L19	S107°46'W	8.48
L20	S107°46'W	8.48
L21	S107°46'W	8.48
L22	S107°46'W	8.48
L23	S107°46'W	8.48
L24	S107°46'W	8.48
L25	S107°46'W	8.48
L26	S107°46'W	8.48
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L29	S107°46'W	8.48
L30	S107°46'W	8.48
L31	S107°46'W	8.48
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L44	S107°46'W	8.48
L45	S107°46'W	8.48
L46	S107°46'W	8.48
L47	S107°46'W	8.48
L48	S107°46'W	8.48
L49	S107°46'W	8.48
L50	S107°46'W</	

PALENCIA NORTH PHASE III A-5

Being a Replot of part of Lots 2 and 3; 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

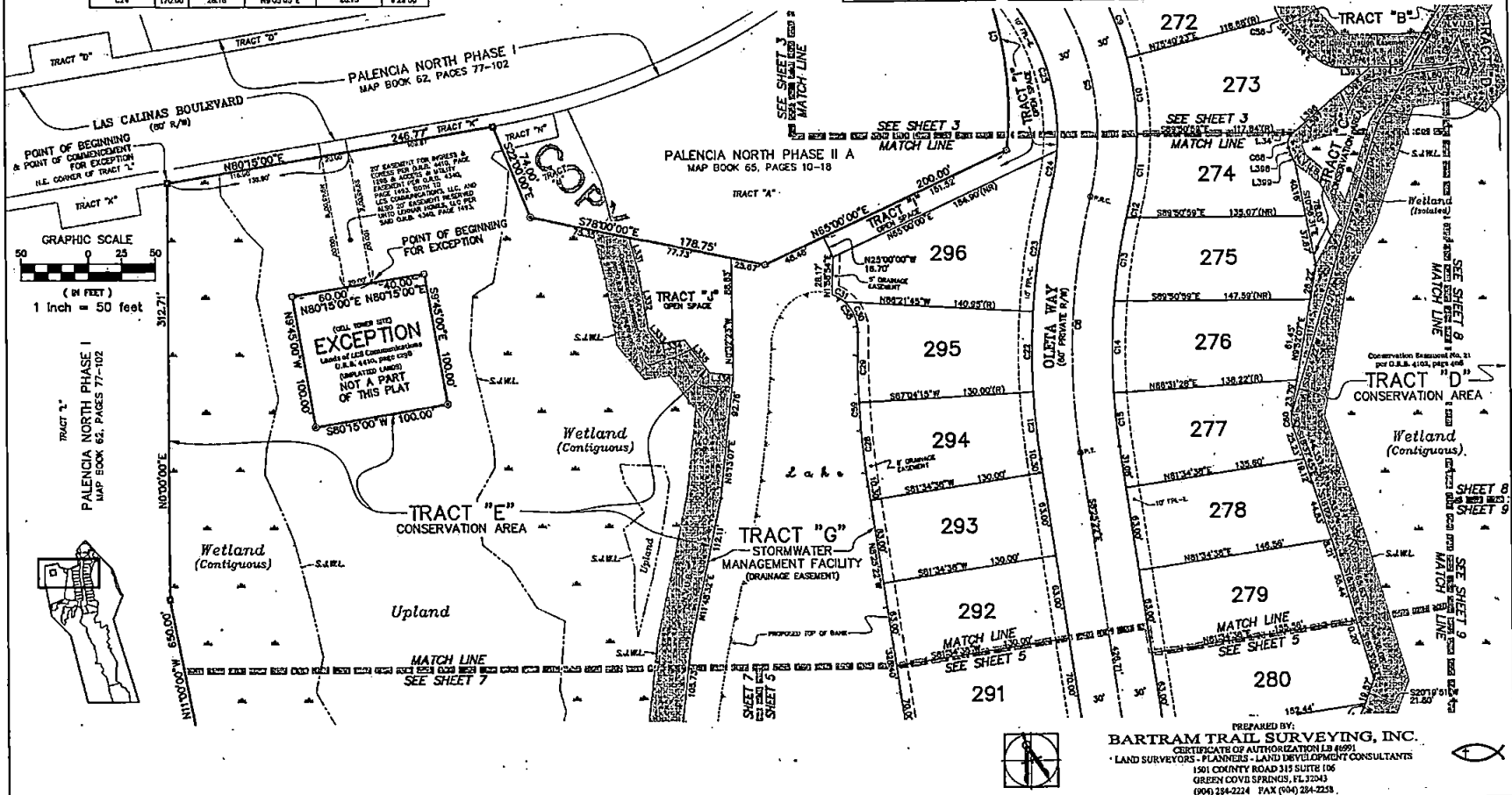
CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C1	270.00	187.71	N14°30'38"W	183.32	41°57'20"
C5	200.00	172.17	S10°49'39"E	166.90	49°19'18"
C6	900.00	184.22	S2°42'18"W	193.00	22°15'23"
C9	230.00	58.11	N21°33'55"W	57.98	142°8'37"
C10	230.00	58.11	N7°03'16"W	57.98	142°8'37"
C11	230.00	54.83	N8°59'30"E	54.80	154°10'00"
C18	470.00	6.82	S13°17'41"W	6.82	194°33'
C13	470.00	64.79	S9°32'11"W	63.74	7°46'33"
C14	470.00	69.38	S2°45'12"W	69.31	8°27'26"
C15	470.00	40.58	S3°56'37"E	40.57	4°58'30"
C21	530.00	50.82	S3°40'33"E	50.80	8°28'37"
C22	530.00	60.74	S0°21'03"W	60.71	8°34'10"
C23	530.00	94.31	S8°44'08"W	94.18	10°11'45"
C24	170.00	28.18	N9°05'09"E	28.15	9°28'00"

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C25	170.00	116.16	N19°34'34"W	116.80	39°47'28"
C28	660.00	63.25	S9°40'33"E	63.28	5°29'37"
C29	660.00	53.18	S9°37'17"E	53.15	4°39'59"
C30	30.00	23.87	N33°08'51"W	23.17	49°38'02"
C31	30.00	10.80	N5°01'39"W	10.75	20°27'58"
C38	25.00	21.13	S6°37'38"E	20.81	48°23'49"
C36	25.00	3.98	S30°17'30"E	3.98	6°47'08"
C39	30.00	36.77	N32°25'30"W	34.91	7°01'00"
C26	600.00	116.45	S42°27'05"E	116.28	10°06'32"
C30	25.00	12.43	S42°27'05"E	12.31	2°29'53"
C81	25.00	8.28	S8°01'24"E	8.20	21°12'43"
C80	10.00	11.82	S18°07'44"W	11.45	87°44'12"

LINE TABLE		
LINE	DIRECTION	LENGTH
L57	S31°29'08"W	58.44
L58	S27°08'04"W	8.80
L79	S31°29'08"W	43.23
L80	S21°18'34"W	41.20
L81	N47°21'07"W	6.83
L82	S17°53'02"E	8.17
L83	S19°03'18"E	19.75
L84	N27°17'20"E	24.85
L85	N87°08'58"E	23.89

LINE TABLE		
LINE	DIRECTION	LENGTH
L86	S31°29'08"W	55.86
L331	N167°44'48"W	26.47
L332	N92°21'18"W	45.78
L333	N38°21'25"W	12.20
L334	S22°40'39"W	19.48
L335	N38°34'38"W	31.05
L336	N83°48'53"W	17.81
L337	S49°02'51"W	38.24

LINE TABLE		
LINE	DIRECTION	LENGTH
L396	S16°41'27"E	3.81
L399	S24°29'19"E	7.41

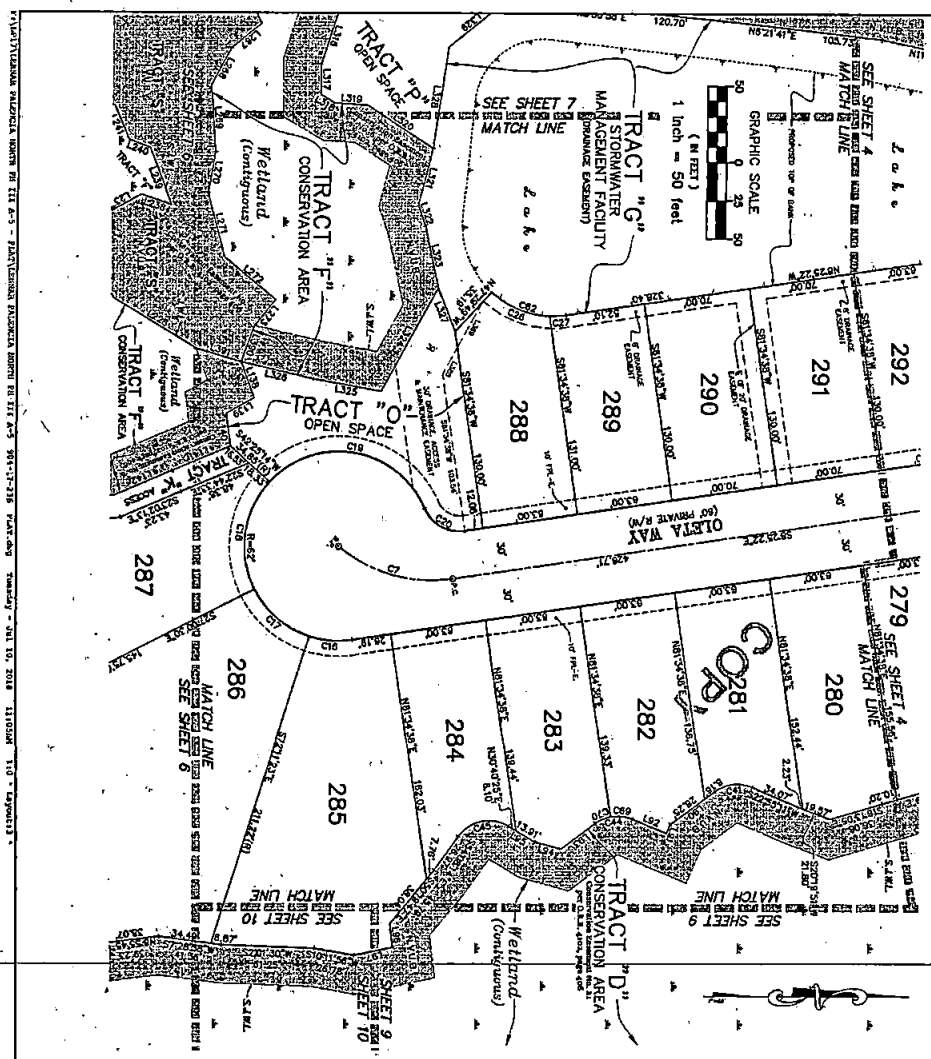


PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB #1991
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 115 SUITE 106
 GREEN COVD SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2238

Being a Replat of part of Lots 2 and 3, 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

PALENCIA NORTH PHASE III A-5

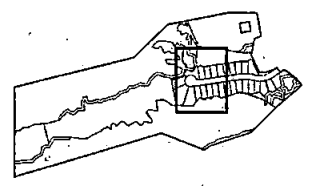
MAP BOOK 91 PAGE 89
SHEET 5 OF 13 SHEETS



LINE	START	END	LENGTH	BEARING	AREA
C01	81.00	81.10	0.10	S17°22'W	0.003
C02	81.10	81.20	0.10	S17°22'W	0.003
C03	81.20	81.30	0.10	S17°22'W	0.003
C04	81.30	81.40	0.10	S17°22'W	0.003
C05	81.40	81.50	0.10	S17°22'W	0.003
C06	81.50	81.60	0.10	S17°22'W	0.003
C07	81.60	81.70	0.10	S17°22'W	0.003
C08	81.70	81.80	0.10	S17°22'W	0.003
C09	81.80	81.90	0.10	S17°22'W	0.003
C10	81.90	82.00	0.10	S17°22'W	0.003
C11	82.00	82.10	0.10	S17°22'W	0.003
C12	82.10	82.20	0.10	S17°22'W	0.003
C13	82.20	82.30	0.10	S17°22'W	0.003
C14	82.30	82.40	0.10	S17°22'W	0.003
C15	82.40	82.50	0.10	S17°22'W	0.003
C16	82.50	82.60	0.10	S17°22'W	0.003
C17	82.60	82.70	0.10	S17°22'W	0.003
C18	82.70	82.80	0.10	S17°22'W	0.003
C19	82.80	82.90	0.10	S17°22'W	0.003
C20	82.90	83.00	0.10	S17°22'W	0.003
C21	83.00	83.10	0.10	S17°22'W	0.003
C22	83.10	83.20	0.10	S17°22'W	0.003
C23	83.20	83.30	0.10	S17°22'W	0.003
C24	83.30	83.40	0.10	S17°22'W	0.003
C25	83.40	83.50	0.10	S17°22'W	0.003
C26	83.50	83.60	0.10	S17°22'W	0.003
C27	83.60	83.70	0.10	S17°22'W	0.003
C28	83.70	83.80	0.10	S17°22'W	0.003
C29	83.80	83.90	0.10	S17°22'W	0.003
C30	83.90	84.00	0.10	S17°22'W	0.003
C31	84.00	84.10	0.10	S17°22'W	0.003
C32	84.10	84.20	0.10	S17°22'W	0.003
C33	84.20	84.30	0.10	S17°22'W	0.003
C34	84.30	84.40	0.10	S17°22'W	0.003
C35	84.40	84.50	0.10	S17°22'W	0.003
C36	84.50	84.60	0.10	S17°22'W	0.003
C37	84.60	84.70	0.10	S17°22'W	0.003
C38	84.70	84.80	0.10	S17°22'W	0.003
C39	84.80	84.90	0.10	S17°22'W	0.003
C40	84.90	85.00	0.10	S17°22'W	0.003
C41	85.00	85.10	0.10	S17°22'W	0.003
C42	85.10	85.20	0.10	S17°22'W	0.003
C43	85.20	85.30	0.10	S17°22'W	0.003
C44	85.30	85.40	0.10	S17°22'W	0.003
C45	85.40	85.50	0.10	S17°22'W	0.003
C46	85.50	85.60	0.10	S17°22'W	0.003
C47	85.60	85.70	0.10	S17°22'W	0.003
C48	85.70	85.80	0.10	S17°22'W	0.003
C49	85.80	85.90	0.10	S17°22'W	0.003
C50	85.90	86.00	0.10	S17°22'W	0.003
C51	86.00	86.10	0.10	S17°22'W	0.003
C52	86.10	86.20	0.10	S17°22'W	0.003
C53	86.20	86.30	0.10	S17°22'W	0.003
C54	86.30	86.40	0.10	S17°22'W	0.003
C55	86.40	86.50	0.10	S17°22'W	0.003
C56	86.50	86.60	0.10	S17°22'W	0.003
C57	86.60	86.70	0.10	S17°22'W	0.003
C58	86.70	86.80	0.10	S17°22'W	0.003
C59	86.80	86.90	0.10	S17°22'W	0.003
C60	86.90	87.00	0.10	S17°22'W	0.003
C61	87.00	87.10	0.10	S17°22'W	0.003
C62	87.10	87.20	0.10	S17°22'W	0.003
C63	87.20	87.30	0.10	S17°22'W	0.003
C64	87.30	87.40	0.10	S17°22'W	0.003
C65	87.40	87.50	0.10	S17°22'W	0.003
C66	87.50	87.60	0.10	S17°22'W	0.003
C67	87.60	87.70	0.10	S17°22'W	0.003
C68	87.70	87.80	0.10	S17°22'W	0.003
C69	87.80	87.90	0.10	S17°22'W	0.003
C70	87.90	88.00	0.10	S17°22'W	0.003

LINE	DIRECTION	LENGTH	BEARING	AREA
L01	S82°27'17"E	6.84		
L02	S82°27'17"E	6.84		
L03	S82°27'17"E	6.84		
L04	S82°27'17"E	6.84		
L05	S82°27'17"E	6.84		
L06	S82°27'17"E	6.84		
L07	S82°27'17"E	6.84		
L08	S82°27'17"E	6.84		
L09	S82°27'17"E	6.84		
L10	S82°27'17"E	6.84		
L11	S82°27'17"E	6.84		
L12	S82°27'17"E	6.84		
L13	S82°27'17"E	6.84		
L14	S82°27'17"E	6.84		
L15	S82°27'17"E	6.84		
L16	S82°27'17"E	6.84		
L17	S82°27'17"E	6.84		
L18	S82°27'17"E	6.84		
L19	S82°27'17"E	6.84		
L20	S82°27'17"E	6.84		
L21	S82°27'17"E	6.84		
L22	S82°27'17"E	6.84		
L23	S82°27'17"E	6.84		
L24	S82°27'17"E	6.84		
L25	S82°27'17"E	6.84		
L26	S82°27'17"E	6.84		
L27	S82°27'17"E	6.84		
L28	S82°27'17"E	6.84		
L29	S82°27'17"E	6.84		
L30	S82°27'17"E	6.84		
L31	S82°27'17"E	6.84		
L32	S82°27'17"E	6.84		
L33	S82°27'17"E	6.84		
L34	S82°27'17"E	6.84		
L35	S82°27'17"E	6.84		
L36	S82°27'17"E	6.84		
L37	S82°27'17"E	6.84		
L38	S82°27'17"E	6.84		
L39	S82°27'17"E	6.84		
L40	S82°27'17"E	6.84		
L41	S82°27'17"E	6.84		
L42	S82°27'17"E	6.84		
L43	S82°27'17"E	6.84		
L44	S82°27'17"E	6.84		
L45	S82°27'17"E	6.84		
L46	S82°27'17"E	6.84		
L47	S82°27'17"E	6.84		
L48	S82°27'17"E	6.84		
L49	S82°27'17"E	6.84		
L50	S82°27'17"E	6.84		
L51	S82°27'17"E	6.84		
L52	S82°27'17"E	6.84		
L53	S82°27'17"E	6.84		
L54	S82°27'17"E	6.84		
L55	S82°27'17"E	6.84		
L56	S82°27'17"E	6.84		
L57	S82°27'17"E	6.84		
L58	S82°27'17"E	6.84		
L59	S82°27'17"E	6.84		
L60	S82°27'17"E	6.84		
L61	S82°27'17"E	6.84		
L62	S82°27'17"E	6.84		
L63	S82°27'17"E	6.84		
L64	S82°27'17"E	6.84		
L65	S82°27'17"E	6.84		
L66	S82°27'17"E	6.84		
L67	S82°27'17"E	6.84		
L68	S82°27'17"E	6.84		
L69	S82°27'17"E	6.84		
L70	S82°27'17"E	6.84		

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PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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 Leonardi Grant, Section 61, said Township 5 South, Range 29 East

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SHEET 6 OF 13 SHEETS

LINE	DIRECTION	LENGTH
L99	S69°37'W	28.03
L100	S18°49'17"E	13.85
L101	S40°07'49"W	34.24
L102	S33°32'13"W	23.22
L103	S28°11'18"W	58.67
L104	S01°51'17"E	71.89
L105	N02°40'47"E	111.10
L106	S21°18'12"W	68.09
L107	N05°40'13"E	64.07
L108	N70°01'55"E	25.00
L109	S28°02'37"E	20.60
L140	N82°24'38"E	21.83
L141	S22°44'33"E	41.47
L142	S23°02'13"E	41.18

LINE	DIRECTION	LENGTH
L143	S31°14'5"E	37.81
L144	S11°37'10"E	22.83
L145	S13°02'28"E	22.43
L146	S7°02'14"E	7.29
L147	S03°52'21"W	26.11
L148	S9°18'07"W	80.31
L149	S34°28'40"W	21.88
L150	S3°20'22"W	40.10
L151	S37°14'32"E	41.16
L152	S48°25'12"E	37.90
L153	S81°02'53"E	63.73
L154	S11°24'18"E	59.32
L155	S19°35'18"W	32.53

LINE	DIRECTION	LENGTH
L226	S31°22'33"W	63.42
L228	S80°28'43"W	33.29
L230	S26°45'43"E	17.74
L231	S3°05'01"W	61.83
L232	S18°33'42"W	17.55
L233	S72°40'36"W	38.88
L234	N0°57'40"W	48.84
L235	N0°12'24"E	28.86
L236	N10°59'14"E	38.59
L237	N2°05'14"E	29.04
L238	N18°53'00"E	21.01
L239	S69°05'17"W	39.80
L240	S21°11'33"W	14.94

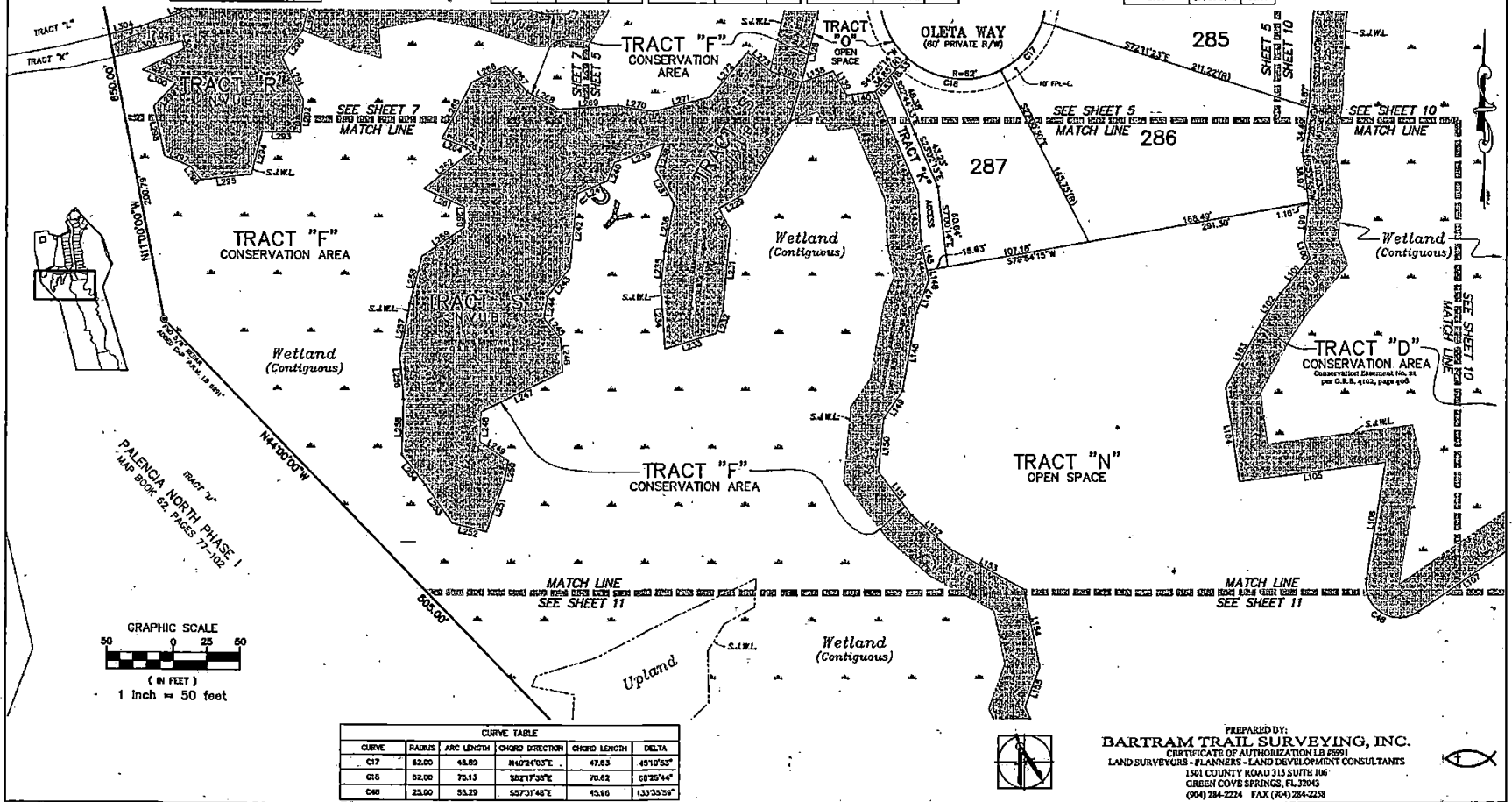
LINE	DIRECTION	LENGTH
L241	S69°36'42"W	24.60
L242	S32°50'01"W	56.45
L243	S37°50'01"W	27.08
L244	S8°46'20"W	17.12
L245	S38°51'17"E	19.48
L246	S32°21'14"E	24.78
L247	S63°20'01"W	68.06
L248	S42°07'07"W	22.31
L248	S58°19'34"E	25.68
L250	S10°50'37"W	15.80
L251	S18°15'24"W	40.19
L252	N78°04'21"W	28.20
L253	N33°04'17"W	33.34
L254	N38°10'01"W	28.54

LINE	DIRECTION	LENGTH
L255	N11°38'20"E	41.37
L256	N5°02'01"W	33.00
L257	N10°49'50"E	40.20
L258	N13°35'12"E	36.47
L259	N55°31'19"E	38.86
L260	N11°28'31"W	15.27
L261	N85°41'46"W	33.28
L262	N01°33'10"E	43.33
L264	N82°11'26"W	4.40
L264	N88°01'32"W	16.78
L265	N27°35'27"E	46.01
L266	N43°59'37"E	28.11
L267	S39°02'17"E	25.37
L268	S61°42'34"E	27.28

LINE	DIRECTION	LENGTH
L269	N86°16'08"E	44.28
L270	S80°00'17"E	28.82
L271	N79°03'54"E	43.99
L272	N39°25'41"E	43.67
L273	S50°51'31"E	21.88

LINE	DIRECTION	LENGTH
L280	S33°07'55"W	23.80
L281	S28°17'19"E	35.34
L282	S42°59'59"W	24.49
L283	N08°47'10"W	22.60
L284	S14°07'42"W	33.37
L285	S83°28'30"W	36.26
L286	N36°28'30"W	12.21
L287	N88°03'23"W	21.44
L288	N12°01'44"W	36.00
L289	N42°01'32"E	24.40
L300	N82°58'27"W	26.82
L301	N82°36'04"E	35.00
L302	N153°35'17"E	62.98
L303	S79°08'03"W	92.98

LINE	DIRECTION	LENGTH
L304	N78°30'17"E	24.12
L305	S151°03'57"W	46.88
L306	N130°34'35"E	23.32

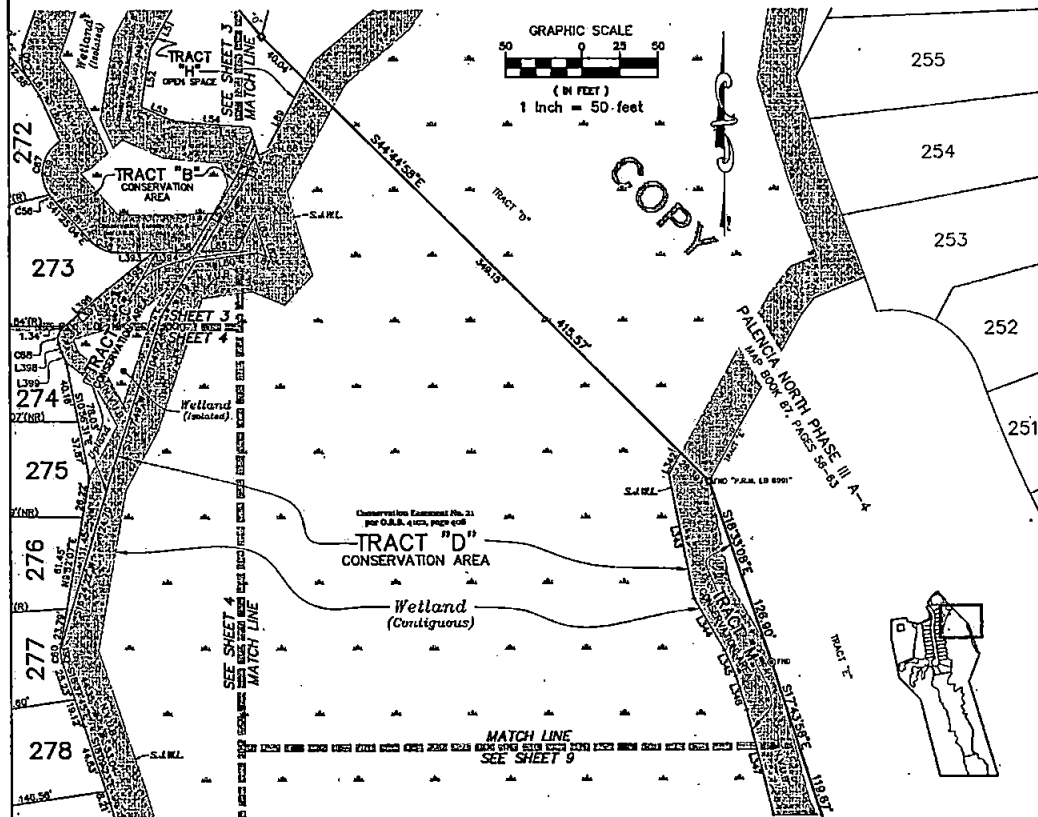


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PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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

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SHEET 8 OF 13 SHEETS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C38	25.00	21.13	S63°37'39"E	20.51	49°25'49"
C39	25.00	43.49	S82°43'57"E	38.31	89°40'05"
C40	25.00	22.61	S70°14'07"E	21.85	51°48'47"

LINE TABLE		
LINE	DIRECTION	LENGTH
L51	S22°40'07"W	34.18
L52	S11°11'11"W	38.73
L53	S65°30'58"E	23.09
L54	S65°42'58"E	60.80
L55	S18°32'22"E	5.93
L56	S21°35'34"W	28.47
L57	S31°28'04"W	59.44
L58	S27°08'54"W	6.00
L59	N13°57'25"E	32.84
L60	N12°56'11"W	14.30
L70	S31°28'07"W	43.22
L80	S82°17'30"W	41.20

LINE TABLE		
LINE	DIRECTION	LENGTH
L81	N17°21'10"W	6.83
L82	S17°53'05"E	8.17
L83	S27°03'18"E	15.78
L84	N27°12'29"E	24.85
L85	N87°06'50"E	23.99
L86	S31°28'07"W	55.88
L87	S27°35'54"W	21.53
L88	N18°39'22"E	7.97
L89	N28°22'18"E	61.56
L342	N29°17'35"E	18.07
L343	N11°02'15"W	63.71
L344	N30°07'48"W	38.94
L345	N23°03'35"W	18.84
L346	N17°23'35"W	23.83
L347	N13°54'59"W	71.77
L380	N18°37'22"W	9.89



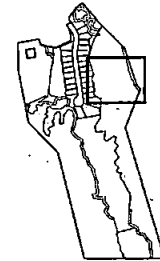
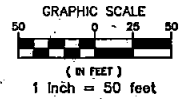
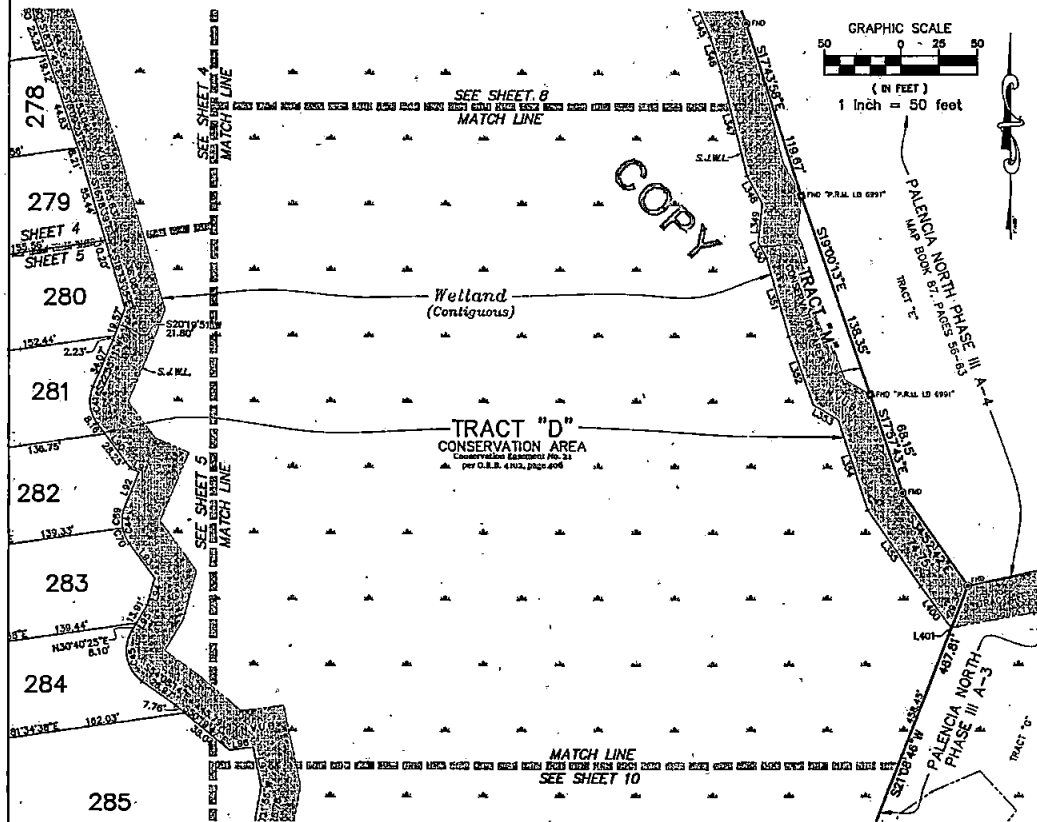
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PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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 93
SHEET 9 OF 13 SHEETS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C41	25.00	25.89	S64°50'2"E	24.75	59°20'27"
C44	25.00	25.87	S63°08'2"E	24.58	58°50'18"
C45	25.00	37.01	S114°35'4"E	33.72	94°48'39"

LINE TABLE		
LINE	DIRECTION	LENGTH
L30	S38°20'0"E	36.41
L31	S68°37'17"E	6.28
L32	S22°28'02"W	24.30
L33	S36°22'14"E	25.17
L34	S14°58'13"W	18.14
L35	S30°40'23"W	20.01
L36	N82°45'23"E	15.65
L37	S114°7'08"E	26.15
L345	N23°03'53"W	16.84
L346	N17°23'35"W	23.83
L347	N135°49'50"W	71.77
L348	N26°35'21"W	20.78
L348	N6°04'50"E	25.48

LINE TABLE		
LINE	DIRECTION	LENGTH
L350	N27°49'39"W	11.85
L351	N15°53'00"W	54.04
L352	N18°39'18"W	47.81
L353	N36°55'44"W	18.02
L354	N175°7'43"W	62.48
L355	N34°30'59"W	81.29
L400	N30°04'02"W	33.53
L401	S79°31'02"W	0.35

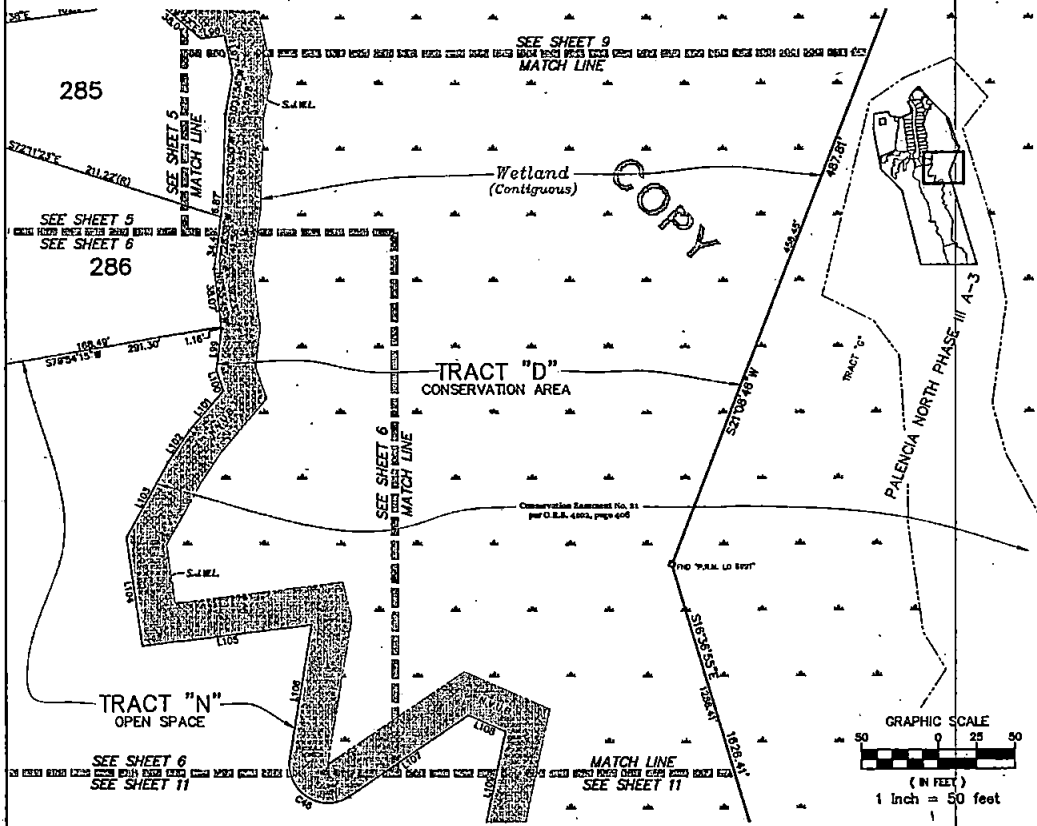


PREPARED BY:
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PALENCIA NORTH PHASE III A-5

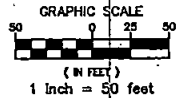
Being a Replat of part of Lots 2 and 3, Southland Farms, according to Map Book 2, pages 66 & 67, of the Public Records of St. Johns County, Florida, situated in the Marshall or Leonardi Grant, Section 60, Township 5 South, Range 29 East, said St. Johns County together with a part of the Roque Leonardi Grant, Section 61, said Township 5 South, Range 29 East

MAP BOOK 91 PAGE 94
SHEET 10 OF 13 SHEETS



CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C46	25.00	68.29	S 87° 31' 46" E	45.96	133° 35' 56"

LINE TABLE		
LINE	DIRECTION	LENGTH
L66	N 82° 43' 28" E	15.83
L67	S 1° 47' 08" E	26.15
L69	S 6° 50' 37" W	28.00
L100	S 8° 49' 18" E	13.95
L101	S 40° 02' 48" W	34.24
L102	S 33° 32' 13" W	25.22
L103	S 28° 17' 16" W	26.87
L104	S 21° 21" E	71.68
L105	N 82° 40' 47" E	111.10
L106	S 8° 16' 12" W	89.09
L107	N 55° 40' 13" E	94.07
L108	S 66° 10' 47" E	27.87
L109	S 12° 01' 34" W	74.93



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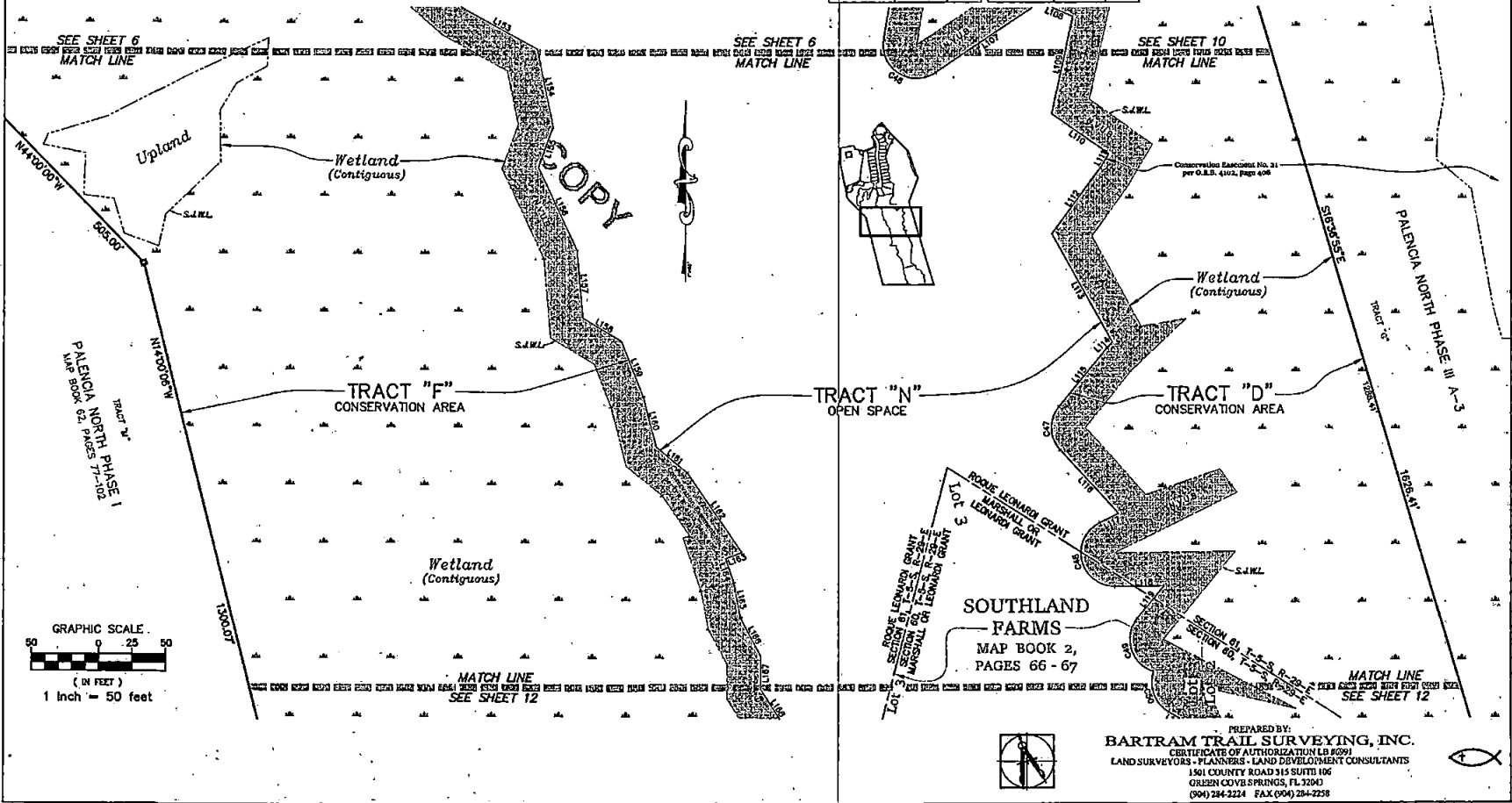
PALENCIA NORTH PHASE III A-5

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CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C46	25.00	58.29	S27°31'48"E	45.98	133°57'59"
C47	25.00	35.39	S14°07'07"E	32.50	81°32'50"
C48	25.00	67.42	S13°27'40"E	48.77	154°31'22"
C49	25.00	48.29	S17°06'37"E	41.89	112°57'46"
C50	25.00	34.85	S20°12'08"E	32.09	79°31'32"

LINE TABLE		
LINE	DIRECTION	LENGTH
L107	N53°40'37"E	94.07
L109	S12°07'34"W	74.93
L110	S24°33'38"E	52.03
L111	S30°18'17"W	12.25
L112	S35°43'42"W	61.47
L113	S28°43'38"E	63.30
L114	S48°30'07"W	5.83
L115	S35°52'32"W	56.94
L116	S42°12'58"E	64.73
L117	S83°48'01"W	15.84
L118	N89°18'33"E	37.23
L119	S37°20'18"W	31.08
L123	S61°00'33"E	63.78
L124	S11°34'12"E	68.32

LINE TABLE		
LINE	DIRECTION	LENGTH
L125	S19°35'10"W	32.85
L126	S24°53'33"E	69.47
L127	S4°53'30"E	50.98
L128	S28°12'44"E	33.74
L129	S21°07'58"E	45.10
L130	S14°20'20"E	39.10
L131	S30°09'51"E	30.13
L132	S34°21'04"E	72.28
L133	S70°21'00"W	12.92
L134	S18°43'47"E	16.18
L135	S10°43'52"E	29.85
L136	S27°53'44"E	32.42
L137	S07°32'27"W	24.95
L138	S32°21'27"E	37.23



PREPARED BY:
BARTRAM TRAIL SURVEYING, INC.
 CERTIFICATE OF AUTHORIZATION LB 8091
 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
 1501 COUNTY ROAD 315 SUITE 106
 GREEN COVE SPRINGS, FL 32043
 (904) 284-2224 FAX (904) 284-2255

PALENCIA NORTH PHASE III A-5

Being a Replat of part of Lots 2 and 3, 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 96

SHEET 12 OF 13 SHEETS

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	CHORD DIRECTION	CHORD LENGTH	DELTA
C48	25.00	49.29	S170°03'7"E	41.89	112°37'48"
C50	25.00	34.05	S201°20'9"E	33.09	79°51'33"
C51	25.00	3.83	S290°02'33"E	3.83	0°48'43"
C52	25.00	30.70	N71°50'44"W	28.81	70°21'38"

LINE TABLE			LINE TABLE		
LINE	DIRECTION	LENGTH	LINE	DIRECTION	LENGTH
L120	S80°07'56"E	15.03	L172	S73°05'23"W	33.89
L121	S25°07'01"E	112.28	L173	S36°04'24"E	8.88
L122	S33°53'45"E	47.70	L174	S78°07'56"E	30.40
L123	S13°27'10"E	43.85	L175	N85°24'37"E	77.82
L124	S73°10'44"W	108.87	L176	S1°25'12"E	85.05
L125	S33°58'08"W	44.21	L177	S47°25'53"E	54.00
L167	S00°32'22"W	24.83	L178	S27°55'45"W	52.77
L168	S32°21'21"E	37.23	L179	S33°23'13"E	21.49
L169	S18°58'09"W	37.40	L180	S48°17'52"E	23.44
L170	S18°35'14"E	65.11	L181	S42°18'01"E	28.72
L171	S5°30'44"W	57.43	L182	S52°28'35"E	47.88

LINE TABLE		
LINE	DIRECTION	LENGTH
L307	N07°03'14"E	80.08
L388	N33°53'37"E	74.02
L389	N83°32'29"W	37.80

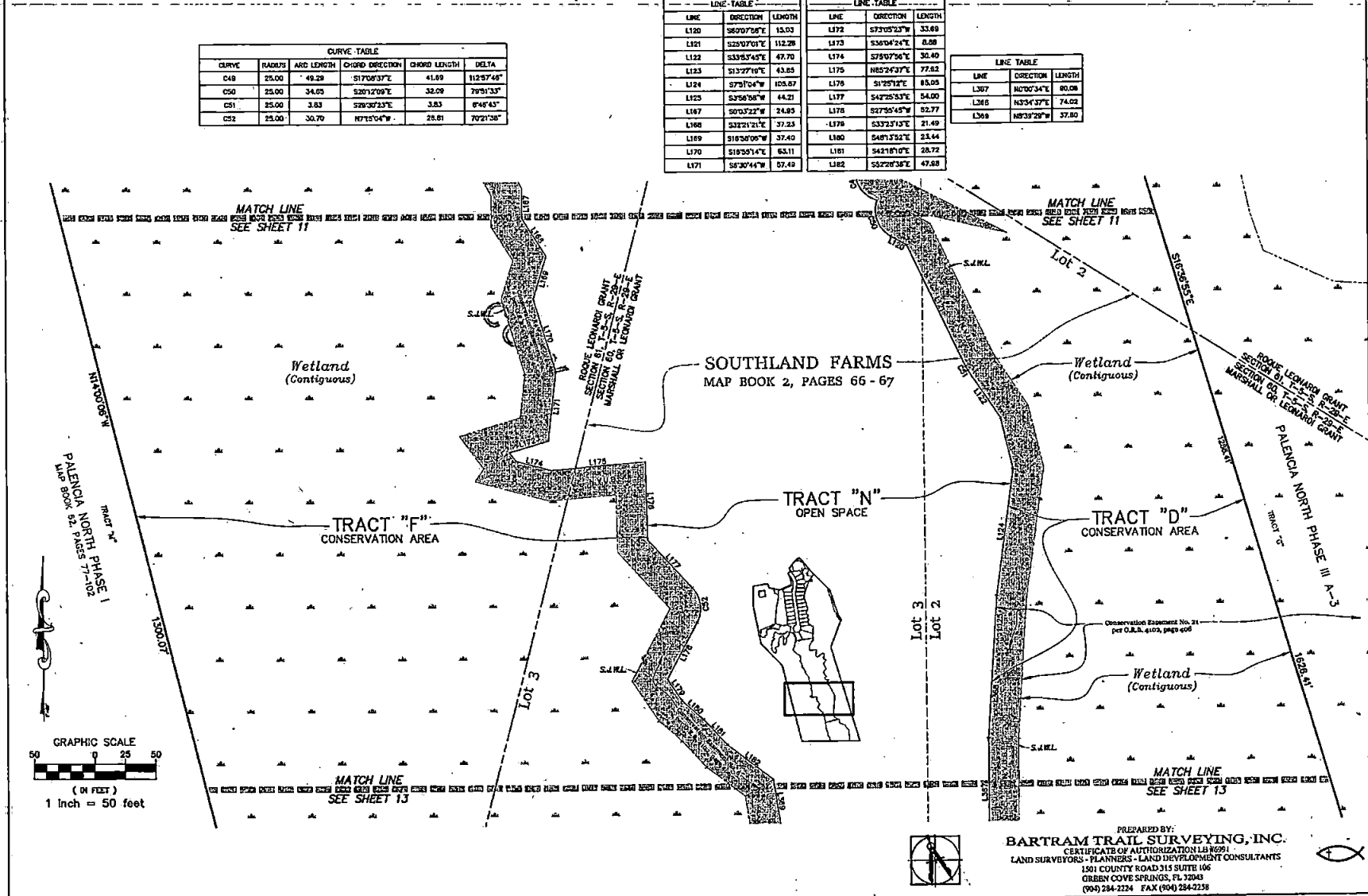


EXHIBIT "B" TO RESOLUTION



BILL OF SALE
UTILITY IMPROVEMENTS
for.

Palencia North Phase III A-5

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 3 of AUGUST, 2018.

WITNESS:

Cynthia Arnold
Witness Signature

Cynthia Arnold
Print Witness Name

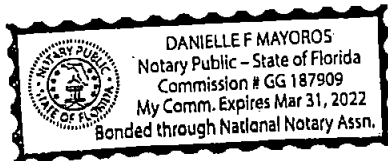
OWNER:

Zenzi Rogers
Owner's Signature

Zenzi Rogers
Print Owner's Name

State of Florida
County of Duval

The foregoing instrument was acknowledged before me this _____ day of August, 2018, by Zenzi Rogers who is personally known to me or has produced _____ as identification.



Danielle F. Mayoros
Notary Public

EXHIBIT "A" TO BILL OF SALE



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Palencia Phase 3A-5
Contractor:	Florida Roads Contracting LLC
Developer:	Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	640.00	\$ 31.51	\$ 20,166.40
4" DR 18 PVC	LF	300.00	\$ 18.49	\$ 5,547.00
2" Poly	LF	300.00	\$ 16.14	\$ 4,842.00
Water Valves (Size and Type)				
8" Gate Valve	Ea	1.00	\$ 1,220.02	\$ 1,220.02
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	2.00	\$3,560.93	\$ 7,121.86
2" Flushing Hydrant	Ea	1.00	\$972.29	\$ 972.29
Sevices (Size and Type)				
1" Poly Long Double	Ea	7.00	\$ 820.47	\$ 5,743.29
1" Poly Short Double	Ea	2.00	\$ 705.15	\$ 1,410.30
1" Poly Short Single	Ea	8.00	\$ 569.66	\$ 4,557.28
Total Water System Cost				\$ 51,580.44



St. Johns County Utility Department

Asset Management
Schedule of Values

Project Name:	Palencia Phase 3A-5
Contractor:	Florida Roads Contracting LLC
Developer:	Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC 4-6'	LF	575.00	\$ 35.01	\$ 20,131.28
8" DR 26 PVC 6-8'	LF	400.00	\$ 35.65	\$ 14,260.37
Laterals (Size and Type)				
6" DR 26	EA	26.00	\$ 666.07	\$ 17,317.82
Manholes (Size and Type)				
Type A 4-6 foot deep (Lined)	EA	1.00	\$ 7,022.48	\$ 7,022.48
Type A 4-6 foot deep	EA	1.00	\$ 4,980.92	\$ 4,980.92
Type A 6-8 foot deep	EA	2.00	\$ 5,216.57	\$ 10,433.15
Type B 14-16 foot deep	EA	1.00	\$ 10,296.51	\$ 10,296.51
Lift Station			\$ -	\$ -
Mechanical Equipment				
Process Piping				
Process Structure				
Process Electrical Equipment				
Other Improvements				
Total Sewer System Cost				\$ 84,442.54

EXHIBIT "C" TO RESOLUTION



FINAL RELEASE OF LIEN

UTILITY IMPROVEMENTS

The undersigned lienor, in consideration of the sum 136,022.98 hereby waives and releases its lien and right to claim a lien for Water and Sewer labor, services or materials furnished through 7/2018 to Lennar Homes Jacksonville to the following described property:

“SEE EXHIBIT A SCHEDULE OF VALUES FOR PALENCIA PHASE 3A-5”

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 20th of July, 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 20 day of July, 2018, by Matthew Dupuis who is personally known to me or has produced _____ as identification.

Lori E Hicks

Notary Public

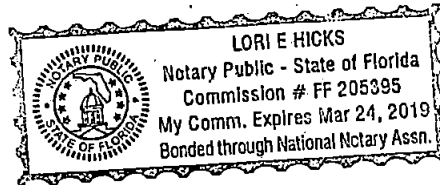


EXHIBIT "A" TO FINAL RELEASE OF LIEN



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name: Palencia Phase 3A-5
 Contractor: Florida Roads Contracting LLC
 Developer: Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Water Mains (Size, Type & Pipe Class)				
8" DR 18 PVC	LF	640.00	\$ 31.51	\$ 20,166.40
4" DR 18 PVC	LF	300.00	\$ 18.49	\$ 5,547.00
2" Poly	LF	300.00	\$ 16.14	\$ 4,842.00
Water Valves (Size and Type)				
8" Gate Valve	Ea	1.00	\$ 1,220.02	\$ 1,220.02
Hydrants Assembly (Size and Type)				
Fire Hydrant	Ea	2.00	\$3,560.93	\$ 7,121.86
2" Flushing Hydrant	Ea	1.00	\$972.29	\$ 972.29
Sevices (Size and Type)				
1" Poly Long Double	Ea	7.00	\$ 820.47	\$ 5,743.29
1" Poly Short Double	Ea	2.00	\$ 705.15	\$ 1,410.30
1" Poly Short Single	Ea	8.00	\$ 569.66	\$ 4,557.28
Total Water System Cost				\$ 51,580.44



St. Johns County Utility Department
 Asset Management
 Schedule of Values

Project Name:	Palencia Phase 3A-5
Contractor:	Florida Roads Contracting LLC
Developer:	Lennar Homes - Jacksonville

	UNIT	QUANTITY	UNIT COST	TOTAL COST
Force Mains (Size, Type & Pipe Class)				
	LF		\$ -	\$ -
	LF		\$ -	\$ -
	LF		\$ -	\$ -
Sewer Valves (Size and Type)				
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
	Ea		\$ -	\$ -
Gravity Mains (Size, Type & Pipe Class)				
8" DR 26 PVC 4-6'	LF	575.00	\$ 35.01	\$ 20,131.28
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Type A 4-6 foot deep	EA	1.00	\$ 4,980.92	\$ 4,980.92
Type A 6-8 foot deep	EA	2.00	\$ 5,216.57	\$ 10,433.15
Type B 14-16-foot deep	EA	1.00	\$ 10,296.51	\$ 10,296.51
Lift Station				
Mechanical Equipment			\$ -	\$ -
Process Piping				
Process Structure				
Process Electrical Equipment				
Other Improvements				
Total Sewer System Cost				\$ 84,442.54

EXHIBIT "D" TO RESOLUTION



WARRANTY
UTILITY IMPROVEMENTS

Date: 7/20/18

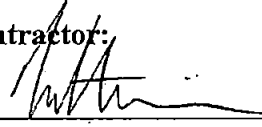
Project Title: Palencia Phase 3A-5
St. Johns County, Florida

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 20 day of July, 2018, by Matthew Dupuis who is personally known to me or has produced _____ as identification.

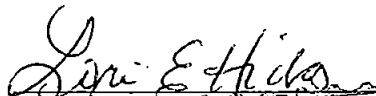

Notary Public
LORI E HICKS
Notary Public - State of Florida
Commission # FF 205395
My Comm. Expires Mar 24, 2019
Bonded through National Notary Assn.

EXHIBIT "E" TO RESOLUTION



St. Johns County Board of County Commissioners

Utility Department

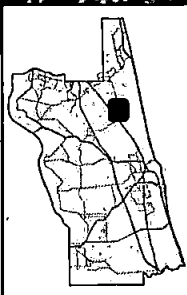
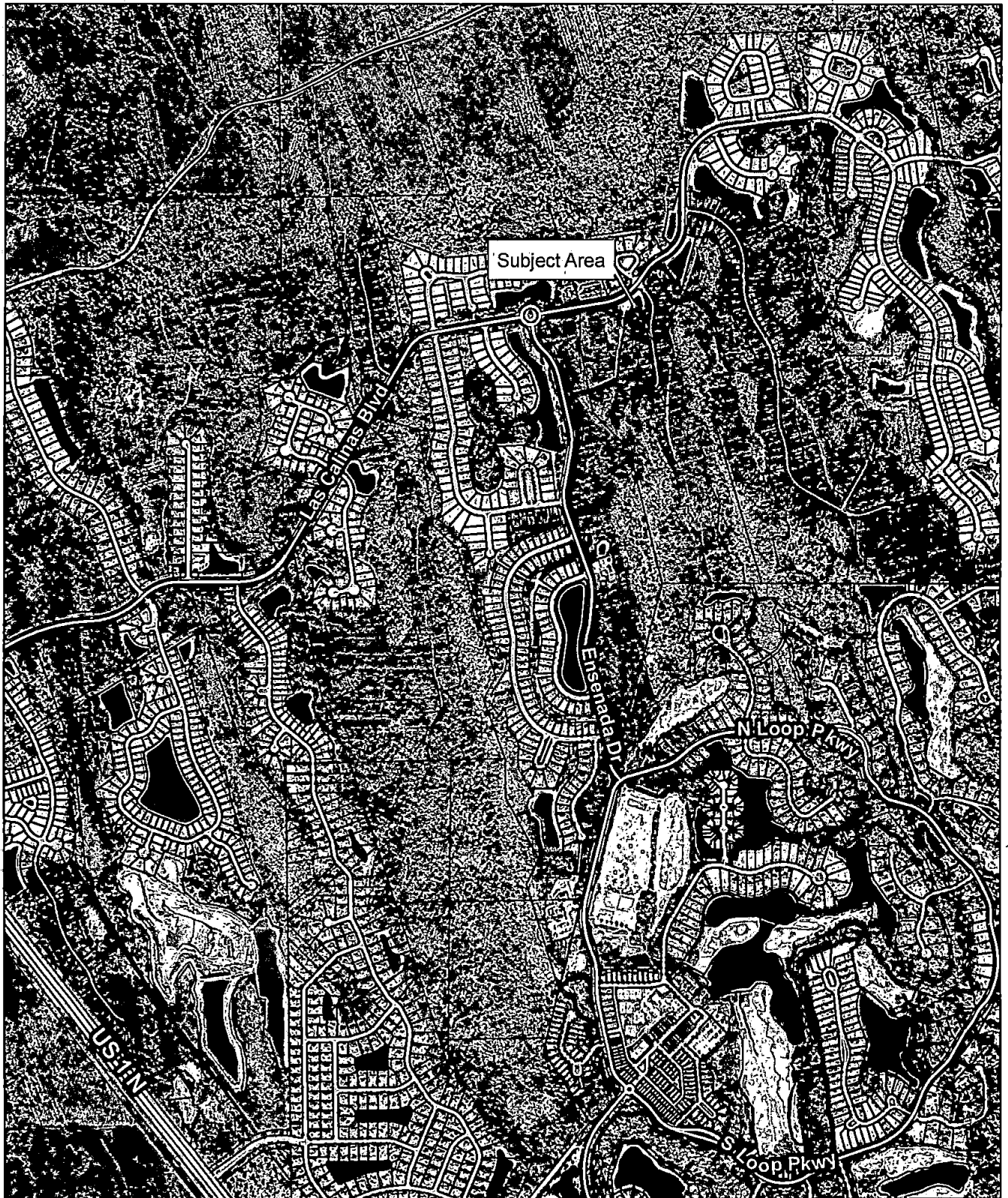
INTEROFFICE MEMORANDUM

TO: Debbie Taylor, Real Estate Manager
FROM: Melissa Caraway, Utility Review Coordinator
SUBJECT: Palencia North Phase III A-5 (Replat)
DATE: October 30, 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-5 (Replat).

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

Date: 10/31/2018

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

*Palencia North
Phase III A-5*

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.

