

RESOLUTION NO. 2022- 3110

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, ACCEPTING A FIRST AMENDMENT TO EASEMENT SET FORTH IN WARRANTY DEED AND AUTHORIZING THE CHAIR TO JOIN IN THE EXECUTION OF THE EASEMENT TO CORRECT THE ENCROACHMENT INTO THE PLATTED LOTS TO CORRESPOND WITH THE LOCATION OF THE ROADWAYS ON SUCH PLAT.

RECITALS

WHEREAS, CRD Terra Pines, LLC, a Florida limited liability company, executed a First Amendment to Easement set forth in Warranty Deed, attached hereto as Exhibit "A", incorporated by reference and made a part hereof; and

WHEREAS, the Warranty Deed recorded in Official Records Book 3126, page 910 includes an easement in favor of CRD Terra Pines, LLC., an Ingress and Egress Easement described on Exhibit "B" of the Deed; and

WHEREAS, CRD Terra Pines, LLC, is platting certain land and a portion of Easement B encroaches into the platted lots;

WHEREAS, CRD Terra Pines, LLC, and Grantee wish to modify the location of such portion of Easement B which encroaches into the lots, to correspond with the location of the roadways shown on such plat; and

WHEREAS, it is in the best interest of the County to accept the First Amendment to Easement set forth in Warranty Deed for the health, safety and welfare of its citizens.

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.

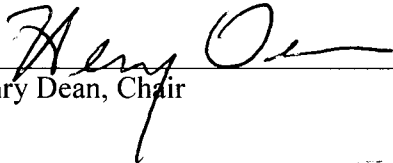
Section 2. The Board of County Commissioners hereby accepts First Amendment to Easement set forth in Warranty Deed and authorizes the Chair of the Board to join in the execution on behalf of the County.

Section 3. To the extent that there are typographical 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 is instructed to record the First Amendment to Easement set forth in Warranty Deed in the public records of St. Johns County, Florida.

PASSED AND ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 14th day of September 2022.

BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA

By: 
Henry Dean, Chair

ATTEST: Brandon J. Patty
Clerk of the Circuit Court & Comptroller

By: 
Deputy Clerk

Rendition Date 9/8/22



EXHIBIT "A" TO RESOLUTION

THIS DOCUMENT PREPARED BY
AND RETURN TO:
SPENCER N. CUMMINGS, ESQ.
GUNSTER, YOAKLEY & STEWART, P.A.
1 INDEPENDENT DRIVE, SUITE 2300
JACKSONVILLE, FLORIDA 32202

**FIRST AMENDMENT TO
EASEMENT SET FORTH IN WARRANTY DEED**

THIS FIRST AMENDMENT TO EASEMENT SET FORTH IN WARRANTY DEED (this "**Amendment**") is made effective as of the _____ day of _____, 2022, by and between **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida (the "**Grantee**"), and **CRD TERRA PINES, LLC**, a Florida limited liability company ("**CRD**").

RECITALS

A. Grantee is the Grantee under that certain Warranty Deed recorded in Official Records Book 3126, Page 910 of the public records of St. Johns County, Florida (the "**Deed**").

B. The Deed includes an easement in favor of Grantee described as "Ingress and Egress Easement B" as described on **Exhibit "B"** to the Deed ("**Easement B**").

C. CRD is platting certain land and a portion of Easement B encroaches into the platted lots shown on such plat.

D. CRD and Grantee wish to modify the location of such portion of Easement B which encroaches into the lots, to correspond with the location of the roadways shown on such plat.

NOW, THEREFORE in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereby relocate a portion of Easement B as follows:

As to all of Easement B lying south of the northerly boundary of the parcel described on **Exhibit "A"** attached hereto (the "**Relocation Parcel**"), the parties hereby relocate Easement B to the Relocation Parcel (such that all of Easement B located to the south of the northern boundary of the Relocation Parcel is relocated to the Relocation Parcel).

[Remainder of this page intentionally blank]

IN WITNESS WHEREOF, the undersigned have set their hands and seals the date and year first above written.

Signed, sealed, and delivered
in the presence of:

ST. JOHNS COUNTY, FLORIDA,
a political subdivision of the state of Florida

(Print Name _____)

By: _____
Name: _____
Title: _____

(Print Name _____)

STATE OF FLORIDA)
)
COUNTY OF DUVAL)

The foregoing instrument was acknowledged before me this _____ day of _____, 2022, by means of physical presence or online notarization, by _____, the _____ of **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the state of Florida.

Print Name _____
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires:
Personally known _____ or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced

Signed, sealed, and delivered
in the presence of:

CRD TERRA PINES, LLC, a Florida limited
liability company

(Print Name _____)

By: _____
Name: _____
Title: _____

(Print Name _____)

STATE OF _____)

COUNTY OF _____)

The foregoing instrument was acknowledged before me this ____ day of _____, 2022, by means of physical presence or online notarization, by _____, the _____ of **CRD TERRA PINES, LLC**, a Florida limited liability company, on behalf of the company.

Print Name _____
NOTARY PUBLIC
State of _____ at Large
Commission # _____
My Commission Expires:
Personally known _____ or
Produced I.D. _____
[Check one of the above]
Type of Identification Produced

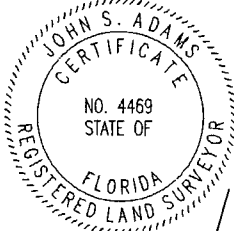
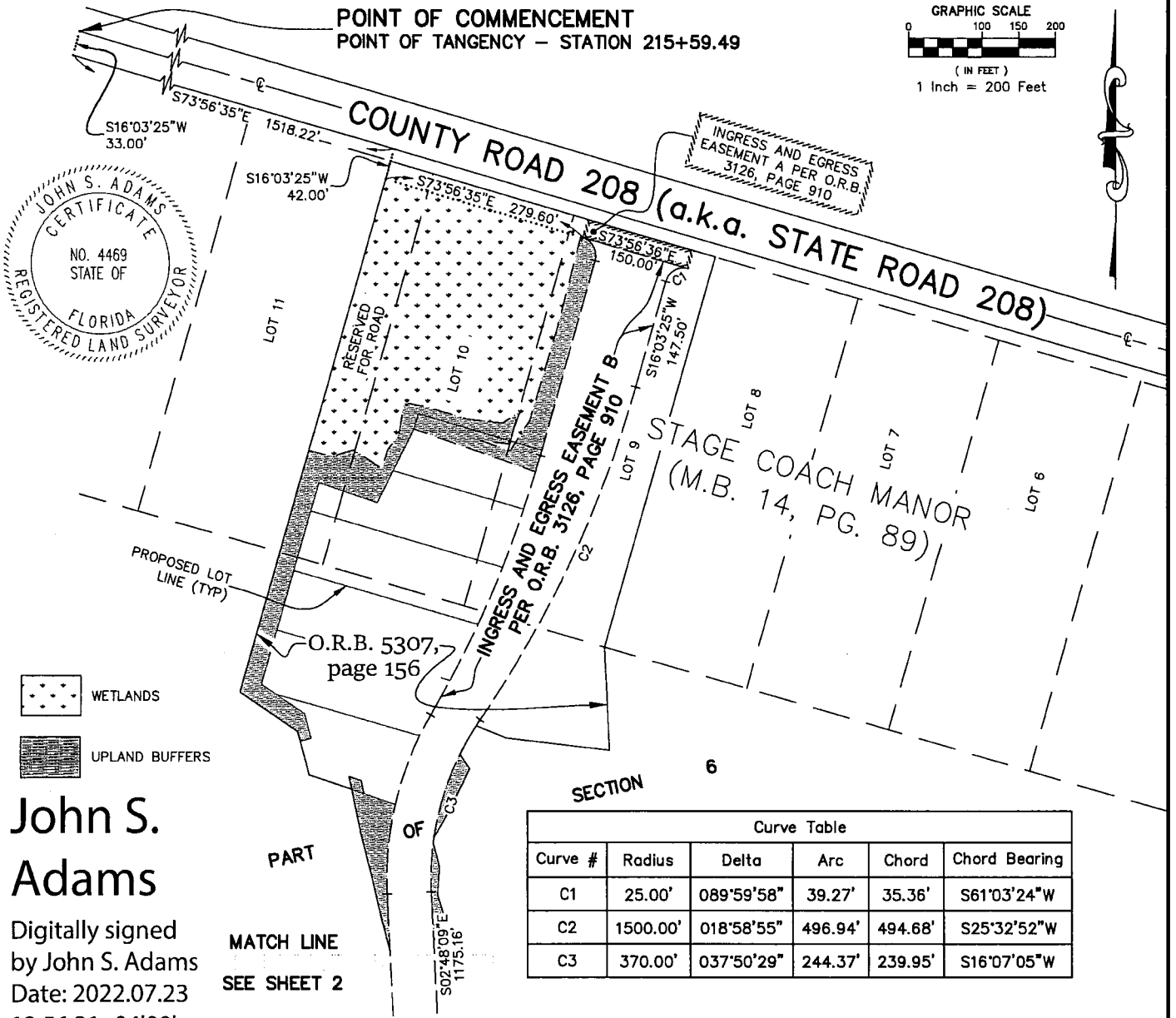
EXHIBIT "A"

RELOCATION PARCEL

[INSERT MAP AND LEGAL DESCRIPTION]

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



John S. Adams
Digitally signed
by John S. Adams
Date: 2022.07.23
13:56:31 -04'00'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C1	25.00'	089°59'58"	39.27'	35.36'	S61°03'24"W
C2	1500.00'	018°58'55"	496.94'	494.68'	S25°32'52"W
C3	370.00'	037°50'29"	244.37'	239.95'	S16°07'05"W

PREPARED FOR: **TERRA PINES-SOUTH, LLC**

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.
CERTIFIED TO: TERRA PINES-SOUTH, LLC

BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224
GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258
CERTIFICATE OF AUTHORIZATION LB #6991
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I HEREBY CERTIFY, that this Sketch & Description was made under my responsible direction and complies with the latest Standards of Practice as promulgated by the Florida State Board of Professional Surveyors and Mappers, Chapter SJ-17 F.A.C.; Pursuant to Section 472.027, Florida statutes, subject to all notes and notations shown hereon.

N/A
JULY 22, 2022
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

JOHN S. ADAMS, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 4469

NOTATION:
The Sketch & Description hereon was made without benefit of abstract or search of title, and therefore the undersigned and Bartram Trail Surveying make no Certifications regarding information shown or not shown hereon pertaining to easements, claims of easements, Rights-of-way, setback lines, overlaps, Boundary Line disputes, agreements, reservations or other similar matters which may appear in the abstract, or search.
This Sketch & Description is prepared and certified for the exclusive use of the client named hereon and the Sketch & Description and any copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.

DRAWN BY: JSA CHECKED BY: JSA

F.I.R.M.
FLOOD ZONE: N/A ELEVATION: N/A

PANEL NO.: N/A

FB/PG: N/A

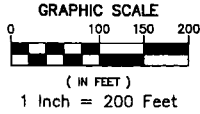
DATE: 7/22/22 SCALE: 1"=200'

PROJECT NO.: 2213-22-001 REVISION:

SHEET 1 OF 13

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

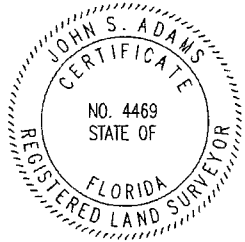


SEE SHEET 1
MATCH LINE

SECTION 1, T-7-S, R-29-E
SECTION 6, T-7-S, R-29-E

1 6
12 7

SECTION 12, T-7-S, R-29-E
SECTION 7, T-7-S, R-29-E



O.R.B. 5307, page 156

SECTION 6,
SECTION 7,

INGRESS AND EGRESS EASEMENT B PER O.R.B. 3126, PAGE 910

S02'48'09"E

1175.16'

S02'09'04"E 730.47'

T-7-S, R-29-E
T-7-S, R-29-E

MATCH LINE
SEE SHEET 3

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS
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CERTIFIED TO: TERRA PINES-SOUTH, LLC

PREPARED FOR: TERRA PINES-SOUTH, LLC



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

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LEGEND
 a.s.d. - DENOTES ALSO KNOWN AS
 C - DENOTES CENTERLINE
 CERT. - DENOTES CERTIFICATION
 C.E.C. - DENOTES CLAY ELECTRIC COOPERATIVE, INC.
 C.C.U.A. - DENOTES CLAY COUNTY UTILITY AUTHORITY
 LB# - DENOTES LICENSE BUSINESS NUMBER
 N.T.S. - DENOTES NOT TO SCALE
 N/A - DENOTES NOT APPLICABLE/AVAILABLE
 O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 R/W - DENOTES RIGHT OF WAY
 R-24-E - DENOTES RANGE 24 EAST
 T-4-S - DENOTES TOWNSHIP 4 SOUTH
 NO. - DENOTES NUMBER
 (TYP) - DENOTES TYPICAL

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N/A JULY 22, 2022
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JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

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DRAWN BY: JSA

CHECKED BY: JSA

F.I.R.M. FLOOD ZONE: N/A ELEVATION: N/A

PANEL NO.: N/A

FB/PG: N/A

DATE: 7/22/22 SCALE: 1"=200'

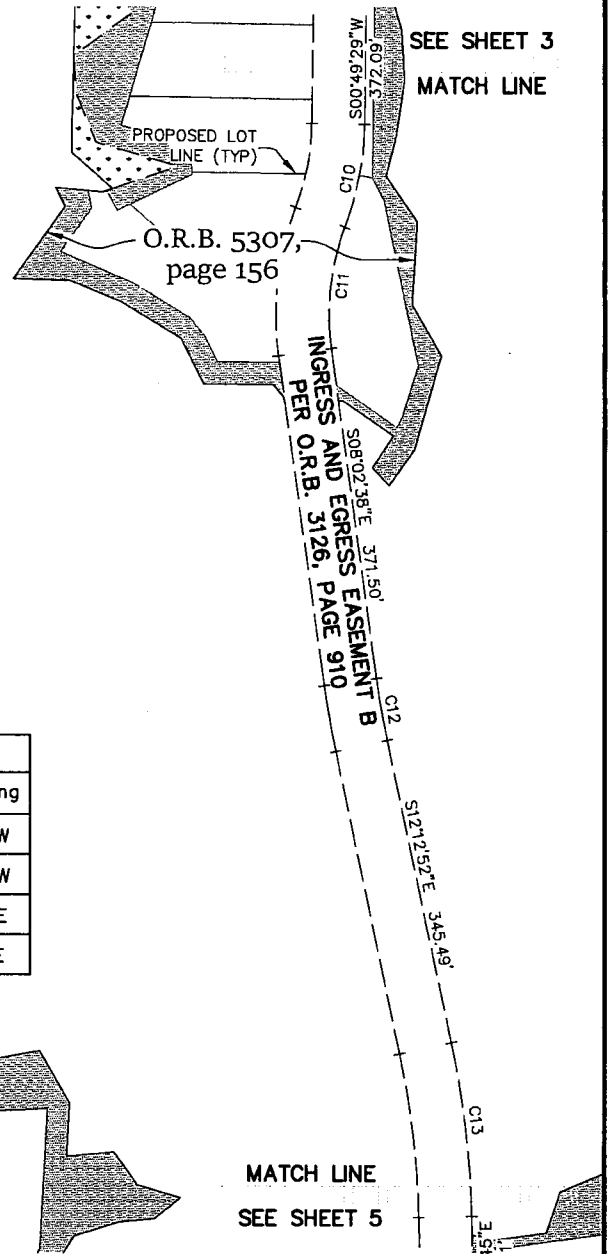
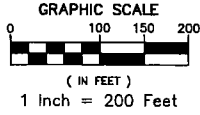
PROJECT NO.: 2213-22-001 REVISION:

SHEET 2 OF 13

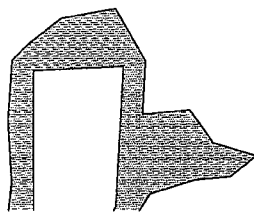
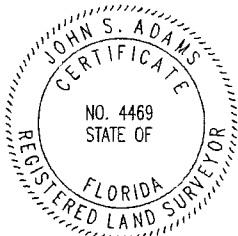
SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

SECTION 12, T-7-S, R-29-E
SECTION 7, T-7-S, R-29-E



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C10	330.00'	020°21'03"	117.21'	116.60'	S11°00'00"W
C11	270.00'	029°13'10"	137.69'	136.21'	S06°33'57"W
C12	970.00'	004°10'14"	70.61'	70.59'	S10°07'45"E
C13	1030.00'	010°51'07"	195.08'	194.79'	S06°47'19"E



MATCH LINE
SEE SHEET 5

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CERTIFIED TO: TERRA PINES-SOUTH, LLC

PREPARED FOR: TERRA PINES-SOUTH, LLC



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N/A JULY 22, 2022
 FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

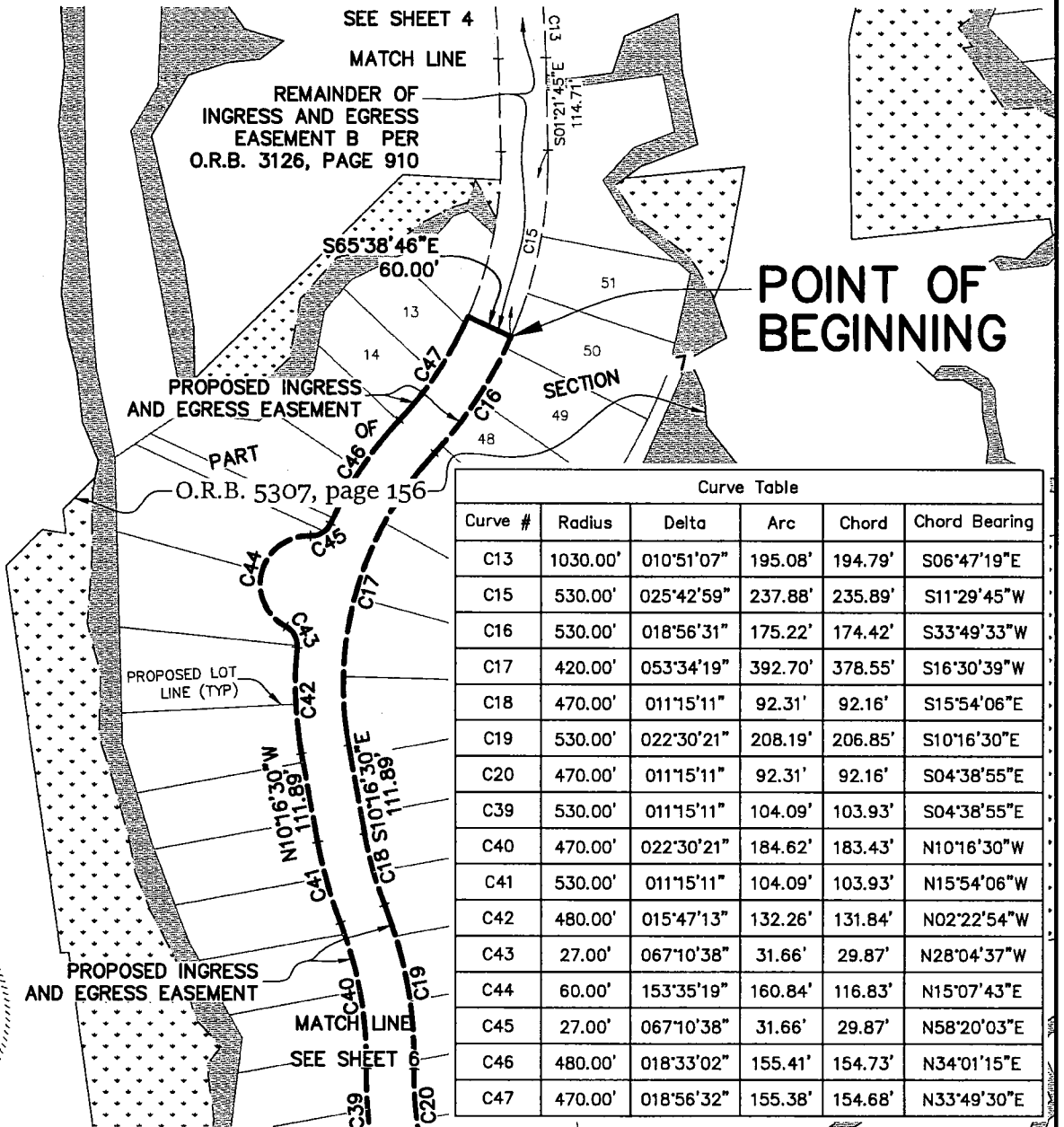
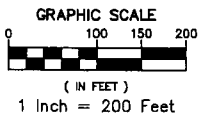
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DRAWN BY: JSA CHECKED BY: JSA

F.I.R.M.	FLOOD ZONE:	N/A	ELEVATION:	N/A
PANEL NO.:	N/A			
FB/PG:	N/A			
DATE:	7/22/22	SCALE:	1"=200'	
PROJECT NO.:	2213-22-001	REVISION:		
SHEET 4 OF 13				

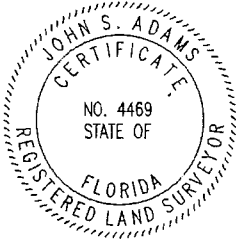
SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



Curve Table

Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C13	1030.00'	010°51'07"	195.08'	194.79'	S06°47'19"E
C15	530.00'	025°42'59"	237.88'	235.89'	S11°29'45"W
C16	530.00'	018°56'31"	175.22'	174.42'	S33°49'33"W
C17	420.00'	053°34'19"	392.70'	378.55'	S16°30'39"W
C18	470.00'	011°15'11"	92.31'	92.16'	S15°54'06"E
C19	530.00'	022°30'21"	208.19'	206.85'	S10°16'30"E
C20	470.00'	011°15'11"	92.31'	92.16'	S04°38'55"E
C39	530.00'	011°15'11"	104.09'	103.93'	S04°38'55"E
C40	470.00'	022°30'21"	184.62'	183.43'	N10°16'30"W
C41	530.00'	011°15'11"	104.09'	103.93'	N15°54'06"W
C42	480.00'	015°47'13"	132.26'	131.84'	N02°22'54"W
C43	27.00'	067°10'38"	31.66'	29.87'	N28°04'37"W
C44	60.00'	153°35'19"	160.84'	116.83'	N15°07'43"E
C45	27.00'	067°10'38"	31.66'	29.87'	N58°20'03"E
C46	480.00'	018°33'02"	155.41'	154.73'	N34°01'15"E
C47	470.00'	018°56'32"	155.38'	154.68'	N33°49'30"E



THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS
AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.
CERTIFIED TO: TERRA PINES-SOUTH, LLC

PREPARED FOR: TERRA PINES-SOUTH, LLC



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

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CERTIFICATE OF AUTHORIZATION LB #6991

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 NO. - DENOTES NUMBER
 (TYP) - DENOTES TYPICAL

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F.I.R.M. FLOOD ZONE: N/A ELEVATION: N/A

PANEL NO.: N/A

FB/PG: N/A

DATE: 7/22/22 SCALE: 1"=200'

PROJECT NO.: 2213-22-001 REVISION:

N/A JULY 22, 2022
 FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

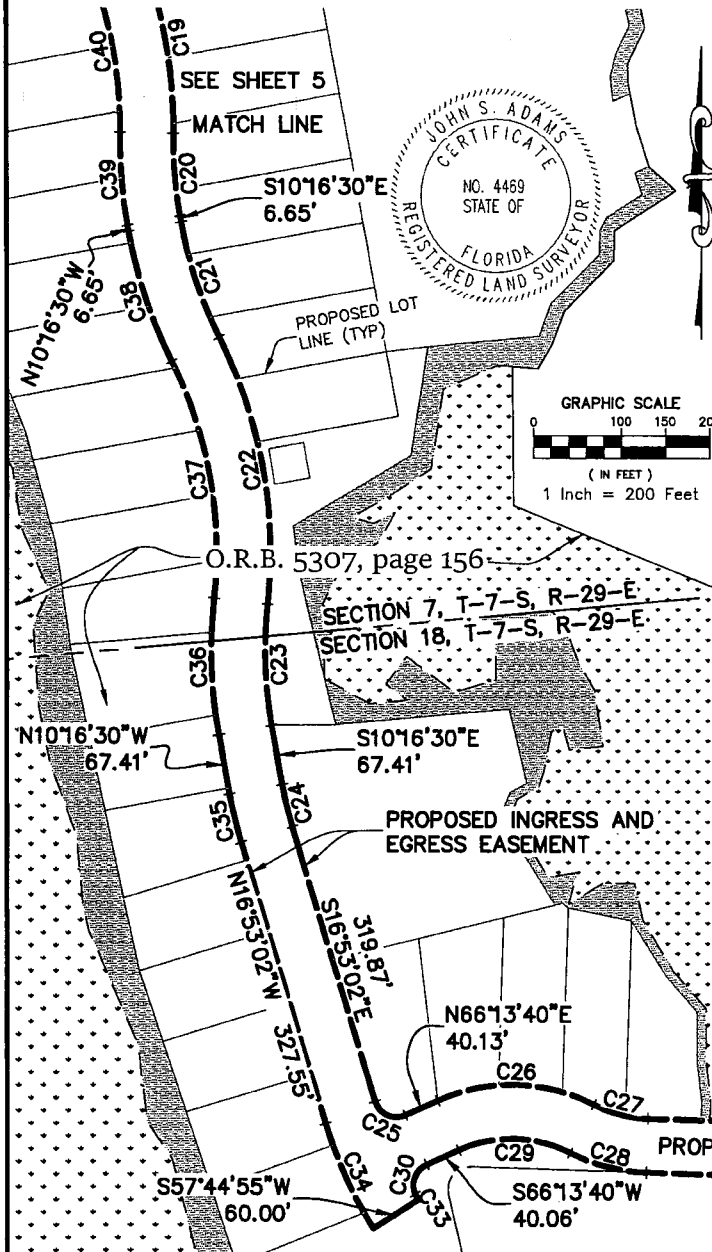
JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

DRAWN BY: JSA CHECKED BY: JSA

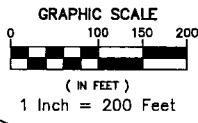
SHEET 5 OF 13

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



Curve Table					
Curve #	Radius	Delta	Arc	Chord	Chord Bearing
C19	530.00'	022°30'21"	208.19'	206.85'	S10°16'30"E
C20	470.00'	011°15'11"	92.31'	92.16'	S04°38'55"E
C21	470.00'	016°33'58"	135.89'	135.42'	S18°33'29"E
C22	530.00'	033°07'56"	306.48'	302.23'	S10°16'30"E
C23	470.00'	016°33'58"	135.89'	135.42'	S01°59'32"E
C24	420.00'	006°36'32"	48.45'	48.42'	S13°34'46"E
C25	25.00'	096°53'18"	42.28'	37.42'	S65°19'41"E
C26	210.00'	050°11'39"	183.97'	178.14'	S88°40'30"E
C27	150.00'	024°36'15"	64.41'	63.92'	S75°52'48"E
C28	210.00'	024°36'15"	90.18'	89.49'	N75°52'48"W
C29	150.00'	050°11'39"	131.41'	127.25'	N88°40'30"W
C30	25.00'	098°00'14"	42.76'	37.74'	S17°13'33"W
C31	80.00'	007°11'58"	10.05'	10.05'	N88°13'06"E
C32	140.00'	007°11'58"	17.59'	17.58'	S88°13'06"W
C33	420.00'	000°28'31"	3.48'	3.48'	S32°00'49"E
C34	480.00'	015°22'02"	128.74'	128.36'	N24°34'03"W
C35	480.00'	006°36'32"	55.37'	55.34'	N13°34'46"W
C36	530.00'	016°33'58"	153.24'	152.71'	N01°59'32"W
C37	470.00'	033°07'56"	271.78'	268.01'	N10°16'30"W
C38	530.00'	016°33'58"	153.24'	152.71'	N18°33'29"W
C39	530.00'	011°15'11"	104.09'	103.93'	N04°38'55"W
C40	470.00'	022°30'21"	184.62'	183.43'	N10°16'30"W



O.R.B. 5307, page 156
SECTION 7, T-7-S, R-29-E
SECTION 18, T-7-S, R-29-E

PROPOSED INGRESS AND EGRESS EASEMENT

PROPOSED INGRESS AND EGRESS EASEMENT

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.

PREPARED FOR: TERRA PINES-SOUTH, LLC

CERTIFIED TO: TERRA PINES-SOUTH, LLC



BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

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- LEGEND:
- a.k.a. - DENOTES ALSO KNOWN AS
 - CL - DENOTES CENTERLINE
 - CERT. - DENOTES CERTIFICATION
 - C.E.C. - DENOTES CLAY ELECTRIC COOPERATIVE, INC.
 - C.C.U.A. - DENOTES CLAY COUNTY UTILITY AUTHORITY
 - LB# - DENOTES LICENSE BUSINESS NUMBER
 - N.T.S. - DENOTES NOT TO SCALE
 - N/A - DENOTES NOT APPLICABLE/AVAILABLE
 - O.R.B. - DENOTES OFFICIAL RECORDS BOOK
 - R/W - DENOTES RIGHT OF WAY
 - R-24-E - DENOTES RANGE 24 EAST
 - T-4-S - DENOTES TOWNSHIP 4 SOUTH
 - NO. - DENOTES NUMBER
 - (TYP) - DENOTES TYPICAL

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F.I.R.M. FLOOD ZONE:	N/A	ELEVATION:	N/A
PANEL NO.:	N/A		
FB/PG:	N/A		
DATE:	7/22/22	SCALE:	1"=200'
PROJECT NO.:	2213-22-001	REVISION:	
SHEET 6 OF 13			

N/A JULY 22, 2022
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
JOHN S. ADAMS, P.L.S.
STATE OF FLORIDA LICENSE NUMBER LS 4469

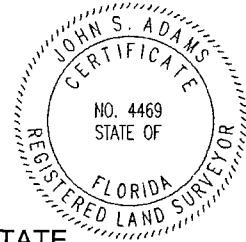
DRAWN BY: JSA CHECKED BY: JSA

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

INGRESS AND EGRESS EASEMENT:

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA, AND BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:



COMMENCE AT THE POINT OF TANGENCY, STATION 215+59.49, ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP FOR STATE ROAD NO. 208, SECTION NO. 7859-150, ON SHEET 4, DATED 11/15/55 AND LAST REVISED 05/04/56, ST. JOHNS COUNTY, FLORIDA, SAID POINT BEING ON THE CENTERLINE AND HAVING A 66 FOOT RIGHT-OF-WAY), ACCORDING TO SAID RIGHT-OF-WAY MAP; THENCE SOUTH 16°03'25" WEST, LEAVING SAID CENTERLINE, FOR 33.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 208; THENCE SOUTH 73°56'35" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, FOR 1518.22 FEET; THENCE SOUTH 16°03' 25" WEST, A DISTANCE OF 42.00 FEET; THENCE SOUTH 73°56'35" EAST, A DISTANCE OF 279.60 FEET TO THE NORTHWESTERLY CORNER OF INGRESS AND EGRESS EASEMENT B, AS RECORDED IN OFFICIAL RECORDS BOOK 3126, PAGE 910, OF THE PUBLIC RECORDS OF SAID COUNTY; THENCE ALONG THE NORTHERLY LINE OF SAID EASEMENT, SOUTH 73°56'36" EAST, A DISTANCE OF 150.00 FEET TO THE POINT OF CURVATURE OF A NON-TANGENTIAL CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 25.00 FEET; THENCE ALONG THE EASTERLY LINE OF SAID EASEMENT, RUN THE FOLLOWING 21 COURSES: 1) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 39.27 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 61°03'24" WEST, AND A CHORD DISTANCE OF 35.36 FEET; 2) SOUTH 16°03'25" WEST, A DISTANCE OF 147.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE NORTHWESTERLY HAVING A RADIUS OF 1500.00 FEET; 3) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 496.94 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°32' 52" WEST, AND A CHORD DISTANCE OF 494.68 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 370.00 FEET; 4) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 244.37 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 16°07'05" WEST, AND A CHORD DISTANCE OF 239.95 FEET; 5) SOUTH 02°48'09" EAST, A DISTANCE OF 1175.16 FEET; 6) SOUTH 02°09'04" EAST, A DISTANCE OF 730.47 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; 7) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 175.59 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 20°46'34" EAST,

(continued)

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS
AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.
CERTIFIED TO: TERRA PINES-SOUTH, LLC

PREPARED FOR: TERRA PINES-SOUTH, LLC



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N/A
 FIELD WORK COMPLETED MAP ORIGINALLY SIGNED

 JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

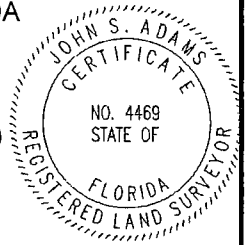
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DRAWN BY: JSA CHECKED BY: JSA

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PANEL NO.:	N/A		
FB/PG:	N/A		
DATE:	7/22/22	SCALE:	1"=200'
PROJECT NO.:	2213-22-001	REVISION:	
SHEET <u>7</u> OF <u>13</u>			

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



AND A CHORD DISTANCE OF 172.51 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 330.00 FEET; 8) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 17.50 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 37°53'14" EAST, AND A CHORD DISTANCE OF 17.50 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE NORTHEASTERLY HAVING A RADIUS OF 20.00 FEET; 9) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.06 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 59°22'06" EAST, AND A CHORD DISTANCE OF 15.63 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 60.00 FEET; 10) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 119.51 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 25°18'30" EAST, AND A CHORD DISTANCE OF 100.71 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 20.00 FEET; 11) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 16.06 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 08°45'06" WEST, AND A CHORD DISTANCE OF 15.63 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; 12) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 86.82 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°42'44" EAST, AND A CHORD DISTANCE OF 86.57 FEET; 13) SOUTH 00°49'29" WEST, A DISTANCE OF 372.09 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 330.00 FEET; 14) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 117.21 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°00'00" WEST, AND A CHORD DISTANCE OF 116.60 FEET TO THE POINT OF CURVATURE OF A REVERSE CURVE CONCAVE EASTERLY HAVING A RADIUS OF 270.00 FEET; 15) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 137.69 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°33'57" WEST, AND A CHORD DISTANCE OF 136.21 FEET; 16) SOUTH 08°02'38" EAST, A DISTANCE OF 371.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE EASTERLY HAVING A RADIUS OF 970.00 FEET; 17) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 70.61 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 10°07'45" EAST, AND A CHORD DISTANCE OF 70.59 FEET; 18) SOUTH 12°12'52" EAST, A DISTANCE OF 345.49 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 1030.00 FEET; 19) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 195.08 FEET, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 06°47'19" EAST,

(continued)

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PREPARED FOR: TERRA PINES-SOUTH, LLC

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F.I.R.M. FLOOD ZONE: N/A ELEVATION: N/A

PANEL NO.: N/A

FB/PG: N/A

DATE: 7/22/22 SCALE: 1"=200'

PROJECT NO.: 2213-22-001 REVISION:

N/A JULY 22, 2022
FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
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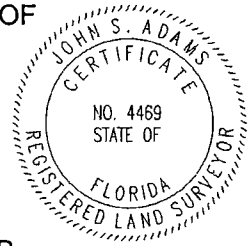
DRAWN BY: JSA CHECKED BY: JSA

SHEET 8 OF 13

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

AND A CHORD DISTANCE OF 194.79 FEET; 20) SOUTH 01°21'45" EAST, A DISTANCE OF 114.71 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE WESTERLY HAVING A RADIUS OF 530.00 FEET; 21) ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 237.88 FEET TO THE POINT OF BEGINNING OF INGRESS EGRESS EASEMENT DESCRIBED HEREIN, SAID CURVE BEING SUBTENDED BY A CHORD BEARING OF SOUTH 11°29'45" WEST, AND A CHORD DISTANCE OF 235.89 FEET;



THENCE DEPARTING SAID EASTERLY LINE OF INGRESS AND EGRESS EASEMENT B, CONTINUE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE AN ARC DISTANCE OF 175.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 420.00 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S33°49'33"W, 174.42 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE, A DISTANCE OF 175.22 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S16°30'39"W, 378.55 FEET, AN ARC DISTANCE OF 392.70 FEET; THENCE S10°16'30"E, 111.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S15°54'06"E, 92.16 FEET, AN ARC DISTANCE OF 92.31 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S10°16'30"E, 206.85 FEET, AN ARC DISTANCE OF 208.19 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S04°38'55"E, 92.16 FEET, AN ARC DISTANCE OF 92.31 FEET; THENCE S10°16'30"E, 6.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S18°33'29"E, 135.42 FEET, AN ARC DISTANCE OF 135.89 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 530.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S10°16'30"E, 302.23 FEET, AN ARC DISTANCE OF 306.48 FEET TO THE POINT OF REVERSE CURVATURE OF

(continued)

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PREPARED FOR: TERRA PINES-SOUTH, LLC



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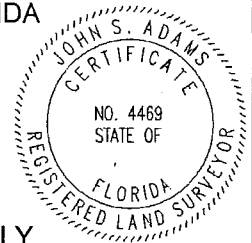
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SHEET 9		OF 13	

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AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 470.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S01°59'32"E, 135.42 FEET, AN ARC DISTANCE OF 135.89 FEET; THENCE S10°16'30"E, 67.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S13°34'46"E, 48.42 FEET, AN ARC DISTANCE OF 48.45 FEET; THENCE S16°53'02"E, 319.87 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S65°19'41"E, 37.42 FEET, AN ARC DISTANCE OF 42.28 FEET; THENCE N66°13'40"E, 40.13 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 210.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S88°40'30"E, 178.14 FEET, AN ARC DISTANCE OF 183.97 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 150.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S75°52'48"E, 63.92 FEET, AN ARC DISTANCE OF 64.41 FEET; THENCE S88°10'55"E, 492.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 80.00 FEET; THENCE EASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N88°13'06"E, 10.05 FEET, AN ARC DISTANCE OF 10.05 FEET; THENCE N84°37'07"E, 67.50 FEET; THENCE S05°22'54"E, 60.00 FEET; THENCE S84°37'07"W, 67.50 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 140.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S88°13'06"W, 17.58 FEET, AN ARC DISTANCE OF 17.59 FEET; THENCE N88°10'55"W, 492.38 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 210.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N75°52'48"W, 89.49 FEET, AN ARC DISTANCE OF 90.18 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTH AND HAVING A RADIUS OF 150.00 FEET; THENCE WESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N88°40'30"W, 127.25 FEET, AN ARC DISTANCE OF 131.41 FEET; THENCE S66°13'40"W, 40.06 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 25.00

(continued)

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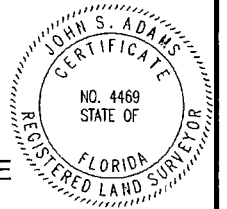
F.I.R.M. FLOOD ZONE:	N/A	ELEVATION: N/A
PANEL NO.:	N/A	
FB/PG:	N/A	
DATE:	7/22/22	SCALE: 1"=200'
PROJECT NO.:	2213-22-001	REVISION:
SHEET 10 OF 13		

N/A
 FIELD WORK COMPLETED JULY 22, 2022
 MAP ORIGINALLY SIGNED
 JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

DRAWN BY: JSA CHECKED BY: JSA

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S17°13'33"W, 37.74 FEET, AN ARC DISTANCE OF 42.76 FEET TO THE POINT OF COMPOUND CURVATURE OF A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 420.00 FEET; THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF S32°00'49"E, 3.48 FEET, AN ARC DISTANCE OF 3.48 FEET; THENCE S57°44'55"W, 60.00 FEET TO A POINT ON A CURVE CONCAVE TO THE NORTHEAST AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N24°34'03"W, 128.36 FEET, AN ARC DISTANCE OF 128.74 FEET; THENCE N16°53'02"W, 327.55 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N13°34'46"W, 55.34 FEET, AN ARC DISTANCE OF 55.37 FEET; THENCE N10°16'30"W, 67.41 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N01°59'31"W, 152.71 FEET, AN ARC DISTANCE OF 153.24 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N10°16'30"W, 268.01 FEET, AN ARC DISTANCE OF 271.78 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N18°33'29"W, 152.71 FEET, AN ARC DISTANCE OF 153.24 FEET; THENCE N10°16'30"W, 6.65 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N04°38'55"W, 103.93 FEET, AN ARC DISTANCE OF 104.09 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE WEST AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N10°16'30"W, 183.43 FEET, AN ARC DISTANCE OF 184.62 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 530.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE

(continued)

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS
AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.

PREPARED FOR: **TERRA PINES-SOUTH, LLC**

CERTIFIED TO: **TERRA PINES-SOUTH, LLC**

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2258

CERTIFICATE OF AUTHORIZATION LB #6991

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LEGEND:
 a.k.a. - DENOTES ALSO KNOWN AS
 C - DENOTES CENTERLINE
 CERT. - DENOTES CERTIFICATION
 C.E.C. - DENOTES CLAY ELECTRIC COOPERATIVE, INC.
 C.C.U.A. - DENOTES CLAY COUNTY UTILITY AUTHORITY
 LB# - DENOTES LICENSE BUSINESS NUMBER
 N.T.S. - DENOTES NOT TO SCALE
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 O.R.B. - DENOTES OFFICIAL RECORDS BOOK
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 R-24-E - DENOTES RANGE 24 EAST
 T-4-S - DENOTES TOWNSHIP 4 SOUTH
 NO. - DENOTES NUMBER
 (TYP) - DENOTES TYPICAL

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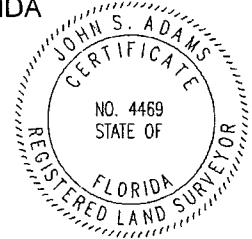
F.I.R.M. FLOOD ZONE: N/A		ELEVATION: N/A	
PANEL NO.: N/A			
FB/PG: N/A			
DATE: 7/22/22		SCALE: 1"=200'	
PROJECT NO.: 2213-22-001		REVISION:	
SHEET <u>11</u> OF <u>13</u>			

N/A
 FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
 JULY 22, 2022
 JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

DRAWN BY: JSA CHECKED BY: JSA

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA



OF N15°54'06"W, 103.93 FEET, AN ARC DISTANCE OF 104.09 FEET; THENCE N10°16'30"W, 111.89 FEET TO THE POINT OF CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N02°22'54"W, 131.84 FEET, AN ARC DISTANCE OF 132.26 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 27.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N28°04'37"W, 29.87 FEET, AN ARC DISTANCE OF 31.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N15°07'43"E, 116.83 FEET, AN ARC DISTANCE OF 160.84 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 27.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N58°20'03"E, 29.87 FEET, AN ARC DISTANCE OF 31.66 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 480.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N34°01'15"E, 154.73 FEET, AN ARC DISTANCE OF 155.41 FEET TO THE POINT OF REVERSE CURVATURE OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 470.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, SUBTENDED BY A CHORD BEARING AND DISTANCE OF N33°49'30"E, 154.68 FEET, AN ARC DISTANCE OF 155.38 FEET; THENCE S65°38'46"E, 60.00 FEET TO THE POINT OF BEGINNING OF THE INGRESS EGRESS EASEMENT HEREIN DESCRIBED.

CONTAINING 4.44 ACRES, MORE OR LESS.

SAID LANDS SITUATED, LYING AND BEING IN ST. JOHNS COUNTY, FLORIDA.

THIS SKETCH AND DESCRIPTION CONSISTS OF 13 SHEETS
AND IS NOT FULL AND COMPLETE WITHOUT ALL 13 SHEETS.
CERTIFIED TO: TERRA PINES-SOUTH, LLC

PREPARED FOR: TERRA PINES-SOUTH, LLC



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1501 COUNTY ROAD 315 SUITE NO. 106 (904) 284-2224

GREEN COVE SPRINGS, FL 32043 FAX (904) 284-2256

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FIELD WORK N/A COMPLETED MAP ORIGINALLY SIGNED
 JULY 22, 2022

JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

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F.I.R.M. FLOOD ZONE: N/A ELEVATION: N/A

PANEL NO.: N/A

FB/PG: N/A

DATE: 7/22/22 SCALE: 1"=200'

PROJECT NO.: 2213-22-001 REVISION:

DRAWN BY: JSA CHECKED BY: JSA

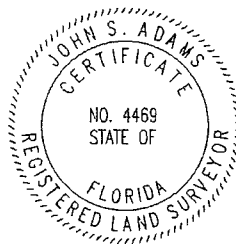
SHEET 12 OF 13

SKETCH & DESCRIPTION

AN EASEMENT COVERING A TRACT OF LAND LYING WITHIN SECTIONS 7 AND 18,
TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

GENERAL NOTES:

1. BEARINGS SHOWN HEREON ARE BASED UPON THE CENTERLINE OF COUNTY ROAD 208, HAVING A BEARING OF S73°56'35"E.
2. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
3. THIS SKETCH AND DESCRIPTION IS BEING PROVIDED SOLELY FOR THE USE OF THE CURRENT PARTIES AND NO CERTIFICATION HAS BEEN CREATED, EXPRESS OR IMPLIED, TO COPY THIS SKETCH AND DESCRIPTION AND IS NOT TRANSFERABLE. ANY COPIES OF THIS SKETCH AND DESCRIPTION THAT ARE USED IN ANY SUBSEQUENT TRANSACTIONS SHALL BE NULL AND VOID IF THEY DO NOT BEAR THE EMBOSSED RAISED OR DIGITAL SEAL OF THE SIGNING SURVEYOR. THE USE OF SUCH DOCUMENTS RELEASES THE SIGNING SURVEYOR OF ANY FURTHER CLAIMS OF LIABILITY OF ANY SUBSEQUENT TRANSACTIONS AND IS ONLY VALID UP TO 60 DAYS AFTER THE INITIAL SIGNING DATE.
4. DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.
5. THIS SKETCH AND DESCRIPTION IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
6. THIS SKETCH AND DESCRIPTION IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
7. THIS IS NOT A SURVEY.



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CERTIFIED TO: TERRA PINES-SOUTH, LLC



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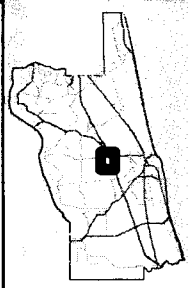
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DATE:	7/22/22	SCALE:	1"=200'
PROJECT NO.:	2213-22-001	REVISION:	
SHEET <u>13</u> OF <u>13</u>			

N/A
 FIELD WORK COMPLETED MAP ORIGINALLY SIGNED
 JOHN S. ADAMS, P.L.S.
 STATE OF FLORIDA LICENSE NUMBER LS 4469

DRAWN BY: JSA CHECKED BY: JSA



Easement Area



2019 Aerial Imagery
August 12, 2022

CRD Terra Pines, LLC.

First Amendment to Easement set forth in Warranty Deed

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

Disclaimer:
This map is for reference use only.
Data provided are derived from multiple
sources with varying levels of accuracy.
The St. Johns County Real Estate
Division disclaims all responsibility
for the accuracy or completeness
of the data shown hereon.



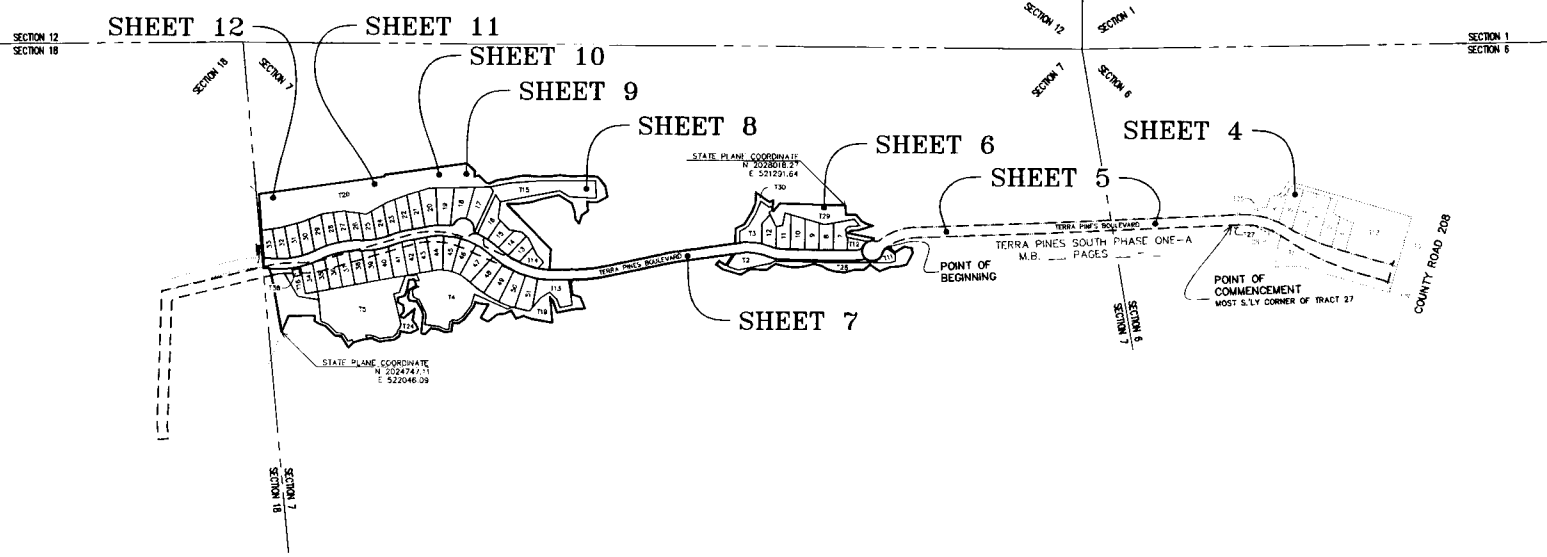
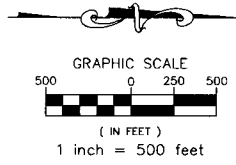
TERRA PINES SOUTH PHASE ONE - B

PART OF SECTION 7, TOWNSHIP 7 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK ___ PAGE ___

SHEET 3 OF 12 SHEETS

SEE SHEET 3 FOR GENERAL NOTES & LEGEND



GENERAL NOTES

1. Bearings are based upon the centerline of County Road 208, being S73°56'35"E.
2. All drainage easements are unobstructed unless otherwise noted.
3. The easements shown hereon and designated as unobstructed easements shall remain totally unobstructed by any permanent improvements which may impede the use of said easements. The construction of driveways and the installation of fences, hedges and landscaping is permissible but subject to removal at the expense of each lot owner for the removal and/or replacement of such items.
4. All platted utility easements shall provide that such easements shall also be easements for the construction, installation, maintenance, and operation of cable television services; provided, however, no such construction, installation, maintenance, and operation of cable television services shall interfere with the facilities and services of an electric, telephone, gas, or other public utility. In the event a cable television company damages the facilities of a public utility, it shall be solely responsible for the damages.
5. NOTICE: This plat, as recorded in its graphic form, is the official depiction of the subdivided lands described herein and will in no circumstances be supplanted 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 public records of this county.
6. Current law provides that no construction, filling, removal of earth, cutting of trees or other plants shall take place waterward of the jurisdictional wetland line as shown on this plat without the approval of this county and/or any other federal state or local governmental regulatory agencies with jurisdiction over such wetlands. It is the responsibility of the lot owner, his agents and the entity performing any activity within this area to acquire the necessary written approvals prior to the beginning of any work. The jurisdictional wetland line shown hereon may be superseded and recertified at any time, by the appropriate authorities.
7. State plane coordinates shown hereon are based on NAD 83/90 State Plane, Florida East Zone (Zone 0901) in U.S. survey feet and are for GIS purposes only.
8. Upland Buffer and Upland Preservation areas adjacent to wetlands are to remain natural, vegetative and undisturbed.

LEGEND

- O.R. - DENOTES OFFICIAL RECORDS BOOK
- M.B. - DENOTES MAP BOOK
- PG(S). - DENOTES PAGE(S)
- UDE - DENOTES UNOBSTRUCTED DRAINAGE EASEMENT
- SWAMP - DENOTES STORMWATER MANAGEMENT FACILITY
- TLO - DENOTES TIE-LINE ONLY
- UDAE - DENOTES UNOBSTRUCTED DRAINAGE & ACCESS EASEMENT
- (NR) - DENOTES NON-RADIAL
- (R) - DENOTES RADIAL
- - DENOTES SET 4"x4" CONCRETE MONUMENT "BTS PRM LB6991"
- - DENOTES SET 5/8" IRON ROD "BTS LB6991"
- - DENOTES FOUND 4"x4" CONCRETE MONUMENT AS NOTED
- - DENOTES SET NAIL & DISC "BTS PCP LB6991"
- R/W - DENOTES RIGHT-OF-WAY
- FPL - DENOTES FLORIDA POWER & LIGHT COMPANY
- T# - DENOTES TRACT NUMBER
- LSB - DENOTES LANDSCAPE BUFFER
- DENOTES WETLANDS
- DENOTES UNDISTURBED UPLAND BUFFER



PREPARED BY:
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 CERTIFICATE OF AUTHORIZATION LB #6991
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