

RESOLUTION NO. 2022- 44
RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS
OF ST. JOHNS COUNTY, FLORIDA APPROVING A PLAT FOR
BROOKSIDE PRESERVE PHASE 1A.

WHEREAS, KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, AS OWNER, has applied to the Board of County Commissioners of St. Johns County, Florida for approval to record a plat known as BROOKSIDE PRESERVE PHASE 1A.

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

Section 1. The above-described subdivision plat and its dedicated areas depicted thereon are conditionally approved and accepted by the Board of County Commissioners of St. Johns County, Florida subject to Sections 2, 3, 4, 5 and 6.

Section 2. A Required Improvements Bond in the amount of \$768,479.00 has been filed with the Clerk's office.

Section 3. A Required Improvements Bond in the amount of \$345,254.00 is required for maintenance.

Section 4. The approval and acceptance described in Section 1 shall not take effect until the Clerk has received a title opinion, certificate, or policy pertaining to the real property that is the subject of the aforementioned subdivision plat which opinion, certificate or policy is in a form acceptable to the County Attorney or Assistant County Attorney.

Section 5. The Clerk is instructed to file and record the consent and joinder(s) to the plat executed by all mortgagees identified in the title opinion or certificate of the title in Section 4.

Section 6. The approval and acceptance described in Section 1 shall not take effect until the plat has been signed by each of the following departments, person or offices:

- a) Chairman or Vice-Chairman of the Board of County Commissioners of St. Johns County, Florida;
- b) Office of the County Attorney;
- c) County Growth Management Department;
- d) Office of the County Surveyor; and
- e) Clerk of Courts.

The Clerk shall not sign or accept the Plat for recording until it has been signed by each of the above persons or entities described in a) through d) above. If the plat is not signed and accepted by the Clerk for recording within 14 days from the date hereof, then the above-described conditional approval shall

automatically terminate. If the plat is signed by the Clerk on or before such time, the conditions described herein shall be deemed to have been met.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 15th day of February, 2022.

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

BY: Henry Dean
Henry Dean, Chair

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

Sam Halterman
Deputy Clerk

Rendition Date 2/17/22



BROOKSIDE PRESERVE PHASE 1A

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK

PAGE

SHEET 1 OF 6 SHEETS

(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CAPTION

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COINCIDENCE AT THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPTON ROAD (A VARIABLE WIDTH RIGHT OF WAY AS NOW ESTABLISHED) WITH THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2190, PAGE 1587 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, THENCE S89°17'20"E, ALONG SAID SOUTH LINE, A DISTANCE OF 411.8 FEET TO THE POINT OF BEGINNING, THENCE S89°17'20"E, ALONG THE SOUTH LINE OF SAID LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 2190, PAGE 1582, A DISTANCE OF 377.79 FEET, THENCE S66°57'33"E, A DISTANCE OF 39.25 FEET, THENCE S01°09'49"E, A DISTANCE OF 54.59 FEET, THENCE S90°00'00"E, A DISTANCE OF 94.51 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.78 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N44°25'06"E, 35.71 FEET TO A POINT OF NON-TANGENCY, THENCE S49°50'14"E, A DISTANCE OF 50.84 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 23.00 FEET, THENCE SOUTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF S45°34'42"E, 34.90 FEET TO A POINT OF TANGENCY, THENCE S90°00'00"E, A DISTANCE OF 93.53 FEET, THENCE N01°09'49"E, A DISTANCE OF 134.60 FEET, THENCE S90°00'00"E, A DISTANCE OF 473.41 FEET, THENCE N60°19'49"E, A DISTANCE OF 43.66 FEET, THENCE S90°00'00"E, A DISTANCE OF 59.67 FEET, THENCE N90°00'00"E, A DISTANCE OF 106.67 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 34.76 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°34'42"E, 35.36 FEET TO A POINT OF NON-TANGENCY, THENCE N00°00'00"E, A DISTANCE OF 30.60 FEET TO A POINT ON A CURVE BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 23.00 FEET, THENCE NORTHEASTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°00'00"E, 33.36 FEET TO A POINT OF TANGENCY, THENCE N00°00'00"E, A DISTANCE OF 190.00 FEET TO A POINT OF CURVATURE OF A CURVE BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 25.00 FEET, THENCE NORTHWESTERLY ALONG THE ARC OF LAST SAID CURVE, AN ARC DISTANCE OF 39.27 FEET, LAST SAID CURVE BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF N45°00'00"E, 33.36 FEET, DEPARTING LAST SAID CURVE, A DISTANCE OF 50.00 FEET, THENCE S90°00'00"E, A DISTANCE OF 141.07 FEET, THENCE N90°00'00"E, A DISTANCE OF 155.72 FEET TO THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1571 OF SAID PUBLIC RECORDS, THENCE N89°16'27"E, ALONG THE SOUTH LINE OF LAST SAID LANDS AND LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 4184, PAGE 676, BOTH OF SAID PUBLIC RECORDS, A DISTANCE OF 323.12 FEET TO THE EAST LINE OF SAID SECTION 17, THENCE S01°09'49"E, ALONG LAST SAID EAST LINE, A DISTANCE OF 973.40 FEET TO THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 1 (AS BY LOCAL RECOGNITION AND MONUMENTATION), THENCE N90°00'00"E, ALONG THE SOUTH LINE OF SAID GOVERNMENT LOT 1, A DISTANCE OF 1357.19 FEET TO THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 1, THENCE N89°45'27"E, A DISTANCE OF 429.79 FEET TO SAID NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPTON ROAD, THENCE N90°00'00"E, ALONG SAID NORTHEASTERLY RIGHT OF WAY LINE, A DISTANCE OF 202.82 FEET, THENCE S89°17'20"E, DEPARTING SAID NORTHEASTERLY RIGHT OF WAY LINE AND ALONG THE SOUTH LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 1542, PAGE 1571 OF SAID PUBLIC RECORDS, A DISTANCE OF 224.02 FEET, THENCE N00°00'00"E, ALONG THE EAST LINE OF LAST SAID LANDS, A DISTANCE OF 1429.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 18.58 ACRES, MORE OR LESS.

CERTIFICATE OF REVIEW - COUNTY ATTORNEY

THIS IS TO CERTIFY THAT THIS PLAT OF BROOKSIDE PRESERVE PHASE 1A HAS BEEN EXAMINED AND REVIEWED BY THE OFFICE OF THE ST. JOHNS COUNTY ATTORNEY ON THIS _____ DAY OF _____, 2022.

OFFICE OF THE ST. JOHNS 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 PART 1, CHAPTER 177, FLORIDA STATUTES, AND IS RECORDED IN MAP BOOK _____ PAGE(S) _____ OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA ON THIS _____ DAY OF _____, 2022.

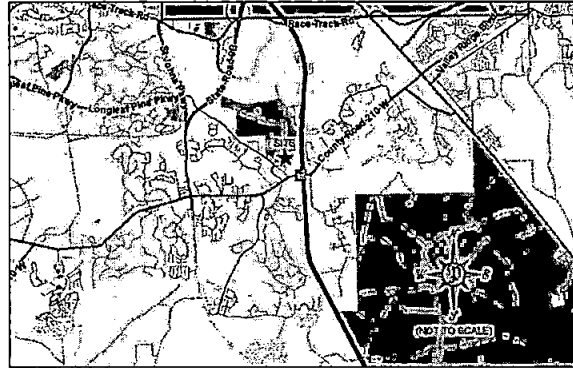
BRANDON J. PATTY, CLERK
CLERK OF THE CIRCUIT COURT & COMPTROLLER

CERTIFICATE OF PLAT REVIEW

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN REVIEWED FOR CONFORMITY TO FLORIDA STATUTES, CHAPTER 177, PART 1, PLATTING, BY THE OFFICE OF THE COUNTY SURVEYOR FOR ST. JOHNS COUNTY, FLORIDA, ON THIS _____ DAY OF _____, 2022.

GAIL OLIVER, P.S.M., COUNTY SURVEYOR
PROFESSIONAL LAND SURVEYOR AND MAPPER
LICENSE NUMBER 4564

VICINITY MAP



CERTIFICATE OF APPROVAL AND ACCEPTANCE BOARD OF COUNTY COMMISSIONERS

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN APPROVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022. THIS ACCEPTANCE SHALL NOT BE DEEMED AS REQUIRING CONSTRUCTION OR MAINTENANCE BY ST. JOHNS COUNTY OF ANY PART OF SAID SUBDIVISION.

CHAIR, BOARD OF COUNTY COMMISSIONERS

CERTIFICATE OF APPROVAL - GROWTH MANAGEMENT DEPARTMENT

THIS IS TO CERTIFY THAT THE ABOVE PLAT HAS BEEN EXAMINED AND APPROVED BY THE COUNTY GROWTH MANAGEMENT DEPARTMENT FOR ST. JOHNS COUNTY, ON THIS _____ DAY OF _____, 2022.

DIRECTOR OF THE GROWTH MANAGEMENT DEPARTMENT

NOTARY FOR KB HOME JACKSONVILLE LLC

STATE OF FLORIDA, COUNTY OF DUVAL

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME BY MEANS OF A PHYSICAL PRESENCE OR A ONLINE NOTARIZATION, THIS _____ DAY OF _____, 2022, BY TODD HOLDER AS DIVISION PRESIDENT, OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY, ON BEHALF OF THE COMPANY WHO IS PERSONALLY KNOWN TO ME OR WHO PRODUCED _____ AS IDENTIFICATION.

NOTARY PUBLIC, STATE OF FLORIDA AT LARGE

PRINT NAME: _____

COMMISSION NO.: _____

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT THE ABOVE PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE LANDS SURVEYED, PLATTED AND DESCRIBED IN THE CAPTION, THAT THE SURVEY WAS PREPARED UNDER MY DIRECTION AND SUPERVISION AND THAT THIS PLAT COMPLIES WITH ALL SURVEY REQUIREMENTS OF CHAPTER 177, PART 1, PLATTING, THAT PERMANENT REFERENCE MONUMENTS HAVE BEEN PLACED ACCORDING TO THE LAWS OF THE STATE OF FLORIDA.

SIGNED THIS _____ DAY OF _____, 2022.

NATHAN P. FERRET, P.S.M.
PROFESSIONAL LAND SURVEYOR AND MAPPER, NO. 6900
FERRET AND ASSOCIATES, INC.

ADOPTION AND DEDICATION

THIS IS TO CERTIFY THAT KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY ("OWNER"), UNDER THE LAWS OF THE STATE OF FLORIDA, IS THE LAWFUL OWNER OF THE LANDS DESCRIBED IN THE CAPTION HEREON WHICH SHALL HEREAFTER BE KNOWN AS BROOKSIDE PRESERVE PHASE 1A, AND HAVE CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED. THIS PLAT BEING MADE IN ACCORDANCE WITH SAID SURVEY IS HEREBY ADOPTED AS A TRUE AND CORRECT PLAT OF SAID LANDS.

THE ROAD RIGHTS-OF-WAY DESIGNATED ON THIS PLAT AS RAMBLING BROOK TRAIL AND PEACE RIVER ROAD, TRACT "A", "D", "H" AND "I" (COMMON AREA), TRACTS "B", "C" AND "G" (STORMWATER MANAGEMENT FACILITY), TRACT "E" (AMENITY), TRACT "F" (CONSERVATION), AND TRACT "J" (ACCESS) SHALL REMAIN PRIVATELY OWNED AND THE SOLE AND EXCLUSIVE PROPERTY OF THE OWNER, ITS SUCCESSORS AND ASSIGNS EXCEPT AS HEREINAFTER PROVIDED, NO PART OF SAID LANDS IS DEDICATED TO THE COUNTY OF ST. JOHNS OR THE PUBLIC, EXCEPT AS OTHERWISE EXPRESSLY STATED HEREIN OR SHOWN ON THE PLAT. THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER ALL EASEMENTS AND TRACTS DESIGNATED ON THIS PLAT FOR THE PURPOSE OF CONSTRUCTING OR MAINTAINING ANY ROAD, UTILITIES, DRAINAGE FACILITIES, PONDS, DITCHES, OR OTHERWISE, EXCEPT AS HEREINAFTER PROVIDED.

TRACT "L" (LIFT STATION) IS HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, IN FEE SIMPLE. ALL EASEMENTS FOR WATER, WATER REUSE AND SEWER UTILITIES ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS.

TITLE TO THE LANDSCAPE BUFFER EASEMENT IS HEREBY RETAINED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO CONVEY TITLE TO SAID EASEMENT TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT. SUCH EASEMENTS SHALL BE HELD AND USED BY OWNER, ITS SUCCESSORS AND ASSIGNS, AS A LANDSCAPE BUFFER FOR TRACT "L" (LIFT STATION) IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 656.1223, CITY OF JACKSONVILLE ORDINANCE CODE.

THE OWNER HEREBY DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, A NON-EXCLUSIVE EASEMENT ON UPON, OVER, AND UNDER THE LANDSCAPE BUFFER EASEMENT, FOR ELECTRICAL, WATER REUSE, WATER, SEWER, AND OTHER PUBLIC UTILITIES AND INGRESS AND EGRESS IN CONNECTION WITH JEA'S USE OF THE TRACT "L" (LIFT STATION).

THE OWNER, ITS SUCCESSORS AND ASSIGNS, SHALL FOREVER RELEASE, DISCHARGE, INDEMNIFY JEA AND SAVE IT HARMLESS FROM SUITS, ACTIONS, DAMAGES, LIABILITY AND EXPENSES THAT MAY BE INCURRED IN CONNECTION WITH PROPERTY DAMAGE OR PERSONAL INJURY, OR ANY OTHER DAMAGE ARISING FROM OR OUT OF ANY OCCURRENCE IN, UPON, AT OR FROM THE LANDSCAPE BUFFER EASEMENT, OR ANY PART THEREOF, EXCEPT TO THE EXTENT ARISING FROM OR INCIDENTAL TO JEA'S USE OF THE TRACT "L" (LIFT STATION) OR JEA'S EASEMENT UPON THE LANDSCAPE BUFFER EASEMENT. OWNER'S SUCCESSORS AND ASSIGNS SHALL BE SUBJECT TO THIS RELEASE AND INDEMNIFICATION AND THE COVENANTS HEREIN SHALL RUN WITH THE LAND DESCRIBED AND CAPTIONED HEREON. JEA SHALL RESTORE OR REPLACE ANY LANDSCAPING, GROUND COVER, AND/OR IRRIGATION FACILITIES DISTURBED BY JEA IN THE EXERCISE OF ITS EASEMENT RIGHTS UPON THE LANDSCAPE BUFFER EASEMENT WITH LIKE-KIND MATERIALS, PROVIDED HOWEVER, THAT TO THE EXTENT REPLACEMENT OF ITEMS SUCH AS LARGE OR MATURE TREES IS NOT REASONABLY FEASIBLE, JEA SHALL REPLACE SAME WITH THE CLOSEST REASONABLE REPLACEMENT THEREOF.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS NON-EXCLUSIVE USE (A) IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM, AND (B) FOR METERS ASSOCIATED WITH WATER AND/OR SEWER UTILITIES; PROVIDED HOWEVER, THAT NO PARALLEL UTILITIES MAY BE INSTALLED WITHIN SAID EASEMENTS.

THOSE EASEMENTS DESIGNATED AS "JEA-E" ARE HEREBY IRREVOCABLY DEDICATED TO JEA, ITS SUCCESSORS AND ASSIGNS, FOR ITS EXCLUSIVE USE IN CONNECTION WITH ITS UNDERGROUND ELECTRICAL SYSTEM.

THE OWNER, HEREBY IRREVOCABLY AND WITHOUT RESERVATION DEDICATES TO JEA, ITS SUCCESSORS AND ASSIGNS, EASEMENTS OVER, UPON, AND UNDER ALL ROAD RIGHTS OF WAY DESIGNATED HEREON, FOR ITS NON-EXCLUSIVE USE IN CONNECTION WITH THE INSTALLATION, MAINTENANCE, AND USE OF JEA UTILITIES, TOGETHER WITH THE RIGHT OF JEA, 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. IF ANY OF SAID EASEMENTS, THE OWNERS RETAIN THE OBLIGATION FOR MAINTENANCE OF ALL EASEMENTS SHOWN ON THIS PLAT FOR DRAINAGE OR LAKE PURPOSES; PROVIDED HOWEVER, THE UNDERSIGNED OWNER RESERVES THE RIGHT TO ASSIGN THE OBLIGATION FOR MAINTENANCE OF SAID EASEMENTS TO AN ENTITY, INCLUDING WITHOUT LIMITATION, A PROPERTY OWNER'S ASSOCIATION, OR OTHER THIRD PARTY THAT ASSUMES ALL OBLIGATION OF MAINTENANCE AND OPERATION THEREOF UNDER THIS PLAT.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT FOR INGRESS AND EGRESS OVER ANY ACCESS EASEMENTS SHOWN ON THE PLAT. ALL PLATTED UTILITY EASEMENTS, PROVIDED 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 BY SECTION 177.091 (2)(b), FLORIDA STATUTES.

THE UNDERSIGNED OWNER DOES HEREBY RESERVE TO ITSELF, ITS SUCCESSORS AND ASSIGNS, AND SHALL HAVE THE SOLE AND ABSOLUTE RIGHT, AT ANY TIME, WITH THE CONSENT OF THE GOVERNING BODY OF ANY MUNICIPALITY OR OTHER GOVERNMENT BODY POLITICAL THEN HAVING JURISDICTION OVER THE LANDS DESCRIBED, TO DEDICATE TO THE PUBLIC ALL OR ANY PART OF THE LANDS OR EASEMENTS REMAINING PRIVATELY OWNED BY THE UNDERSIGNED OWNER, ITS SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, THE OWNERS HAVE CAUSED THIS PLAT AND DEDICATION TO BE EXECUTED BY THEIR DULY ELECTED OFFICERS, ACTING BY AND WITH THE AUTHORITY OF ITS BOARD OF DIRECTORS:

IN WITNESS THEREOF, _____ OF KB HOME JACKSONVILLE LLC, A DELAWARE LIMITED LIABILITY COMPANY HAS CAUSED THESE PRESENTS TO BE SIGNED THIS _____ DAY OF _____, 2022, ON BEHALF OF THE COMPANY.

KB HOME JACKSONVILLE LLC
A DELAWARE LIMITED LIABILITY COMPANY

BY: _____
TODD HOLDER - ITS PRESIDENT

WITNESS _____
PRINT NAME

WITNESS _____
PRINT NAME

PREPARED BY:

PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

BROOKSIDE PRESERVE PHASE 1A

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 2 OF 6 SHEETS

NOTES

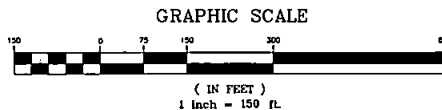
- BEARINGS SHOWN HEREON ARE BASED ON N59°57'00"W FOR THE NORTHEASTERLY RIGHT OF WAY LINE OF RUSSELL SAMPSON ROAD PER COUNTY ROAD PLAT BOOK 2, PAGES 62 THROUGH 68.
- THE INTENDED USE OF THESE COORDINATES IS FOR GIS BASE MAPPING PURPOSES. STATE PLANE COORDINATES SHOWN HEREON ARE BASED ON NORTH AMERICAN DATUM OF 1983 (NAD83 2011), FLORIDA EAST ZONE 0601.
- 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 THE PLAT THAT MAY BE FOUND IN THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.
- CERTAIN EASEMENTS ARE RESERVED FOR FLORIDA POWER AND LIGHT FOR USE IN CONJUNCTION WITH THE UNDERGROUND ELECTRICAL DISTRIBUTION SYSTEM.
- ALL UPLAND BUFFERS ARE TO REMAIN NATURAL AND UNDISTURBED.
- LANDS SHOWN HEREON ARE SUBJECT TO AN ACCESS EASEMENT RECORDED IN OFFICIAL RECORDS BOOK 5128, PAGE 431 OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA.

LEGEND

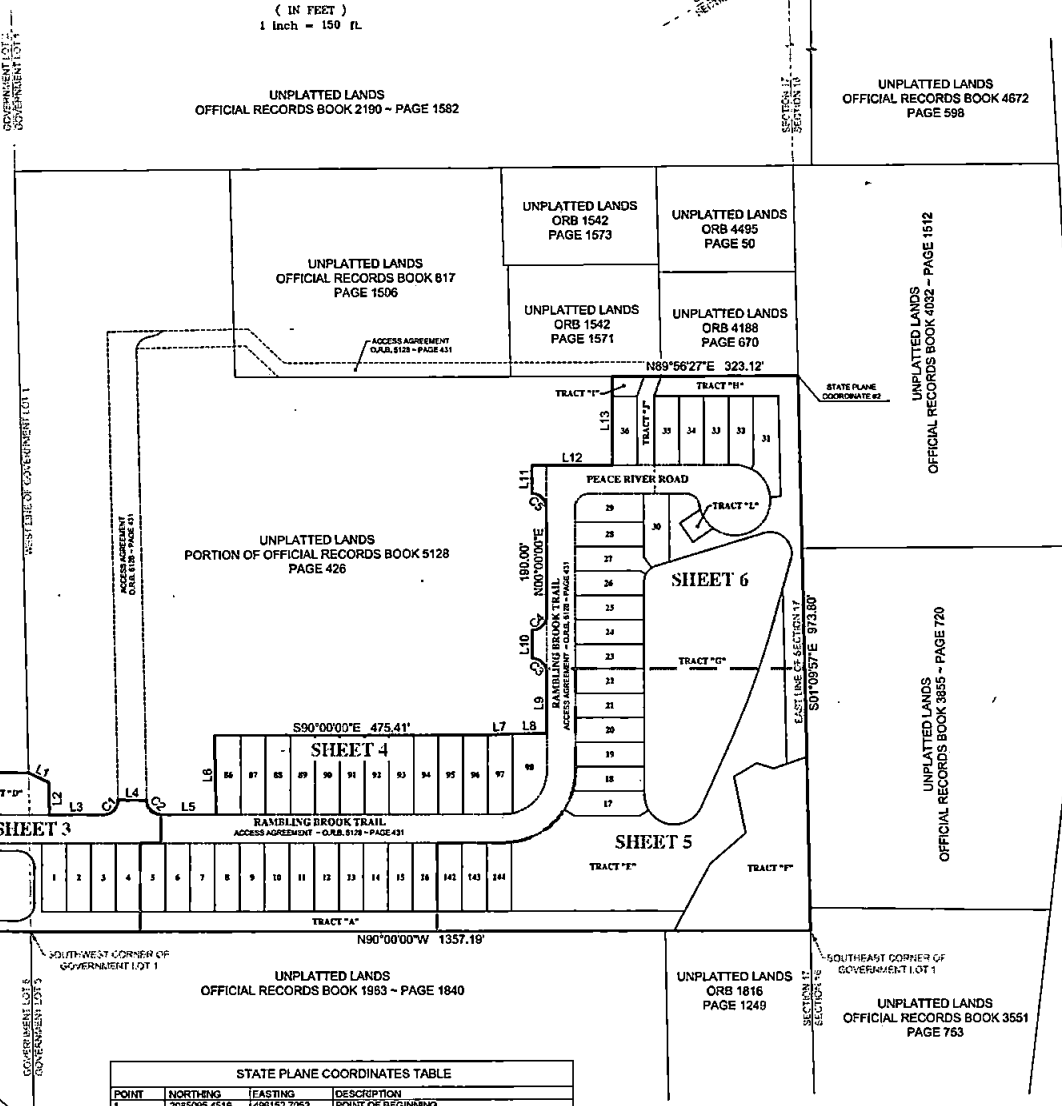
- DENOTES SET 3/4" REBAR STAMPED PRM L.B. 6715
- DENOTES SET PERMANENT REFERENCE MONUMENT STAMPED L.B. 6715
- DENOTES SET PERMANENT CONTROL POINT STAMPED L.B. 6715
- C1 DENOTES TABULATED CURVE DATA
- L1 DENOTES TABULATED LINE DATA
- P.C. DENOTES POINT OF CURVATURE
- P.T. DENOTES POINT OF TANGENCY
- P.R.C. DENOTES POINT OF REVERSE CURVE
- P.C.C. DENOTES POINT OF COMPOUND CURVE
- (R) DENOTES RADIAL LINE
- (N) NORTHING
- (E) EASTING
- R/W RIGHT-OF-WAY
- CL CENTERLINE
- CB CHORD BEARING
- D DELTA
- R.P. RADIUS POINT
- (100,1) DENOTES DISTANCE TO EASEMENT
- F.P.L.E. FLORIDA POWER AND LIGHT EASEMENT
- CRD OFFICIAL RECORDS BOOK
- UDAE UNOBSTRUCTED DRAINAGE AND ACCESS EASEMENT
- SPC STATE PLANE COORDINATE

LINE #	LENGTH	DIRECTION
L1	39.35	S63°57'33"E
L2	58.39	S01°09'49"E
L3	84.51	S90°00'00"E
L4	50.04	S88°50'14"E
L5	53.57	S90°00'00"E
L6	138.50	N01°02'49"W
L7	43.00	N65°53'49"E
L8	69.67	S00°00'00"E
L9	106.67	N00°00'00"E
L10	50.00	N00°00'00"E
L11	50.00	N00°00'00"E
L12	141.57	S00°00'00"E
L13	155.72	M00°00'00"E

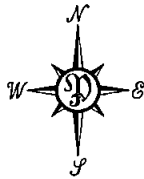
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	39.78	25.00	91°09'49"	N44°22'00"E	33.71
C2	36.70	25.00	88°50'11"	S43°34'54"E	34.99
C3	39.27	25.00	90°00'00"	S45°00'00"W	35.30
C4	39.27	25.00	90°00'00"	N45°00'00"E	35.30
C5	39.27	25.00	90°00'00"	N45°00'00"W	35.30



SECTION 16 - 35 DEGREES 14' 00" NORTH
SECTION 17



POINT	NORTHING	EASTING	DESCRIPTION
1	2085095.4516	498152.7052	POINT OF BEGINNING
2	2085785.9498	497651.6938	NORTHEAST CORNER OF TRACT "H"



INTERSTATE NO. 95
(LIMITED ACCESS URBAN EXPRESSWAY)

PREPARED BY:
PERRET AND ASSOCIATES, INC.
1484 MONTICELLO ROAD, JACKSONVILLE, FLORIDA 32207
PHONE (904) 805-0030 - L.B. NO. 6715

BROOKSIDE PRESERVE PHASE 1A

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

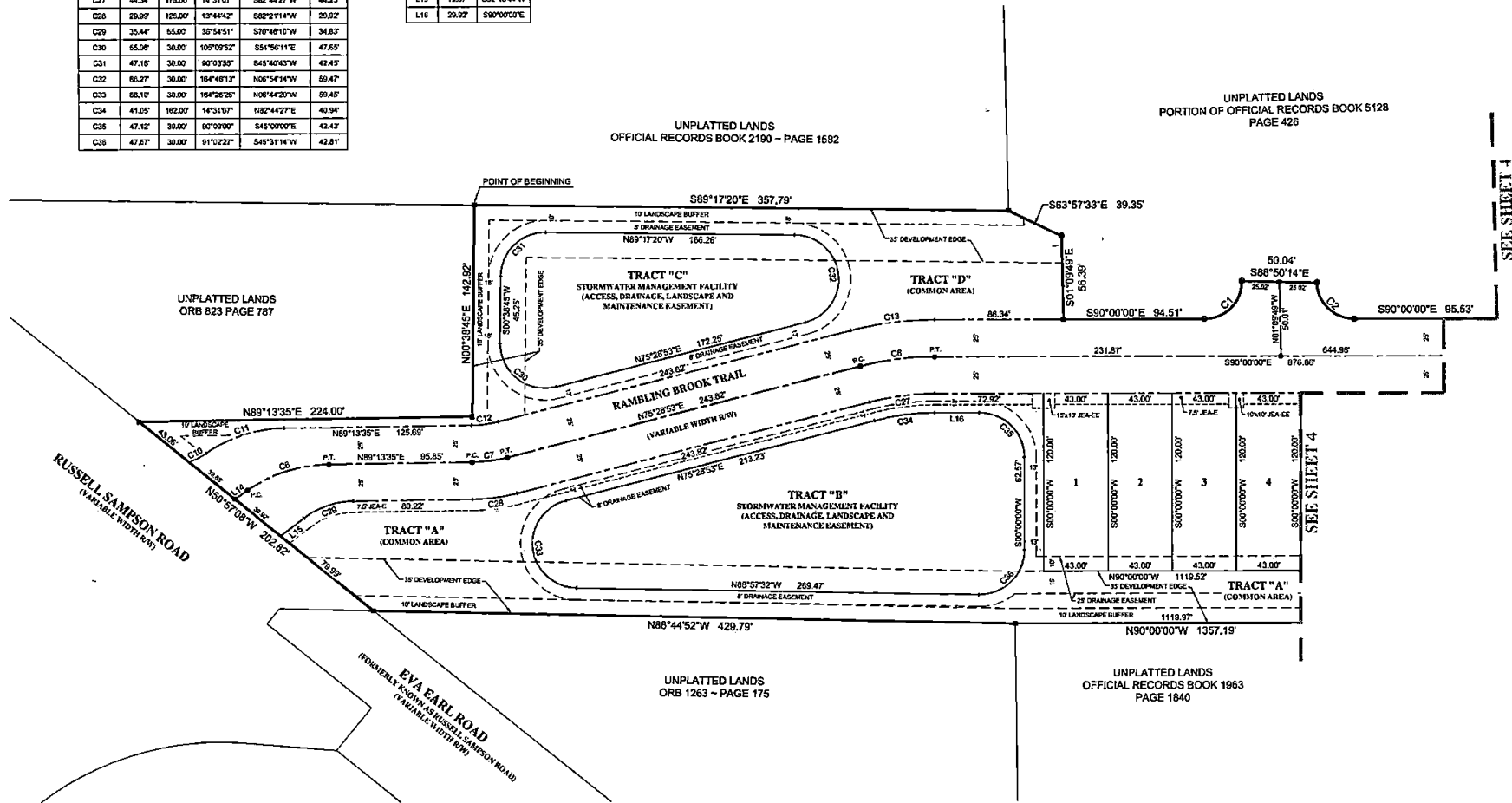
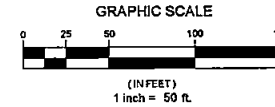
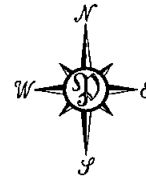
MAP BOOK

PAGE

SHEET 3 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C1	38.78	25.00	91°09'49"	N44°25'00"E	33.71'
C2	38.78	25.00	88°50'11"	S45°34'54"E	34.99'
C6	58.20	100.00	33°20'48"	N72°33'11"E	57.38'
C7	23.99	100.00	15°44'42"	N82°21'14"E	23.93'
C8	50.68	200.00	14°31'07"	N82°44'27"E	50.94'
C10	12.80	45.00	18°17'38"	N83°27'58"E	12.76'
C11	58.22	65.00	33°54'28"	N72°16'21"E	65.40'
C12	17.96	75.00	15°44'42"	N82°21'14"E	17.89'
C13	57.01	225.00	14°31'07"	N82°44'27"E	56.88'
C27	44.34	175.00	14°31'07"	S82°44'27"W	44.23'
C28	29.99	125.00	15°44'42"	S82°21'14"W	29.92'
C29	35.44	55.00	30°54'51"	S70°48'10"W	34.83'
C30	65.08	300.00	100°00'52"	S51°56'11"E	47.65'
C31	47.18	300.00	90°03'50"	S45°40'43"W	42.45'
C32	66.27	300.00	184°48'13"	N08°54'34"W	69.47'
C33	66.10	300.00	184°28'25"	N08°44'20"W	69.45'
C34	41.05	162.00	14°31'07"	N82°44'27"E	40.94'
C35	47.12	300.00	90°00'00"	S45°00'00"E	42.43'
C36	47.87	300.00	91°12'22"	S45°31'14"W	42.81'

LINE TABLE		
LINE #	LENGTH	DIRECTION
L14	10.47	N56°32'47"E
L15	19.57	S52°18'44"W
L16	20.92	S90°00'00"E



SEE SHEET 4

SEE SHEET 4

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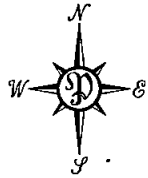
BROOKSIDE PRESERVE PHASE 1A

A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

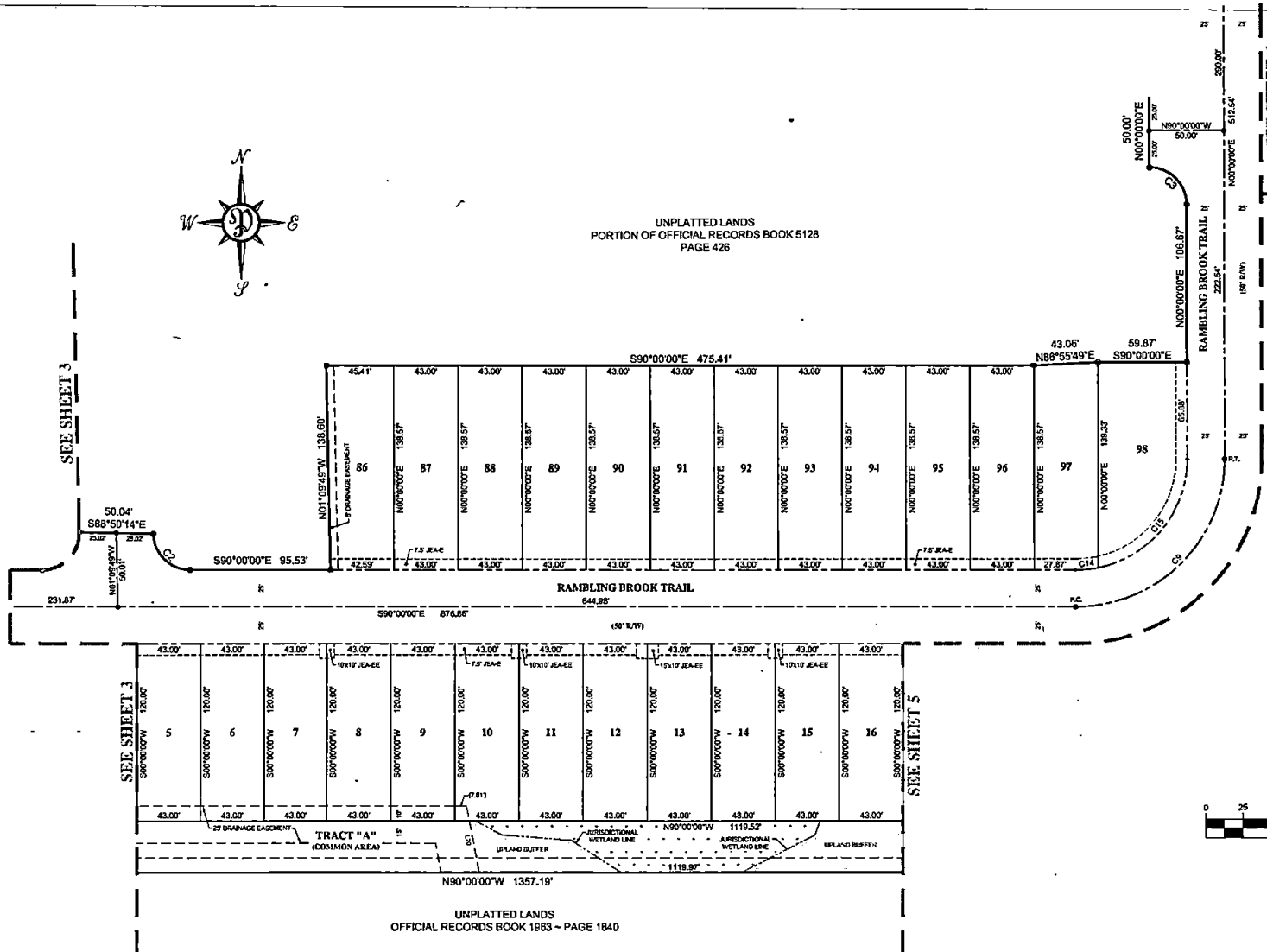
MAP BOOK

PAGE

SHEET 4 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

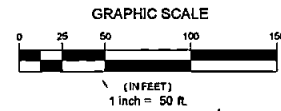


UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426



LINE TABLE		
LINE #	LENGTH	DIRECTION
L20	43.87	S10°52'47"E

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD
C2	38.78'	25.00'	68°50'11"	S45°34'54"E	34.97'
C3	39.27'	25.00'	90°00'00"	N45°00'00"W	33.38'
C9	157.08'	100.00'	90°00'00"	N45°00'00"W	141.42'
C14	15.24'	75.00'	11°38'32"	N34°10'42"E	15.21'
C15	102.57'	75.00'	78°21'28"	N39°10'49"E	94.76'



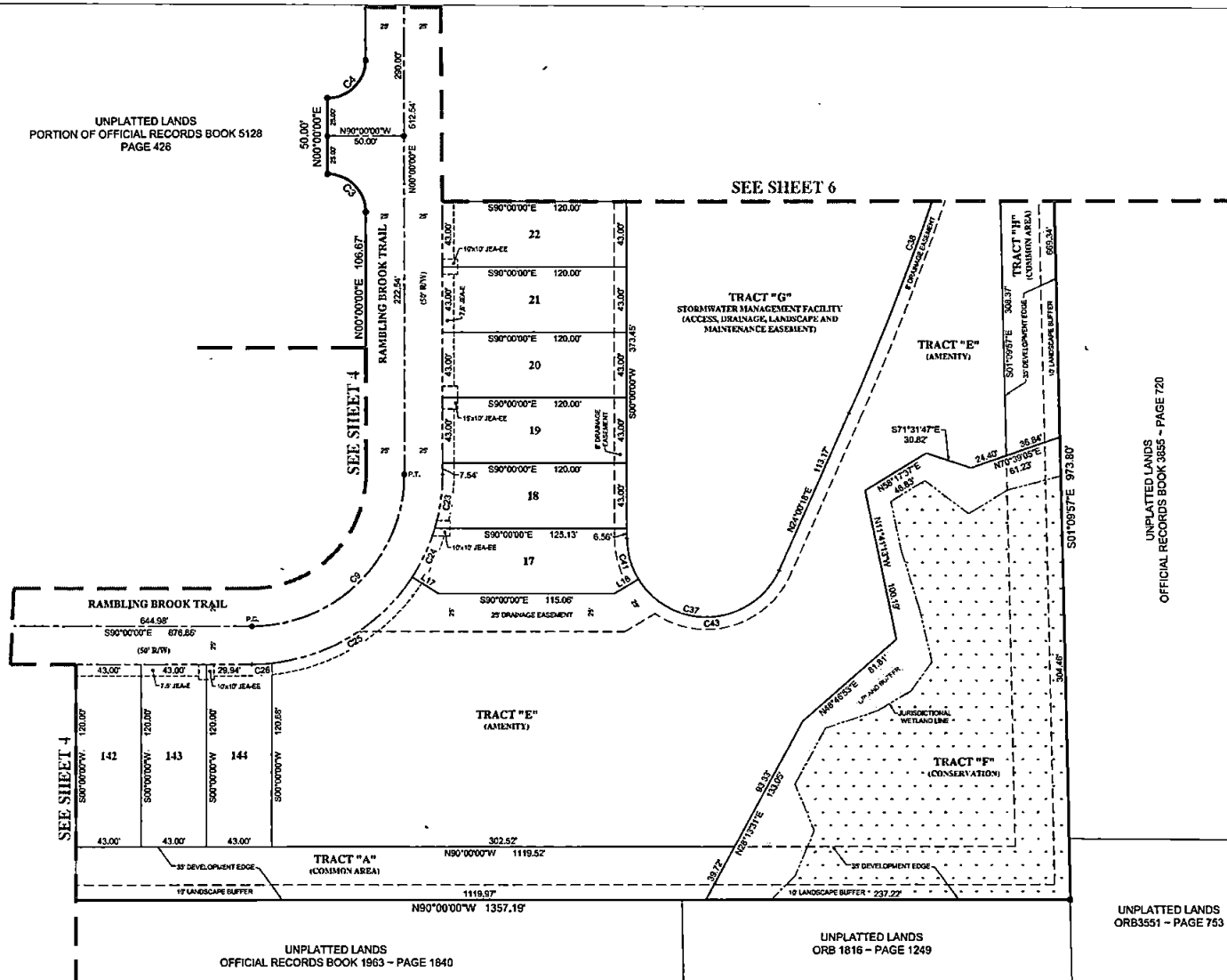
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A PORTION OF GOVERNMENT LOTS 1 AND 2, SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA

MAP BOOK PAGE

SHEET 5 OF 6 SHEETS
(SEE SHEET 2 FOR GENERAL NOTES AND LEGEND)

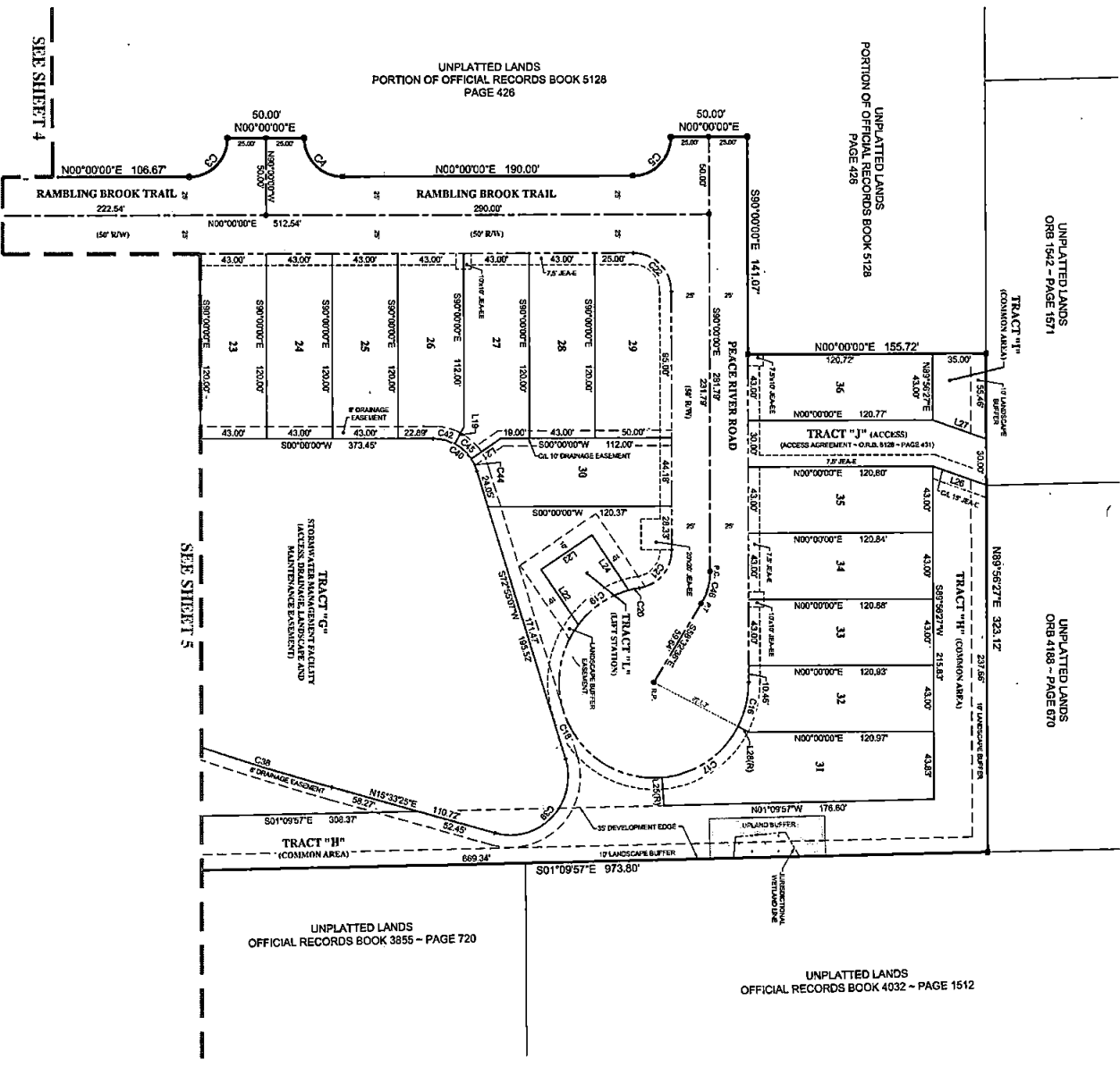


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SHEET 5 OF 6 SHEETS
SEE SHEET 2 FOR GENERAL NOTES AND LEGEND

MAP BOOK PAGE

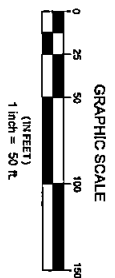
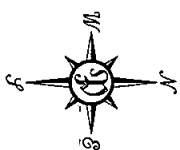


LINE TABLE

LINE #	LENGTH	DIRECTION
1/8	12.00'	S89°52'27"E
1/9	23.35'	S41°12'11"E
1/2	43.37'	N45°00'00"E
1/3	42.00'	S31°52'32"E
1/4	42.31'	N26°07'31"E
1/5	18.27'	N45°23'15"E
1/6	31.16'	S19°58'47"W
1/7	32.16'	S19°53'51"W
1/8	6.22'	N27°14'36"E

CHAIN TABLE

CHAIN #	LENGTH	POINTS	DATA	CHORD BEARING	CHORD
C3	33.27'	2.00'	80°00'00"	N45°00'00"E	33.26'
C4	32.32'	2.00'	90°00'00"	N45°00'00"E	32.30'
C5	32.37'	2.00'	80°00'00"	N45°00'00"E	32.36'
C6	29.57'	2.00'	274°14'59"	N45°00'00"E	29.58'
C7	62.42'	62.00'	81°14'39"	S31°27'24"E	62.43'
C8	142.65'	62.00'	131°19'44"	S81°18'31"W	113.20'
C9	41.25'	62.00'	37°38'11"	N23°57'21"W	41.00'
C10	7.00'	62.00'	67°30'17"	N41°52'11"W	7.00'
C11	33.52'	2.00'	81°24'27"	N47°17'41"W	33.51'
C12	32.27'	2.00'	80°00'00"	S45°00'00"E	32.28'
C13	28.42'	617.20'	67°55'4"	N49°48'11"E	28.41'
C14	31.16'	30.00'	122°39'17"	N45°45'41"W	30.85'
C15	31.16'	30.00'	72°55'57"	S26°27'24"W	30.85'
C16	14.60'	30.00'	27°33'52"	S15°58'41"W	14.48'
C17	14.60'	30.00'	178°31'14"	S54°28'51"W	14.48'
C18	14.60'	30.00'	27°33'52"	S41°28'51"W	14.48'
C19	23.95'	40.00'	317°24'4"	S17°16'18"E	23.95'



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SEE SHEET 4

SEE SHEET 5

UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426

UNPLATTED LANDS
PORTION OF OFFICIAL RECORDS BOOK 5128
PAGE 426

UNPLATTED LANDS
ORB 1542 - PAGE 1571

UNPLATTED LANDS
ORB 4188 - PAGE 670

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 3855 - PAGE 720

UNPLATTED LANDS
OFFICIAL RECORDS BOOK 4032 - PAGE 1512