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This Instrument Prepared by
and to be Returned to:
TAYLOR WOODROW COMMUNITIES
Attn: Legal Dept.
8430 Enterprise Circle, STE 100
Bradenton, FL 34202

COPY

DECLARATION OF DRAINAGE AND DISCHARGE EASEMENTS

THIS DECLARATION OF DRAINAGE AND DISCHARGE EASEMENTS ("Declaration") is executed and effective this 31 day of July 2003, by **ST JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT** (referred to herein as the "**District**"), a community development district established pursuant to Ordinance No. P 3-12 enacted by the St. Johns County Board of Commissioners, and whose address is 10300 N.W. 11th Manor, Coral Springs, FL, 33071, and **TAYLOR WOODROW COMMUNITIES AT ST JOHNS FOREST, L.L.C.**, a Florida limited liability company (referred to herein as "**TWC**"), whose address is 8430 Enterprise Circle, Suite 100, Bradenton, FL 34202.

RECITALS:

- A. TWC is the record fee title owner of the real property commonly referred to as St. Johns Forest Planned Unit Development (the "**PUD**").
- B. The District is the unit of special purpose local government which has been established upon petition by TWC to provide certain community development services for the PUD, including without limitation surface water management and drainage, is empowered to construct, operate and maintain facilities and basic infrastructure, including the surface water management and drainage system for the PUD, and has received TWC's commitment to grant to the District easements and other rights and interests necessary for the District's installation and operation of the surface water management system.
- C. The PUD includes commercial and residential areas. The commercial portion of the PUD is identified on **Exhibit "A"** attached hereto (the "**Commercial Property**"). The real property within the PUD excepting the Commercial Property is herein referred to as the "**Residential Property**".
- D. TWC and the District recognize that for the efficient development and operation of the PUD it is necessary that the development and operation of the PUD to be integrated in certain respects. In that regard, portions of the Residential Property and the Commercial Property will utilize integrated surface water management system portions of which are within the Commercial Property and portions of which are within the Residential Property.
- E. TWC and the District desire to establish terms, conditions and easements for the construction and maintenance of certain of the water management and drainage facilities related thereto.

NOW THEREFORE, for and in consideration of the covenants herein contained and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following declarations are made:

1. PROPERTY. The Commercial Property shall be held, used, transferred, mortgaged, sold, conveyed, and occupied subject to this Declaration. The covenants, restrictions and easements set out in this Declaration are to run with the Commercial Property and create equitable servitudes in favor of the real property benefited thereby, shall bind every person having any fee, leasehold or other interest therein and shall inure to the benefit of the respective parties and their successors, assigns, heirs and personal representatives, regardless of whether or not they are specifically mentioned in any deeds or conveyances subsequently executed. It is the intent that this Declaration, which grants easements and provides for their use, maintenance and repair, be perpetual in nature. In the event applicable law prohibits a provision or provisions of this Declaration from being enforced in perpetuity, then such provision or provisions shall be enforced for the maximum time period permitted under applicable law and all other provisions of this Declaration, which under applicable law can be perpetual, shall be perpetual.

2. CONSTRUCTION OBLIGATIONS.

The District shall construct or cause to be constructed (a) within the Residential Property stormwater drainage facilities including stormwater ponds, discharge facilities and piping and equipment for conveyance and discharge of stormwater, and (b) within that portion of the real Commercial Property described on **Exhibit "B"**, attached hereto (the "**Pond Property**"), a stormwater pond and piping and equipment for discharge from the Pond Property into and through the improvements set forth in (a) above. The Pond Property is currently owned by TWC and is encumbered by an easement in favor of the District. The improvements to be constructed by the District pursuant to (a) and (b) above are collectively referred to as the "**Stormwater Improvements**". Construction of the Stormwater Improvements shall be performed pursuant to and in accordance with approvals and permits from required governmental authorities (collectively the "**Master Permit**") including the St. Johns River Water Management District ("**SJRWMD**").

Owner(s) of the Commercial Property (the "Commercial Property Owner") shall be responsible for the costs of construction of all improvements necessary or desirable to provide drainage for the Commercial Property and its discharge into the Pond Property (the "**Commercial Property Drainage Improvements**"), which shall be completed in accordance with the Master Permit, SJRWMD permits to be obtained by the Commercial Property Owner, reasonable requirements of the District and plans and specifications approved by TWC. (The Master Permits and permits of the Commercial Property Owner for the Commercial Property Drainage Improvements are sometimes referred to collectively as the "**Permits**").

The District, TWC and Commercial Property Owner shall cooperate and coordinate with each other in permitting and construction of such facilities.

3. EASEMENTS.

An unobstructed, nonexclusive easement is hereby established, granted and conveyed by TWC and the District, to and for the benefit of the Commercial Property for use of the Pond Property and the improvements constructed thereon to discharge stormwater from the Commercial Property into and through the Pond Property in accordance with the Master Permit.

The District covenants to construct the Stormwater Improvements, and to make such improvements available for drainage of Stormwater from the Commercial Property. TWC and each subsequent Commercial Property Owner acknowledges the District will utilize the Pond Property in connection with drainage of the Residential Property in addition to the Commercial Property.

The District, TWC and Commercial Property Owner shall mutually cooperate with one another in granting such additional easements or modification of existing easements as may be required from time to time to ensure the efficient and economical development, operation and maintenance of the stormwater management system for the PUD.

The easements granted hereunder shall be subject to the terms and conditions of the Permits, and all applicable governmental requirements, laws, rules and regulations existing from time to time.

4. STORM WATER QUALITY. The parties hereby acknowledge that at all times the use of the Stormwater Improvements and the Commercial Property Drainage Improvements shall be governed by the Permits and all regulations, including, but not limited to, those imposed by SJRWMD. The Commercial Property Owner agrees to treat stormwater coming from their property to the quality level required by the Permits and the regulations of the SJRWMD before discharge into the Stormwater Improvements, and to not exceed the quantity of discharge permitted by the Permits, and, in the event of conflict between the Permits, the Master Permits shall apply unless the SJRWMD directs differently.

5. MAINTENANCE.

The District shall maintain, repair and replace the Stormwater Improvements to keep them in good working order and in compliance with the Master Permits unless such maintenance obligation is assigned by written agreement to a third party, such as by way of example, the property owner's association for the Residential Property. The Commercial Property shall be assessed for operation and maintenance of the Stormwater Improvements by the District, which assessment shall be collected by the District in accordance with applicable law. Failure by Commercial Property Owner to pay such assessments may result in a lien against the Commercial Property.

Commercial Property Owner shall be responsible to operate and maintain the Commercial Property Drainage Improvements.

6. MODIFICATIONS. No amendment or modification to, or termination of, this Declaration shall be valid or effective unless in writing, referencing this Declaration by date of recordation and recording information, signed by TWC, the District and the Commercial Property Owner, and recorded in the Public Records of St. Johns County.

7. REMEDIES. If any party hereto, or their successors in title, breaches the provision of this Declaration, then the non-breaching party may pursue any remedy provided by law or equity.

8. SEVERABILITY. If any term or provision of this Declaration or the application thereof to any person or circumstances shall to any extent be invalid or unenforceable, the remainder of this Declaration or the application of such term or provision to persons or circumstances other than those as to which it is invalid or unenforceable shall not be affected, and each term and provision of this Declaration shall be valid and enforced to the fullest extent permitted by law.

9. OWNERS ACCEPTANCE. The grantee of any ownership interest in the Commercial Property, by acceptance of a deed conveying title thereto or the execution of a contract for the purchase thereof, whether from an original party or from a subsequent owner, shall accept such deed or contract upon and subject to each and all of the covenants, conditions, restrictions and obligations contained herein. By such acceptance, any such grantee shall, for himself and his successors, assigns, heirs and personal representatives, covenant, consent and agree to and with the other party, to keep, observe, comply with and perform the obligations and agreements set forth herein with respect to the property so acquired by such grantee.

10. INTERPRETATION. This Declaration shall be construed in accordance with its intent of providing for the efficient integration of Commercial Property and Residential Property into a functional project. Paragraph titles in this Declaration are inserted for convenient reference, and no way define, limit, extend, or describe the scope of any provisions of this Declaration.

IN WITNESS WHEREOF, this Declaration has been executed on the day and year set forth above.

Witness:

Patricia A. Crane
PATRICIA A. CRANE

Gail A. Shugart
Gail A. Shugart

(Print Name)

Patricia A. Crane
PATRICIA A. CRANE

Gail A. Shugart
Gail A. Shugart

(Print Name)

"TWC"
TAYLOR WOODROW COMMUNITIES AT
ST. JOHNS FOREST, L.L.C.,
a Florida limited liability company

By: *12-1*
Keith E Bass
Its: *President*

"District"
ST. JOHNS FOREST COMMUNITY
DEVELOPMENT DISTRICT

By: *Marc I. Spencer*
Marc I. Spencer, Chairman

STATE OF FLORIDA
COUNTY OF Manatee)

This instrument was acknowledged before me, a notary public, this 30th day of July, 2003 by Kath E. Bass, as President of Taylor Woodrow Communities at St. Johns Forest, L.L.C., a Florida limited liability company, on behalf of the company. He is personally known to me.

Linda A. Shea

Notary Public in and for State of Florida at Large
Printed name: LINDA A. SHEA
My Commission expires:
My Commission No.:

(Notary seal)



LINDA A. SHEA
MY COMMISSION # DD 061024
EXPIRES: January 28, 2006
Bonded Thru Budget Notary Services

STATE OF FLORIDA
COUNTY OF Manatee)

This instrument was acknowledged before me, a notary public, this 30th day of July, 2003 by Marc I. Spencer as Chairman of **ST. JOHNS FOREST COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing in accordance with Chapter 190, Florida Statutes, executed the foregoing as such Chairman for and on behalf of said entity. He is personally known to me.

Linda A. Shea

Notary Public State of Florida at Large
Print Name: LINDA A. SHEA
Commission No.:
My Commission Expires:

(Notary seal)



LINDA A. SHEA
MY COMMISSION # DD 061024
EXPIRES: January 28, 2006
Bonded Thru Budget Notary Services

EXHIBIT "A"

OVERALL (LESS PARCELS 2 AND 3)

A PORTION OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17; THENCE SOUTH $89^{\circ}05'01''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, A DISTANCE OF 476.80 FEET, TO A POINT; THENCE SOUTH $32^{\circ}10'18''$ EAST, A DISTANCE OF 289.42 FEET, TO A POINT BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 49.47 FEET SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $61^{\circ}06'10''$ EAST 49.44 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $57^{\circ}48'27''$ EAST, A DISTANCE OF 165.31 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 37.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $74^{\circ}21'19''$ EAST 37.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $89^{\circ}05'48''$ EAST, A DISTANCE OF 94.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE SOUTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 59.59 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $60^{\circ}38'32''$ EAST 57.17 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $32^{\circ}11'33''$ EAST, A DISTANCE OF 129.75 FEET, TO A POINT, SAID POINT LYING 13.00 FEET NORTHWESTERLY OF THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 WEST, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH; THENCE SOUTH $57^{\circ}49'40''$ WEST, ALONG SAID LINE BEING 13.00 FEET NORTHWEST AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 574.85 FEET TO A POINT ON A CURVE CONCAVE SOUTHWESTERLY, AND HAVING A RADIUS OF 50.00 FEET; THENCE NORTHWESTERLY, DEPARTING LAST DESCRIBED LINE AND ALONG AND AROUND THE ARC OF SAID CURVE, A DISTANCE OF 94.24 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $77^{\circ}10'06''$ WEST 84.85 FEET, TO A POINT ON THE EASTERLY LINE OF A PROPOSED ROAD; THENCE NORTHWESTERLY, ALONG THE EASTERLY LINE OF SAID PROPOSED ROAD, RUN THE FOLLOWING FOUR (4) COURSES AND DISTANCES: COURSE NO. 1: NORTH $32^{\circ}09'52''$ WEST, A DISTANCE OF 47.49 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 500.00 FEET; COURSE NO. 2: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 135.86 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $24^{\circ}22'50''$ WEST 135.44 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 500.00 FEET; COURSE NO. 3: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 453.63 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $42^{\circ}35'16''$ WEST 438.24 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 400.00 FEET; COURSE NO. 4: ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 137.10 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $58^{\circ}45'36''$ WEST 136.43 FEET, TO A POINT, THENCE NORTH $41^{\circ}11'29''$ EAST, DEPARTING SAID EASTERLY LINE OF PROPOSED ROAD, A DISTANCE OF 0.36 FEET, TO THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SAID SECTION 17 AND THE POINT OF BEGINNING.

CONTAINING 5.80 ACRES AND/OR 252,560 SQUARE FEET, MORE OR LESS.

PARCEL No. 2

A PORTION OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17; THENCE SOUTH $89^{\circ}05'01''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, A DISTANCE OF 476.80 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $89^{\circ}05'01''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 490.28 FEET, TO A POINT; THENCE SOUTH $00^{\circ}55'27''$ WEST, A DISTANCE OF 120.66 FEET, TO A POINT BEING SITUATE IN A CURVE CONCAVE SOUTHERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 20.98 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $79^{\circ}04'43''$ WEST 20.88 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE NORTH $89^{\circ}05'48''$ WEST, A DISTANCE OF 94.85 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHEASTERLY AND HAVING A RADIUS OF 65.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 37.55 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $74^{\circ}21'19''$ WEST 37.03 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $57^{\circ}48'27''$ WEST, A DISTANCE OF 165.31 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 430.00 FEET, THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 49.47 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $61^{\circ}06'10''$ WEST 49.44 FEET, TO A POINT; THENCE NORTH $32^{\circ}10'18''$ WEST, A DISTANCE OF 289.42 FEET, TO A POINT SITUATE ON THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 17 AND THE **POINT OF BEGINNING**.

CONTAINING 1.63 ACRES AND/OR 70,786 SQUARE FEET, MORE OR LESS.

COPY

PARCEL No. 3

A PORTION OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$, OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, **COMMENCE** AT THE NORTHWEST CORNER OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17; THENCE SOUTH $89^{\circ}05'01''$ EAST, ALONG THE NORTH LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 17, A DISTANCE OF 549.74 FEET, TO THE **POINT OF BEGINNING**; THENCE CONTINUE SOUTH $89^{\circ}05'01''$ EAST, ALONG LAST SAID LINE, A DISTANCE OF 348.86 FEET, TO A POINT SITUATE IN THE EAST LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 17; THENCE SOUTH $02^{\circ}24'42''$ WEST, ALONG LAST SAID LINE, A DISTANCE OF 91.58 FEET, TO A POINT SITUATE IN A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,801.93 FEET, SAID CURVE LYING 13.00 FEET NORTHWESTERLY OF AND CONCENTRIC TO THE NORTHWESTERLY RIGHT OF WAY LINE OF COUNTY ROAD NO. C-210 WEST, FORMERLY STATE ROAD NO. S-210, (AS ESTABLISHED AS A 100 FOOT RIGHT OF WAY AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP SECTION 7851-250, DATED FEBRUARY 14, 1951), SAID RIGHT OF WAY PRESENTLY BEING VARIABLE IN WIDTH AND BEING A CURVE CONCAVE NORTHWESTERLY AND HAVING A RADIUS OF 2,814.93 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF LAST SAID CURVE A DISTANCE OF 74.02 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH $57^{\circ}04'16''$ WEST 74.02 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH $57^{\circ}49'40''$ WEST, ALONG A LINE BEING 13.00 FEET NORTHWEST AND PARALLEL TO SAID NORTHWESTERLY RIGHT OF WAY LINE, A DISTANCE OF 220.12 FEET, TO A POINT; THENCE NORTH $32^{\circ}11'33''$ WEST, A DISTANCE OF 129.75 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 60.00 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 38.61 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH $50^{\circ}37'35''$ WEST 37.95 FEET, TO A POINT; THENCE NORTH $00^{\circ}55'27''$ EAST, A DISTANCE OF 120.66 FEET, TO A POINT SITUATE IN THE NORTHERLY LINE OF THE SOUTHWEST $\frac{1}{4}$, OF THE SOUTHEAST $\frac{1}{4}$ OF AFORESAID SECTION 17, AND THE **POINT OF BEGINNING**.

CONTAINING 1.39 ACRES AND/OR 60,517 SQUARE FEET, MORE OR LESS.

COPY

MAP SHOWING SKETCH OF

EXHIBIT "B"

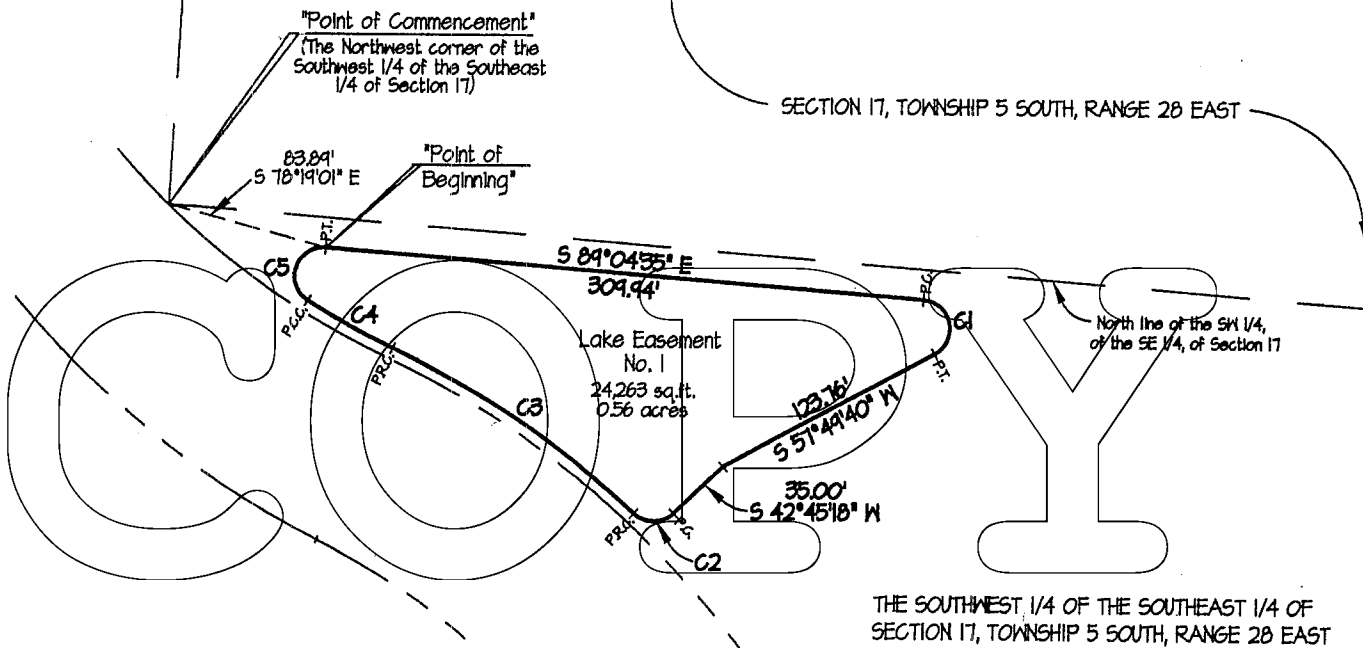
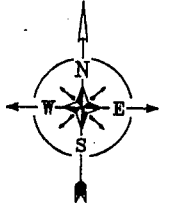
LAKE EASEMENT NO. 1

A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 17, THENCE SOUTH 78°19'01" EAST, A DISTANCE OF 83.89 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 89°04'35" EAST, A DISTANCE OF 309.94 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE WESTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 38.46 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 15°37'27" EAST 28.76 FEET, TO THE POINT OF TANGENCY OF SAID CURVE; THENCE SOUTH 51°49'40" WEST, A DISTANCE OF 123.16 FEET, TO A POINT; THENCE SOUTH 42°45'18" WEST, A DISTANCE OF 35.00 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 22.54 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF SOUTH 85°47'59" WEST 20.48 FEET, TO THE POINT OF REVERSE CURVATURE OF A CURVE TO THE LEFT, BEING CONCAVE SOUTHWESTERLY AND HAVING A RADIUS OF 505.50 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 151.04 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 59°44'50" WEST 151.04 FEET, TO THE POINT OF CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE NORTHEASTERLY AND HAVING A RADIUS OF 404.19 FEET; THENCE NORTHWESTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 50.57 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 64°45'17" WEST 50.54 FEET, TO THE POINT OF COMPOUND CURVATURE OF A CURVE TO THE RIGHT, BEING CONCAVE EASTERLY AND HAVING A RADIUS OF 15.00 FEET; THENCE NORTHEASTERLY, ALONG AND AROUND THE ARC OF SAID CURVE A DISTANCE OF 39.82 FEET, SAID ARC BEING SUBTENDED BY A CHORD BEARING AND DISTANCE OF NORTH 14°52'36" EAST 29.11 FEET, TO THE POINT OF TANGENCY OF SAID CURVE AND THE POINT OF BEGINNING.

CONTAINING 0.56 ACRES AND/OR 24,263 SQUARE FEET, MORE OR LESS.

082013PG 950



STATE PLANE COORDINATES

6051 N 2,088,974.3146
E 504,321.1345
6076 N 2,081,819.0597
E 487,312.3688

CURVE TABLE					
CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
C1	15.00'	38.46'	28.76'	S 15°37'27" E	146°54'15"
C2	15.00'	22.54'	20.48'	S 85°47'59" W	86°05'22"
C3	505.50'	151.60'	151.04'	N 59°44'50" W	171°11'00"
C4	404.19'	50.57'	50.54'	N 64°45'17" W	07°10'06"
C5	15.00'	39.82'	29.11'	N 14°52'36" E	152°05'39"

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

- Notes:**
- BEARINGS ARE BASED STATE PLANE COORDINATES. (6051 AND 6076)
 - THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 - ELEVATIONS SHOWN THIS (5.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
 - BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120071 - ; MAP REVISED DATE: 8-15-84
 - UNLESS OTHERWISE NOTED, ANY PORTION OF THE PARCEL THAT MAY BE DEEMED AS WETLANDS BY STATE OR GOVERNMENTAL AGENCIES, HAS BEEN DETERMINED AND ANY LIABILITY RESULTING THEREFROM IS NOT THE RESPONSIBILITY OF THE UNDERSIGNED.
 - THERE MAY BE RESTRICTIONS OR EASEMENTS OF RECORD EVIDENCED BY TITLE EXAMINATION THAT HAVE NOT BEEN SHOWN HEREON.

ABBREVIATIONS THAT MAY BE USED IN THIS SURVEY

P.C.P.	PERMANENT CONTROL POINT	ESMT	EASEMENT
P.R.M.	PERMANENT REFERENCE MONUMENT	LB.	LICENSED BUSINESS
P.O.C.	POINT ON CURVE	OL.	OVERHEAD LINE
P.O.B.	POINT OF BEGINNING	CL.F.	CHAIN LINK FENCE
P.O.R.	POINT OF REFERENCE	W.P.F.	WOOD PRIVACY FENCE
P.C.	POINT OF CURVATURE	A/C	AIR CONDITIONER
P.T.	POINT OF TANGENCY	W	WITH
P.C.C.	POINT OF COMPOUND CURVE	OH	OVERHEAD LINES
P.R.C.	POINT OF REVERSE CURVATURE	F.M.	FIELD MEASURED
P.I.	POINT OF INTERSECTION	R=	RADIUS EQUALS
R/W	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	∠=	DELTA ANGLE EQUALS

LEGEND

- DENOTES CONCRETE MONUMENT
- X-X DENOTES FENCE
- DENOTES 1/2" IRON PIPE SET (LB 666)
- DENOTES IRON PIPE FOUND (AS NOTED)
- X DENOTES CROSS CUT

DATE: JUNE 10, 2003

SCALE: 1" = 100'

JOB NO.: 13502

F. BOOK(S): N/A

PAGES: N/A

COMPUTER: L-ESMILDING

FILE NAME: Drawn by RM

A & J LAND SURVEYORS, INC.

CERTIFICATE OF AUTHORIZATION NO. LB 6661

PROFESSIONAL LAND SURVEYORS
1750 BELFORT PARKWAY, SUITE 1600
JACKSONVILLE, FLORIDA 32256

OFFICE: (904) 246-1666
FAX: (904) 246-1644

THIS IS TO CERTIFY THAT THIS SKETCH WAS MADE UNDER MY SUPERVISION AND IN ACCORDANCE WITH THE MINIMUM TECHNICAL STANDARDS, AS OUTLINED AND SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS AND MAPPERS, IN CHAPTER 61G1-6.0, (FORMERLY CHAPTER 21H4-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

[Signature]