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St. Johns County, FL
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REC \$13.00 SUR \$2.00
Doc Stamps \$490.00

3115

This instrument prepared by
and to be returned to:

Marc I. Spencer
Taylor Woodrow Communities
8430 Enterprise Circle, Suite 100
Bradenton, Florida 34202

NON-EXCLUSIVE PERPETUAL EASEMENT

THIS EASEMENT made this 25 day of June, 2003, by Taylor Woodrow Communities at St. Johns Forest, L.L.C., a Florida limited liability company, whose address is 8430 Enterprise Circle, Suite 100, Bradenton, Florida 34202, its successors and assigns, (hereinafter "Grantor") to the St. Johns Forest Community Development District, whose address is 10300 N.W. 11th Manor, Coral Springs, Florida 33065, its successors and assigns (hereinafter "Grantee").

WITNESSETH: Grantor for and in consideration of the sum of One Dollar and other valuable considerations paid, the receipt and sufficiency of which is hereby acknowledged, hereby grants unto the Grantee, its successors and assigns, in perpetuity, a non-exclusive Easement to construct, install, operate, maintain, repair and reconstruct certain storm water drainage and conveyance services, facilities or improvements on, in, over, under, upon and through a parcel of land located in St. Johns County, Florida and as more particularly described in Exhibit "A" attached hereto and made a part hereof, (hereinafter the "Easement Property"), together with the right of ingress and egress over, across, upon and through the Easement Property for purposes of effectuating the Easement granted hereunder. Grantee shall use reasonable care in exercising its ingress and egress rights hereunder and shall avoid damaging improvements on the Easement Property and adjacent property that have been previously installed or are under construction by Grantor. If Grantee damages or disturbs Grantor's improvements on the Easement Property or adjacent property in exercising its rights hereunder, it shall restore the property to a condition equal to or better than the condition existing prior to such damage or disturbance. Construction on the Easement Property shall conform to all governmental requirements, permits and approvals. Grantor and Grantee agree to accept stormwater passing through the Easement Property in accordance with stormwater permits issued for property within the St. Johns Forest Planned Unit Development.

TO HAVE AND TO HOLD the same unto said Grantee, its successors and assigns forever.

Grantor may allow others to make such use of the Easement as Grantor, in its sole discretion, shall deem acceptable. Grantor agrees and covenants that it shall not grant or exercise any rights in the Easement Property inconsistent with, or which interfere with, the rights herein accorded to Grantee.

IN WITNESS WHEREOF, the said Grantor has caused these presents to be executed in its name by its PRESIDENT, acting by and through its CC, the day and year aforesaid.

WITNESSES:

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

Barbara Hofmann
Print name: Barbara Hofmann

By: Keith Bass
Keith Bass, President

Laurie J. Wood-Peters
Print name: Laurie J. Wood-Peters

MAP SHOWING SKETCH OF

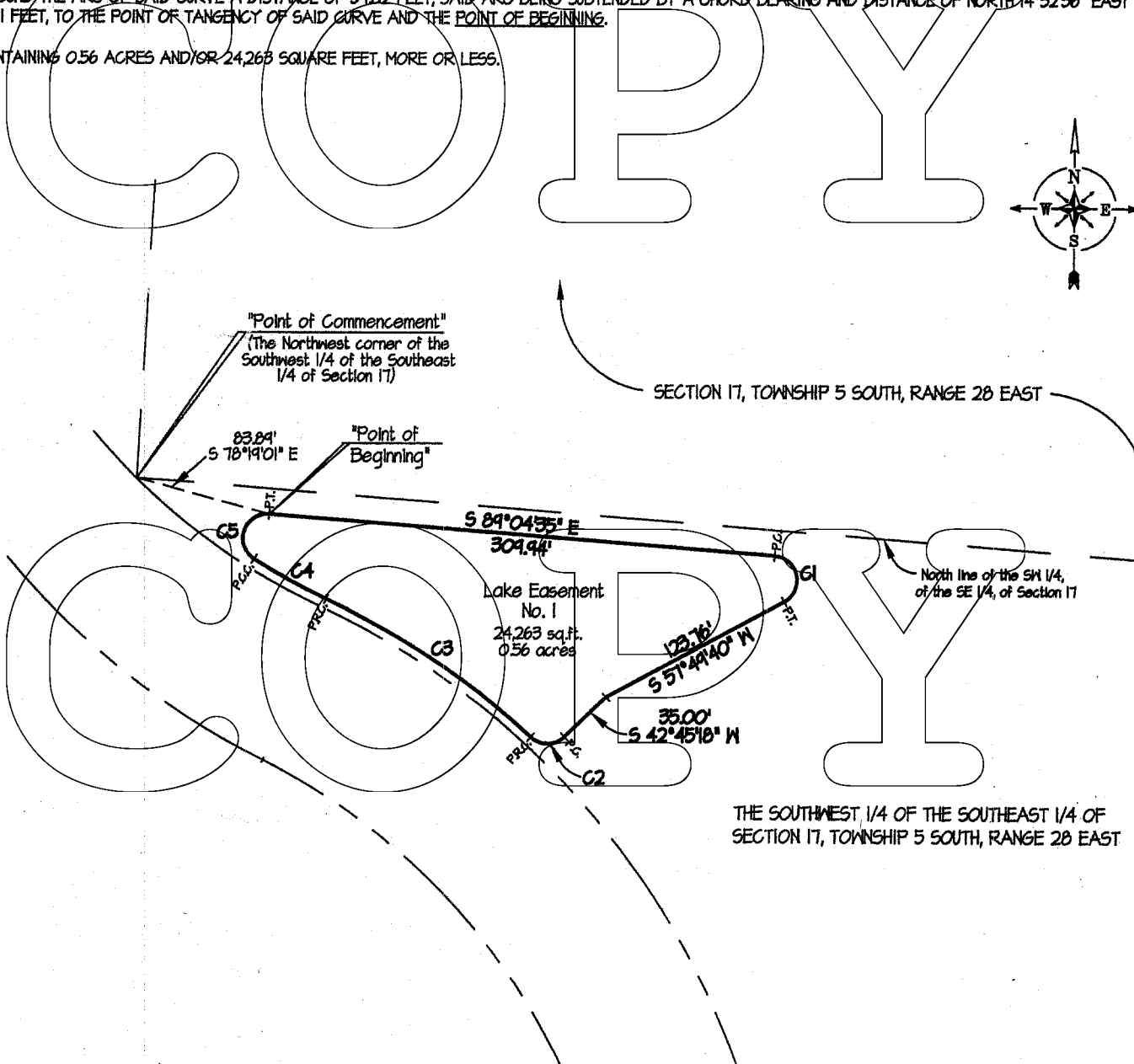
OR2002P61148

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 83.84 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 57°49'40" WEST, A DISTANCE OF 123.76 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 151.60 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.



SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST

THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 5 SOUTH, RANGE 28 EAST

STATE PLANE COORDINATES
 6051 N 2,088,974.3146
 E 504,321.1345
 6076 N 2,081,019.0597
 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	17°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:**
1. BEARINGS ARE BASED STATE PLANE COORDINATES. (6051 AND 6076)
 2. THIS IS A SKETCH ONLY, AND DOES NOT PURPORT TO BE A FIELD BOUNDARY SURVEY.
 3. ELEVATIONS SHOWN THIS (15.0) REFER TO UNITED STATES COASTAL AND GEODETIC SURVEY DATUM, NATIONAL GEODETIC VERTICAL OF 1929, (N.G.V.D. OF 1929).
 4. BY GRAPHIC PLOTTING ONLY, THE PROPERTY SHOWN HEREON LIES WITHIN ZONE, AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), NATIONAL FLOOD INSURANCE PROGRAM, FLOOD INSURANCE RATE MAP (F.I.R.M.) COMMUNITY PANEL NUMBER: 120071 - ; MAP REVISED DATE: 8-15-89
 5. 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.
 6. 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	OH	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/N	RIGHT OF WAY	L=	ARC LENGTH EQUALS
O.R.V.	OFFICIAL RECORDS VOLUME	CH=	CHORD BEARING & DISTANCE EQUALS
D.B.	DEED BOOK	D=	DELTA OR CENTRAL ANGLE EQUALS
PS.	PAGE	I.P.	IRON PIPE
B.R.L.	BUILDING RESTRICTION LINE	CALC.	CALCULATED

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 18, 2008
 SCALE: 1" = 100'
 JOB NO.: 13502
 F. BOOK(S): N/A
 PAGE(S): N/A
 COMPUTER: L-ESMT/DMS
 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) 296-1666
 FAX: (904) 296-1644

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 61G17-6.0, (FORMERLY CHAPTER 21H1-6.0), FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027, FLORIDA STATUTES.

Jonathan B. Bowman
JONATHAN B. BOWMAN, STATE OF FLORIDA
 REGISTERED LAND SURVEYOR, CERTIFICATE NO. 4600

STATE OF FLORIDA

COUNTY OF ST. JOHNS

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The foregoing instrument was acknowledged before me this 25 day of June, 2003, by Keith Bass, as President of Taylor Woodrow Communities at St. Johns Forest, L.L.C., as authorized agent of Taylor Woodrow Communities at St. Johns Forest, L.L.C. who is personally known to me.

COPY

Gail A. Shugart
Notary Public, State of Florida

Print Name: Gail A. Shugart

My commission expires: _____



Gail A. Shugart
MY COMMISSION # CC965125 EXPIRES
September 22, 2004
BONDED THRU TROY FAIN INSURANCE, INC.

COPY

COPY