

**Return recorded original to:
Office of General Counsel
St. Johns River Water Management District
4049 Reid Street
Palatka, FL 32177**

**CLERK: Please cross reference with
OR Book 3956, Page 230
OR Book 4013, Page 1404**

**PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENT
IN EXCHANGE FOR SUBSTITUTE MITIGATION**

THIS PARTIAL RELEASE OF REGULATORY CONSERVATION EASEMENT IN EXCHANGE FOR SUBSTITUTE MITIGATION is dated this 20th day of September, 2024, executed by the ST. JOHNS RIVER WATER MANAGEMENT DISTRICT, a public body existing under Chapter 373, Florida Statutes, whose address is 4049 Reid Street, Palatka, Florida 32177 ("District"), at the request of ROBERT BLANDFORD and KARI BLANDFORD having an address at 4974 Harvey Grant Road, Fleming Island, Florida 32003 ("Owners").

RECITALS:

WHEREAS, Owners executed and granted to the District a Conservation Easement, dated November 20, 2014, and recorded in the Official Records of St. Johns County, Florida, in Book 3956, Page 230, which was further re-recorded due a faulty notary block on April 15, 2015, in the Official Records of St. Johns County, Florida, in Book 4013, Page 1404, encumbering certain real property located in St. Johns County, Florida (collectively, the "Conservation Easements"), in accordance with District Permit No. IND-109-130941-3, as more particularly described in the Conservation Easements.

WHEREAS, Owners have requested the District release a portion of the real property encumbered by the Conservation Easements, as described in attached Exhibit A (the "Property"); and

WHEREAS, District has agreed to release the Property subject to the Conservation Easements in exchange for mitigation of at least equivalent ecological value; and

WHEREAS, section 704.06(4), Florida Statutes, provides that the holder of a conservation easement may release that conservation easement to the holder of the fee interest.

NOW, THEREFORE, District, in consideration of the above and other good and valuable consideration, the receipt and sufficiency of which is hereby specifically acknowledged, does hereby release, terminate, discharge, and quit-claim unto the Owners, their successors and assigns, the Property encumbered by the Conservation Easements described in Exhibit A attached hereto. This Partial Release of Regulatory Conservation Easements applies **only** to the real property described in the attached Exhibit A. The remainder of the property described in the Conservation Easements is unaffected by this Partial Release of Regulatory Conservation Easements and shall continue to be bound by the terms of said Conservation Easements.

TO HAVE AND TO HOLD the same, with the appurtenances, unto the Owners, their successors and assigns forever, freed, exonerated, and discharged of and from the encumbrance and operation of that portion of the Conservation Easements described in the attached Exhibit A.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, the District has hereunto set its hand and seal this 20th day of September, 2024.

Attest:

Thomas E. Maytoni, Esq.
Erin Preston
General Counsel
St. Johns River Water
Management District
4049 Reid Street
Palatka, FL 32177-2529

DISTRICT:
ST. JOHNS RIVER WATER MANAGEMENT
DISTRICT

Michael A. Register
Michael A. Register, P.E.
Executive Director
St. Johns River Water
Management District
4049 Reid Street
Palatka, FL 32177-2529



STATE OF FLORIDA
COUNTY OF PUTNAM

The foregoing instrument was acknowledged before by means of physical presence or online notarization this this 20th day of September, 2024, by Michael A. Register, P.E., the Executive Director of the St. Johns River Water Management District, a public body existing under Chapter 373, Florida Statutes, on behalf of the District. He is personally known to me.



Kimberly C. Driggers
Notary Public, State of Florida

My Commission Expires:

May 14, 2027

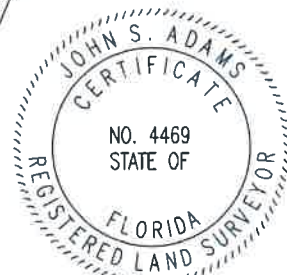
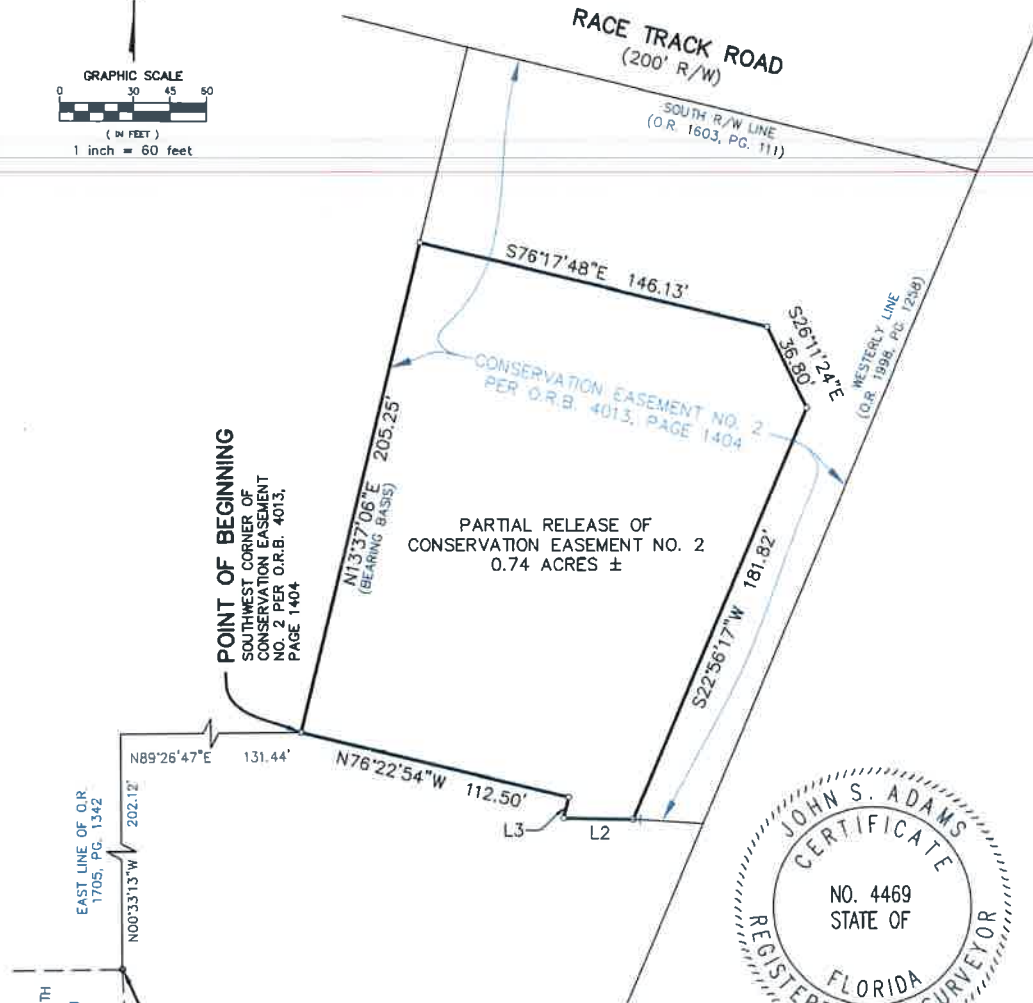
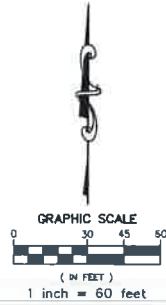
Serial No. HH 387692

Exhibit A

(Partial Release Parcels)

THIS IS NOT A SURVEY

SKETCH AND LEGAL DESCRIPTION



POINT OF COMMENCEMENT SOUTHWEST CORNER OF SOUTHEAST 1/4 OF SECTION 36

Line Table		
Line #	Length	Bearing
L2	28.44'	N89°02'15"W
L3	8.88'	N13°37'06"E

- LEGEND:
- # - DENOTES NUMBER
 - N - DENOTES NORTH
 - S - DENOTES SOUTH
 - E - DENOTES EAST
 - W - DENOTES WEST
 - LS - DENOTES LICENSED BUSINESS
 - LS - DENOTES LICENSED SURVEYOR
 - RLS - DENOTES REGISTERED LAND SURVEYOR
 - P.S.M. - DENOTES PROFESSIONAL SURVEYOR AND MAPPER
 - P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
 - LLC - DENOTES LIMITED LIABILITY COMPANY
 - INC. - DENOTES INCORPORATED
 - CORP. - DENOTES CORPORATION
 - OR - DENOTES OFFICIAL RECORDS BOOK
 - PG - DENOTES PAGE
 - MB - DENOTES MAP BOOK
 - FLA - DENOTES FLORIDA
 - R/W - DENOTES RIGHT-OF-WAY

Digitally signed by John S. Adams
Date: 2024.04.29 16:31:20 -04'00'

John S. Adams



NOTE: THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS.

ALSOP Companies LLC

PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 2

SCALE 1" = 60'	DATE 04/15/24	DRAWN KJB/JSA	CALCED KJB/JSA	CHECKED JSA
JOB No. 692-24-006	SECTION 36	TOWNSHIP 4 SOUTH	RANGE 27 EAST	

I hereby certify that this Sketch and Legal Description complies with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5-17, Florida Administrative Code and is not valid without the signature and the original raised or digital seal of a Florida licensed Surveyor and Mapper.

BARTRAM TRAIL SURVEYING, INC.
LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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GREEN COVE SPRINGS, FL 32043
(904) 284-2224 FAX (904) 284-2258
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JOHN S. ADAMS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA # L.S. 4469
CERTIFICATE OF AUTHORIZATION No. LB 6991

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GENERAL NOTES:

1. ADDITIONS, DELETIONS AND/OR ANY WRITTEN INFORMATION ADDED TO THIS MAP AND/OR REPORT IS PROHIBITED AND IS NOT AUTHORIZED BY THE SIGNING SURVEYOR.
2. THIS MAP IS INTENDED TO BE VIEWED AT A SCALE OF 1"=60' OR SMALLER.
3. DIMENSIONS ARE IN U.S. SURVEY FEET AND DECIMAL PARTS THEREOF.
4. THIS MAP IS ONLY FOR THE LANDS AS DESCRIBED. IT IS NOT A CERTIFICATE OF TITLE, ZONING, EASEMENTS OR FREEDOM OF ENCUMBRANCES.
5. THIS MAP IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
6. BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF SAID CONSERVATION EASEMENT NO. 2, AS BEING N13°37'06"E PER SAID O.R.B. 4013. PAGE 1404.

LEGAL DESCRIPTION: PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 2

A parcel of land being a portion of Conservation Easement No. 2, as recorded in Official Records Book 4013, page 1404 of the Public Records of St. Johns County, Florida, lying within the Southeast 1/4 of Section 36, Township 4 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Southwest corner of said Southeast 1/4 of Section 36, said point also being the Northeast corner of the plat of Durbin Crossing North Phase 1 - Unit 2, as recorded in Map Book 58, pages 70 through 81 of said Public Records, and also being the Southeast corner of that certain property as recorded in Official Records Book 1705, page 1342, said Public Records; thence N00°33'13"W, along the East line of said certain property as recorded in said Official Records Book 1705, page 1342, for 202.12 feet; thence N89°26'47"E, leaving said East line, for 131.44 feet to the Southwest corner of said Conservation Easement No. 2 and the POINT OF BEGINNING of the parcel herein described; thence along the Westerly line of said Conservation Easement, N13°37'06"E, for 205.25 feet; thence departing said line, S76°17'48"E, for 146.13 feet; thence S26°11'24"E, for 36.80 feet; thence S22°56'17"W, for 181.82 feet to the Southerly line of said Conservation Easement No. 2; thence along said line, run the following 3 courses: 1) N89°02'15"W, for 28.44 feet; 2) N13°37'06"E, for 8.88 feet; 3) N76°22'54"W, for 112.50 feet to the POINT OF BEGINNING of the parcel described herein.

Containing 0.74 acres, more or less.

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



NOTE:
THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF TWO (2) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT BOTH SHEETS

ALSOP Companies LLC

PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 2

BARTRAM TRAIL SURVEYING, INC.

LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS

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GREEN COVE SPRINGS, FL 32043
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SKETCH AND LEGAL DESCRIPTION

POINT OF COMMENCEMENT
NORTHWEST CORNER OF
NORTHEAST 1/4 OF
SECTION 1

DURBIN CROSSING NORTH
PHASE 1--UNIT 2
M.B. 5B, PGS. 70-81

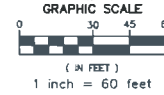
EAST LINE OF PLAT
S03°01'09"E 183.68'

Curve Table					
Curve #	Radius	Delta	Arc	Chord	Bearing
C1	17.50'	019°49'53"	6.06'	6.03'	S28°27'23"W

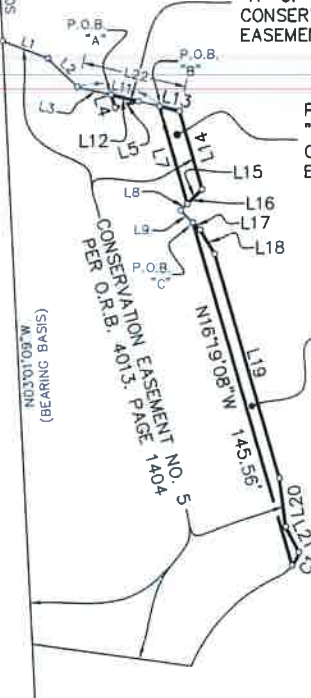
PARTIAL RELEASE
"A" OF
CONSERVATION
EASEMENT No. 5

PARTIAL RELEASE
"B" OF
CONSERVATION
EASEMENT No. 5

PARTIAL RELEASE
"C" OF
CONSERVATION
EASEMENT No. 5



Line Table		
Line #	Length	Bearing
L1	20.01'	S69°23'00"E
L2	16.63'	S45°47'40"E
L3	14.15'	S76°42'00"E
L4	5.52'	N16°19'08"W
L5	9.70'	S73°40'52"W
L7	41.50'	N16°19'08"W
L8	3.74'	S45°02'02"W
L9	6.84'	S44°57'58"E
L11	34.28'	S76°42'00"E
L12	11.16'	S76°42'00"E
L13	8.50'	S76°42'00"E
L14	33.27'	S16°19'08"E
L15	8.42'	S45°02'02"W
L16	12.15'	S45°02'02"W
L17	4.26'	S44°57'58"E
L18	11.57'	S30°32'15"E
L19	95.02'	S16°19'08"E
L20	20.04'	S07°50'40"E
L21	11.72'	S27°42'13"E
L22	42.77'	S76°42'00"E



RIGHT-OF-WAY
(BEARING BASIS)

PER O.R.B. 4.013, PAGE 1404

N16°19'08"W 145.56'

LEGEND:

- # - DENOTES NUMBER
- NO. - DENOTES NUMBER
- N - DENOTES NORTH
- S - DENOTES SOUTH
- E - DENOTES EAST
- W - DENOTES WEST
- LB - DENOTES LICENSED BUSINESS
- LS - DENOTES LICENSED SURVEYOR
- RLS - DENOTES REGISTERED LAND SURVEYOR
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- P.L.S. - DENOTES PROFESSIONAL LAND SURVEYOR
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- INC. - DENOTES INCORPORATED
- CORP. - DENOTES CORPORATION
- OR - DENOTES OFFICIAL RECORDS BOOK
- PG - DENOTES PAGE
- P.O.B. - POINT OF BEGINNING
- MB - DENOTES MAP BOOK
- FLA - DENOTES FLORIDA
- R/W - DENOTES RIGHT-OF-WAY



John
S.
Adams
Digitally signed by John S. Adams
Date: 2024.04.29 16:16:01 -04'00'



NOTE: THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL 3 SHEETS.

ALSOP Companies LLC

PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 5

SCALE 1" = 60'	DATE 04/15/24	DRAWN KJB/JSA	CALCED KJB/JSA	CHECKED JSA
JOB No. 692-24-006	SECTION 1	TOWNSHIP 5 SOUTH	RANGE 27 EAST	

I hereby certify that this Sketch and Legal Description complies with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised or digital seal of a Florida licensed Surveyor and Mapper.

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John S. Adams
JOHN S. ADAMS
PROFESSIONAL LAND SURVEYOR
STATE OF FLORIDA # L.S. 4469
CERTIFICATE OF AUTHORIZATION No. LB 6991

THIS IS NOT A SURVEY

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5. THIS MAP IS BASED ON INFORMATION AS PROVIDED BY THE CLIENT.
6. BEARINGS SHOWN HEREON ARE BASED UPON THE WESTERLY LINE OF SAID CONSERVATION EASEMENT NO. 5, AS BEING N03°01'09"W PER SAID O.R.B. 4013. PAGE 1404.

LEGAL DESCRIPTION: PARTIAL RELEASE "A" OF CONSERVATION EASEMENT NO. 5

A parcel of land being a portion of Conservation Easement No. 5, as recorded in Official Records Book 4013, page 1404 of the Public Records of St. Johns County, Florida, lying within the Northeast 1/4 of Section 1, Township 5 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of said Section 1, said point also being the Northeast corner of the plat of Durbin Crossing North Phase 1 - Unit 2, as recorded in Map Book 58, pages 70 through 81 of said Public Records; thence S03°01'09"E, along the East line of said plat, for 183.69 feet to the Northwesterly corner of said Conservation Easement No. 5; Thence along the Northerly line thereof, run the following 4 courses: 1) S69°23'00"E, for 20.01 feet; 2) S45°47'40"E, for 16.63 feet; 3) S76°42'00"E, for 14.15 feet to the POINT OF BEGINNING of lands described herein; 4) S76°42'00"E, for 11.16 feet; thence departing said Northerly line, S73°40'52"W, for 9.70 feet; thence N16°19'08"W, for 5.52 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 27 square feet or 0.0006 acres, more or less.

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



NOTE:
THIS SKETCH AND LEGAL DESCRIPTION CONSISTS OF THREE (3) SHEETS AND IS NOT FULL AND/OR COMPLETE WITHOUT ALL 3 SHEETS.

ALSOP Companies LLC

PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 5

<u>SCALE</u> N/A	<u>DATE</u> 04/15/24	<u>DRAWN</u> KJB/JSA	<u>CALCED</u> KJB/JSA	<u>CHECKED</u> JSA
<u>JOB No.</u> 692-24-006	<u>SECTION</u> 1	<u>TOWNSHIP</u> 5 SOUTH	<u>RANGE</u> 27 EAST	

I hereby certify that this Sketch and Legal Description complies with the Standards of Practice as set forth by the Florida Board of Professional Surveyors and Mappers, Chapter 5J-17, Florida Administrative Code and is not valid without the signature and the original raised or digital seal of a Florida licensed Surveyor and Mapper.

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 LAND SURVEYORS - PLANNERS - LAND DEVELOPMENT CONSULTANTS
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 JOHN S. ADAMS
 PROFESSIONAL LAND SURVEYOR
 STATE OF FLORIDA # L.S. 4469
 CERTIFICATE OF AUTHORIZATION No. LB 6991

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THIS IS NOT A SURVEY

LEGAL DESCRIPTION: PARTIAL RELEASE "B" OF CONSERVATION EASEMENT NO. 5

A parcel of land being a portion of Conservation Easement No. 5, as recorded in Official Records Book 4013, page 1404 of the Public Records of St. Johns County, Florida, lying within the Northeast 1/4 of Section 1, Township 5 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of said Section 1, said point also being the Northeast corner of the plat of Durbin Crossing North Phase 1 – Unit 2, as recorded in Map Book 58, pages 70 through 81 of said Public Records; thence S03°01'09"E, along the East line of said plat, for 183.69 feet to the Northwesterly corner of said Conservation Easement No. 5; Thence along the Northerly line thereof, run the following 4 courses: 1) S69°23'00"E, for 20.01 feet; 2) S45°47'40"E, for 16.63 feet; 3) S76°42'00"E, for 34.28 feet to the POINT OF BEGINNING of lands described herein; 4) S76°42'00"E, for 8.50 feet to the Easterly line of said Conservation Easement No. 5; thence along said line, run the following 2 courses: 1) S16°19'08"E, for 33.27 feet; 2) S45°02'02"W, for 8.42 feet; thence departing said Easterly line, N16°19'08"W, for 41.50 feet to the POINT OF BEGINNING of the parcel herein described.

Containing 276 square feet or 0.0063 acres, more or less.

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

LEGAL DESCRIPTION: PARTIAL RELEASE "C" OF CONSERVATION EASEMENT NO. 5



A parcel of land being a portion of Conservation Easement No. 5, as recorded in Official Records Book 4013, page 1404 of the Public Records of St. Johns County, Florida, lying within the Northeast 1/4 of Section 1, Township 5 South, Range 27 East, St. Johns County, Florida, and being more particularly described as follows:

COMMENCE at the Northwest corner of the Northeast 1/4 of said Section 1, said point also being the Northeast corner of the plat of Durbin Crossing North Phase 1 – Unit 2, as recorded in Map Book 58, pages 70 through 81 of said Public Records; thence S03°01'09"E, along the East line of said plat, for 183.69 feet to the Northwesterly corner of said Conservation Easement No. 5; Thence along the Northerly line thereof, run the following 3 courses: 1) S69°23'00"E, for 20.01 feet; 2) S45°47'40"E, for 16.63 feet; 3) S76°42'00"E, for 42.77 feet to the Easterly line of said Conservation Easement No. 5; thence along said line, run the following 9 courses: 1) S16°19'08"E, for 33.27 feet; 2) S45°02'02"W, for 12.15 feet; 3) S44°57'58"E, for 6.84 feet to the POINT OF BEGINNING of the parcel described herein; 4) S44°57'58"E, for 4.26 feet; 5) S30°32'15"E, for 11.57 feet; 6) S16°19'08"E, for 95.02 feet; 7) S07°50'40"E, for 20.04 feet; 8) S27°42'13"E, for 11.72 feet to a point on a curve concave to the Northwest; 9) southwesterly along the arc of said curve, having a radius of 17.50 feet, a central angle of 19°49'53", an arc length of 6.06 feet and a chord bearing S28°27'23"W, for 6.03 feet; thence departing said line, N16°19'08"W, for 145.56 feet to the POINT OF BEGINNING of parcel herein described.

Containing 620 square feet or 0.0142 acres, more or less.

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



NOTE:
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ALSOP Companies LLC

PARTIAL RELEASE OF CONSERVATION EASEMENT NO. 5

SCALE N/A	DATE 04/15/24	DRAWN KJB/JSA	CALCED KJB/JSA	CHECKED JSA
JOB No. 692-24-006	SECTION 1	TOWNSHIP 5 SOUTH	RANGE 27 EAST	

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