

RESOLUTION NO. 97- 31

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA ACCEPTING A SPECIAL WARRANTY DEED AND A PARTIAL RELEASE OF AGREEMENT AND TIMBER RIGHTS TO PORTIONS OF ALLEN NEASE ROAD NOT OWNED BY ST. JOHNS COUNTY.

WHEREAS, Robinson Improvement Company, a Florida corporation has agreed to donate the portions of Allen Nease Road not owned by St. Johns County more fully described in the Special Warranty Deed, attached hereto as Exhibit A, incorporated by reference and made a part hereof along with a Partial Release of Agreement and Timber Rights, attached hereto as Exhibit B, incorporated by reference and made a part hereof; and

WHEREAS, it is in the best interest of the citizens of St. Johns County to acquire ownership of the portions of Allen Nease Road not owned by the County to insure access over and across the portions of Allen Nease Road not owned by the County from State Road 207 to County Road 214 and insure access to the utilities within those portions of Allen Nease Road.

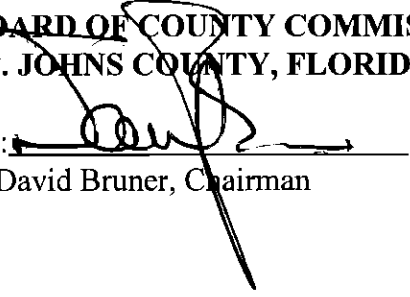
NOW THEREFORE BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, as follows:

Section 1. The County accepts the Special Warranty Deed and the Partial Release of Agreement and Timber Rights upon the terms and conditioned therein.

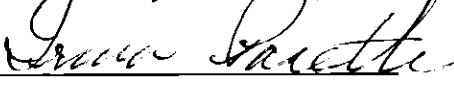
Section 2. The Clerk is instructed to record the Special Warranty Deed and Partial Release of Agreement and Timber Rights and to file the Title Search with this resolution in the Official Records of St. Johns County.

ADOPTED by the Board of County Commissioners of St. Johns County, Florida, this 25th day of February 1997.

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

By: 
David Bruner, Chairman

ATTEST: Cheryl Strickland, Clerk

BY: 
Deputy Clerk

2468

This Instrument Prepared By:
John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007
Fl. 6-94-395

Rec-1700
Sur. 250
Doc-70¢

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 11th day of JUNE, 1996, by ROBINSON IMPROVEMENT COMPANY, a Florida corporation ("Grantor") to ST. JOHNS COUNTY, FLORIDA, a political subdivision of the State of Florida, whose post office address is Post Office Drawer 349, St. Augustine, Florida 32085-0349, and whose federal taxpayer identification number is: 59 6000 825 ("Grantee").

W I T N E S S E T H:

That Grantor, for and in consideration of the sum of Ten and No/100's Dollars (\$10.00), and other good and valuable considerations to it in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the said Grantee, its successors and assigns forever, the following described land in St. Johns County, Florida, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

Parcel Identification Number: 136450-000 0

SUBJECT TO THOSE MATTERS LISTED ON EXHIBIT "B" ATTACHED HERETO AND BY THIS REFERENCE MADE A PART HEREOF.

And Grantor does hereby warrant the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under said Grantor, its successors and assigns, and not otherwise.

IN WITNESS WHEREOF, said Grantor has caused these presents to be duly executed in its name by its President and its seal to be affixed all on the day and year first above written.

Signed, sealed and delivered in the presence of:

ROBINSON IMPROVEMENT COMPANY

Judy A. Kuhn
Witness Judy A. Kuhn
(type name of witness)

By: George Mason Furnival
GEORGE MASON FURNIVAL
Its President
c/o Garrett, Wood & Co., P.A.
4417 Beach Blvd., Suite 200
Jacksonville, Florida 32207

David Kaplan
Witness David Kaplan
(type name of witness)

Parcel-BCC Secty
I. Pacetti

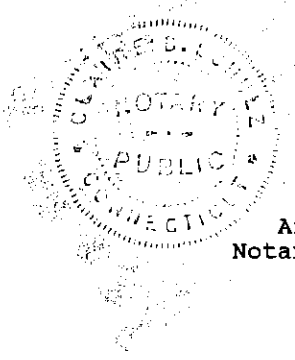
EXHIBIT "A"



STATE OF CONNECTICUT)
) ss NORTH HAVEN
COUNTY OF NEW HAVEN)

ON THIS the 11th day of June, 1996, before me, CLAUDE B. SCHULTZ, the undersigned officer, personally appeared George Mason Furnival, personally known to me, who acknowledged himself to be the President of Robinson Improvement Company, a Florida corporation, and that he, as such President, being authorized to do so, executed the foregoing instrument (Special Warranty Deed), for the purposes therein contained, by signing the name of the corporation as President.

In witness whereof I hereunto set my hand.



Affix
Notary Seal

Claude B. Schultz
Claude B. Schultz
(Type or print name)
State of Connecticut, County of
New Haven
My Term of Office Expires: 11/30/99

EXHIBIT A

DESCRIPTION: ALLEN NEASE ROAD - PARCEL B (BY SURVEYOR)

A STRIP OF LAND IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 81°37'48" WEST, A DISTANCE OF 449.27 FEET TO A POINT INTERSECTING THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 214 AND THE WESTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE NORTH 83°26'27" EAST, A DISTANCE OF 30.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 214 TO THE INTERSECTION OF THE CENTERLINE OF A 60 FOOT RIGHT OF WAY (ALLEN NEASE ROAD); THENCE SOUTH 10°06'28" EAST, A DISTANCE OF 501.78 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 33°50'40"; THENCE ON A CHORD BEARING OF SOUTH 27°01'46" EAST AND A CHORD DISTANCE OF 291.07 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 43°57'08" EAST A DISTANCE OF 30.01 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 27°11'00"; THENCE ON A CHORD BEARING OF SOUTH 30°21'36" EAST AND A CHORD DISTANCE OF 235.00 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 18°46'08" EAST A DISTANCE OF 1178.86 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 8°15'30"; THENCE ON A CHORD BEARING OF SOUTH 12°08'21" EAST AND A CHORD DISTANCE OF 161.41 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 07°50'36" EAST A DISTANCE OF 132.00 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 14°15'50"; THENCE ON A CHORD BEARING OF SOUTH 14°38'31" EAST AND A CHORD DISTANCE OF 248.31 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 21°46'26" EAST A DISTANCE OF 820.73 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 3500 FEET AND A CENTRAL ANGLE OF 04°43'35"; THENCE ON A CHORD BEARING OF SOUTH 18°24'38" EAST AND A CHORD DISTANCE OF 288.54 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 17°02'51" EAST A DISTANCE OF 1883.23 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 3300 FEET AND A CENTRAL ANGLE OF 28°05'00"; THENCE ON A CHORD BEARING OF SOUTH 3°00'21" EAST AND A CHORD DISTANCE OF 160.34 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 11°02'09" WEST A DISTANCE OF 230.30 FEET TO THE P.T.; THENCE ON A CHORD BEARING OF SOUTH 09°23'21" EAST AND A CHORD DISTANCE OF 405'00"; THENCE ON A CHORD BEARING OF SOUTH 09°23'21" EAST AND A CHORD DISTANCE OF 558.37 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 28°48'51" EAST A DISTANCE OF 584.93 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE DEPARTING THE CENTERLINE OF ALLEN NEASE ROAD NORTH 60°11'09" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE RUN ALONG THE PROPOSED EASTERLY RIGHT OF WAY OF ALLEN NEASE ROAD SOUTH 30°17'41" EAST A DISTANCE OF 447.36 FEET TO THE INTERSECTION OF THE SAID PROPOSED RIGHT OF WAY AND THE EXISTING EASTERLY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 797, PAGE 385; THENCE DEPARTING SAID INTERSECTION SOUTH 60°03'29" EAST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SAID PROPOSED RIGHT OF WAY AND THE EXISTING WESTERLY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 787, PAGE 365; THENCE DEPARTING SAID INTERSECTION RUN ALONG THE PROPOSED WESTERLY RIGHT OF WAY NORTH 30°17'40" WEST A DISTANCE OF 447.50 FEET; THENCE DEPARTING SAID PROPOSED WESTERLY RIGHT OF WAY NORTH 80°11'09" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EXISTING CENTERLINE WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.82 ACRES

DESCRIPTION: ALLEN NEASE ROAD - PARCEL D (BY SURVEYOR)

A STRIP OF LAND IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST AS ESTABLISHED; THENCE NORTH 00°28'45" WEST A DISTANCE OF 2210.37 FEET ALONG THE WESTERLY LINE OF SECTION 5 TO A CONCRETE MONUMENT FOUND AT THE APPROXIMATE SOUTHWEST CORNER OF THE WILLIAM RIDGE LANDFILL AS DESCRIBED IN OFFICIAL RECORDS BOOK 787, PAGE 385; THENCE NORTH 68°16'47" EAST ALONG THE APPROXIMATE SOUTHERLY PROPERTY LINE OF SAID LANDFILL A DISTANCE OF 1808.64 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE SOUTH 30°17'40" EAST ALONG A PROPOSED RIGHT OF WAY A DISTANCE OF 447.50 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 15°10'44"; THENCE RUN ALONG THE ARC OF SAID CURVE 498.02 FEET, ON A CHORD BEARING OF SOUTH 22°21'09" EAST AND A CHORD DISTANCE OF 498.56 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 14°45'47" EAST 387.84 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1878.80 FEET AND A CENTRAL ANGLE OF 15°23'01"; THENCE RUN ALONG THE ARC OF SAID CURVE 504.74 FEET, ON A CHORD BEARING OF SOUTH 07°04'18" EAST AND A CHORD DISTANCE OF 503.23 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 03°17'14" WEST A DISTANCE OF 845.29 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 1878.80 FEET AND A CENTRAL ANGLE OF 19°59'50"; THENCE RUN ALONG THE ARC OF SAID CURVE 877.14 FEET, ON A CHORD BEARING OF SOUTH 08°22'47" EAST AND A CHORD DISTANCE OF 873.71 FEET TO THE P.T.; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY SOUTH 72°47'15" EAST A DISTANCE OF 88.08 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY WHICH IS THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY RUN ALONG THE PROPOSED EASTERLY RIGHT OF WAY SOUTH 20°40'31" EAST 194.80 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 2087.28 FEET AND A CENTRAL ANGLE OF 20°53'16"; THENCE RUN ALONG THE ARC OF SAID CURVE 760.84 FEET, ON A CHORD BEARING OF SOUTH 09°15'37" EAST AND A CHORD DISTANCE OF 756.73 FEET TO THE P.T.; THENCE CONTINUING ALONG THE PROPOSED EASTERLY RIGHT OF WAY SOUTH 01°11'01" WEST A DISTANCE OF 990.14 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1921.68 FEET AND A CENTRAL ANGLE OF 28°30'08"; THENCE RUN ALONG THE ARC OF SAID CURVE 888.86 FEET, ON A CHORD BEARING OF SOUTH 14°28'05" WEST AND A CHORD DISTANCE OF 880.07 FEET TO THE P.T.; THENCE CONTINUING ALONG THE PROPOSED RIGHT OF WAY SOUTH 27°41'09" WEST A DISTANCE OF 546.24 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 204.73 FEET AND A CENTRAL ANGLE OF 54°55'15"; THENCE RUN ALONG THE ARC OF SAID CURVE 186.24 FEET, ON A CHORD BEARING OF SOUTH 00°13'33" WEST AND A CHORD DISTANCE OF 188.82 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 27°14'03" EAST A DISTANCE OF 34.27 FEET TO THE INTERSECTION OF THIS PROPOSED RIGHT OF WAY AND THE WESTERLY RIGHT OF WAY OF THE FLORIDA EAST COAST RAIL ROAD, AS DEPICTED IN PLANS ENTITLED "RIGHT OF WAY AND TRACK MAP, SHEET NO. 12 OF V. 1 TO 31", DATED DECEMBER 31, 1927; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN ALONG THE SAID WESTERLY RAIL ROAD RIGHT OF WAY SOUTH 20°08'17" WEST A DISTANCE OF 72.04 FEET TO THE INTERSECTION OF SAID WESTERLY RAIL ROAD RIGHT OF WAY AND THE PROPOSED WESTERLY RIGHT OF WAY OF THIS LEGAL DESCRIPTION; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY WESTERLY 284.73 FEET AND A CENTRAL ANGLE OF 54°55'15"; THENCE RUN ALONG THE ARC OF SAID CURVE 253.78 FEET, ON A CHORD BEARING OF NORTH 00°13'33" EAST AND A CHORD DISTANCE OF 244.15 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 27°41'09" EAST A DISTANCE OF 546.24 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1881.88 FEET AND A CENTRAL ANGLE OF 28°30'08"; THENCE RUN ALONG THE ARC OF SAID CURVE 861.12 FEET, ON A CHORD BEARING OF NORTH 14°28'05" EAST AND A CHORD DISTANCE OF 853.47 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 01°11'01" EAST A DISTANCE OF 990.14 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 2027.28 FEET AND A CENTRAL ANGLE OF 20°53'16"; THENCE RUN ALONG THE ARC OF SAID CURVE 739.08 FEET, ON A CHORD BEARING OF NORTH 09°15'37" WEST AND A CHORD DISTANCE OF 734.98 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 18°45'35" WEST A DISTANCE OF 234.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.81 ACRES

EXHIBIT "B"

1. Taxes for the year 1996 and subsequent years.
2. Zoning and other applicable governmental regulations.
3. Covenants, restrictions and easements of record, if any.
4. The rights of the public to use the Property for road purposes.
5. The rights of the Grantor and Georgia Pacific Corporation, a Georgia corporation, to use the Property for access to the adjoining lands, which rights are hereby reserved by Grantor.

RECORDED IN PUBLIC RECORDS OF ST. JOHNS COUNTY, FLA.
Clerk# 97007680 O.R. 1226 PG 427 09:01AM 03/07/1997
Recording \$13.00 Surcharge \$2.00

This Instrument Prepared By:

John D. Bailey, Jr.
Upchurch, Bailey and Upchurch, P.A.
Post Office Drawer 3007
St. Augustine, Florida 32085-3007

FN. 6-94-195

lec-1300
jur-200

PARTIAL RELEASE OF AGREEMENT AND TIMBER RIGHTS

Georgia-Pacific Corporation, a corporation existing under the laws of the State of Georgia ("Georgia-Pacific"), having its principal place of business within the State of Florida at Post Office Box 1040, Palatka, Florida 32077, the owner of certain timber and other rights set forth in that certain unrecorded Agreement dated February 19, 1971 by and between Hudson Pulp and Paper Corp., a Maine corporation, and Robinson Improvement Company, a Florida corporation, as described in that certain recorded Memorandum Agreement dated February 19, 1971 and recorded in Official Records Book 400, Pages 561 through 566, public records of St. Johns County, Florida (collectively, the "Agreements"), which were assigned by Hudson Pulp and Paper Corp., to Georgia-Pacific by Quitclaim Deed dated December 31, 1987 and recorded in Official Records Book 769, Page 0688, public records of St. Johns County, Florida, hereby releases and forever discharges from the terms, provisions and conditions of the Agreements, the following described real property situate in St. Johns County, Florida:

SEE EXHIBIT "A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF (THE "PROPERTY").

Shel. Irma Pacetti
BCC Accty

EXHIBIT "B"

The execution and delivery of this Partial Release shall not impair the rights of Georgia-Pacific under the Agreements in and to the remaining lands described therein.

IN WITNESS WHEREOF, Georgia-Pacific Corporation, has executed this Partial Release this 16th day of August, 1996.

Signed, sealed and delivered in the presence of:

GEORGIA-PACIFIC CORPORATION

Jan D. Adams
Witness Jan D. Adams
(print/type name)

Carol W. Whitaker
Witness Carol W. Whitaker
(print/type name)

By: Gary A. Myers
(Print name) Gary A. Myers
Its (title) Director, Land Management
Post Office Box 1040
Palatka, Florida 32077

STATE OF GEORGIA
COUNTY OF FULTON

THE FOREGOING instrument was acknowledged before me this 16th day of August, 1996, by Gary A. Myers as Director, Land Management of Georgia-Pacific Corporation, a Georgia corporation, on behalf of the corporation, who (x) is personally known to me or (_) has produced FL/GA driver's license number as identification.

Louis A. Jakielski
State of Georgia
Louis A. Jakielski
(Name of notary, typed/printed)
My commission number: _____
My commission expires: _____
Notary Public, DeKalb County, Georgia
My Commission Expires March 3, 1997

EXHIBIT A

DESCRIPTION: ALLEN NEASE ROAD - PARCEL B (BY SURVEYOR)

A STRIP OF LAND IN SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT A CONCRETE MONUMENT MARKING THE NORTHEAST CORNER OF SECTION 31, TOWNSHIP 7 SOUTH, RANGE 29 EAST; THENCE SOUTH 81°37'48" WEST, A DISTANCE OF 449.27 FEET ALONG THE NORTH LINE OF SAID SECTION 31; THENCE SOUTH 8°53'07" EAST, A DISTANCE OF 133.86 FEET TO A POINT INTERSECTING THE SOUTHERLY RIGHT OF WAY OF COUNTY ROAD 214 AND THE WESTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE NORTH 83°28'27" EAST, A DISTANCE OF 30.00 FEET ALONG THE SOUTHERLY RIGHT OF WAY LINE OF COUNTY ROAD 214 TO THE INTERSECTION OF THE CENTERLINE OF A 80 FOOT RIGHT OF WAY (ALLEN NEASE ROAD); THENCE SOUTH 10°00'28" EAST, A DISTANCE OF 301.78 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 33°30'40"; THENCE ON A CHORD BEARING OF SOUTH 27°01'48" EAST AND A CHORD DISTANCE OF 291.07 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 43°57'08" EAST A DISTANCE OF 30.01 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 500 FEET AND A CENTRAL ANGLE OF 27°11'00"; THENCE ON A CHORD BEARING OF SOUTH 30°11'38" EAST AND A CHORD DISTANCE OF 233.00 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 18°48'06" EAST A DISTANCE OF 1178.98 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 8°15'30"; THENCE ON A CHORD BEARING OF SOUTH 12°08'21" EAST AND A CHORD DISTANCE OF 181.41 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 07°30'38" EAST A DISTANCE OF 132.00 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 1000 FEET AND A CENTRAL ANGLE OF 248.31 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 21°48'28" EAST A DISTANCE OF 820.73 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 3500 FEET AND A CENTRAL ANGLE OF 04°43'35"; THENCE ON A CHORD BEARING OF SOUTH 18°24'38" EAST AND A CHORD DISTANCE OF 288.64 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 17°02'51" EAST A DISTANCE OF 1893.23 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 3300 FEET AND A CENTRAL ANGLE OF 28°05'00"; THENCE ON A CHORD BEARING OF SOUTH 3°00'21" EAST AND A CHORD DISTANCE OF 1601.34 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 11°02'08" WEST A DISTANCE OF 230.30 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 800 FEET AND A CENTRAL ANGLE OF 40°51'00"; THENCE ON A CHORD BEARING OF SOUTH 09°23'21" EAST AND A CHORD DISTANCE OF 538.37 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 28°48'31" EAST A DISTANCE OF 384.93 FEET TO THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE DEPARTING THE CENTERLINE OF ALLEN NEASE ROAD NORTH 60°11'09" EAST A DISTANCE OF 30.00 FEET TO THE EASTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE RUN ALONG THE PROPOSED EASTERLY RIGHT OF WAY OF ALLEN NEASE ROAD SOUTH 30°17'41" EAST A DISTANCE OF 447.38 FEET TO THE INTERSECTION OF THE SAID PROPOSED RIGHT OF WAY AND THE EXISTING EASTERLY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 787, PAGE 385; THENCE DEPARTING SAID INTERSECTION SOUTH 80°03'28" EAST A DISTANCE OF 60.00 FEET TO THE INTERSECTION OF THE SAID PROPOSED RIGHT OF WAY AND THE EXISTING WESTERLY RIGHT OF WAY DESCRIBED IN OFFICIAL RECORDS BOOK 787, PAGE 385; THENCE DEPARTING SAID INTERSECTION RUN ALONG THE PROPOSED WESTERLY RIGHT OF WAY NORTH 30°17'40" WEST A DISTANCE OF 447.50 FEET; THENCE DEPARTING SAID PROPOSED WESTERLY RIGHT OF WAY NORTH 60°11'09" EAST A DISTANCE OF 30.00 FEET TO THE INTERSECTION OF THE EXISTING CENTERLINE OF RIGHT OF WAY AS DESCRIBED IN OFFICIAL RECORDS BOOK 290, PAGE 888 AND THIS PROPOSED RIGHT OF WAY, SAID POINT ALSO BEING THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 0.61 ACRES

DESCRIPTION: ALLEN NEASE ROAD - PARCEL D (BY SURVEYOR)

A STRIP OF LAND IN SECTION 8, TOWNSHIP 8 SOUTH, RANGE 29 EAST, ST. JOHNS COUNTY, FLORIDA.

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 5, TOWNSHIP 8 SOUTH, RANGE 29 EAST AS ESTABLISHED; THENCE NORTH 00°28'45" WEST A DISTANCE OF 2210.37 FEET ALONG THE WESTERLY LINE OF SECTION 5 TO A CONCRETE MONUMENT FOUND AT THE APPROXIMATE SOUTHWEST CORNER OF THE TULLMAN RIDGE LANDFILL AS DESCRIBED IN OFFICIAL RECORDS BOOK 797, PAGE 385; THENCE NORTH 68°16'47" EAST ALONG THE APPROXIMATE SOUTHERLY PROPERTY LINE OF SAID LANDFILL A DISTANCE OF 1808.84 FEET TO A POINT ON THE EXISTING WESTERLY RIGHT OF WAY OF ALLEN NEASE ROAD; THENCE SOUTH 30°17'40" EAST ALONG A PROPOSED RIGHT OF WAY A DISTANCE OF 447.50 FEET; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 28°38'31" EAST A DISTANCE OF 1074.68 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1879.88 FEET AND A CENTRAL ANGLE OF 12°10'44"; THENCE RUN ALONG THE ARC OF SAID CURVE 498.02 FEET, ON A CHORD BEARING OF SOUTH 22°21'09" EAST AND A CHORD DISTANCE OF 498.88 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 14°45'47" EAST 387.84 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1879.88 FEET AND A CENTRAL ANGLE OF 07°04'18"; THENCE ON A CHORD BEARING OF SOUTH 13°23'01" EAST 184.80 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1879.88 FEET AND A CENTRAL ANGLE OF 15°23'01"; THENCE RUN ALONG THE ARC OF SAID CURVE 504.74 FEET, ON A CHORD BEARING OF WEST A DISTANCE OF 848.29 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 1939.90 FEET AND A CENTRAL ANGLE OF 19°59'59"; THENCE RUN ALONG THE ARC OF SAID CURVE 877.14 FEET, ON A CHORD BEARING OF SOUTH 08°22'47" EAST AND A CHORD DISTANCE OF 873.71 FEET TO THE P.T.; THENCE DEPARTING SAID WESTERLY RIGHT OF WAY SOUTH 72°47'15" EAST A DISTANCE OF 88.08 FEET TO A POINT ON THE EXISTING EASTERLY RIGHT OF WAY WHICH IS THE POINT OF BEGINNING OF THIS LEGAL DESCRIPTION; THENCE DEPARTING SAID EXISTING EASTERLY RIGHT OF WAY RUN ALONG THIS PROPOSED EASTERLY RIGHT OF WAY SOUTH 28°40'31" EAST 184.80 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 2087.28 FEET AND A CENTRAL ANGLE OF 20°33'18"; THENCE RUN ALONG THE ARC OF SAID CURVE 780.84 FEET, ON A CHORD BEARING OF SOUTH 08°16'37" EAST AND A CHORD DISTANCE OF 758.73 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 08°16'37" EAST AND A CHORD DISTANCE OF 880.88 FEET, ON A CHORD BEARING OF SOUTH 14°28'05" WEST AND A CHORD DISTANCE OF 28°30'08"; THENCE RUN ALONG THE ARC OF SAID CURVE 888.08 FEET, ON A CHORD BEARING OF SOUTH 14°28'05" WEST AND A CHORD DISTANCE OF 880.88 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY SOUTH 27°41'09" WEST A DISTANCE OF 348.24 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 204.73 FEET AND A CENTRAL ANGLE OF 54°33'15"; THENCE RUN ALONG THE ARC OF SAID CURVE 198.24 FEET, ON A CHORD BEARING OF SOUTH 27°41'09" WEST AND A CHORD DISTANCE OF 188.82 FEET TO THE P.T.; THENCE CONTINUING ALONG PROPOSED RIGHT OF WAY SOUTH 27°41'03" EAST A DISTANCE OF 34.27 FEET TO THE INTERSECTION OF THIS PROPOSED RIGHT OF WAY AND THE WESTERLY RIGHT OF WAY OF THE FLORIDA EAST COAST RAIL ROAD, AS DEPICTED IN PLANS ENTITLED "RIGHT OF WAY AND TRACK MAP, SHEET NO. 12 OF V. 1 TO 31", DATED DECEMBER 31, 1927; THENCE DEPARTING SAID EASTERLY RIGHT OF WAY RUN ALONG THE SAID WESTERLY RAIL ROAD RIGHT OF WAY SOUTH 28°08'17" WEST A DISTANCE OF 72.00 FEET TO THE INTERSECTION OF SAID WESTERLY RAIL ROAD RIGHT OF WAY AND THE PROPOSED WESTERLY RIGHT OF WAY OF THIS LEGAL DESCRIPTION; THENCE DEPARTING SAID INTERSECTION RUN ALONG SAID PROPOSED WESTERLY RIGHT OF WAY NORTH 27°41'03" WEST A DISTANCE OF 24.15 FEET TO THE P.C. OF A CURVE TO THE EAST, HAVING A RADIUS OF 284.73 FEET AND A CENTRAL ANGLE OF 34°33'15"; THENCE RUN ALONG THE ARC OF SAID CURVE 253.78 FEET, ON A CHORD BEARING OF NORTH 00°13'33" EAST AND A CHORD DISTANCE OF 244.15 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 00°13'33" EAST A DISTANCE OF 548.24 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 1881.88 FEET AND A CENTRAL ANGLE OF 28°30'08"; THENCE RUN ALONG THE ARC OF SAID CURVE 861.12 FEET, ON A CHORD BEARING OF NORTH 14°28'05" EAST AND A CHORD DISTANCE OF 853.47 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 01°11'01" EAST A DISTANCE OF 880.14 FEET TO THE P.C. OF A CURVE TO THE WEST, HAVING A RADIUS OF 2027.28 FEET AND A CENTRAL ANGLE OF 20°33'18"; THENCE RUN ALONG THE ARC OF SAID CURVE 738.08 FEET, ON A CHORD BEARING OF NORTH 09°15'37" WEST AND A CHORD DISTANCE OF 734.88 FEET TO THE P.T.; THENCE CONTINUING ALONG SAID WESTERLY RIGHT OF WAY NORTH 18°45'35" WEST A DISTANCE OF 234.60 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 4.81 ACRES