

RESOLUTION NO. 98-116

A RESOLUTION BY THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY FLORIDA APPROVING AN EXCHANGE OF PARCELS OF REAL PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES NECESSARY TO CORRECT THE LOCATION OF CERTAIN PONDS AND A CULVERT LOCATED WITHIN ST. JOHNS COUNTY GOLF COURSE.

WHEREAS, during the planning phase of St. Johns County Golf Course the proposed location of certain ponds and a connecting culvert were relocated to improve the water flow to the outfall system serving the St. Johns County Golf Course; and

WHEREAS, if the ponds and connecting culvert were constructed in the original location they would also have interfered with the proposed location of the Utility Site to serve the St. Johns County Golf Course and Cypress Lakes Subdivision; and

WHEREAS, the ponds and connecting culvert were constructed on real property known as Parcels (1) and (2) Cypress Lakes Subdivision owned by William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife instead of real property owned by St. Johns County known as Parcels (3) and (4) (all parcels shown on Exhibit "A" attached hereto and made a part hereof and described on Exhibits "B" and "C" attached hereto and made a part hereof); and

WHEREAS, Ralph Colson, representing William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife has notified St. Johns County that the ponds and connecting culvert were constructed on lots not owned by St. Johns County (see Exhibit "D" attached hereto and made a part hereof); and

WHEREAS, William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife are willing to exchange the Parcels owned by them for the Parcels owned by St. Johns County; and

WHEREAS, an exchange of said parcels would be in the public interest as the ponds and connection culvert serve the St. Johns County Golf Course; and

WHEREAS, Parcels (3) and (4) are not needed for County purposes; and

WHEREAS, said proposed exchange of parcels of real property has been advertised in accordance with the requirements of Section 125.37, Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the St. Johns County Board of County Commissioners, that:

Section 1. The County Property described herein is hereby declared as surplus and the County Deed conveying the property to William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife as shown on Exhibit "E" is hereby approved for execution by the Chairman of the Board.

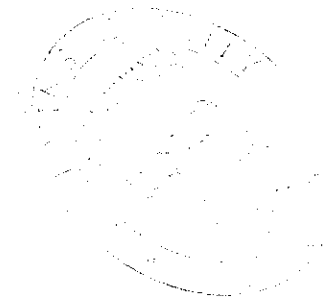
Section 2. The Warranty Deed Exhibit "F" attached hereto and made a part hereof from William H. Hall, Calvin H. Hudson and Ellen L. Hudson, his wife is hereby accepted and the Clerk is instructed to record the deed and to file the Title Policy.

PASSED AND ADOPTED this 9 day of June 1998.

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

By: Moses A. Floyd
Moses A. Floyd, Chairman

ATTEST: Cheryl Strickland,
Patricia De Grande
Deputy Clerk



Section 9
 Section 10

Owner: J. & C. ...
 P.L.S. 894

Section 15, Twp. 8 S., Rng. 29 E., 134999
 Section 16, Twp. 8 S., Rng. 29 E.

POINT OF COMMENCEMENT
 (ALL PARCELS)
 NORTHEASTLY CORNER OF
 SECTION 16, TOWNSHIP 8 SOUTH
 RANGE 29 EAST

ST. JOHNS COUNTY
 GOLF COURSE

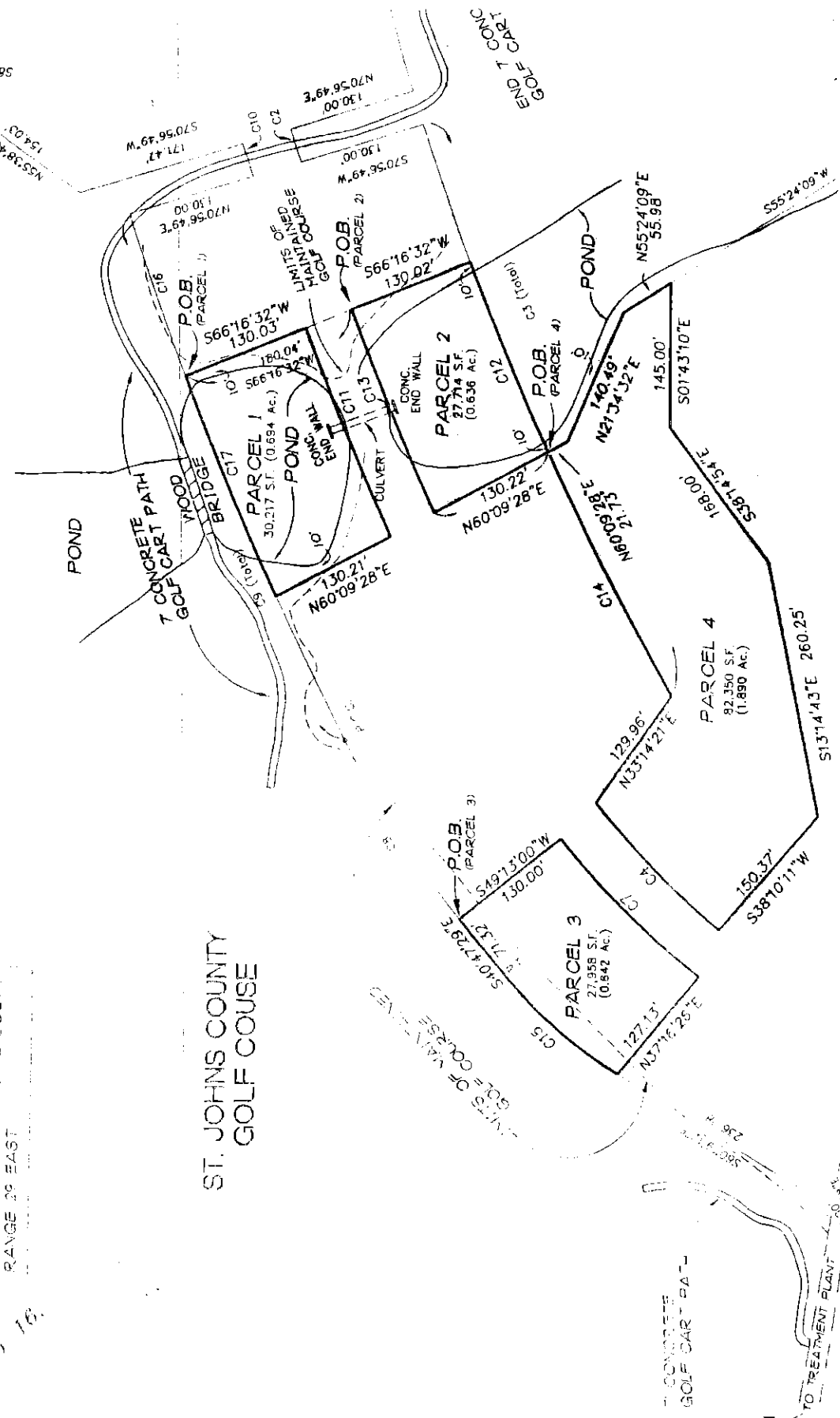


Exhibit "A"

PARCEL 1:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°56'02", an arc distance of 173.50 feet, said curve being subtended by a chord bearing and distance of North 21°06'43" West, 173.48 feet to the POINT OF BEGINNING of the herein described parcel of land; thence South 66°16'32" West, a distance of 130.03 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°57'56", an arc distance of 225.49 feet, said curve being subtended by a chord bearing and distance of North 24°30'58" West, 225.45 feet to the end of said curve; thence North 60°09'28" East, a distance of 130.21 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Southeasterly along the arc of said curve, through a central angle of 04°02'53", an arc distance of 239.38 feet, said curve being subtended by a chord bearing and distance of South 24°36'11" East, 239.33 feet to the POINT OF BEGINNING.

Containing 30,217 square feet, or 0.694 acres, more or less.

PARCEL 2:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°56'02", an arc distance of 173.50 feet, said curve being subtended by a chord bearing and distance of North 21°06'43" West, 173.48 feet; thence South 66°16'32" West, a distance of 180.04 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue South 66°16'32" West a distance of 130.02 feet to a point on a curve concave Southwesterly and having a radius of 3,078.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°50'22", an arc distance of 206.26 feet, said curve being subtended by a chord bearing and distance of North 24°22'49" West, 206.22 feet; thence North 60°09'28" East, a distance of 130.22 feet to a point on a curve, concave Southwesterly and having a radius of 3,208.10 feet; thence Southeasterly along the arc of said curve, through a central angle of 03°55'55", an arc distance of 276.32 feet, said curve being subtended by a chord bearing and distance of South 24°28'50" East, 220.15 feet to the POINT OF BEGINNING.

Containing 27,714 square feet or 0.636 acres, more or less.

PARCEL 3:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°41'56", an arc distance of 573.53 feet, said curve being subtended by a chord bearing and distance of North 24°29'37" West, 572.84 feet to a point of compound curvature of a curve concave Southwesterly and having a radius of 1,081.64 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°26'22", an arc distance of 215.96 feet, said curve being subtended by a chord bearing and distance of North 35°03'49" West, 215.60 feet to the POINT OF BEGINNING of the herein described parcel of land; thence South 49°13'00" West, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 951.64 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°56'34", an arc distance of 198.36 feet, said curve being subtended by a chord bearing and distance of North 46°45'14" West, 198.00 feet to the end of said curve; thence North 37°16'26" East, a distance of 127.13 feet to a point on a curve concave Southwesterly and having a radius of 454.49 feet; thence Northwesterly, along the arc of said curve, through a central angle of 19°31'43", an arc distance of 154.91 feet, said curve being subtended by a chord bearing and distance of South 50°33'21" East, 154.16 feet to a point of tangency; thence South 40°47'29" East, a distance of 71.32 feet to the POINT OF BEGINNING.

Containing 29,958 square feet or 0.642 acres, more or less.

PARCEL 4:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°56'02", an arc distance of 173.50 feet, said curve being subtended by a chord bearing and distance of North 21°06'43" West, 173.48 feet; thence South 66°16'32" West, a distance of 210.06 feet to a point on a curve concave Southwesterly and having a radius of 3,078.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°50'22", an arc distance of 206.26 feet, said curve being subtended by a chord bearing and distance of North 24°22'49" West, 206.22 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continuing along the arc of said curve, concave Southwesterly and having a radius of 3,078.10 feet, through a central angle of 05°08'37", an arc distance of 276.32 feet, said curve being subtended by a chord bearing and distance of North 28°52'18" West, 276.23 feet to the end of said curve; thence North 33°14'21" East, a distance of 129.96 feet to a point on a curve, concave Southwesterly and having a radius of 901.64 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°26'18", an arc distance of 180.00 feet, said curve being subtended by a chord bearing and distance of North 46°06'44" West, 179.70 feet to the end of said curve; thence South 38°10'11" West, a distance of 150.37 feet; thence South 13°14'43" East, a distance of 260.25 feet; thence South 38°14'54" East, a distance of 168.00 feet; thence South 01°43'10" East, a distance of 145.00 feet; thence North 55°24'09" East, a distance of 55.98 feet; thence North 21°34'32" East, a distance of 140.49 feet; thence North 60°09'28" East, a distance of 21.73 feet to the POINT OF BEGINNING.

Containing 82,350 square feet or 1.890 acres, more or less. EXHIBIT "C"

Ralph L. Colton

Development Consultant 4721 Marsh Hammock Drive East Jacksonville, FL 32224 (904) 223-4158 FAX (904) 223-4187

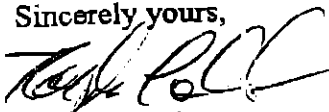
May 7, 1998

Board Of County Commissioners
St. Johns County

On behalf of William H. Hall, Calvin H. Hudson and Ellen L. Hudson (his wife), as owners of parcels 1 and 2 on the attached map, I hereby request that the St. Johns County Board of County Commissioners give favorable consideration to the trade of these parcels for the parcels designated 3 and 4 on the same map. Parcels 1 and 2 are currently being utilized by the County as a part of the master lake system for the St. Johns County Golf Course and surrounding development, and are owned by the above individuals, whereas parcels 3 and 4 are currently owned by the County. It was originally intended that parcels 3 and 4 be a part of the master lake system, but the design was changed prior to lake construction without taking ownership into consideration.

Thank you very much for your attention to this matter.

Sincerely yours,



Ralph L. Colton

This Instrument Prepared By:
Patrick F. McCormack, Esq.
Assistant County Attorney
P. O. Box 1533
St. Augustine, Florida 23085-1533

COUNTY DEED

THIS DEED, made without warranty of title or warranty of method of conveyance, this _____ day of _____ 1998, by St. Johns County, a political subdivision of the State of Florida, County Administration Building, 4020 Lewis Speedway, St. Augustine, Florida 32095, Grantor; to William H. Hall, Calvin H. Hudson, and Ellen L. Hudson, his wife whose address is 505 Lancaster Street, No 16-D, Jacksonville, Florida 32204, Grantee: (Wherever used herein the term "Grantor" and "Grantee" include all parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors, and assigns of organizations).

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable considerations, receipt and sufficiency being hereby acknowledged, hereby grants, bargains, sells, forever unto said Grantees, all that certain land, situate, lying and being in the County of St. Johns, State of Florida and more particularly described below. Pursuant to Florida law Section 125.411 (3) F.S., this deed conveys only the interest in said land the Grantor has of the date of this conveyance, to wit:

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

Parcel Account Number: 137365-0010

TOGETHER with all tenements, hereditaments and appurtenances thereto belonging or in unwise appertaining.

THIS COUNTY DEED is subject to the following non-exclusive list of exceptions:

- a. Special taxes and assessments, confirmed or unconfirmed, for improvements not yet completed, if any;
- b. Any state of facts which a good and accurate survey or inspection of the premises might reveal;
- c. Federal, State, local government (County or City), development, construction, zoning and buildings laws or ordinances, rules, regulations and resolutions;
- d. Rights, if any, of the public in any portion of the premises which may fall within any public street, way or alley;

EXHIBIT "E"

- e. All acts of Purchaser occurring prior to, or subsequent to, the date of this instrument;
- f. Agreements, conditions, covenants, reservations, restrictions, and servitude of record;
- g. Easements and rights of way of record.

IN WITNESS WHEREOF the said Grantor has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairman of said Board, the day and year aforesaid.

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

BY: _____
Moses A. Floyd, Chairman

ATTEST: CHERYL STRICKLAND, CLERK

By: _____
Deputy Clerk

**STATE OF FLORIDA
COUNTY OF ST. JOHNS**

The foregoing instrument was acknowledged before me this ___ day of _____, 1998, by Moses A. Floyd, Chairman of the Board of County Commissioners of St. Johns County, Florida, who is personally known to me or who has produced _____ as identification and who did (did not) take an oath.

Notary Public
My Commission Expires _____

(Typed, Stamped or Printed

Commission Number

PARCEL 3:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeastly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 09°41'56", an arc distance of 573.53 feet, said curve being subtended by a chord bearing and distance of North 24°29'37" West, 572.84 feet to a point of compound curvature of a curve concave Southwesterly and having a radius of 1,081.64 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°26'22", an arc distance of 215.96 feet, said curve being subtended by a chord bearing and distance of North 35°03'49" West, 215.60 feet to the POINT OF BEGINNING of the herein described parcel of land; thence South 49°13'00" West, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 951.64 feet; thence Northwesterly along the arc of said curve, through a central angle of 11°56'34", an arc distance of 198.36 feet, said curve being subtended by a chord bearing and distance of North 46°45'14" West, 198.00 feet to the end of said curve; thence North 37°16'26" East, a distance of 127.13 feet to a point on a curve concave Southwesterly and having a radius of 454.49 feet; thence Northwesterly, along the arc of said curve, through a central angle of 19°31'43", an arc distance of 154.91 feet, said curve being subtended by a chord bearing and distance of South 50°33'21" East, 154.16 feet to a point of tangency; thence South 40°47'29" East, a distance of 71.32 feet to the POINT OF BEGINNING.

Containing 29,958 square feet or 0.642 acres, more or less.

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Containing 82,350 square feet or 1.890 acres, more or less. EXHIBIT "A"

This Instrument Prepared By:
Patrick F. McCormack, Esq.
Assistant County Attorney
P. O. Box 1533
St. Augustine, Florida 32085-1533

WARRANTY DEED

THIS INDENTURE, made this _____ day of _____, 1998, between WILLIAM H. HALL, an unmarried man, CALVIN H. HUDSON and ELLEN L. HUDSON, his wife, hereinafter called "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 identification number is: 650601200453C hereinafter called "Grantee".

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

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

Parcel Identification Number: 137365-0000

SUBJECT TO: Taxes for the year of conveyance and all Subsequent years.

SUBJECT TO: Applicable zoning and other Governmental regulations.

And said Grantor does hereby fully warrant the title to said lands, and will defend the same against the lawful claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has caused these presents to be signed and sealed all on the day and year first above written.

Signed, sealed and delivered
in the presence of:

Witness _____
(Type or print name)

Witness _____
(Type or print name)

WILLIAM H. HALL
Post Office Box 2599
Ponte Vedra Beach, Florida 32204

Witness _____

(type or print name)

Witness _____

(type or print name)

CALVIN H. HUDSON
4310 Robert Gordon Road
Jacksonville, Florida 32210

Witness _____

(type or print name)

Witness _____

(type or print name)

ELLEN L. HUDSON
4310 Robert Goedon Road
Jacksonville, Florida 32210

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this ____ day of _____, 1998,
by William H. Hall, an unmarried man, who is personally known to me or has
produced _____ as identification and who did (did not) take an oath.

Notary Public

(Name of notary, typed or printed)

My commission Number _____

My commission expires _____

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me this __ day of _____, 1998,
by Calvin H. Hudson and Ellen L. Hudson his wife, who are personally known to me or have
produced _____ as identification and who did (did not) take an oath.

Notary Public

(Name of notary, typed or printed)

My commission number: _____

My commission expires: _____

PARCEL 1:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°56'02", an arc distance of 173.50 feet, said curve being subtended by a chord bearing and distance of North 21°06'43" West, 173.48 feet to the POINT OF BEGINNING of the herein described parcel of land; thence South 66°16'32" West, a distance of 130.03 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°57'56", an arc distance of 225.49 feet, said curve being subtended by a chord bearing and distance of North 24°30'58" West, 225.45 feet to the end of said curve; thence North 60°09'28" East, a distance of 130.21 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Southeasterly along the arc of said curve, through a central angle of 04°02'53", an arc distance of 239.38 feet, said curve being subtended by a chord bearing and distance of South 24°36'11" East, 239.33 feet to the POINT OF BEGINNING.

Containing 30,217 square feet, or 0.694 acres, more or less.

PARCEL 2:

A portion of Section 16, Township 8 South, Range 29 East, St. Johns County, Florida, being described as follows: COMMENCE at the common corner of Sections 9, 10, 15 and 16, Township 8 South, Range 29 East, St. Johns County, Florida, said corner also being described as the Northeasterly corner of said Section 16 and being occupied by a found 4 inch by 4 inch concrete monument with a metal plate stamped "P.L.S. 894"); thence South 01°23'54" East, along the East line of said Section 16, being also the West line of said Section 15, a distance of 1,349.99 feet; thence South 88°36'06" West, leaving said Section line, a distance of 35.00 feet; thence North 55°38'40" West, a distance of 154.03 feet; thence South 70°56'49" West, a distance of 171.47 feet to a point on a curve, concave Southwesterly and having a radius of 3,258.15 feet; thence Northwesterly along the arc of said curve, through a central angle of 00°36'55", an arc distance of 35.00 feet, said curve being subtended by a chord bearing and distance of North 19°27'18" West, 35.00 feet; thence North 70°56'49" East, a distance of 130.00 feet to a point on a curve, concave Southwesterly and having a radius of 3,388.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 02°56'02", an arc distance of 173.50 feet, said curve being subtended by a chord bearing and distance of North 21°06'43" West, 173.48 feet; thence South 66°16'32" West, a distance of 180.04 feet to the POINT OF BEGINNING of the herein described parcel of land; thence continue South 66°16'32" West a distance of 130.02 feet to a point on a curve concave Southwesterly and having a radius of 3,078.10 feet; thence Northwesterly along the arc of said curve, through a central angle of 03°50'22", an arc distance of 206.26 feet, said curve being subtended by a chord bearing and distance of North 24°22'49" West, 206.22 feet; thence North 60°09'28" East, a distance of 130.22 feet to a point on a curve, concave Southwesterly and having a radius of 3,208.10 feet; thence Southeasterly along the arc of said curve, through a central angle of 03°55'55", an arc distance of 276.32 feet, said curve being subtended by a chord bearing and distance of South 24°28'50" East, 220.15 feet to the POINT OF BEGINNING.

Containing 27,714 square feet or 0.636 acres, more or less.