

RESOLUTION NO. 2000-153

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF ST. JOHNS COUNTY, FLORIDA, APPROVING TRANSFER OF CERTAIN COUNTY OWNED RIGHT-OF-WAYS TO THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION FOR THE IMPROVEMENTS TO STATE ROAD NO. 207.

WHEREAS, the State of Florida Department of Transportation proposes to construct or improve State Road No. 207, Section No. 78050-2526, in St. Johns County, Florida; and

WHEREAS, it is necessary that portions of County owned right-of-ways, as described in County Deeds attached hereto as Exhibit "A" and Exhibit "B", and Temporary Construction Easement attached hereto as Exhibit "C", incorporated by reference and made a part hereof; and

WHEREAS, said property is not needed for County purposes; and

WHEREAS, the State of Florida Department of Transportation has made an application to St. Johns County to execute and deliver to the State of Florida Department of Transportation County Deeds in favor of the State of Florida Department of Transportation, conveying all rights, title and interest that the County has in and to the said lands required for transportation purposes.

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

Section 1. The application of the State of Florida Department of Transportation for County Deeds is for transportation purposes, which are in the public or community interest and for public welfare, and the land needed for transportation and other purposes is not needed for County purposes.

Section 2. County Deeds in favor of the State of Florida Department of Transportation conveying all rights, title and interest of St. Johns County, without warranty of title or warranty of method of conveyance, in and to the land described thereon for transportation and other road purposes shall be executed by the Chairman of the Board of County Commissioners. Consideration shall be \$1.00.

Section 3. A certified copy of this Resolution shall be forwarded forthwith to the State of Florida Department of Transportation, Post Office Box 1089, Lake City, Florida 32056-1089, Attn: Dean Koranda.

Section 4. The County Deeds transferring the property to the State of Florida Department of Transportation and the Temporary Easement shall be duly recorded in the Official Records of St. Johns County, Florida.

PASSED AND ADOPTED, this 10th day of October, 2000.

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

By: James E. Bryant
James E. Bryant, Chairman

ATTEST: Cheryl Strickland, Clerk

Patricia A. Strickland
Deputy Clerk



EXHIBIT "A" TO RESOLUTION

03-BSD.03-July 19, 2000

T. S. #
R/W Map Sheets #8 and #9

This instrument prepared by
or under the direction of:

Kenneth S. Davis
District General Counsel
Florida Department of Transportation
Post Office Box 1089
Lake City, Florida 32056-1089

PARCEL NO. 155.1
SECTION 78050-2526
F.P. NO. 2104101
STATE ROAD 207
COUNTY OF St. Johns

COUNTY DEED

THIS DEED, made this _____ day of _____, 20____,
by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State
of Florida, County Administration Building, 4020 Lewis Speedway,
St. Augustine, Florida 33085, grantor, to the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Post Office
Box 1089, Lake City, Florida 32056-1089, grantee: (Wherever used
herein the terms "grantor" and "grantee" include all the 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 One Dollar (\$1.00) and other valuable considerations,
receipt and sufficiency being hereby acknowledged, hereby grants,
bargains, sells, aliens, remises, releases, conveys and confirms
unto the grantee, all that certain land situate in St. Johns
County, Florida, viz:

PARCEL NUMBER 155 FEE SIMPLE WATER STORAGE AREA SECTION 78050-2526

A PART OF SECTION 16, TOWNSHIP 9 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 SAID
SECTION 16; THENCE SOUTH 00°32'34" EAST, ALONG THE WEST LINE OF
SAID SECTION 16, A DISTANCE OF 804.240 METERS (2,638.58 FEET) TO
THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16;
THENCE NORTH 89°37'30" EAST, ALONG THE SOUTH LINE OF SAID
NORTHWEST 1/4, A DISTANCE OF 5.485 METERS (18.00 FEET) TO A POINT
ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A
30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE
NORTH 45°28'14" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE,
A DISTANCE OF 512.189 METERS (1,680.42 FEET) TO A POINT ON THE
SOUTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13 (AN 18.288 METER
(60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF
BEGINNING; THENCE SOUTH 89°17'15" WEST, ALONG SAID SOUTHERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 41.007 METERS (134.54 FEET)
TO A POINT ON A NON-TANGENT CURVE CONCAVE SOUTHWESTERLY, HAVING A
CENTRAL ANGLE OF 32°36'41", AND A RADIUS OF 116.000 METERS
(380.58 FEET); THENCE NORTHWESTERLY, LEAVING SAID SOUTHERLY
RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE
OF 66.024 METERS (216.61 FEET), SAID ARC BEING SUBTENDED BY A CHORD
BEARING OF NORTH 74°24'25" WEST, AND A CHORD DISTANCE OF 65.137
METERS (213.70 FEET), TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE
OF SAID COUNTY ROAD NO. 13, AND THE POINT OF CUSP OF A CURVE;
THENCE NORTH 89°17'15" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY
LINE, A DISTANCE OF 122.583 METERS (402.17 FEET) TO A POINT ON SAID
NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE
SOUTH 45°28'14" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE,
A DISTANCE OF 26.414 METERS (86.66 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1292.4 SQUARE METERS (13,911 SQUARE FEET) MORE OR LESS.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

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 Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

ST. JOHNS COUNTY, FLORIDA

Print Name: _____

Clerk (or Deputy Clerk)

By Its Board of County
Commissioners

BY: _____

Print Name: _____

Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____

EXHIBIT "B" TO RESOLUTION



03-BSD.03-July 19, 2000

T. S. #
R/W Map Sheets #2, #3, #4, #7, and #14

This instrument prepared by
or under the direction of:
Kenneth S. Davis

District General Counsel
Florida Department of Transportation
Post Office Box 1089
Lake City, Florida 32056-1089

PARCEL NO. 100.1
SECTION 78050-2526
F.P. NO. 2104101
STATE ROAD 207
COUNTY OF St. Johns

COUNTY DEED

THIS DEED, made this _____ day of _____, 20____,
by **ST. JOHNS COUNTY, FLORIDA**, a political subdivision of the State
of Florida, County Administration Building, 4020 Lewis Speedway,
St. Augustine, Florida 33085, grantor, to the STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street, Post Office
Box 1089, Lake City, Florida 32056-1089, grantee: (Wherever used
herein the terms "grantor" and "grantee" include all the 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 One Dollar (\$1.00) and other valuable considerations,
receipt and sufficiency being hereby acknowledged, hereby grants,
bargains, sells, aliens, remises, releases, conveys and confirms
unto the grantee, all that certain land situate in St. Johns
County, Florida, viz:

PARCEL NUMBER 100 FEE SIMPLE SECTION 78050-2526

PART A

A PART OF DANCY AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY),
ACCORDING TO THE PLAT OF GEORGE C. MIDDLETON'S ADDITION TO
HASTINGS SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 144, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18,
TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE
NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 27.432 METER
(90.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY
RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE NORTH
00°50'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE
OF 12.188 METERS (39.99 FEET); THENCE SOUTH 89°35'59" EAST, LEAVING
SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.195 METERS
(40.01 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID
DANCY AVENUE; THENCE SOUTH 00°50'52" EAST, ALONG SAID EASTERLY
RIGHT-OF-WAY LINE, A DISTANCE OF 12.029 METERS (39.47 FEET) TO
A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207
(A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED);
THENCE SOUTH 89°39'23" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY
LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO THE POINT OF
BEGINNING.

CONTAINING 147.6 SQUARE METERS (1,589 SQUARE FEET) MORE OR LESS.

ALSO:

PART B

A PART OF DANCY AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY),
ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3,
PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN
SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING
MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE SOUTH 00°39'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.157 METERS (39.89 FEET); THENCE NORTH 89°36'26" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.194 METERS (40.01 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE NORTH 00°39'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.000 METERS (39.37 FEET) TO A POINT ON THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°39'23" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 12.192 METERS (40.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 147.3 SQUARE METERS (1,586 SQUARE FEET) MORE OR LESS.

ALSO:

PART C

A PART OF McCLUNG AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF McCLUNG'S ADDITION TO HASTINGS, AS RECORDED IN MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE NORTH 00°21'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.020 METERS (13.19 FEET); THENCE NORTH 89°45'49" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE SOUTH 00°21'23" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.996 METERS (13.11 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE SOUTH 89°39'23" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 48.9 SQUARE METERS (526 SQUARE FEET) MORE OR LESS.

ALSO:

PART D

A PART OF McCLUNG AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3, PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE SOUTH 01°01'49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.810 METERS (19.06 FEET); THENCE SOUTH 89°39'23" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.193 METERS (40.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE NORTH 01°01'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.810 METERS (19.06 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207; THENCE NORTH 89°39'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.193 METERS (40.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 70.8 SQUARE METERS (762 SQUARE FEET) MORE OR LESS.

ALSO:

PART E

A PART OF COUNTY ROAD NO. 13 (HASTINGS BOULEVARD, A 21.336 METER (70.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTIONS 17 AND 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE NORTH $00^{\circ}26'20''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.131 METERS (56.20 FEET); THENCE NORTH $89^{\circ}33'40''$ EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.336 METERS (70.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH $00^{\circ}26'20''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.247 METERS (56.59 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE SOUTH $89^{\circ}52'21''$ WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.336 METERS (70.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 366.7 SQUARE METERS (3,947 SQUARE FEET) MORE OR LESS.

ALSO:

PART F

A PART OF COUNTY ROAD NO. 13 (HASTINGS BOULEVARD, A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 7853, IN SECTIONS 17 AND 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE NORTH $89^{\circ}52'30''$ EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.385 METERS (80.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH $00^{\circ}33'44''$ EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.650 METERS (51.35 FEET); THENCE SOUTH $89^{\circ}52'30''$ WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.385 METERS (80.00 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13; THENCE NORTH $00^{\circ}33'44''$ WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.650 METERS (51.35 FEET) TO THE POINT OF BEGINNING.

CONTAINING 381.6 SQUARE METERS (4,107 SQUARE FEET) MORE OR LESS.

ALSO:

PART G

A PART OF A 3.048 METER (10.00 FOOT) ALLEY ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 16, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE NORTH $00^{\circ}16'46''$ WEST, ALONG THE EASTERLY LINE OF SAID ALLEY, A DISTANCE OF 100.047 METERS (328.24 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND

THE POINT OF BEGINNING; THENCE SOUTH 00°16'46" EAST, ALONG THE EAST LINE OF SAID ALLEY, A DISTANCE OF 9.760 METERS (32.02 FEET); THENCE NORTH 89°54'37" WEST, LEAVING SAID EAST LINE, A DISTANCE OF 2.743 METERS (9.00 FEET) TO A POINT ON THE WEST LINE OF SAID ALLEY; THENCE NORTH 00°16'46" WEST, ALONG SAID WEST LINE, A DISTANCE OF 9.760 METERS (32.02 FEET) TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE SOUTH 89°54'37" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.743 METERS (9.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 26.8 SQUARE METERS (288 SQUARE FEET) MORE OR LESS.

ALSO:

PART H

A PART OF A 4.572 METER (15.00 FOOT) ROAD ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 7, BLOCK 15, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.572 METER (15.00 FOOT) ROAD; THENCE NORTH 00°16'46" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.111 METERS (328.45 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'37" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.572 METERS (15.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE SOUTH 00°16'46" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.760 METERS (32.02 FEET); THENCE NORTH 89°54'37" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.572 METERS (15.00 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°16'46" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.760 METERS (32.02 FEET) TO THE POINT OF BEGINNING.

CONTAINING 44.6 SQUARE METERS (480 SQUARE FEET) MORE OR LESS.

ALSO:

PART I

A PART OF A 4.877 METER (16.00 FOOT) ALLEY ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3, PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK B, OF SAID HASTINGS VILLA, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.877 METER (16.00 FOOT) ALLEY; THENCE NORTH 00°32'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 77.556 METERS (254.45 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 89°39'23" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.876 METERS (16.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 00°32'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.108 METERS (10.20 FEET); THENCE SOUTH 89°39'23" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.876 METERS (16.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE NORTH 00°32'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.108 METERS (10.20 FEET) TO THE POINT OF BEGINNING.

CONTAINING 15.2 SQUARE METERS (164 SQUARE FEET) MORE OR LESS.

ALSO:

PART J

A PART OF A 4.572 METER (15.00 FOOT) ALLEY ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 21 OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4.572 METER (15.00 FOOT) ALLEY; THENCE SOUTH 00°27'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.269 METERS (112.43 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'09" EAST, ALONG THE SOUTHERLY PROJECTION OF SAID EASTERLY LINE, A DISTANCE OF 3.048 METERS (10.00 FEET); THENCE NORTH 89°54'37" WEST, ALONG THE EASTERLY PROJECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207, A DISTANCE OF 4.572 METERS (15.00 FEET) TO A POINT ON THE WESTERLY LINE OF SAID ALLEY; THENCE NORTH 00°27'09" WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 3.108 METERS (10.20 FEET) TO A POINT ON THE WESTERLY PROJECTION OF SAID NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207; THENCE SOUTH 89°09'31" EAST, ALONG SAID WESTERLY PROJECTION, A DISTANCE OF 4.573 METERS (15.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 14.1 SQUARE METERS (152 SQUARE FEET) MORE OR LESS.

ALSO:

PART K

A PART OF A 6.096 METER (20.00 FOOT) ROAD RIGHT-OF-WAY ACCORDING TO THE PLAT OF HASTINGS MANOR, AS RECORDED IN MAP BOOK 4, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID HASTINGS MANOR, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 6.096 METER (20.00 FOOT) ROAD; THENCE NORTH 00°33'44" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 73.505 METERS (241.16 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTH 89°54'37" EAST, ALONG THE EASTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.096 METERS (20.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 6.096 METER (20.00 FOOT) ROAD; THENCE SOUTH 00°33'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.048 METERS (10.00 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 89°54'37" WEST, ALONG THE WESTERLY EXTENSION OF SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.096 METERS (20.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 6.096 METER (20.00 FOOT) ROAD; THENCE NORTH 00°33'44" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.048 METERS (10.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 18.6 SQUARE METERS (200 SQUARE FEET) MORE OR LESS.

ALSO:

PART L

A PART OF PEACHTREE STREET (A 15.240 METER (50.00 FOOT) RIGHT-OF-WAY) ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHWEST CORNER OF LOT 7, BLOCK 15, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID PEACHTREE STREET; THENCE NORTH 00°16'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 100.084 METERS (328.36 FEET) TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 89°54'37" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID PEACHTREE STREET; THENCE SOUTH 00°16'46" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.760 METERS (32.02 FEET); THENCE SOUTH 89°54'37" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON SAID EASTERLY RIGHT-OF-WAY LINE; THENCE NORTH 00°16'46" WEST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 9.760 METERS (32.02 FEET) TO THE POINT OF BEGINNING.

CONTAINING 148.7 SQUARE METERS (1,601 SQUARE FEET) MORE OR LESS.

ALSO:

PART M

A PART OF MORRISON ROAD (AN UNKNOWN WIDTH COUNTY ROAD) IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 00°32'34" WEST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 756.568 METERS (2,482.17 FEET) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE SOUTH 00°32'34" EAST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 54.927 METERS (180.21 FEET); THENCE SOUTH 45°28'14" WEST, LEAVING SAID SECTION LINE, A DISTANCE OF 10.591 METERS (34.75 FEET); THENCE NORTH 00°32'34" WEST, A DISTANCE OF 54.927 METERS (180.21 FEET) TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 45°28'14" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.591 METERS (34.75 FEET) TO THE POINT OF BEGINNING.

CONTAINING 418.5 SQUARE METERS (4,505 SQUARE FEET) MORE OR LESS.

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

TO HAVE AND TO HOLD, the same in fee simple forever.

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 Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

ST. JOHNS COUNTY, FLORIDA

Print Name: _____

Clerk (or Deputy Clerk)

By Its Board of County
Commissioners

BY: _____

Print Name: _____

Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA

COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____

EXHIBIT "C" TO RESOLUTION

08-TE.11-July 19, 2000

T. S. #
Map Sheets #2, #3, #4, #7,
#8, #9, and #14

This instrument prepared by
or under the direction of:

Kenneth S. Davis

District General Counsel

Florida Department of Transportation

Post Office Box 1089

Lake City, Florida 32056-1089

PARCEL NO. 739.1
SECTION 78050-2526
F.P. NO. 2104101
STATE ROAD 207
COUNTY OF St. Johns

TEMPORARY EASEMENT

THIS EASEMENT, made this _____ day of _____, 20____,
by and between *ST. JOHNS COUNTY, FLORIDA*, a political subdivision
of the State of Florida, County Administration Building, 4020 Lewis
Speedway, St. Augustine, Florida 33085, grantor, to the STATE OF
FLORIDA DEPARTMENT OF TRANSPORTATION, 1901 South Marion Street,
Post Office Box 1089, Lake City, Florida 32056-1089 its successors
and assigns, grantee.

WITNESSETH that for and in consideration of the sum of
One Dollar (\$1.00) and other valuable considerations, receipt
and sufficiency of which is hereby acknowledged, the grantor
hereby gives, grants, bargains and releases to the grantee, a
temporary easement for the purpose of tying in and harmonizing said
property and the driveways, walkways, etc., thereon with the
construction to be undertaken by the Department, in State Road 207
adjacent thereto, in, upon, over, and through the following
described land in St. Johns County, Florida, described as follows,
viz:

PARCEL NO. 739 TEMPORARY CONSTRUCTION EASEMENT SECTION 78050-2526

PART A

A PART OF DANCY AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY)
ACCORDING TO THE PLAT OF GEORGE C. MIDDLETON'S ADDITION TO
HASTINGS SUBDIVISION, AS RECORDED IN MAP BOOK 1, PAGE 144, OF THE
PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18,
TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE
PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE
NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 27.432 METER
(90.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY
RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE NORTH
00°50'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE
OF 12.188 METERS (39.99 FEET) TO THE POINT OF BEGINNING; THENCE
CONTINUE NORTH 00°50'52" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY
LINE, A DISTANCE OF 11.562 METERS (37.93 FEET); THENCE NORTH
89°09'08" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE
OF 12.192 METERS (40.00 FEET) TO A POINT ON THE EASTERLY
RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE SOUTH
00°50'52" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE
OF 11.828 METERS (38.81 FEET); THENCE NORTH 89°35'59" WEST,
A DISTANCE OF 12.195 METERS (40.01 FEET) TO THE POINT OF BEGINNING.

CONTAINING 142.6 SQUARE METERS (1,535 SQUARE FEET), MORE OR LESS.

ALSO:

PART B

A PART OF DANCY AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY) ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3, PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE SOUTH 00°39'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.157 METERS (39.89 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°39'06" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.619 METERS (38.12 FEET); THENCE SOUTH 89°20'54" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID DANCY AVENUE; THENCE NORTH 00°39'06" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.842 METERS (38.85 FEET); THENCE SOUTH 89°36'26" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.194 METERS (40.01 FEET) TO THE POINT OF BEGINNING.

CONTAINING 143.0 SQUARE METERS (1,539 SQUARE FEET), MORE OR LESS.

ALSO:

PART C

A PART OF McCLUNG AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), ACCORDING TO THE PLAT OF McCLUNG'S ADDITION TO HASTINGS, AS RECORDED IN MAP BOOK 1, PAGE 109, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE NORTH 00°21'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.020 METERS (13.19 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°21'23" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.791 METERS (19.00 FEET); THENCE NORTH 89°38'37" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE SOUTH 00°21'23" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.816 METERS (19.08 FEET); THENCE SOUTH 89°45'49" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 70.8 SQUARE METERS (762 SQUARE FEET), MORE OR LESS.

ALSO:

PART D

A PART OF McCLUNG AVENUE (A 12.192 METER (40.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3, PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE EASTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE SOUTH 01°01'49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.810 METERS (19.06 FEET) TO THE POINT OF BEGINNING; THENCE

CONTINUE SOUTH 01°01'49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.044 METERS (42.80 FEET); THENCE SOUTH 88°58'11" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.192 METERS (40.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID McCLUNG AVENUE; THENCE NORTH 01°01'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 13.190 METERS (43.27 FEET); THENCE NORTH 89°39'23" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.193 METERS (40.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 159.9 SQUARE METERS (1,721 SQUARE FEET) MORE OR LESS.

ALSO:

PART E

PART OF COUNTY ROAD NO. 13 (HASTINGS BOULEVARD, A 21.336 METER (70.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTIONS 17 AND 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE NORTH 00°26'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 17.131 METERS (56.20 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°26'20" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.669 METERS (21.88 FEET); THENCE NORTH 89°33'40" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.336 METERS (70.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH 00°26'20" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 6.669 METERS (21.88 FEET); THENCE SOUTH 89°33'40" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 21.336 METERS (70.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 142.3 SQUARE METERS (1,532 SQUARE FEET), MORE OR LESS.

ALSO:

PART F

PART OF COUNTY ROAD NO. 13 (HASTINGS BOULEVARD, A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY), ACCORDING TO FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION NO. 7853, IN SECTIONS 17 AND 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 24.384 METER (80.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH 00°33'44" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.650 METERS (51.35 FEET) TO THE POINT OF BEGINNING; THENCE NORTH 89°52'30" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.385 METERS (80.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH 00°33'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.164 METERS (26.78 FEET); THENCE SOUTH 89°26'16" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 24.384 METERS (80.00 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13; THENCE NORTH 00°33'44" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 8.350 METERS (27.40 FEET) TO THE POINT OF BEGINNING.

CONTAINING 201.3 SQUARE METERS (2,167 SQUARE FEET), MORE OR LESS.

ALSO:

PART G

PART OF A 4.572 METER (15.00 FOOT) ALLEY, ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHWEST CORNER OF LOT 21, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID 4.572 METER (15.00 FOOT) ALLEY; THENCE SOUTH 00°27'09" EAST, ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY, A DISTANCE OF 32.209 METERS (105.67 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE SOUTH 00°27'09" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET); THENCE NORTH 89°09'31" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.573 METERS (15.00 FEET) TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE NORTH 00°27'09" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.000 METERS (6.56 FEET); THENCE SOUTH 89°54'37" EAST, A DISTANCE OF 4.572 METERS (15.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 9.3 SQUARE METERS (100 SQUARE FEET), MORE OR LESS.

ALSO:

PART H

A PART OF A 6.096 METER (20.00 FOOT) ROAD RIGHT-OF-WAY ACCORDING TO THE PLAT OF HASTINGS MANOR, AS RECORDED IN MAP BOOK 4, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 1, BLOCK 1, OF SAID HASTINGS MANOR, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 6.096 METER (20.00 FOOT) ROAD; THENCE NORTH 00°33'44" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 68.397 METERS (224.40 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°33'44" WEST, ALONG THE WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET); THENCE SOUTH 89°54'37" EAST, ALONG SAID WESTERLY EXTENSION, A DISTANCE OF 6.096 METERS (20.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE SOUTH 00°33'44" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 5.760 METERS (18.90 FEET); THENCE NORTH 89°54'37" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.632 METERS (15.20 FEET); THENCE NORTH 00°05'23" EAST, A DISTANCE OF 3.700 METERS (12.14 FEET); THENCE NORTH 89°54'37" WEST, A DISTANCE OF 1.506 METERS (4.94 FEET) TO THE POINT OF BEGINNING.

CONTAINING 29.6 SQUARE METERS (319 SQUARE FEET), MORE OR LESS.

ALSO:

PART I

PART OF FIRST STREET (A 14.630 METER (48.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID FIRST STREET; THENCE NORTH 00°28'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.700 METERS (67.91 FEET); THENCE NORTH 89°31'53" EAST, LEAVING

SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.630 METERS (48.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID FIRST STREET; THENCE SOUTH 00°28'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 20.843 METERS (68.38 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 14.630 METERS (48.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 303.9 SQUARE METERS (3,271 SQUARE FEET), MORE OR LESS.

ALSO:

PART J

A PART OF A 4.267 METER (14.00 FOOT) ALLEY ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK 4, OF SAID HASTINGS LAND IMPROVEMENT LAND CORPORATION SUBDIVISION, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 00°28'07" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 34.200 METERS (112.20 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 00°28'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET); THENCE SOUTH 89°54'37" EAST, A DISTANCE OF 4.268 METERS (14.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 00°28'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.268 METERS (14.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 8.8 SQUARE METERS (95 SQUARE FEET), MORE OR LESS.

ALSO:

PART K

A PART OF BEAMAN AVENUE (A 15.240 METER (50.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS MANOR, AS RECORDED IN MAP BOOK 4, PAGE 11, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID BEAMAN AVENUE; THENCE SOUTH 89°54'37" EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID BEAMAN AVENUE; THENCE SOUTH 00°12'47" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.720 METERS (35.17 FEET); THENCE SOUTH 89°47'13" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON SAID WESTERLY RIGHT-OF-WAY LINE OF BEAMAN AVENUE; THENCE NORTH 00°12'47" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.800 METERS (35.43 FEET) TO THE POINT OF BEGINNING.

CONTAINING 164.0 SQUARE METERS (1,765 SQUARE FEET), MORE OR LESS.

ALSO:

PART L

A PART OF CALHOUN AVENUE (A 15.240 METER (50.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID CALHOUN AVENUE; THENCE NORTH 00°28'07" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.700 METERS (51.51 FEET); THENCE NORTH 89°31'53" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID CALHOUN AVENUE; THENCE SOUTH 00°28'07" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.848 METERS (51.99 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.241 METERS (50.00 FEET) TO THE POINT OF BEGINNING.

CONTINUING 240.4 SQUARE METERS (2,588 SQUARE FEET), MORE OR LESS.

ALSO:

PART M

A PART OF ORANGE STREET (A 15.240 METER (50.00 FOOT) RIGHT-OF-WAY, ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET; THENCE NORTH 00°26'04" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.800 METERS (38.71 FEET); THENCE NORTH 89°33'56" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ORANGE STREET; THENCE SOUTH 00°26'04" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 11.939 METERS (39.17 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.241 METERS (50.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 180.9 SQUARE METERS (1,947 SQUARE FEET), MORE OR LESS.

ALSO:

PART N

PART OF A 4.267 METER (14.00 FOOT) ALLEY ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 8, BLOCK 10, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.267 METER (14.00 FOOT) ALLEY; THENCE SOUTH 00°14'49" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 37.115 METERS (121.77 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 00°14'49" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE

OF 2.060 METERS (6.76 FEET); THENCE SOUTH 89°54'37" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.267 METERS (14.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 00°14'49" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.267 METERS (14.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 8.8 SQUARE METERS (95 SQUARE FEET), MORE OR LESS.

ALSO:

PART O

PART OF PEACHTREE STREET (15.240 METER (50.00 FOOT) RIGHT-OF-WAY), ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF BEGINNING, COMMENCE AT THE INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), WITH THE WESTERLY RIGHT-OF-WAY LINE OF SAID PEACHTREE STREET; THENCE NORTH 00°06'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET); THENCE SOUTH 89°54'37" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID PEACHTREE STREET; THENCE SOUTH 00°06'15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.060 METERS (6.76 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 15.240 METERS (50.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 31.4 SQUARE METERS (338 SQUARE FEET), MORE OR LESS.

ALSO:

PART P

PART OF A 4.572 METER (15.00 FOOT) ROAD, ACCORDING TO THE PLAT OF HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, AS RECORDED IN MAP BOOK 2, PAGE 48, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, OF SAID COUNTY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE NORTHEAST CORNER OF LOT 4, BLOCK 14, OF SAID HASTINGS LAND IMPROVEMENT CORPORATION SUBDIVISION, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.572 METER (15.00 FOOT) ROAD; THENCE SOUTH 00°06'15" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 98.010 METERS (321.55 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED), AND THE POINT OF BEGINNING; THENCE NORTH 00°06'15" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.000 METERS (9.84 FEET); THENCE SOUTH 89°54'37" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.572 METERS (15.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ROAD; THENCE SOUTH 00°06'15" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 3.000 METERS (9.84 FEET) TO A POINT SAID NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207; THENCE NORTH 89°54'37" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.572 METERS (15.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 13.7 SQUARE METERS (147 SQUARE FEET), MORE OR LESS.

ALSO:

PART Q

PART OF A 4.877 METER (16.00 FOOT) ALLEY, ACCORDING TO THE PLAT OF HASTINGS VILLA, AS RECORDED IN MAP BOOK 3, PAGE 113, OF THE PUBLIC RECORDS OF ST. JOHNS COUNTY, FLORIDA, IN SECTION 18, TOWNSHIP 9 SOUTH, RANGE 28 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF LOT 9, BLOCK B, OF SAID HASTINGS VILLA, SAID POINT LYING ON THE WESTERLY RIGHT-OF-WAY LINE OF SAID 4.877 METER (16.00 FOOT) ALLEY; THENCE NORTH 00°32'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 72.448 METERS (237.69 FEET) TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 00°32'50" WEST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.000 METERS (6.56 FEET); THENCE NORTH 89°39'23" EAST, LEAVING SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.876 METERS (16.00 FEET) TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF SAID ALLEY; THENCE SOUTH 00°32'50" EAST, ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 2.000 METERS (6.56 FEET); THENCE SOUTH 89°39'23" WEST, LEAVING SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 4.876 METERS (16.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 9.8 SQUARE METERS (105 SQUARE FEET), MORE OR LESS.

ALSO:

PART R

A PART OF MORRISON ROAD (AN UNKNOWN WIDTH COUNTY ROAD) IN SECTION 17, TOWNSHIP 9 SOUTH, RANGE 28 EAST, ST. JOHNS COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

FOR A POINT OF REFERENCE, COMMENCE AT THE SOUTHEAST CORNER OF SAID SECTION 17; THENCE NORTH 00°32'34" WEST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 804.241 METERS (2,638.57 FEET) TO THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 OF SAID SECTION 17, AND THE POINT OF BEGINNING; THENCE SOUTH 00°32'34" EAST, ALONG THE EAST LINE OF SAID SECTION 17, A DISTANCE OF 5.311 METERS (17.42 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 45°28'14" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 10.591 METERS (34.75 FEET); THENCE NORTH 00°32'34" WEST, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 12.759 METERS (41.86 FEET) TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF SAID SECTION 17; THENCE SOUTH 89°50'14" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 7.621 METERS (25.00 FEET) TO THE POINT OF BEGINNING.

CONTAINING 68.8 SQUARE METERS (741 SQUARE FEET), MORE OR LESS.

ALSO:

PART S

A PART OF SECTION 16, TOWNSHIP 9 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 SAID SECTION 16; THENCE SOUTH 00°32'34" EAST, ALONG THE WEST LINE OF SAID SECTION 16, A DISTANCE OF 804.240 METERS (2,638.58 FEET) TO THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 16; THENCE NORTH 89°37'30" EAST, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4, A DISTANCE OF 5.485 METERS (18.00 FEET) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 207 (A 30.480 METER (100.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE NORTH 45°28'14" EAST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 538.603 METERS (1,767.07 FEET) TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13 (AN 18.288 METER

(60.00 FOOT) RIGHT-OF-WAY AS NOW ESTABLISHED); THENCE SOUTH 89°17'15" WEST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 122.583 METERS (402.17 FEET) TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE POINT OF CUSP OF A CURVE CONCAVE SOUTHWESTERLY, HAVING A RADIUS OF 116.000 METERS (380.58 FEET); THENCE SOUTHEASTERLY, LEAVING SAID NORTHERLY RIGHT-OF-WAY LINE, AND ALONG THE ARC OF SAID CURVE, AN ARC DISTANCE OF 66.024 METERS (216.61 FEET), SAID ARC BEING SUBTENDED BY A CHORD BEARING OF SOUTH 74°24'25" EAST, AND A CHORD DISTANCE OF 65.137 METERS (213.70 FEET), TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID COUNTY ROAD NO. 13; THENCE SOUTH 89°17'15" WEST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 121.736 METERS (399.39 FEET); THENCE NORTH 00°42'38" WEST, LEAVING SAID SOUTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 18.288 METERS (60.00 FEET) TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 13; THENCE NORTH 89°17'15" EAST, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 59.218 METERS (194.28 FEET) TO THE POINT OF BEGINNING.

CONTAINING 1858.1 SQUARE METERS (20,000 SQUARE FEET), MORE OR LESS.

THIS EASEMENT is granted upon the condition that any work performed upon the above described land shall conform to all existing structural improvements within the limits designated, and all work will be performed in such a manner that the existing structural improvements will not be damaged.

THIS EASEMENT shall be for a period of Forty-eight (48) months commencing on the date the State of Florida Department of Transportation becomes the owner of this easement.

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 Chairperson or Vice-Chairperson of said Board, the day and year aforesaid.

ATTEST: _____

ST. JOHNS COUNTY, FLORIDA

Print Name: _____

Clerk (or Deputy Clerk)

By Its Board of County Commissioners

BY: _____

Print Name: _____

Its Chairperson
(or Vice-Chairperson)

STATE OF FLORIDA
COUNTY OF ST. JOHNS

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by _____, Chairperson (or Vice-Chairperson), who is personally known to me or who has produced _____ as identification.

Print Name: _____
Notary Public in and for the
County and State last aforesaid.
My Commission Expires: _____

TE.12-July 19, 2000

This instrument prepared by
or under the direction of:
Kenneth S. Davis
District General Counsel
Florida Department of Transportation
Post Office Box 1089
Lake City, Florida 32056-1089

PARCEL NO. 739.1
SECTION 78050-2526
F.P. NO. 2104101
STATE ROAD 207
COUNTY OF St. Johns

R E S O L U T I O N

ON MOTION of Commissioner _____,
seconded by Commissioner _____,
the following Resolution was adopted; and

WHEREAS, the State of Florida Department of Transportation
proposes to construct or improve State Road No. 207, Section
No. 78050-2526, in St. Johns County, Florida; and

WHEREAS, it is necessary that certain lands now owned by
St. Johns County, Florida, be used temporarily by the State of
Florida Department of Transportation; and

WHEREAS, said use is in the best interest of the County; and

WHEREAS, the State of Florida Department of Transportation has
made application to said County to execute and deliver to the
State of Florida Department of Transportation a temporary easement,
or easements, in favor of the State of Florida Department of
Transportation, for the purpose of tying in and harmonizing said
property and the driveways, walkways, etc., thereon with the
construction to be undertaken by the Department, in State Road 207
adjacent thereto, and said request having been duly considered.

NOW THEREFORE, BE IT RESOLVED by the Board of County
Commissioners of St. Johns County, Florida, that the application of
the State of Florida Department of Transportation for a temporary
easement, or easements, is for transportation purposes which are in
the public or community interest and for public welfare; that a
temporary easement or easements, in favor of St. Johns County,
Florida, should be drawn and executed by this Board of County
Commissioners. Consideration shall be \$_____.

BE IT FURTHER RESOLVED that a certified copy of this
Resolution be forwarded forthwith to the State of Florida
Department of Transportation at Lake City, Florida.

STATE OF FLORIDA
COUNTY OF ST. JOHNS

I HEREBY CERTIFY that the foregoing is a true copy of a
Resolution adopted by the Board of County Commissioners of
St. Johns County, Florida at a meeting held on the _____ day of
_____, 20____.

Print Name: _____
Clerk
Board of County Commissioners
St. Johns County, Florida

A

B
See Page 57

C

4

3

2

Federal Point Rd

County Line Rd

Federal Point Rd

Hastings-Palatka Rd

Merryfield Ln

To Palatka See Page 1

207

Subject

W Church St

W Vivian Dr

W George Miller Rd

rrrel Factory Rd

401

800

Hastings Blvd

8300

SOUTH

Smith Rd

Morrison Rd

Daniels St

Pompey Miller St

Hannah St

W Holtz St

Chase St

Green End Ln

Lodge St

Branch

Ware Ln

Reno St

W St Johns Ave

N Dancy Ave

W Stanton St

W Church St

W Vivian Dr

S Dancy Ave

S Mc Clung Ave

S Main St

S Dancy Ave

W George Miller Rd

W George Miller Rd

W George Miller Rd

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Merkerson St

N Main St

Hensley

F Harris St

F Carter St

E Holtz St

Wilson Rd

Chase St

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W Ashland Ave

Hastings High School

Walker Rd

Ramsey Rd

East St

Dallas

Carter St Ex

Closed

F St Johns Ave

Park Ave

E Cochran Ave

Cypress St

E Lattin St

N Orange St

N Orange St

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HASTINGS BRANCH LIBRARY

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